

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 6, 2015

RECEIVED

15 FEB -9 P2:38

**OFC. OF ENVIRONMENTAL
QUALITY CONTROL**

FILE COPY

FEB 23 2015

Ms. Jessica Wooley, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Wooley:

**SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED
PLANTATION INN REDEVELOPMENT, AT 174 LAHAINALUNA ROAD,
LAHAINA, MAUI, HAWAII; TMK: (2) 4-6-009:036, 038 AND 044
(SM1 2013/0008) (EA 2013/0002)**

With this letter, the Department of Planning (Department), hereby transmits the Final EA and Finding of No Significant Impact (Final EA-FONSI) for the proposed redevelopment of the Plantation Inn situated at TMK: (2) 4-6-009:036, 038 and 044 in the Lahaina District on the Island of Maui for publication in the next available edition of the Environmental Notice. The Maui Planning Commission at its January 27, 2015 meeting voted to approve the Final EA and FONSI determination.

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

Thank you for your cooperation. Should you need further clarification, please contact Staff Planner Candace Thackerson by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,

Handwritten signature of Clayton I. Yoshida in black ink.

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

Ms. Jessica Wooley, Director
February 6, 2015
Page 2

Attachments

xc: Candace R. Thackerson, Staff Planner (PDF)
Jordan Hart, Chris Hart & Partners (PDF)
SM1 2013/0008 (KIVA Document)
EA Project File
General File

WRS:CIY:CRT:aj

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APPLICANT ACTIONS
SECTION 343-5(C), HRS
PUBLICATION FORM (JULY 2012 REVISION)

RECEIVED

Project Name: PLANTATION INN REDEVELOPMENT
Island: MAUI
District: LAHAINA
TMK: (2) 4-6-009:036, 038 and 044
Permits: Building, Grading, Historic District, Special Management Area

15 FEB -9 P2:38

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Approving Agency: Maui Planning Commission, County of Maui
c/o Department of Planning, 2200 Main Street, Suite 315, Wailuku, Hawaii 96793
Mr. William Spence, Director, (808) 270-7735

Applicant: KBHL, LLC
2525 Ka'anapali Parkway, Lahaina, Hawaii 96761
Mr. Mike White (808) 667-0211

FILE COPY
FEB 23 2015

Consultant: Chris Hart & Partners, Inc.
115 North Market Street, Wailuku, Hawaii 96793
Mr. Jordan Hart, (808) 242-1955

-1955

Status (check one only):

DEA-AFONSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqc@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.

FEA-FONSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

FEA-EISPN

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqc@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.

Act 172-12 EISPN

Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqc@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.

DEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.

FEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

Section 11-200-23
Determination

The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.

Statutory hammer
Acceptance

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.

Section 11-200-27
Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

Withdrawal (explain)

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

The Kaanapali Beach Hotel, Ltd., LLC (KBHL) is proposing the redevelopment of the Plantation Inn, a bed & breakfast-type, hotel establishment in Lahaina, Maui. The proposed action will involve the following Tax Map Key (TMK) parcels: (2) 4-6-009:036 (28,833 sq.ft.), 038 (6,512 sq.ft.), and 044 (8,919 sq.ft.), which are owned by KBHL and are referred to herein as the Subject Property or Property Site. The combined land area of these three (3) parcels is 44,264 sq.ft. or 1.02 acre. Existing Plantation Inn improvements on Parcel 36 include a couple of 2-story buildings containing 19 guest rooms and Gerard's Restaurant, guest parking, and a landscaped courtyard with a pool deck, swimming pool and spa.

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

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

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FINAL ENVIRONMENTAL ASSESSMENT

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

PLANTATION INN REDEVELOPMENT PROJECT

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

Lahaina, Maui, Hawai`i



January 27, 2015

FINAL ENVIRONMENTAL ASSESSMENT

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Special Management Area Use Permit

PLANTATION INN REDEVELOPMENT PROJECT

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

Lahaina, Maui, Hawai`i



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

January 27, 2015



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LIST OF ACRONYMS

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



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

I. PROJECT INFORMATION

A. Overview of the Request

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

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

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

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



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

B. Project Profile

District:	Lahaina District, Island of Maui
TMK Parcels:	(2) 4-6-009: 036,038, and 044
Project Name:	Plantation Inn Redevelopment Project
Street Address:	174 Lahainaluna Road
Location:	Situated on the block bordered by Lahainaluna Road, Waine`e Street, Panaewa Street, and Luakini Street
Land Area:	Parcel 36 28,833 SF Parcel 38 6,512 SF Parcel 44 <u>8,919 SF</u> Total 44,264 SF (1.02 acre)
Applicant/Land Owner:	KBHL, LLC 2525 Ka`anapali Parkway Lahaina, HI 96761 Contact: Dee Coyle Phone: (808) 667-0218 E-mail: dcoyle@kbhmaui.com
Project Manager	KBHL, LLC 2525 Ka`anapali Parkway Lahaina, HI 96761 Contact: Dee Coyle Phone: (808) 667-0218 E-mail: dcoyle@KBHMAUI.com



Planning Consultant:	Chris Hart & Partners, Inc. 115 N. Market Street Wailuku, HI 96793 Contact: Jordan Hart Phone: (808) 242-1955 E-mail: jhart@chpmaui.com
State Land Use District:	Parcels 36, 38, and 44 (<i>Urban</i>)
West Maui Community Plan:	Parcels 36 and 44 (<i>Hotel</i>) Parcel 38 (<i>Business/Commercial</i>)
Maui County Zoning:	Parcel 36 and 44 (<i>H-M, Hotel</i>) Parcel 38 (<i>B-2, Community Business</i>)
Flood Insurance Rate Map:	Zone "X" (<i>Areas determined to be outside the 0.2% annual chance floodplain</i>)
Other Designations:	Special Management Area Lahaina National Historic Landmark District
Existing Land Use:	Parcel 36 – Plantation Inn, Gerard's Restaurant, parking lot Parcel 38 – Security monitoring station and plant/flower nursery for the Plantation Inn Parcel 44 – Single-family dwelling and storage purposes
Proposed Land Use/Action:	Demolish the existing structures on Parcels 38 and 44; consolidate Parcels 36, 38 and 44; construct a 2-story, 14-room guest building; create separate 9-stall and 14-stall parking lots with driveways; construct accessory hotel improvements; install new landscaping and required infrastructure and utility systems
Existing Access:	Lahainaluna Road and Panaewa Street



C. Chapter 343, HRS Accepting Agency

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

Approving Agency:	Maui Planning Commission c/o: Maui Planning Department 250 S. High Street Wailuku, HI 96793
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D. Required Permits and Approvals

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

E. Early Consultation

As part of the early consultation process for the preparation of the Draft EA, letters requesting comments on the proposed project were mailed to the following parties on March 1, 2013. In addition, letters requesting comments were mailed to land owners



and lessees of parcels adjacent to and across the street from the Subject Property. A typical early consultation letter, comment letters, and responses to substantive comments are included in this report ([See Appendix N, Early Consultation Letters](#)). Since the Subject Property is located within the limits of the Lahaina National Historic Landmark District, the Maui Planning Commission is serving as the approving agency for the environmental review process.

CONSULTED PARTIES:

State of Hawai'i (5)

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

County of Maui (10)

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

Utility Companies (2)

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

Organizations (2)

1. Lahaina Restoration Foundation
2. LahainaTown Action Committee

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

1. TMK (2) 4-5-001: 029
2. TMK (2) 4-5-001: 033
3. TMK (2) 4-5-001: 036
4. TMK (2) 4-5-001: 037
5. TMK (2) 4-6-009: 026
6. TMK (2) 4-6-009: 039
7. TMK (2) 4-6-009: 041
8. TMK (2) 4-6-009: 045



9. TMK (2) 4-6-009: 049
10. TMK (2) 4-6-009: 050
11. TMK (2) 4-6-009: 051
12. TMK (2) 4-6-009: 052

II. DESCRIPTION OF THE PROPERTY AND PROPOSED PROJECT

A. PROPERTY LOCATION

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

Roadways in the vicinity of the Subject Property include Wainē Street to the east, Panaewa Street to the south, Luakini Street to the west, and Lahainaluna Road to the north ([See Figure 1, Regional Location Map](#), [Figure 2, Parcel Location Map](#), and [Figure 3, Topographic Survey Map](#)).

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

The Subject Property falls within the limits of the Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2 which



are regulated by the County of Maui. The Project Site also lies within the Special Management Area for the island of Maui ([See Appendix B, Lahaina Historic Districts Map, and Figure 14, Special Management Area](#)).

B. EXISTING SITE CONDITIONS

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

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

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

According to County real property tax data, Parcel 38 contains a former dwelling and garage which were constructed in 1940 and altered through the years. The wood



frame structures were later converted to commercial use and until recently housed the sales and administrative offices of Trilogy Excursions. The structures are currently being used as a security monitoring station and a plant/flower nursery for the Plantation Inn.

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

C. DESCRIPTION OF THE PROPOSED ACTION

Background Information

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

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

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



Proposed Improvements

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

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

The proposed project will involve the construction of a new 2-story building with 14 guest rooms (new Phase III Building) on Parcels 36 and 44, and a new 9-stall parking lot and driveway onto Panaewa Street on Parcel 44, as well as related landscaping, utility line connections or modifications, and road-widening and curb, gutter, and sidewalk improvements along the Plantation Inn's Lahainaluna Road and Panaewa Street frontage [\(See Figure 6, Preliminary Development Plans\)](#). A new 11-stall parking lot with a one-way (entry only) driveway from Lahainaluna Road will be constructed on Parcel 38 (a parking lot is a permitted use in the *B-2, Community Business District*). After completion of the project, the total number of Plantation Inn



guest rooms will be increased from 19 to 32, while the total number of onsite parking stalls will be increased from 17 to 29. **The locations of the Plantation Inn's existing and proposed parking areas are provided with this report (See Figure 6A, [Parking Location Maps](#)).**

In addition to the preceding improvements, the existing swimming pool and spa and a portion of the surrounding pool deck will be demolished to make way for a new pool and spa. Interior improvements to the ground floor of the existing Hotel building along Lahainaluna Road are also proposed and include converting the pavilion area to accommodate new entry, lobby, and reception areas, as well as adding new storage and utility space and new covered *lanais* along the south side of the building. The interior improvements will decrease the total room count for the Hotel by one (1) guest room (32 rooms instead of 33) since one (1) room will be eliminated and converted into an office.

Complementary landscaping and fencing are also proposed, as are any necessary utility line connections or modifications. Exterior lighting, as well as landscape lights, will comply with Chapter 20.35, MCC (*Outdoor Lighting*). In addition, exterior lighting will be appropriately shielded or downward directed to minimize impacts to any migratory seabirds that may become disoriented when traversing the project area.

Energy conservation measures are being examined for the proposed project. Examples of such measures include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows). **Both the Plantation Inn (TPI) and its sister property, the Ka'anapali Beach Hotel (KBH), are owned by the Applicant, KHBL, LLC. The Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka'anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a**



PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI's PV system to connect to the MECO circuit.

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

The Subject Property lies in the Lahaina National Historic Landmark District but is not located in Lahaina Historic District 1 or 2. All new buildings, structures, signs, and lighting for the proposed project will continue to maintain the architectural theme and historic character of the Plantation Inn. The proposed project has been designed to be consistent with the **Maui County Historic District standards set forth in Chapter 19.52, MCC (*Regulations on Buildings and Uses*), as well as the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). **Chapter 19.52 , MCC (*Architectural Style*) states that, "The exterior of all new buildings constructed within a historic district shall be constructed to meet the Secretary of the United States Department of the Interior's standards for infill construction, and shall reflect the architectural style of the district so as not to impair the value of their buildings, structures, or parks in the immediate vicinity in order that the general character of the district shall not be injured."** By developing the project in accordance with the preceding standards, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.**

The estimated construction cost for the project is approximately \$4.6 million. Construction will commence after all required land use and construction-related



permits and approvals have been obtained, a process which could take up to 18 months. Construction will be undertaken in three (3) distinct phases.

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

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

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

Parking for construction workers and their equipment will be provided on Parcel 44 after the existing structures have been demolished, while employee parking will be accommodated by the gravel parking lot on the west side of the Phase I Building. Guest parking will be provided by eight (8) stalls near the Phase II Building and three stalls by the Phase I Building, while overflow parking will be accommodated by the



11-stall parking lot on Parcel 46 and the gravel parking lot near the Phase I Building. If additional parking is needed, space is available at the commercial (paid) parking lot across the street (Lahainaluna Road) from the Plantation Inn.

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

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

C. BOARD AND COMMISSION MEETINGS TO REVIEW THE PROJECT

During the agency review period for the Draft EA and SMA application, the Maui Planning Commission (MPC) reviewed the Draft EA and provided the Applicant with their comments for the Final EA. In addition, the Maui County Urban Design Review Board (UDRB) and the Maui County Cultural Resources Commission (CRC) met to review the project and provide their comments and recommendations to the MPC. Copies of the letters containing the MPC, UDRB, and CRC comments and recommendations, as well as copies of the Applicant's response letters are included in this report (See Appendix O, [Draft EA/SMA Comment and Response Letters](#)).

A summary of the MPC, UDRB, and CRC comments and recommendations and the Applicant's responses is provided below.

Urban Design Review Board Meeting. At their meeting on January 7, 2014, the UDRB recommended that the MPC approve the proposed project. The UDRB also recommended the following.

1. Provide a bicycle rack.
2. Consider energy and water conservation measures.



3. Replace the rear elevation windows on Building 3 with windows which have a narrower profile.

In response to the preceding recommendations, the Applicant notes the following.

1. A bicycle rack will be installed next to the 9-stall parking lot. See Architectural Site Plan (Figure 6, Preliminary Development Plans).
2. Energy and water conservation measures will be implemented to the greatest extent practicable.
3. The rear elevation windows have been replaced with narrower windows which will be placed side by side (with a structural mullion in between) to allow more natural light into the guest rooms (See Figure 6, Preliminary Development Plans).

Maui Planning Commission Meeting. At their meeting on January 14, 2014, the MPC provided the following comments for the Final EA.

1. Identify the location of any ADA-compliant units.
2. Re-examine parallel parking on Lahainaluna Road.
3. Re-evaluate peak traffic hours in the project area and possible project-related traffic impacts.
4. Re-examine project access from Lahainaluna Road and traffic impacts to the intersection of Waine'e Street and Lahainaluna Road.
5. Examine the use of renewable energy sources for at least 40 percent of the project's energy needs.

In response to the preceding comments, the Applicant has undertaken the following.

1. The Architectural Site Plan has been updated to show the location of the project's ADA-compliant guest room (See Figure 6, Preliminary Development Plans).
2. The road-widening improvements along the project's frontage with Lahainaluna Road will improve traffic safety by increasing the width of the adjoining travel lane and creating more separation between vehicles in the travel lane and parked vehicles on the street (See Appendix J, Preliminary Engineering Report Figure 11). The Applicant will also work with the Public Works Department to address any requirements they may have for on-street parking.



3. Peak traffic hours in the project area and possible project-related traffic impacts were re-evaluated and are discussed in detail the “Roadways” section of the Final EA.
4. Project access from Lahainaluna Road and traffic impacts to the intersection of Waine`e Street and Lahainaluna Road have been re-examined and are discussed in detail in the “Roadways” section of the Final EA.
5. In response to this comment, the Applicant indicated that it was examining the feasibility of utilizing a photo voltaic (PV) system to help address the energy needs of the proposed project. It was also noted that the implementation of such a system would be based on its overall feasibility (*i.e.*, cost, operation, and maintenance considerations), and whether or not Maui Electric Company (MECO) would be able to accommodate the PV system.

Since responding to this comment, the Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka`anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI’s PV system to connect to the MECO circuit.

Cultural Resources Commission Meeting. At their meeting on March 6, 2014, the CRC provided the following recommendations to the MPC.

1. Include a comprehensive history of the families who occupied the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44 in the Historic American Building Survey (HABS) Level III reports for these two (2) buildings.
2. Because the Hayden mango tree on Parcel 38 shall have to be removed, the Applicant is encouraged to obtain grafts from the mango tree for project landscaping.
3. If the common mango tree on Parcel 38 must be removed, the wood from this tree can be utilized for Native Hawaiian cultural practices.
4. Native Hawaiian cultural protocol shall be observed during the removal of the Hayden and common mango trees.
5. The CRC is concerned that Lahaina may lose its National Historic Landmark District designation due to the demolition of historic structures in the district.



In response to the preceding recommendations, the Applicant notes the following.

1. Work for the HABS Level III reports for the former Trilogy office building and the former Agena family home have been completed (See Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Ishikawa Agena House and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Agena House).
2. The Hayden mango tree will need to be removed in order to build the new parking lot on Parcel 38. The Planning Department has clarified that providing grafts of the Hayden mango tree to interested parties will satisfy the intent of this recommendation. Due to possible safety, liability, and security concerns, the use of these grafts for project landscaping is not practicable.
3. The common mango tree on Parcel 38 must also be removed for the new parking lot. However, the wood from this tree will be used to support Native Hawaiian cultural practices and activities at the Ka`anapali Beach Hotel and may also be offered to Native Hawaiian cultural practitioners.
4. Native Hawaiian cultural protocol will be observed when the Hayden and common mango trees are removed.
5. Because of the cumulative effect resulting from the demolition of historic structures within the district, the Applicant acknowledges the CRC's concerns about the possible loss of Lahaina's National Historic Landmark District designation (See Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Ishikawa Agena House and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Agena House).

In addition to the above referenced mitigation measures, and in order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. The Lahaina Restoration Foundation will also be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.

D. ALTERNATIVES

1. No Action

Analysis. Under the “No Action” alternative, the present physical condition and land uses of the Subject Property would be maintained. As such, Parcel 36 would



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

2. Deferred Action

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

3. Design Alternatives

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

The site planning and building design process examined existing physical conditions (e.g., topography, soils, drainage) and infrastructure (e.g., water, sewer, roadways). Construction costs, zoning performance standards, and building code requirements were examined during this process as well. While other plans could be examined, the preliminary development plans for the proposed project are considered the most viable in terms of meeting the Applicant’s long-term plans for the growth and development of the Plantation Inn.

4. Other Permissible Land Uses

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



5. Alternative to Building Demolition

Analysis. The existing residences could be retained and completely renovated to operate as hotel suites. Although altered over the years and in impaired condition, the former Trilogy office building on Parcel 038 (74 years old) and the former Agena family home on Parcel 044 (76 years old) are historic buildings and contributing elements to the Lahaina National Historic Landmark District (See Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House). However, after a thorough analysis of the Project site and vicinity, the former Trilogy office building and the former Agena family home must be demolished in order to provide required parking for the project and to improve ingress and egress for the hotel's guests and Gerard's restaurant patrons. The renovation, rehabilitation, or adaptive re-use of the two buildings for hotel purposes are not viable alternatives as the long-term goal of expanding the Plantation Inn's campus and facilities in order to be more competitive with other hotel properties cannot be realized if the new guest wing and required parking cannot be provided. When current parking standards are applied to the proposed plan a total parking requirement of thirty-six (36) stalls is anticipated.

Redevelopment of parcel 038 under the preferred alternative results in the creation of eleven (11) parking stalls. If the Ishikawa/Agena residence (former Trilogy office) existing on parcel 038 were retained, the loss of potential parking would not allow for the development of eight (8) additional units that are proposed to be located in the area of parcel 036 which now functions as a gravel parking lot. It is assumed that the loss of eight (8) new units would be in exchange for the operation of the existing residence as one (1) hotel suite. It should be noted that significant structural repairs and utility upgrades, as well as deconstruction of contemporary and unpermitted additions would be mandatory before the Ishikawa/Agena residence could be considered appropriate for guest use.



Redevelopment of parcel 044 under the preferred alternative results in the creation of nine (9) parking stalls and six (6) hotel units. If the Agena residence excising on parcel 044 were retained, it is assumed that the loss of six (6) new units would be in exchange for the operation of the residence as one (1) hotel suite. It should be noted that significant structural repairs and utility upgrades would be mandatory before the Agena residence could be considered appropriate for guest use.

Retention of the two (2) existing residences as hotel suites would require that fourteen (14) proposed hotel units be deleted from the plan due to loss of buildable area, and or parking area required for proposed units. In addition to the loss of potential revenue from fourteen (14) proposed units, a need for significant investment in repair and rehabilitation of the structures can not be understated and further contributes to the financial infeasibility of this alternative.

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

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

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



Shopping Center, Lahaina Square Shopping Center, Anchor Square, and Lahaina Center. In addition to serving residents, many of the town's businesses attract and serve a large segment of visitors.

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

As shown in the Maui Island Plan, the Project Site lies within the Urban Growth Boundaries for the town of Lahaina. (See Figure 11, [Directed Growth Map](#)). The Subject Property is also designated for *Hotel* use (Parcels 36 and 44) and *Business/Commercial* use (Parcel 38) by the West Maui Community Plan. (See Figure 12, [West Maui Community Plan](#)).

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

2. Topography and Soils

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

Parcel 36 occupies 28,833 square feet of land area and is the site of the existing Plantation Inn. Parcel 38 covers 6,512 square feet of area and is the site of the proposed 11-stall parking lot. Parcel 44 encompasses 8,919 square feet and is the site of the proposed 9-stall parking lot and a portion of the proposed Phase 3 Building.



The Plantation Inn campus will contain 44,264 square feet or 1.02 acre after Parcels 36, 38, and 44 have been consolidated into a single lot.

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

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

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

The Preliminary Engineering Report indicates that principal grading will involve site work for the building pad of the new Phase 3 Building, the new 11-stall parking lot, and the new 9-stall parking lot ([See Appendix J, Preliminary Engineering Report](#)).

Grading will also include excavating the proposed subsurface drainage basin beneath the new 11-stall parking stall lot and the proposed subsurface drainage basin beneath the new 9-stall parking lot. The footings for the proposed CMU retaining wall/privacy fence along the northwest and southeast sides of the Plantation Inn campus will also require grading, as will the installation of new landscape plantings.



As indicated by the project's civil engineer, the area to be graded is approximately 0.6 acre which is less than the 1.0 acre or more requirement for a National Pollutant Discharge Elimination System (NPDES) Permit for general coverage (for stormwater discharge associated with construction activities).

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

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

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

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

3. Flood and Tsunami Hazards

Existing Conditions. The Subject Property is located approximately 500 feet from the shoreline. The flood insurance rate map (Panel Number . 150003/0361F, September



19, 2012) prepared by the Federal Emergency Management Agency reveals that the Project Site is located in Zone “X”, an area determined to be outside the 0.2 percent annual chance flood plain (*i.e.*, a low risk flood hazard area) ([See Figure 8, Flood Zone Maps](#)).

The tsunami evacuation maps for Maui County were updated in May 2013. The tsunami evacuation zone in project area extends from the shoreline to Honoapiʻilani Highway ([See Figure 9, Tsunami Evacuation Map](#)).

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

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

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



4. Flora and Fauna

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

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

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

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

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



5. Noise Characteristics

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

Potential Impacts and Mitigation Measures. During the short-term, ambient noise levels will temporarily increase during construction of the project. Noise from construction vehicles and equipment, such as tractor-trailers, front-end loaders, excavators, bulldozers, dump trucks, graders, generators, jackhammers, and power tools would be the dominant source of noise during the construction phase. Impacts from these sources can be minimized by using appropriate sound-dampening devices (e.g., baffles, mufflers) and by properly maintaining all equipment, vehicles, and machinery. **In addition, stationery noise sources and their locations will be taken into account during the project's detailed design phase and appropriate mitigation measures will be established as necessary.**

To minimize noise impacts during the construction of the project, the Applicant will limit construction to normal daylight hours. According to Chapter 11-46, HAR (*Community Noise Control*), the maximum permissible sound level for construction activities in areas zoned for multi-family, apartment, business, commercial, hotel, resort, or similar type uses is (60 dBA). Should construction noise exceed this threshold, a Community Noise Permit will be obtained from the State Department of Health in accordance with the applicable provisions of Chapter 11-46, HAR.

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



6. Air Quality

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

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

Potential Impacts and Mitigation Measures. Minimal grading will be required for the project. As necessary, dust control measures that comply with the provisions of Chapter 11-60.1, HAR (*Pollution Control*) and Section 11-60.1-33, HAR (*Fugitive Dust*), will be implemented during construction to minimize the effects of fugitive dust. Examples of such measures include but are not limited to the following:

- Ensure that an adequate source of water is available for dust control before the start of construction.
- Use dust fences, water sprinklers, and water wagons to prevent airborne dust from leaving the site.
- Temporarily cover exposed areas with plastic sheeting material.
- Phase site work to limit the exposure of bare areas and leave existing vegetation in place for as long as possible prior to clearing.
- Place soil stockpiles away from adjacent properties and cover the stockpiles with plastic sheeting or similar material when not in use.
- Limit the areas of disturbance and hydromulch or grass finished areas on a timely basis.
- Water loose soil until damp and spray water during grading to control airborne dust.



- Control dust from shoulders, project entrances and other access roads by temporarily covering these areas with crushed rock.
- Use dust control measures during weekends, after hours and prior to daily start-up of construction activities.
- After completion of site work, replant exposed areas with grass or ground cover as soon as possible.

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

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

7. Archaeological/Historical Resources

Existing Conditions. Although the Subject Property is located in the Lahaina National Historic Landmark District (LNHLD), it does not lie within the limits of Lahaina Historic Districts 1 and 2. Generally speaking, the LNHLD includes old Lahaina Town, while Historic Districts 1 and 2, which are regulated by the County of Maui, encompass smaller areas within the Town ([See Appendix A, Zoning and Flood Confirmation](#) and [Appendix D, Lahaina Historic Districts Map](#)).

As background, a *draft* Archaeological Assessment (AA) was prepared in January 2013 to document the findings of an inventory survey-level investigation for a 0.15-acre portion of Parcel 36, the existing gravel parking lot adjacent to the Plantation Inn. No historic properties or features were identified. The AA recommended archaeological monitoring during all ground-disturbing construction activities in the project area. In a letter dated November 19, 2013, the AA was accepted by the State Historic Preservation Division (SHPD) with the revisions they requested ([See Appendix F, SHPD Approval Letter for 0.15-acre Parcel](#)).

In February 2013, Scientific Consultant Services, Inc. (SCS) prepared a report documenting the findings of Archaeological Inventory Survey (AIS) field work for the proposed project. *The February 2013 report updates the findings of the report*



which was prepared in January 2013. The field work for the AIS was undertaken in December 2012 and involved a systematic pedestrian survey of Parcels 36, 38, and 44, as well as representative subsurface excavation (testing) on Parcel 36 using a mini-excavator and backhoe. Testing was not conducted on Parcels 38 and 44 due to their completely built environments and active business and residential uses.

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

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

Potential Impacts and Mitigation Measures. The pedestrian survey of Parcels 36, 38, and 44, and the subsurface testing on Parcel 36 did not reveal any evidence of Traditional or Historic-era subsurface features, artifacts, or burials in either surface or subsurface contexts ([See Appendix F-1, Archaeological Assessment](#)). The primary reason for the absence of any significant cultural materials may be related to modern landscape modifications (*i.e.*, built environment) which may have removed or severely displaced any former cultural materials up to one (1) meter below the surface. The lands in the project area may have been primarily used for agricultural purposes in the past which coincides with early historical accounts of Lahaina. Several abandoned water and sewer lines were encountered at shallow subsurface depths suggesting that structures were present on the Subject Property at one time.



Undisturbed surface deposits showed that any past activity that occurred on the site did not affect any sediment below one meter from the surface.

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

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

A draft of the Archaeological Assessment (AA) was submitted to the State Historic Preservation Division (SHPD) for review in February 2013. A final AA with the revisions requested by the SHPD was submitted to SHPD in December 2013. SHPD approval of the final AA is pending as of this date.

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

Given existing development on the Subject Property, no significant features or sites occur on the ground surface. Although representative testing of Parcel 36 did not lead to the identification of significant subsurface cultural deposits, there is the possibility



that subsurface deposits reflecting both pre-Contact and historical site occupation would still be present, although these may be in partially truncated or disturbed form. Based on previous archaeological work in the Lahaina area, both traditional and historical features and deposits may be identified during archaeological monitoring. Traditional deposits dating from circa 1400 AD (or even earlier) could include habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments) and associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits) and midden (*e.g.*, fish bones, shell, pig bones, etc.). It is also possible that human burials could be identified within pre-Contact strata. Historic use of the Subject Property could be indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appears to be a reasonably good chance that archaeological monitoring may identify and document both continuous occupation and use of the Subject Property from traditional through historic times.

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

1. A qualified archaeologist familiar with the project area and the results of previous archaeological work conducted in the area will monitor subsurface construction activities on the Subject Property. If significant deposits or features are identified and additional field personnel are required, the archaeologist will notify the contractor or representatives before additional personnel are brought to the site. One (1) monitor is required for each piece of ground-altering machinery during this project.
2. If features or cultural deposits are identified during archaeological monitoring, the onsite archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. These actions are needed to fulfill the reporting requirements specified in Section 13-279-5(5) through (6). SHPD archaeologists will be consulted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds (with the exception of human



burials), artifact and soil sample collection, and triangulation of the finds. Construction work will only continue at the location of the significant find(s) when all documentation has been completed

3. Stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly from deposits containing significant cultural materials. If deemed significant by SHPD and the Archaeological Consultant firm conducting the Archaeological Monitoring, these deposits will be sampled.
4. In the event that human remains are inadvertently encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until compliance with Section E-43.6, HRS, and Section 13-300-40, HAR, has occurred. The SHPD's Maui Island Archaeologist and Cultural Historian will both be immediately notified about the inadvertent discovery of human remains on the Subject Property. Notification of the inadvertent discovery will also be made to the Maui/Lana'i Islands Burial Council by either SHPD or the consulting archaeologist. Procedures to determine the minimum number of individuals, age of the site, and ethnicity of the individual(s) will conform to the relevant procedures established in Section 13-300, HAR, as directed by the SHPD. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8-inch wire mesh screens in order to recover any displaced skeletal material. Only SHPD has the authority to approve the removal of human remains, which is typically conducted in consultation with the appropriate burial council members.
5. To ensure that contractors and the construction crew are aware of this AMP and the possible types of archaeological sites that may be encountered in the project area, a brief coordination meeting will be held between the construction personnel and monitoring archaeologist prior to the start of construction for the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.
6. The contracted archaeologist will provide all coordination with the contractor, SHPD, and any other group involved in the project. The archaeologist will coordinate all monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.



7. As necessary, verbal reports will be made to SHPD and any other agencies as requested.

The Archaeological Monitoring Plan (AMP) was submitted to the State Historic Preservation Division (SHPD) for review in February 2013. SHPD approval of the AMP is pending as of this date.

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

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

8. Cultural Resources

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

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



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

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

Archival research reveals that the Subject Property is located at the outside edge of one of the most important areas in the islands, Kalua`ehu, home of West Maui's highest chiefs. Mokuhinia fish pond, located to the south of the Project Site. Moku`ula, an island within Mokuhinia, was home to generations of Maui chiefs.

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

The Plantation Inn property falls within what is today considered the *ahupua`a* of Pana`ewa, although at the time of the Mahele, when the lands of the kingdom were divided and made available for sale, it belonged to the *ahupua`a* of Paunau, fabled for its association with the high chiefs and its cultural significance. Paunau included the point of Lahaina, now the Old Lahaina Courthouse, the Banyan Tree, and Pioneer Inn), with its rich past as a place where Hawaiian royalty lived, and the landmark Hauola Stone, a sacred place for healing and birthing. During the Mahele of the



1850's, Paunau was given to Victoria Kamamalu, sister of two (2) kings, Alexander Liholiho (Kamemehameha V) and Lot Kapuaiwa (Kamehameha V). The two kuleana comprising the Plantation Inn would have fallen within this grant.

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

Pursuant to archival research undertaken by Annalise Kehler, the cultural resources planner for the Maui Planning Department, the former Trilogy office building on Parcel 38 is associated with the life of a person important in our past. Toshio Ishikawa was the first recorded owner of the dwelling on the property which later became the Trilogy office building. Mr. Ishikawa was a veteran of the 442nd Regimental Combat Team, the most decorated infantry unit in U.S. history for its size and length of service.

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

Potential Impacts and Mitigation Measures. Members of the Agena family, whose former home on Parcel 44 will be demolished in connection with the development of the proposed project ([See Appendix H, Cultural Impact Assessment, Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House](#), and [Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House](#)). Clarence S. Agena and his wife Patricia lived in a house on the property and also operated a barbershop from a separate building on the site. Clarence S. Agena (age 68), the couple's oldest



son and a retired Brigadier General from the Hawai'i National Guard, and his aunt, Nancy Agena (age 87) were interviewed for the CIA.

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

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

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

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

Patricia Agena worked for the Nakasone Barbershop on Front Street until she bought the shop in 1949. The Agena family lived in their Panaewa Street home until the early 1950s at which time they moved to a rental property behind the barbershop for convenience. Clarence Agena's father (Kama) and mother (Kana) moved into the Panaewa Street house during which time other homes were being built along the *mauka* part of the street. Nancy Agena, who also worked at the Lahaina Store, lived in the home from 1952 to 1970. She described her life then as "Walk to work. Walk



home.” She also said that “In those days no crimes around. The doors were all open.” General Agena added that “Lahaina was a simple, quiet town..

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

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

The Subject Property, which has been utilized for commercial purposes for many years, is located on one of Lahaina’s busiest streets and is not a shoreline fronting property. Therefore, it seems unlikely that the development of the proposed project would have any effect on modern-day cultural practices such as gathering or access to fishing sites. Since the ancient spiritual center of Lahaina is farther south at Moku`ula, it is unlikely that the Project Site was used for any sort of religious purposes. In addition, there are no known traditional beach and mountain access trails on the Subject Property nor did the CIA locate or identify such features.

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



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

During their review of the Draft EA and SMA application, the Maui Planning Department and the SHPD determined that the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44 are contributing elements to the Lahaina National Historic Landmark District despite their impaired condition and alterations over the years. This determination was based on the following significance criteria for historic properties.

- Criterion A.* The structures are associated with the development of the Pioneer Mill, an event that has made an important contribution to the broad patterns of our history.
- Criterion B.* The former Trilogy office building is associated with the life of a person important in our past. Toshio Ishikawa, a veteran of the 442nd Regimental Combat Team, was the first recorded owner of the dwelling on Parcel 38 which became the Trilogy office building years later.
- Criterion C.* The plantation-style architecture of the structures embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.

At their meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) recommended that Historic American Building Survey (HABS) Level III reports would mitigate the demolition of the former Trilogy office building and the former Agena family home. (See Appendix O, Draft EA/SMA Comment and Response Letter). In addition, the State Historic Preservation Division (SHPD) requested an Intensive Level Survey (ILS) for these two (2) buildings (See Appendix O, Draft EA/SMA Comment and Response Letters, Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House, and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House).



Work on the HABS Level III and ILS reports for the former Trilogy office building and the former Agena family home have been completed. (See Appendix P, [State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Ishikawa Agena House](#) and Appendix Q, [State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Agena House](#)). The reports both structures have been submitted to the Planning Department and to SHPD.

In addition to the above referenced mitigation measures, and in order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. The Lahaina Restoration Foundation will also be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.

9. Scenic Resources

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

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



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

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

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

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

From 1990 to 2000, the West Maui region experienced a similar growth rate as evidenced by a 23 percent increase in its resident population. During this period, the population increased from 14,574 in 1990 to 17,967 in 2000. For the year 2030, the resident population in the region is projected to increase to 28,903, a 61 percent gain over the 2000 population (County of Maui, Department of Planning, June 2006).

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



2. Economy

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

In 1966, there were 834,732 domestic and international travelers who arrived in Hawai'i and stayed overnight or longer. Since then, the total number of visitor arrivals in the State had grown to 7,174,397 by the end of 2011. For the island of Maui, the total number of visitors who stayed overnight or longer in 2011 came out to 2,168,487. In 2011, the average daily visitor census of domestic and international travelers staying overnight or longer in the State was 185,824, while the total for the island of Maui was 48,054. The total number of days spent by domestic and international visitors staying overnight or longer in Hawai'i increased from 53,836,622 in 1993 to 67,825,871 in 2011. For 2010, 72.5 percent of U.S. travelers who stayed overnight or longer in the State rated their visitor experience on Maui "excellent" compared to 61.9 percent for Oahu, 52.2 percent for Moloka'i, 59.4 percent for Lana'i, 67.6 percent for the Big Island, and 74.9 percent for Kauai. In 2011, the average daily expenditure for visitors who stayed overnight or longer in the State was \$157.81 for U.S. travelers and \$289.10 for Japanese travelers. In 1985, the average daily rate for a hotel room in Hawai'i was \$68.84. Since then, the average daily room rate in the State had grown to \$189.62 in 2011. (State of Hawai'i Data Book 2011).

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



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

Agriculture on Maui has been dominated by large operations like Maui Land & Pineapple Company (ML&P) and Alexander & Baldwin's Hawaiian Commercial & Sugar Company (*aka*, HC&S). In 2007, ML&P shut down the canning portion of its pineapple operations to rely solely on the more profitable fresh fruit segment. Further downsizing occurred in 2008, which resulted in a work force reduction of over 200 employees. In December 2009, ML&P announced the shut down of its agricultural arm, citing continued annual losses. However, a new company, Hali`imaile Pineapple Company, was formed shortly thereafter and immediately took over ML&P's pineapple operations. HC&S survives as Hawaii's only remaining sugar operation due in part to its economies of scale, its land configuration (a relatively compact and contiguous area in the isthmus of the Valley Isle), and its commitment and ability over the years to reinvest and upgrade plant and equipment.

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

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



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

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

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

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

3. Housing

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

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

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



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

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

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

Based on the 14 new hotel rooms included in the Plantation Inn's Phase III development plan, KBHL was required to provide four (4) affordable housing units (14 units ÷ 4 units = 3.5 units, rounded to 4 units). KBHL satisfied this 2005 affordable housing requirement by entering into an Agreement with Lokahi Pacific and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina ([See Appendix I, Affordable Housing Agreement and Appendix I-1, DHHC Compliance Letter](#)).

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



1. A development that is subject to an affordable housing requirement, evidenced by an executed affordable housing agreement with the County, currently in effect and approved prior to the effective date of this chapter.
2. A development subject to a Change in Zoning condition that requires affordable or residential workforce housing, unless the condition expressly allows for the application of the affordable housing or residential workforce housing policy set forth herein.
3. A subdivision granted preliminary subdivision approval prior to the effective date of this chapter.
4. A building permit application submitted prior to the effective date of this chapter.
5. A family subdivision, for immediate family members as described in Section 18.20.280.B.1 and B.2, MCC (*Family Subdivisions*).
6. A development by a government entity; a project pursuant to Section 201H-H, HRS; a community land trust, or an affordable housing project with more than the housing units, in-lieu of fees, or in-lieu of land as required by this chapter and as approved by the County of Maui, Director of Housing and Human Concerns.

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

C. PUBLIC SERVICES AND FACILITIES

1. Recreation

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

Potential Impacts and Mitigation Measures. The proposed project does not trigger any of the following County requirements for park dedication pursuant to Section 18.16.320, MCC (*Parks and Playgrounds*): 1) a resubdivision of land; and when



appropriate to the context, shall relate to the land subdivided; 2) a building or group of buildings, other than a hotel, containing or divided into three (3) or more dwelling or lodging units; 3) a building or group of buildings converted from hotel to residential use; 4) dwelling units or lodging units added to a building or group of buildings, other than a hotel, where the total number of units is three (3) or more; 5) subdivisions within project districts; and 6) dwelling units and apartments within, resulting from, or in any way relating to condominium property regimes.

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

2. Police and Fire Protection

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

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

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



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

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

3. Schools

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

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

4. Medical Facilities

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



Potential Impacts and Mitigation Measures. The proposed project is not expected to generate a demand for new or additional health care facilities nor will it have an adverse impact upon existing medical services. In addition, the proposed action will not adversely impact the ability of ambulances to respond to medical emergencies.

5. Solid Waste

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

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

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

- Minimize material loss (due to waste from errors) through efficient supervision.
- To prevent waste, control the amount of materials that are stored on the site.
- Separate, retain, and use any left over materials that are in salvageable condition.
- Utilize excavated material for fill if possible.



- The contractor shall be responsible for the timely removal of all waste material and shall not allow the waste to accumulate where it becomes detrimental.
- Scrap construction materials, including remnants from the demolished structures on Parcels 38 and 44, will be transported to the Maui Demolition and Construction Landfill.
- Any green waste requiring disposal will be re-purposed for mulch or transported to the green waste recycling facility at the Central Maui Landfill.

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

D. INFRASTRUCTURE

1. Water

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

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

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



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

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

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

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

Domestic, irrigation, and fire flow calculations will be submitted to the DWS and the Maui Fire Department (MFD) for review and approval in connection with the processing of building permit applications for the proposed project. **In addition, fire department access, water supply, and safety requirements will be coordinated with the MFD during the building permit application review phase.**



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

2. Wastewater

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

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

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

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

In order to accommodate this additional flow, the proposed onsite sewer system will consist of 6-inch PVC sewer pipe and a property sewer service manhole. The proposed wastewater system will be served by a single service lateral in compliance with WWRD requirements. This lateral will connect to the existing 8-inch sewer line in the Lahainaluna Road ROW. **The new lateral and new manhole will be located**



near the *makai* boundary of the Plantation Inn’s frontage along Lahainaluna Road (See Appendix J, [Preliminary Engineering Report Figure 7](#)).

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

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

3. Drainage

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

The Rules for the Design of Storm Drainage Facilities in the County of Maui is the criterion used for hydrologic calculations. Based on these standards, the 10-year, 1-hour storm is used to design surface drainage facilities (*e.g.*, roadway gutters), while the 50-year, 1-hour storm is used for the design of drainage culverts and retention basins. The rate of runoff is measured in cubic feet per second (CFS), while the volume of runoff is measured in terms of cubic feet (CF).

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

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



50-year, 1-hour

3,625 CF

4,640 CF

1,015 CF

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

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

1. Install a silt fence, gravel bag berms, or other approved sediment-trapping devices on the downstream side of the grading area and sediment pits.
2. Install dust control fence surrounding the Project Site.
3. Control dust by using water trucks and/or by installing temporary sprinkler systems.
4. Water graded areas thoroughly after construction activity has ceased for the day and during weekends and holidays.
5. Pave, grass, or permanently landscape all exposed areas as soon as finish grading has been completed.
6. Divert stormwater runoff from graded areas to natural drainageways by using sand bag berms or lined (temporary) swales.
7. Minimize the time of construction.
8. Only clear the areas that are needed for construction.
9. Construct drainage control features as early as possible.



10. Construct pits for use as drainage basins prior to mass grading of the Project Site. The pits will be temporarily utilized for sediment catchment during construction.
11. Temporary erosion control measures shall be in place and functional prior to the commencement of construction and shall remain operational throughout the construction period or until permanent controls are in place.

Because the total area to be graded is approximately 0.6 acre, a National Pollutant Discharge Elimination System (NPDES) Permit for general coverage will not be needed since the grading area is less than the 1.0 acre or more requirement for a NPDES Permit.

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

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

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



- Keep lawns and landscaping in healthy condition to prevent soil erosion and reduce the possibility of sediments entering the drainage system.

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

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

4. Roadways

Existing Conditions. Honoapi`ilani Highway falls under the jurisdiction of the State Department of Transportation (SDOT) and is the only arterial roadway linking West and Central Maui. In West Maui, the highway generally follows a coastal alignment and is configured as a two-lane facility except for a four-lane segment between Honokowai and Aholo Road in Lahaina. In the project area, Honoapi`ilani Highway has a posted speed limit of 35 miles per hour (mph).

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

Until the mini Bypass was completed, Lahainaluna Road provided the only access to Princess Nahi`ena`ena Elementary School, Lahaina Intermediate School, Lahainaluna High School, and the homes *mauka* of Honoapi`ilani Highway. In addition to providing an alternate/emergency travel route for these schools and homes, the mini



Bypass will reduce traffic congestion and improve traffic circulation in the town of Lahaina. The recent widening of Honoapiʻilani Highway (between Aholo Road and Lahainaluna Road) has also helped to improve traffic conditions in the area.

The Subject Property has street frontage along Lahainaluna Road and Panaewa Street which are under the jurisdiction of the Maui Department of Public Works (DPW). Lahainaluna Road is a collector street with an ultimate right-of-way of 56 feet, while Panaewa Street is a minor street with an ultimate ROW of 44 feet. In the project area, Lahainaluna Road has a paved width of about 30 feet, while Panaewa Street has a pavement width of approximately 20 feet. In the vicinity of the Subject Property, Lahainaluna Road and Panaewa Street have a posted speed limit of 20 mph.

Road-widening lots along the Plantation Inn's (Parcel 36) adjoining half of Lahainaluna Road and Panaewa Street were previously improved with pavement, curbs, gutters, and sidewalks and dedicated to the County of Maui.

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

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

Chapter 14.68 of the Maui County Code pertaining to Impact Fees for Traffic and Roadway Improvements in West Maui implements a system of financing regional roadway improvements on a *pro-rata*, fair share basis in order to upgrade or expand roadway facilities required by new development. Chapter 14.68 states that "Impact



fees shall be charged and assessed for all new land development activities which create a need for additional roadway capacities. Impact fees shall be assessed in accordance with Section 14.68.070 (*Cost Recovery*), and shall be paid to the County upon issuance of any building permit or final subdivision approval, whichever comes first.”

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

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

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

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



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

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

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

Surrounding Roadways

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

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

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

Panaewa Street has an east-west alignment and is parallel to, and one block south of Lahainaluna Road. In the project area, it intersects Waine`e Street to the east and Luakini Street to the south. On the *mauka* side of Waine`e Street, Panaewa Street is a



two-lane, two-way roadway which is STOP sign-controlled for westbound traffic. Panaewa Street operates as a one-way, westbound roadway on the *makai* side of Waine'e Street.

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

Trip Generation

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

However, in response to comments from the Maui Planning Commission on the Draft EA for this project, traffic counts were conducted during March and April, 2014 to provide additional detail on the morning and afternoon peak hours for the study area. The details of this additional AM and PM peak hour assessment are summarized in the updated Traffic Impact Assessment ([See Appendix K, Traffic Impact Assessment](#)). Traffic counts did include mopeds, motorcycles, buses, trucks and other large vehicles. Counts were performed between 7:30AM and 10:00AM and between 3:30PM and 6:00PM; all counts were conducted on Tuesdays and or Thursdays.

The updated Traffic Impact Assessment and traffic counts determined the following:

- The morning peak hour of the study area occurs between 8:45AM and 9:45AM.
- The afternoon peak hour for the study area occurs between 4:30PM and 5:30PM.



In recognition of the specific morning and afternoon peak of the study area, it has been determined that there is no anticipated change in the level-of-service of queue of any lane group as a result of project generated traffic. All lane groups operate at Level-of-Service A or B, which are the highest levels-of-service. Level-of-Service A or B represent good operating conditions with minimal delays along all controlled lane groups.

The following assumptions were utilized for the trip generation analysis.

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

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

The ITE recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, a project generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour. Based on



this criterion, a traffic impact study is not warranted. To date, the County of Maui has not established criteria for projects within its jurisdiction.

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

Summary and Conclusions

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

In terms of regional traffic, the proposed project will have a minimal impact on the regional transportation system as project-generated traffic will have a negligible affect upon traffic conditions at the intersection of Honoapi`ilani Highway and Lahainaluna Road.



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

The contractor would also be responsible for ensuring that construction vehicles do not interfere with the flow of traffic along Lahainaluna Road, Waine`e Street, Panaewa Street, and Luakini Street. The TMP would be included in the construction drawings that are submitted with the building permit applications for the proposed project. All required traffic control plans/devices shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways as applicable. **In addition, the contractor will obtain a permit from the Department of Transportation's Highways Division should any oversized and/or overweight material and equipment need to be transported on State highways during the construction of the project.**

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

The Subject Property is accessible from Lahainaluna Road on the northwest and Panaewa Street on the southeast. Based on County ROW requirements, road-widening lots will be provided along the Lahainaluna Road frontage for Parcel 38 and along the Panaewa Street frontage for Parcel 44. The road-widening lots must be



improved with pavement, concrete curbs, gutters, and sidewalks and dedicated to the County after completion. In conjunction with the proposed project, the existing concrete sidewalk, curb, and gutter along the property's street frontage will be extended and the existing roadway pavement will be widened up to the new curb and gutter ([See Appendix J, Preliminary Engineering Report Figure 11](#)). Parallel parking stalls will be provided along Lahainaluna Road where space is available.

In response to comments from the Maui Planning Commission on the Draft EA, the Project's Traffic Assessment Report was updated to further analyze potential impacts that may be generated by entering the project from Lahainaluna Road. The details of the additional assessment of Lahainaluna Road are contained within the Updated Traffic Assessment Report ([See Appendix K, Traffic Impact Assessment and Appendix K-1 Traffic Impact Assessment - Supplemental Data](#)).

In the conclusion of the Updated Assessment, it was determined that the 95th percentile queue of the westbound left and through lane group is expected to be less than one (1) vehicle during both peak periods, without and with project generated traffic. Furthermore, the distance along Lahainaluna Road between the Plantation Inn driveway and Wainee Street is approximately 315 feet.

Traffic turning into Plantation Inn from Lahainaluna Road is anticipated to have no impact of the intersection of Lahainaluna Road at Wainee Street. This is supported by the level-of-service analysis which has concluded that the westbound left turn and through lane group will operate at Level-of-Service A during the morning peak hour and Level-of-Service B during the afternoon peak hour.

The delay of this lane groups is anticipated to increase by approximately 0.1 second as a result of project generated traffic.

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



5. LPG, Electrical, and Communication Systems

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

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

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

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

Energy conservation measures that are being examined for the proposed project include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation,



double-glazed windows, and extended roof eaves (to minimize heat gain through windows).

As previously indicated, the Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka`anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI's PV system to connect to the MECO circuit.

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

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE LAW

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

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



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

B. MAUI COUNTY GENERAL PLAN 2030

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

Countywide Policy Plan

The Countywide Policy Plan (CPP) was adopted on March 19, 2010 in conjunction with the processing of the Maui Island Plan (General Plan 2030), the decennial update of the Maui County General Plan (1990). The CPP is the keystone of the Maui Island Plan (MIP) and establishes an over-arching statement of values while providing policy support for the MIP and the regional Community Plans.

Key components of the CPP include the following.

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

The following core principles are also contained in the CPP.

1. Excellence in the stewardship of the natural environment and cultural resources.
2. Compassion for and understanding of others.



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

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

A. Protect the Natural Environment

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

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

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

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

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

B. Preserve Local Cultures and Traditions



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

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

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

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. **SHPD approval of the final AA and the AMP is pending as of this date.**

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

During their review of the Draft EA and SMA application, the Maui Planning Department and the SHPD determined that the former Trilogy office building on



Parcel 38 and the former Agena family home on Parcel 44 are contributing elements to the Lahaina National Historic Landmark District despite their impaired condition and alterations over the years. At their meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) recommended that Historic American Building Survey (HABS) Level III reports would mitigate the demolition of the former Trilogy office building and the former Agena family home. (See Appendix O, Draft EA/SMA Comment and Response Letter). In addition, the State Historic Preservation Division (SHPD) requested an Intensive Level Survey (ILS) for these two (2) buildings (See Appendix O, Draft EA/SMA Comment and Response Letters).

Work on the HABS Level III and ILS reports for the former Trilogy office building and the former Agena family home have been completed (See Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Ishikawa Agena House and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III – Agena House). The reports for both structures have been submitted to the Planning Department and to SHPD.

In order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. Additionally, the Lahaina Restoration Foundation will be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.

E. Expand Housing Opportunities for Residents

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

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



KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina ([See Appendix I, Affordable Housing Agreement and Appendix I-1, DHHC Compliance Letter](#)).

F. Strengthen the Local Economy

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

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

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

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

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

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

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

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

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

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

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



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

I. Improve Physical Infrastructure

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

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

- Policies:**
- 1a. Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.
 - 3i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.
 - 4a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.
 - 4d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.



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

Analysis: Public water, sewer, drainage, and roadway systems presently serve the Subject Property and surrounding area. Required infrastructure improvements for the proposed project will comply with applicable regulatory requirements. Energy and water conservation measures are being examined for the proposed project in order to make more efficient use of these resources. Examples of these measures include: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended (roof) eaves to minimize heat gain through windows. **The Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka`anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI's PV system to connect to the MECO circuit.** The Subject Property is located within an area of existing urban development which contains the infrastructure and public services to support new and existing development. The Applicant will provide its *pro-rata* contribution toward local and regional infrastructure costs as applicable.

J. Promote Sustainable Land Use and Growth Management

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

- Objectives:
1. Improve land use management and implement a directed-growth strategy.
 3. Design all developments to be in harmony with the environment and to protect each community's sense of place.
 4. Improve and increase efficiency in land use planning and management.

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



- 1e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open space resources.
- 1h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.
- 3c. Protect and enhance the unique architectural and landscape characteristics of each community plan area, small town, and neighborhood.
- 3j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.
- 3k. Support small town revitalization and preservation.
- 4b. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.

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



Maui Island Plan

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

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

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

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

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

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

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



2. Heritage Resources

Cultural, Historical, and Archaeological Resources

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

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

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

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

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

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. **SHPD approval of the final AA and the AMP is pending as of this date.**

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



used for any sort of religious purposes. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and historic character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

At their meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) recommended that Historic American Building Survey (HABS) Level III reports would mitigate the demolition of the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44. (See Appendix O, Draft EA/SMA Comment and Response Letters). In addition, the State Historic Preservation Division (SHPD) requested an Intensive Level Survey (ILS) for the two (2) buildings which are to be demolished (See Appendix O, Draft EA/SMA Comment and Response Letters).

Work on the HABS Level III and ILS reports for the former Trilogy office building and the former Agena family home have been completed (See Appendix P, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House and Appendix Q, State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House). The reports for both properties have been submitted to the Planning Department and to SHPD.

In order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. Additionally, the Lahaina Restoration Foundation will be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.



4. Economic Development

Economic Diversification

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

Objective: 4.1.2 Increase activities that support principles of sustainability.

Policies: 4.1.2.b Encourage and support local businesses.

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

Tourism

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

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

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

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

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

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



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

5. Housing

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

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

Analysis: In 2005, KBHL received a Change in Zoning (to the *H-M, Hotel District*) for the existing Plantation Inn grounds (Parcels 36 and 44). As a condition of zoning, KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina ([See Appendix I, Affordable Housing Agreement and Appendix I-1, DHHC Compliance Letter](#)).

6. Infrastructure and Public Facilities

Wastewater

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

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

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



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

Water

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

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

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

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

Transportation

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

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

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

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



widening lots will be improved with pavement, concrete curbs, gutters, and sidewalks and dedicated to the County after completion.

Energy

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

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

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

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

7. Land Use

Urban Areas

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

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

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

Analysis: All new buildings, structures, signs, and lighting for the proposed project will continue to maintain the architectural theme and historic character of the Plantation Inn. The architectural elements of the proposed project have been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and character



which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

C. WEST MAUI COMMUNITY PLAN

Maui County has adopted nine (9) community plans. Each community plan examines the conditions and needs of the planning region and outlines objectives, policies, planning standards and implementing actions to guide future growth and development in accordance with the Maui County General Plan. Each community plan serves as a relatively detailed agenda for implementing the broad General Plan themes, objectives and policies.

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

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

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

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

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



Land Use

Goal

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

Objectives and Policies for West Maui Region in General

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

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

Economic Activity

Goal

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

Objectives and Policies:

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



industries that compliment and support the use of existing visitor industry facilities, such as sporting events, eco-tourism, and conferences.

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

Cultural Resources

Goal

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

Objectives and Policies:

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

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



final AA and the AMP is pending as of this date.

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

During their review of the Draft EA and SMA application, the Maui Planning Department and the SHPD determined that the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44 are contributing elements to the Lahaina National Historic Landmark District despite their impaired condition and alterations over the years. At their meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) recommended that Historic American Building Survey (HABS) Level III reports would mitigate the demolition of the former Trilogy office building and the former Agena family home (See Appendix O, Draft EA/SMA Comment and Response Letter). In addition, the State Historic Preservation Division (SHPD) requested an Intensive Level Survey (ILS) for these two (2) buildings (See Appendix O, Draft EA/SMA Comment and Response Letters).

Work on the HABS Level III and ILS reports for the former Trilogy office building and the former Agena family home have been completed (See Appendix P, State of



[Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House](#), and Appendix Q, [State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House](#)). The reports for the two (2) structures have been submitted to the Planning Department and to the SHPD.

In order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. Additionally, the Lahaina Restoration Foundation will be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.

Housing

Goal

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

Objectives and Policies:

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

Analysis: In 2005, KBHL received a Change in Zoning (to the *H-M, Hotel District*) for the existing Plantation Inn grounds (Parcels 36 and 44). As a condition of zoning, KBHL had to comply with Chapter 2.94 of the Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) which was in effect at the time the Change in Zoning was granted. KBHL satisfied this affordable housing requirement by entering into an Agreement with Lokahi Pacific, a 501(c)(3) non-profit corporation, and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina ([See Appendix I, Affordable Housing Agreement and Appendix I-1, DHHC Compliance Letter](#)).



Urban Design

Goal

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

Objectives and Policies for the West Maui Region in General

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

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

Objectives and Policies for Lahaina Town

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



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

- 1) First story awnings or covered walkways.
- 2) Transom openings above windows and doorways.
- 3) Multiple panes in storefront windows.
- 4) Second story balconies.

e. Emphasize contrasting earth-tone color schemes for buildings.

f. Design of signs should be restrained and in keeping with requirements of the Lahaina Historic District.

i. Encourage underground installation of utilities in Lahaina town and in all residential communities to enhance streetscape environments with the possible exception of the commercial section of Front Street to retain the flavor of old Lahaina.

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

Infrastructure

Goal

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

Objectives and Policies for Water and Utilities

8. Promote water conservation and education programs.



Objectives and Policies for Drainage

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

Objectives and Policies for Energy

5. Promote energy conservation and education programs.

Analysis. To help minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species. The drainage system for the proposed project will consist of subsurface retention basins to impound the incremental increase in runoff volume that will be generated by the proposed project. Energy conservation measures that are being examined for the proposed project include, but are not limited to: energy-efficient lighting, appliances, and air conditioning; low-flow plumbing fixtures; fiberglass wall and ceiling insulation, double-glazed windows, and extended roof eaves (to minimize heat gain through windows). **The Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka`anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI's PV system to connect to the MECO circuit.**

C. Planning Standards

1. Land Use Standards

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

3. Building Standards

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

4. Landscape Planting Standards

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



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

D. MAUI COUNTY ZONING

The Subject Property is currently zoned for “H-M, Hotel District” use (Parcels 36 and 44) and “B-2, Community Business District” (Parcel 38) use by the County of Maui ([See Figure 13, Maui County Zoning and Appendix A, Zoning and Flood Confirmation](#)).

Back on February 21, 2005, the County of Maui adopted Ordinance No. 3245 which established H-M, Hotel zoning for Parcels 36 and 44 ([See Appendix M, Ordinance 3245](#)). Prior to its adoption, Parcel 36 and Parcel 44 had been zoned for B-2, Community Business and R-1, Residential uses, respectively. Ordinance No. 3245 also included the following conditions of zoning: (1) that building heights shall be limited to 35 feet, and (2) that Chapter 2.94, Maui County Code (*Affordable Housing Policies for Hotel-Related Developments*) shall apply.

The zoning performance standards for H-M, Hotel zoning are set forth in Chapter 19.14, MCC, while the regulations for B-2, Community Business zoning are contained in Chapter 19.18, MCC ([See Appendix B, H-M Hotel Zoning and Appendix C, B-2 Community Business Zoning](#)).



The proposed project will be developed in accordance with the zoning performance standards for the *H-M, Hotel District* and the *B-2, Community Business District*. Building heights will be limited to 35 feet pursuant to Condition No. 1 (Ordinance No. 3245) and the building height standards set forth by the West Maui Community Plan. The Applicant has also satisfied Condition No. 2 (Ordinance No. 3245) by entering into an Agreement with Lokahi Pacific and contributing \$100,000 toward the development of the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina ([See Appendix I, Affordable Housing Agreement and Appendix I-1, DHHC Compliance Letter](#)).

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

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

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

The boundaries of Hawaii's coastal zone management program are defined by coastal waters and adjacent, coastlands that are strongly influenced by each other. Coastal areas which require special consideration due to their unique values or characteristics are called Special Management Areas (SMA) and must be designated by a management plan. Any development within these areas is subject to a special assessment process. This protocol provides a means to preserve, protect, and when possible, restore the natural resources of the coastal zone by controlling development with shoreline areas in order to avoid the permanent loss of valuable resources.



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

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

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreation planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring placement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;



- (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
- (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

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

2. Historical/Cultural Resources

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

Policies:

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

Analysis: The archaeological investigation for the proposed project did not locate any surface or subsurface archaeological or cultural findings. The Archaeological Assessment and Archaeological Monitoring Plan (AMP) that have been prepared for the proposed project were submitted to the State Historic Preservation Division (SHPD) for review in February 2013. **SHPD approval of the final AA and the AMP is pending as of this date.**

Based on previous archaeological work and findings in the Lahaina area, archaeological monitoring will be undertaken during all construction-related, ground



disturbing activities on the Subject Property such as site work and demolition. Should any cultural deposits or human remains be located, measures for the treatment of the deposits or remains will be implemented in accordance with Chapter 6E-43, HRS (*Historic Preservation*). The Cultural Impact Assessment for the proposed project notes that the project will not have any effect on modern-day cultural practices such as gathering or access to fishing sites. In addition, since the ancient spiritual center of Lahaina is at Moku`ula, it is unlikely that the Subject Property was used for any sort of religious purposes. The proposed project is not expected to have an adverse impact upon historical and cultural resources or native Hawaiian cultural practices and beliefs. The proposed project is consistent with the SMA objective of protecting and preserving historic and cultural resources in the coastal zone management area that are significant in Hawaiian and American history and culture. The proposed project has also been designed to be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). In doing so, the architectural style and historic character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

During their review of the Draft EA and SMA application, the Maui Planning Department and the SHPD determined that the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44 are contributing elements to the Lahaina National Historic Landmark District despite their impaired condition and alterations over the years. At their meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) recommended that Historic American Building Survey (HABS) Level III reports would mitigate the demolition of the former Trilogy office building and the former Agena family home (See Appendix O, Draft EA/SMA Comment and Response Letter). In addition, the State Historic Preservation Division (SHPD) requested an Intensive Level Survey (ILS) for these two (2) buildings (See Appendix O, Draft EA/SMA Comment and Response Letters).



Work on the HABS Level III and ILS reports for the former Trilogy office building and the former Agena family home have been completed (See Appendix P, [State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Ishikawa Agena House](#) and Appendix Q, [State of Hawaii Intensive Level Survey Historic American Building Survey Level III - Agena House](#)). The HABS Level III reports for the two (2) structures have been submitted to the Planning Department, while the ILS reports for both buildings was submitted to the SHPD.

In order to commemorate the existence of the Agena and Ishikawa/Agena homes, the Applicant will install a plaque at a prominent location on the property providing photographs of the residences and information on the inhabitants that formerly occupied the area. Additionally, the Lahaina Restoration Foundation will be provided with printed copies of the Historic American Buildings Survey (HABS) Level III study for both the Agena and Ishikawa/Agena residences for their library.

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. The Subject Property is not located within a scenic view corridor, does not contain any scenic features, and will not alter public views to and along the shoreline. Building heights for the proposed project will be limited to 35 feet pursuant to



Condition No. 1 (Ordinance No. 3245) and the building height standards set forth by the West Maui Community Plan. Although the Project Site is not located in Lahaina Historic District 1 or 2, the design of the project will be consistent with the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). By doing so, the character and architectural style which make Lahaina unique and contribute to its charm will be maintained and preserved for the public's benefit and enjoyment.

4. Coastal Ecosystems

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

Policies:

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

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

5. Economic Uses

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

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;



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

Analysis. As indicated in the Maui Island Plan, the Subject Property lies within the Urban Growth Boundaries for the town of Lahaina ([See Figure 11, Directed Growth Map](#)). The proposed project is an *infill* development located in a built-up urban area with sufficient infrastructure and service capacity. In addition to expanding the County's economic base and contributing to its long-term economic growth, the project will improve the Plantation Inn's facilities and enhance the level of its guest accommodations, services, and amenities. The proposed improvements will also allow the Plantation Inn to continue its efforts to successfully compete with other bed & breakfast-type, hotel properties in the U.S. and abroad.

6. Coastal Hazards

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

Policies:

- (a) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program;



- (d) Prevent coastal flooding from inland projects; and
- (e) Develop a coastal point and non-point source pollution control program.

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

7. Managing Development

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

Policies:

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

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

8. Public Participation

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



Policies:

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

Analysis. As part of the early consultation process for the preparation of the Draft EA, a letter requesting comments on the proposed project was sent to government agencies, utility companies, community organizations, and owners/lessees of properties located adjacent to and across the street from the Subject Property ([See Appendix N, Early Consultation Letters](#)). In addition to the early consultation process, the general public was provided with an opportunity to review and comment on the proposed project during the public comment period for the Draft EA. The Notice of Availability of the Draft EA appeared in the December 8, 2013 edition of the [Environmental Notice](#), a bi-monthly document published by the State Office of Environmental Quality Control. Further opportunities for public participation were provided through the SMA application review process. On December 6, 2013, a Notice of Application was published in the Maui News to inform owners and lessees within 500 feet of the Subject Property that KBHL, LLC filed an application for an SMA Use Permit with the Maui Planning Department. In connection with the concurrent environmental review and SMA review process, the Maui Planning Department provided copies of the Draft EA to various government agencies, utility companies, organizations, and boards and commissions for their review and comment. Comments received during this period and the Applicant's responses to those comments are included in this report ([See Appendix O, Draft EA/SMA Comment and Response Letters](#)). During the agency review period for the Draft EA and SMA application, the Maui Planning Commission (MPC) reviewed the Draft EA and provided the Applicant with their comments for the Final EA. The



Maui County Urban Design Review Board (UDRB) and the Maui County Cultural Resources Commission (CRC) also reviewed the project and provide their comments and recommendations to the MPC. Copies of the letters containing the MPC, UDRB, and CRC comments and recommendations, as well as copies of the Applicant's response letters are included in this report (See Appendix O, Draft EA/SMA Comment and Response Letters).

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

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

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

10. Marine Resources

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

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
 - (a) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;



- (b) Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- (c) Promote research, study, and understanding of ocean processes, marine life, and other ocean development activities relate to and impact upon the ocean and coastal resources; and
- (d) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

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

V. CHAPTER 343, HRS SIGNIFICANCE CRITERIA

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

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

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

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



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

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

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

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

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

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

- (e) *Substantially affects public health.*

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



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

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

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

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

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

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



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

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

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

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

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

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

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

The Subject Property is not located within a scenic view corridor nor does it possess any natural features or resources. While the existing streetscape will be modified by the proposed project, the project will not have an adverse or



significant impact upon *mauka* and *makai* facing views from Honoapiʻilani Highway. In addition, the proposed project will not alter public views to and along the shoreline.

(m) *Requires substantial energy consumption.*

Based on the Plantation Inn's operating needs, energy consumption is expected to increase compared to current usage levels. The incremental increase in energy use is considered insignificant in light of overall energy consumption rates for West Maui and the island of Maui. *It should be noted, however, that the Applicant is has installed 1,100 photo-voltaic (PV) panels to power a 370 kilowatt electrical system for its sister property, the Ka'anapali Beach Hotel (KBH). System installation was completed in December of 2014. The Applicant intends to install a PV system for TPI if tax incentives are similar to those provided for the KBH and if MECO has enough capacity for TPI's PV system to connect to the MECO circuit.*



VI. CONCLUSIONS

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

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

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

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

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

Based on the information that has been presented and discussed in Chapters I through V, the proposed project will not have an adverse effect upon surrounding land uses; soils and topography; flood hazard potential; tsunami inundation limits;

FIGURES

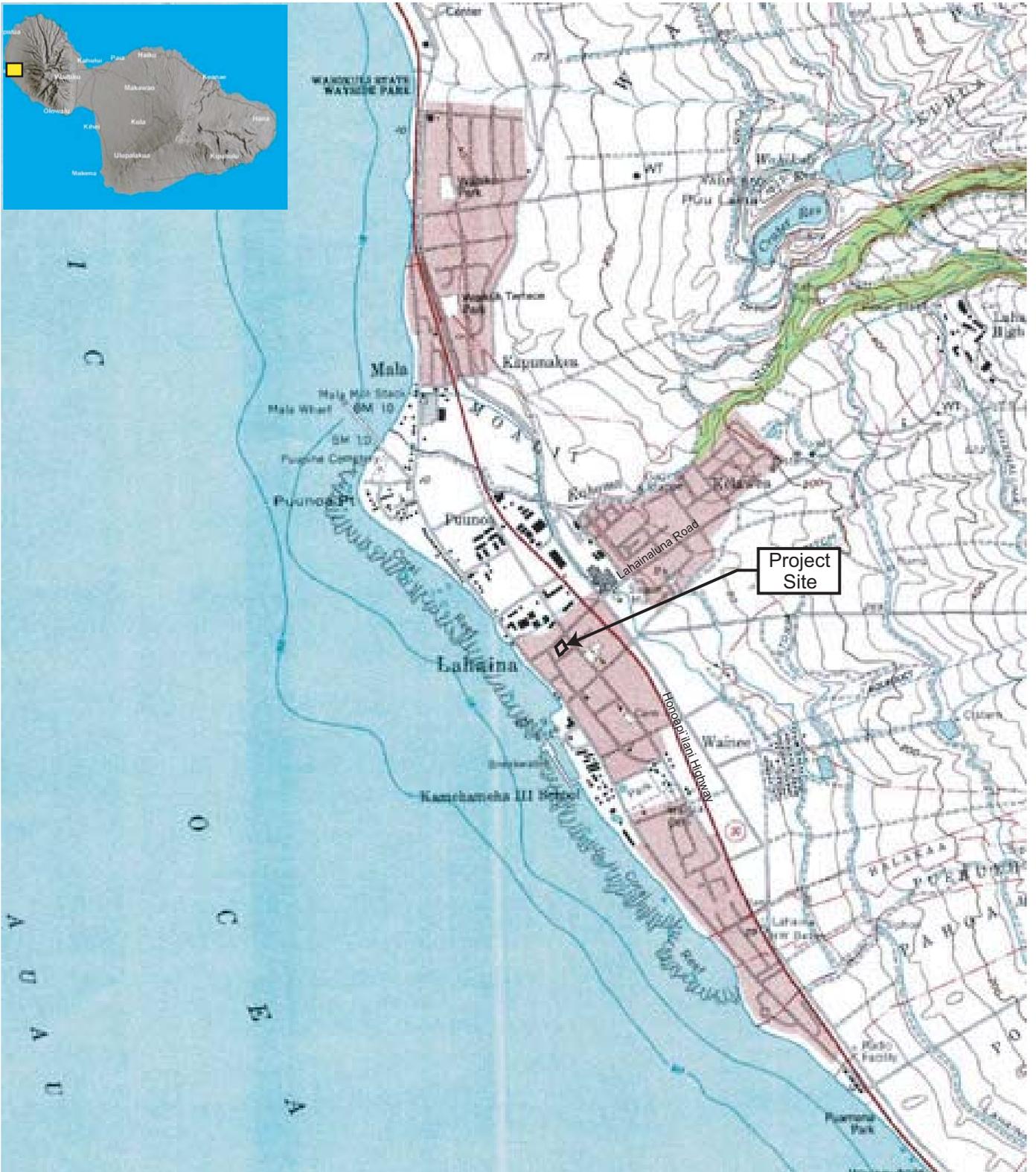


FIGURE 1


 Not to Scale

REGIONAL LOCATION MAP
 Plantation Inn Redevelopment Project



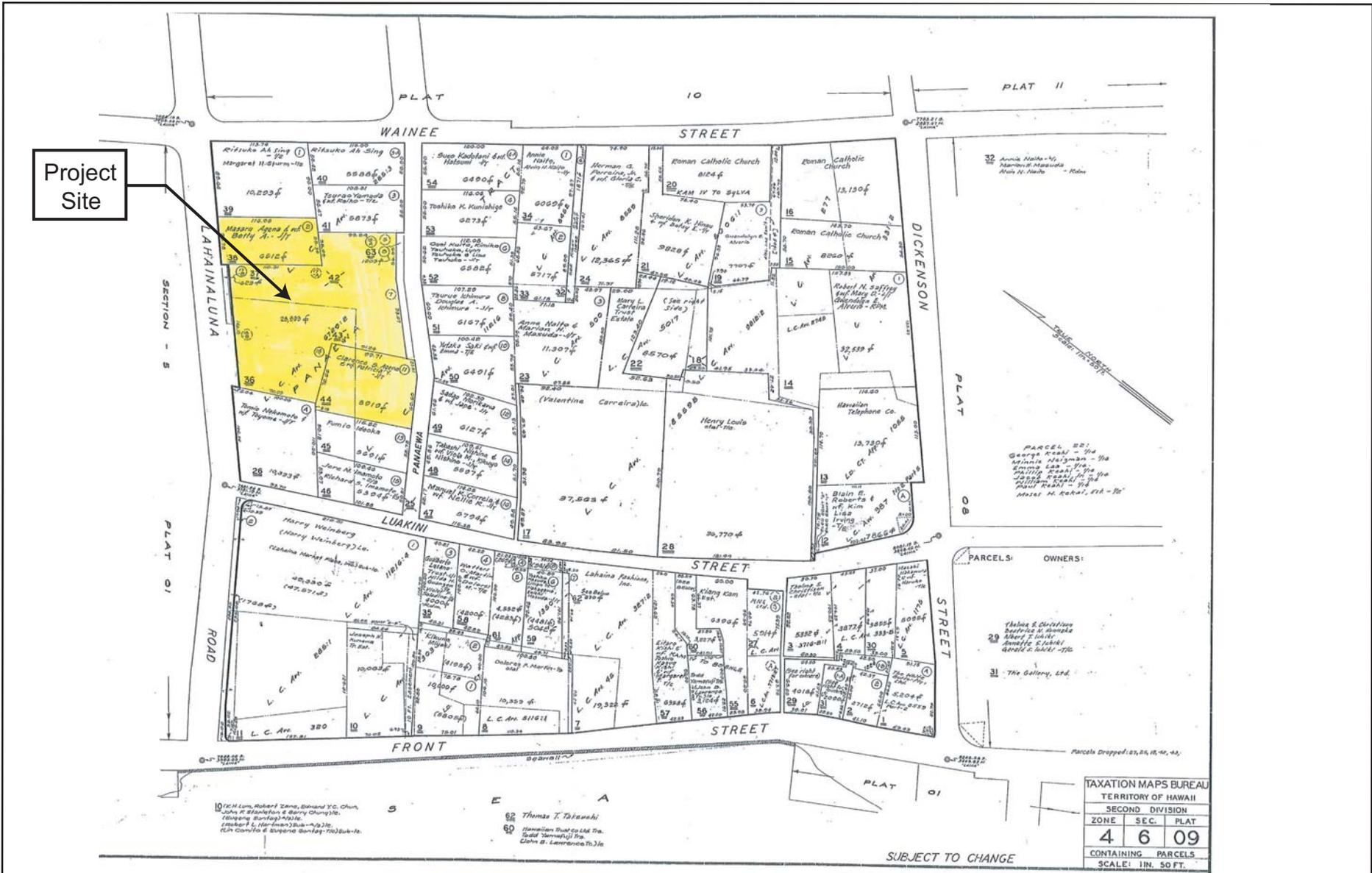
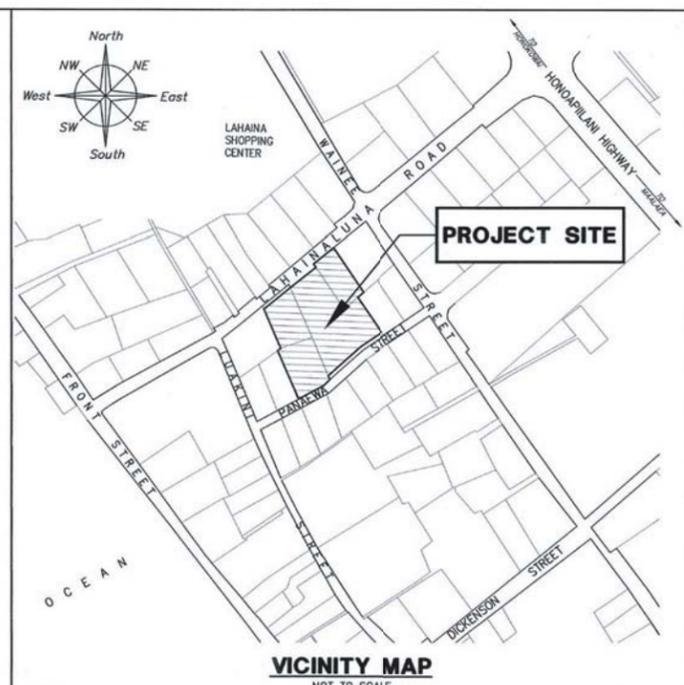
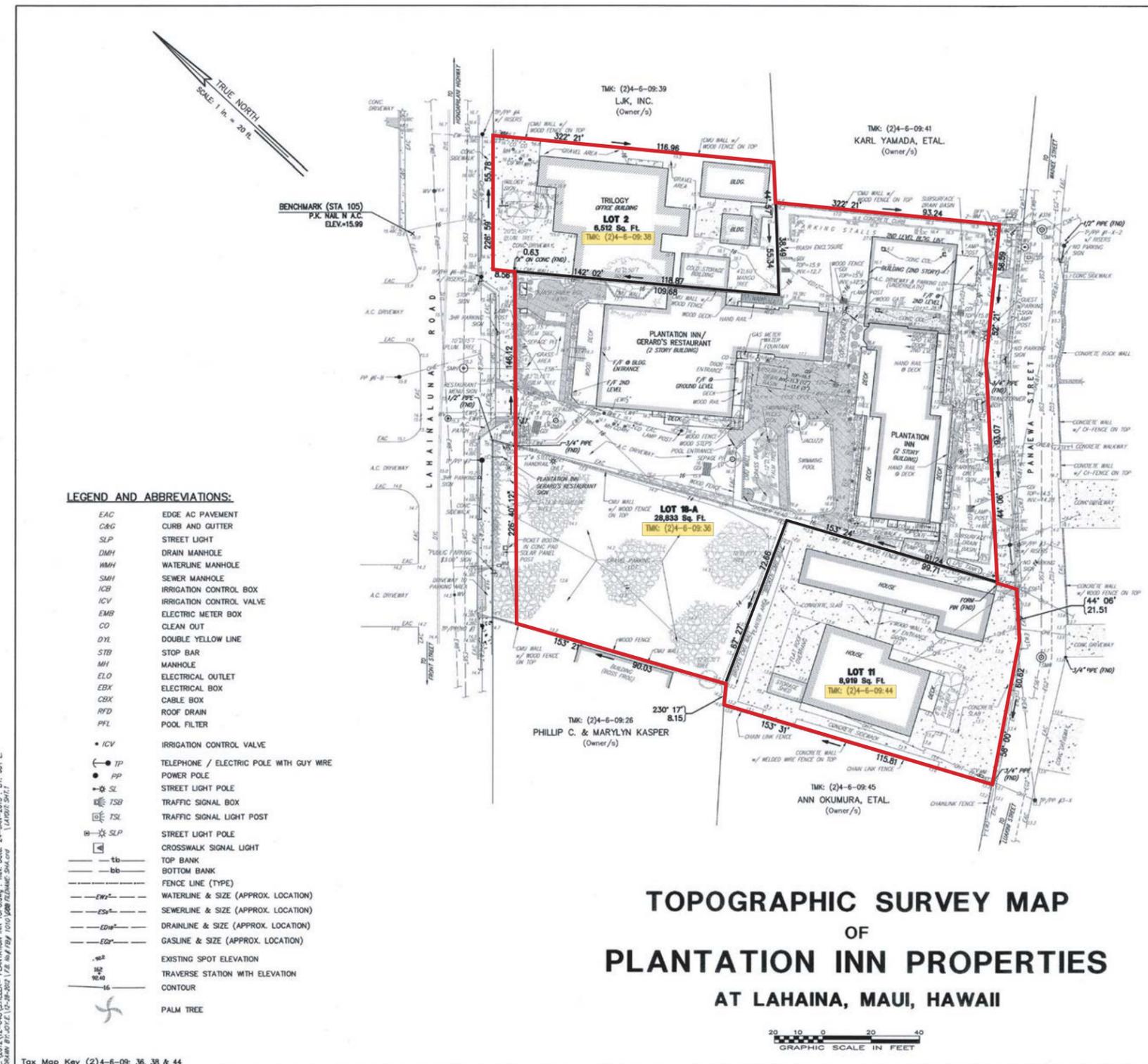


FIGURE 2

Not to Scale

PARCEL LOCATION MAP
Plantation Inn Redevelopment Project





TOPOGRAPHIC SURVEY MAP OF PLANTATION INN PROPERTIES AT LAHAINA, MAUI, HAWAII



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

NOTES FOR TOPOGRAPHIC FEATURES:

- ELEVATION DATUM = MEAN SEA LEVEL.
- ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD. HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UNVERIFIED AND COMPILED FROM EXISTING DATA. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

KIRK T. TANAKA
LICENSED PROFESSIONAL LAND SURVEYOR
HAWAII, U.S.A.
No. 7223-LS

Kirk T. Tanaka
KIRK T. TANAKA
Licensed Professional Land Surveyor
Certificate No. 7223
License Expires: APRIL 30, 2014

01/24/13
DATE

Tax Map Key (2)4-6-09: 36, 38 & 44
 871 KOLU STREET, SUITE 201
 WAILUKU, MAUI, HAWAII 96793

JANUARY 16, 2013
 JOB NO. 12-048

FIGURE 3

TOPOGRAPHIC SURVEY MAP

Plantation Inn Redevelopment Project

Not to Scale

CHRIS HART & PARTNERS

FIGURE 4
Site Photographs



FIGURE 4

AERIAL PERSPECTIVE NO. 1
Plantation Inn Redevelopment Project





FIGURE 4



AERIAL PERSPECTIVE NO. 2

Plantation Inn Redevelopment Project





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



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



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



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

FIGURE 4
SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project





Lahainaluna Road street scene (camera facing east)



Panaewa Street (camera facing east)



Luakini Street (camera facing north)



Lahainaluna Road street scene (camera facing west)



Panaewa Street (camera facing west)



Luakini Street (camera facing south)

FIGURE 4

SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project





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



Plantation Inn frontage along Panaewa Street. (camera facing north)



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



Plantation Inn courtyard (camera facing east)



Plantation Inn courtyard (camera facing west)



Interior of Gerard's restaurant (camera facing west)

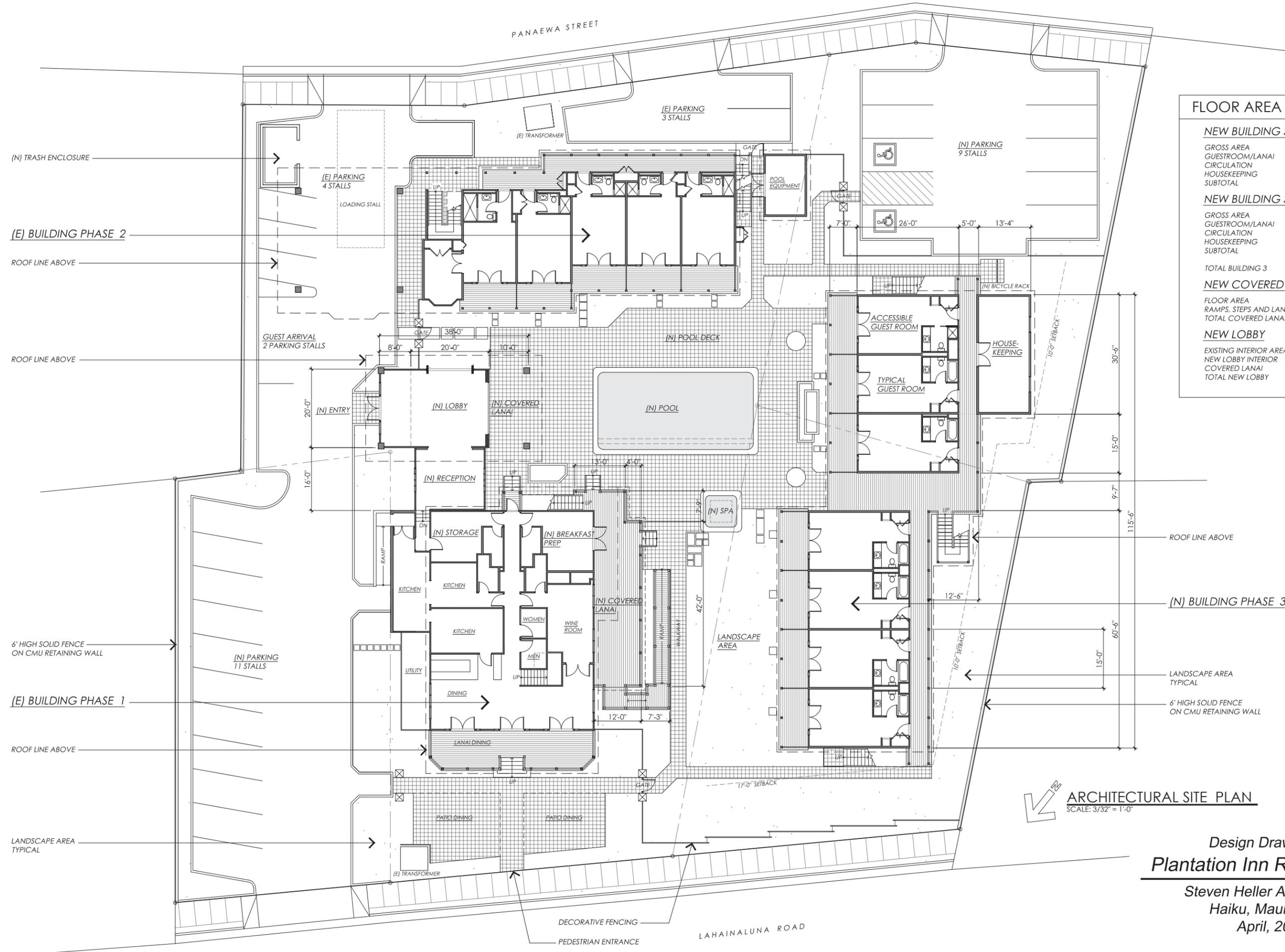
FIGURE 4

SITE PHOTOGRAPHS
Plantation Inn Redevelopment Project



FIGURE 6
Preliminary
Development
Plans

PANAWEA STREET



FLOOR AREA CALCULATIONS

NEW BUILDING 3 GROUND LEVEL

GROSS AREA	4,841 sf
GUESTROOM/LANAI	3,548 sf
CIRCULATION	1,282 sf
HOUSEKEEPING	10,062 sf
SUBTOTAL	

NEW BUILDING 3 UPPER LEVEL

GROSS AREA	4,526 sf
GUESTROOM/LANAI	3,548 sf
CIRCULATION	967 sf
HOUSEKEEPING	391 sf
SUBTOTAL	9,432 sf

TOTAL BUILDING 3 19,494 sf

NEW COVERED LANAI (BUILDING 1)

FLOOR AREA	603 sf
RAMPS, STEPS AND LANDINGS	254 sf
TOTAL COVERED LANAI	857 sf

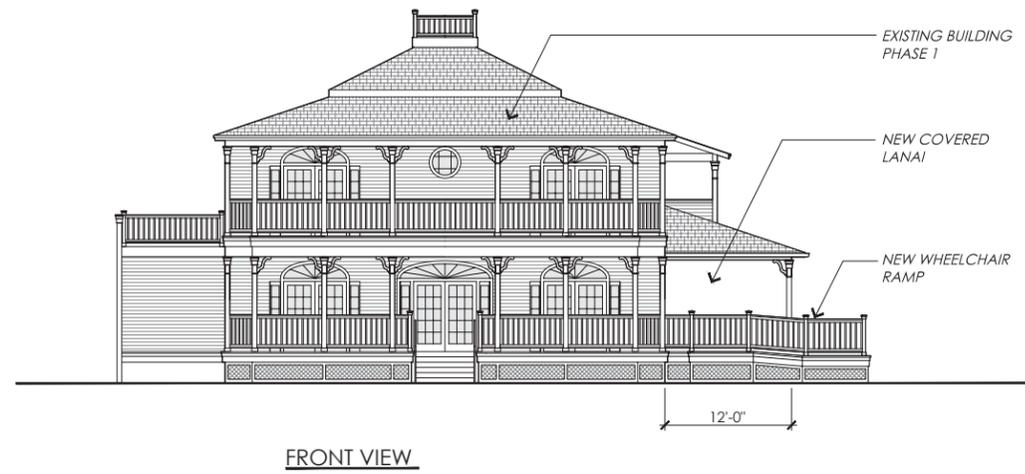
NEW LOBBY

EXISTING INTERIOR AREA	400 sf
NEW LOBBY INTERIOR	160 sf
COVERED LANAI	200 sf
TOTAL NEW LOBBY	760 sf

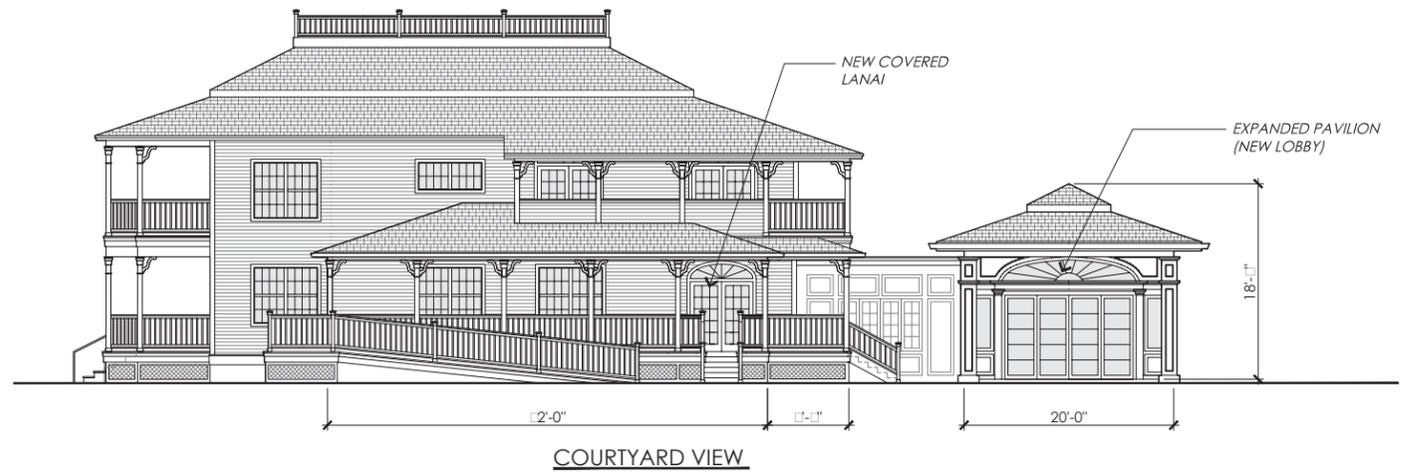
ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

Design Drawings for:
Plantation Inn Redevelopment

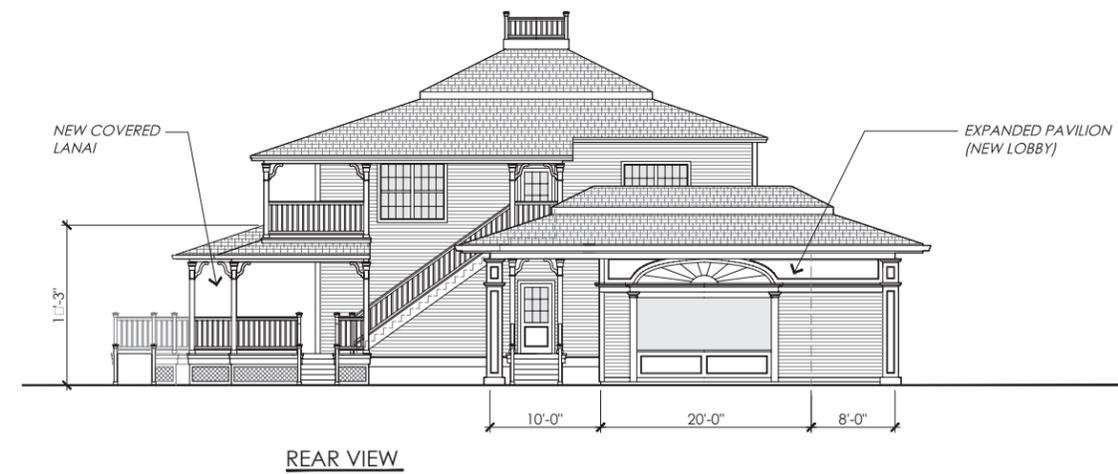
Steven Heller Architect LLC
Haiku, Maui, Hawaii
April, 2014



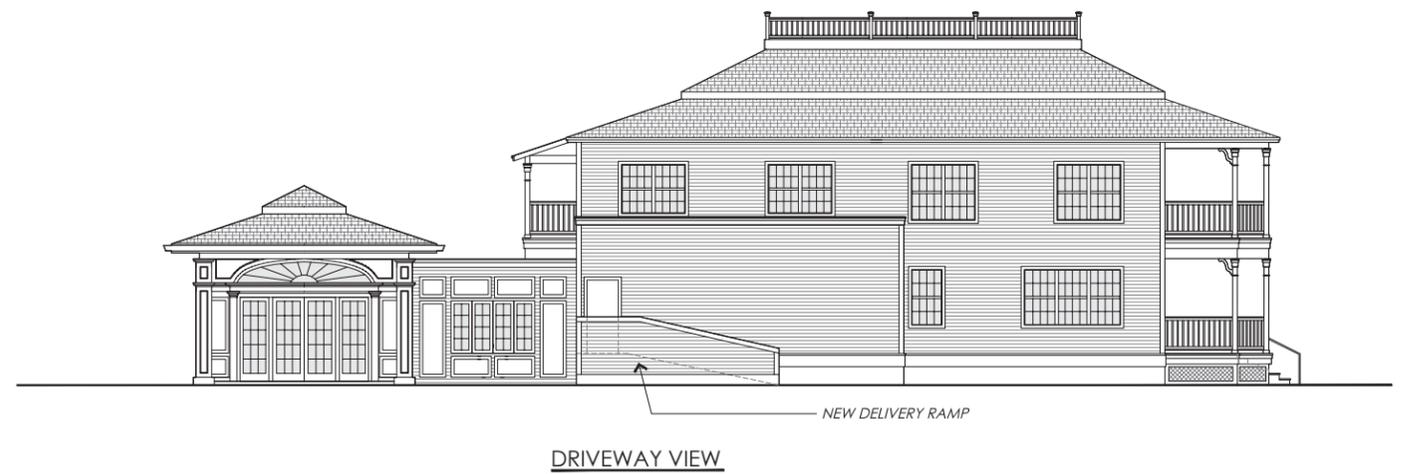
FRONT VIEW



COURTYARD VIEW



REAR VIEW



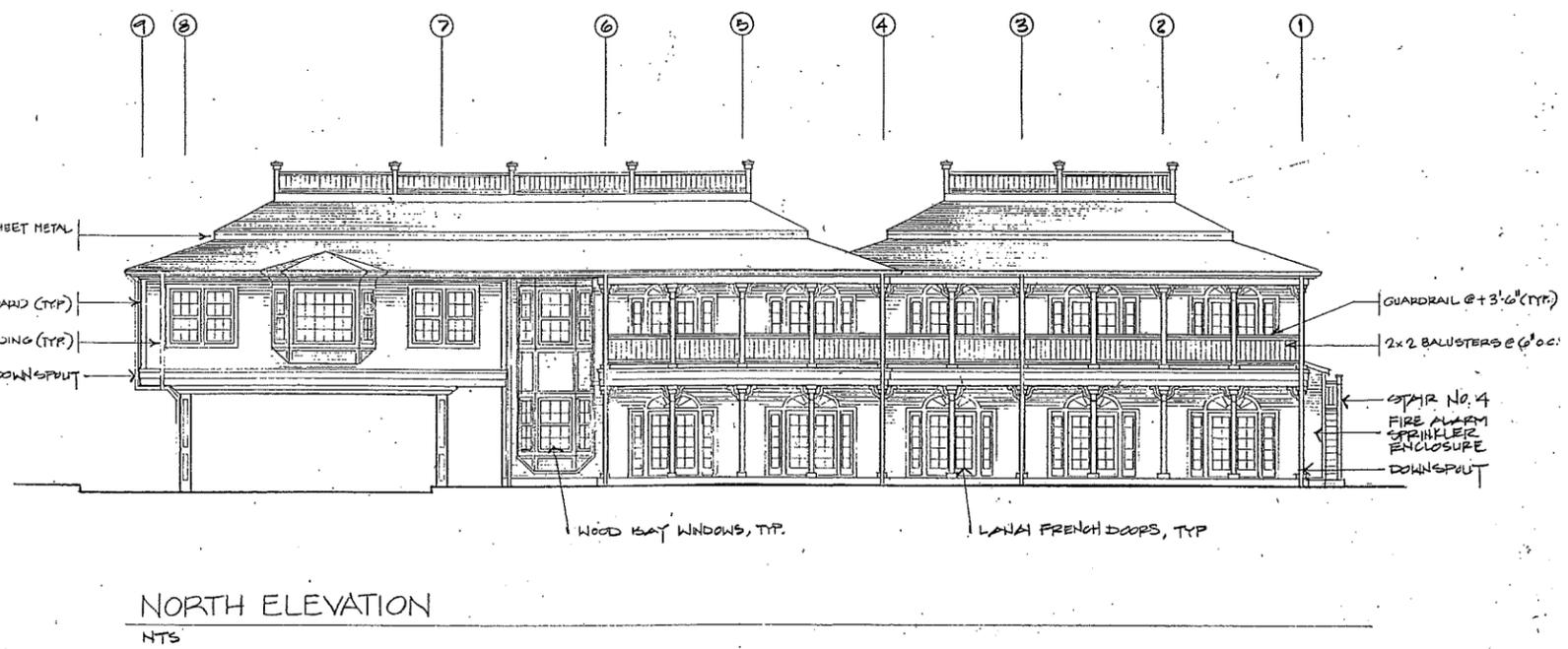
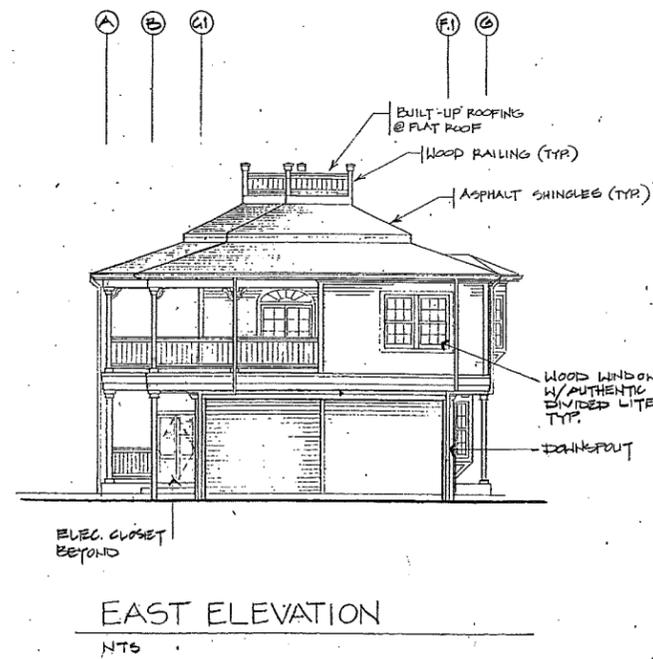
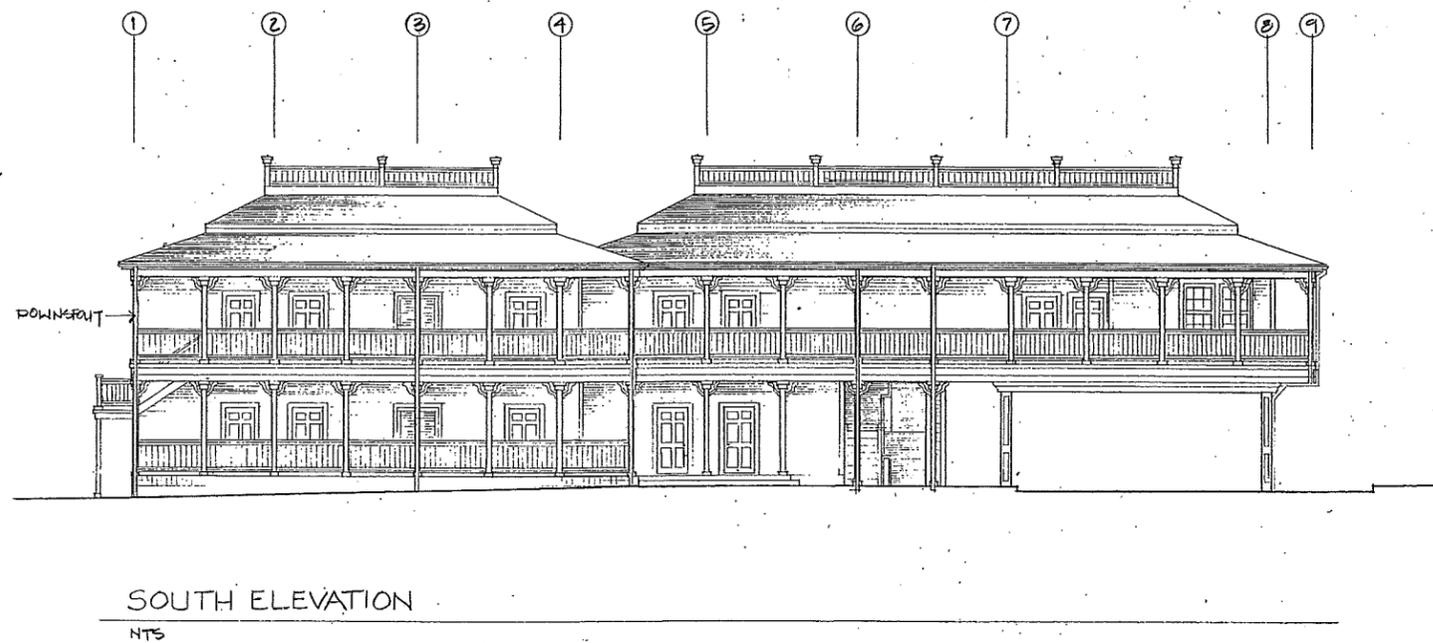
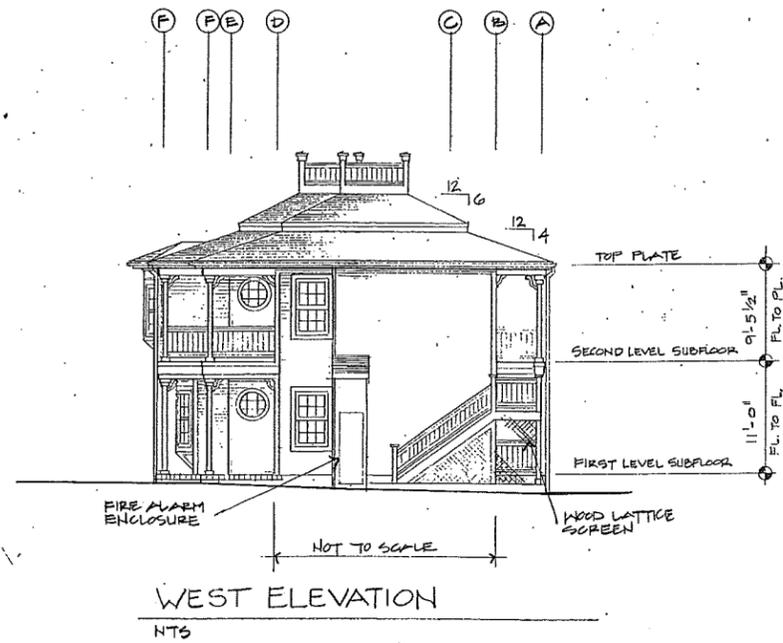
DRIVEWAY VIEW

EXTERIOR ELEVATION (EXISTING BUILDING 1)

SCALE: 1/8" = 1'-0"

Design Drawings for:
Plantation Inn Redevelopment

Steven Heller Architect LLC
Haiku, Maui, Hawaii
April, 2014

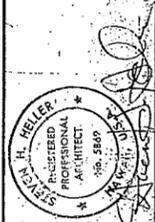


EXISTING PHASE II BUILDING

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



This work was prepared by me or under my direct supervision and I am a duly licensed Professional Architect in the State of Hawaii. I am not providing any services in any other jurisdiction. My registration number is 100,584P.

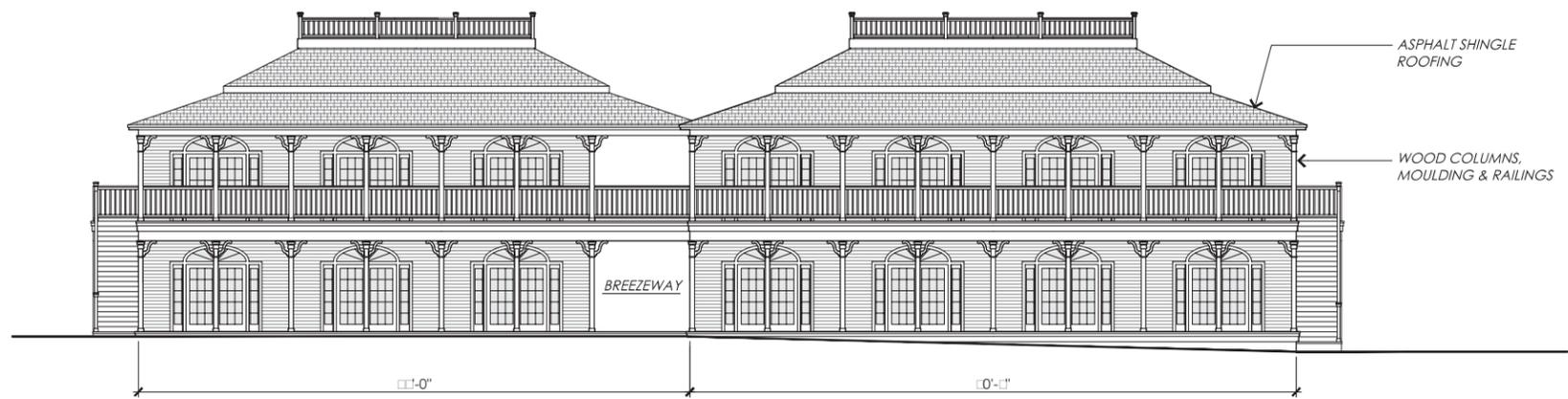


PLANTATION INN PHASE II
Lahaina, Maui, Hawaii
TMK 4-6-09: 37-42-43

DATE OF CONSTRUCTION SET: OCTOBER 9, 1989
GENERAL REVISION: MARCH 22, 1990

BUILDING ELEVATIONS

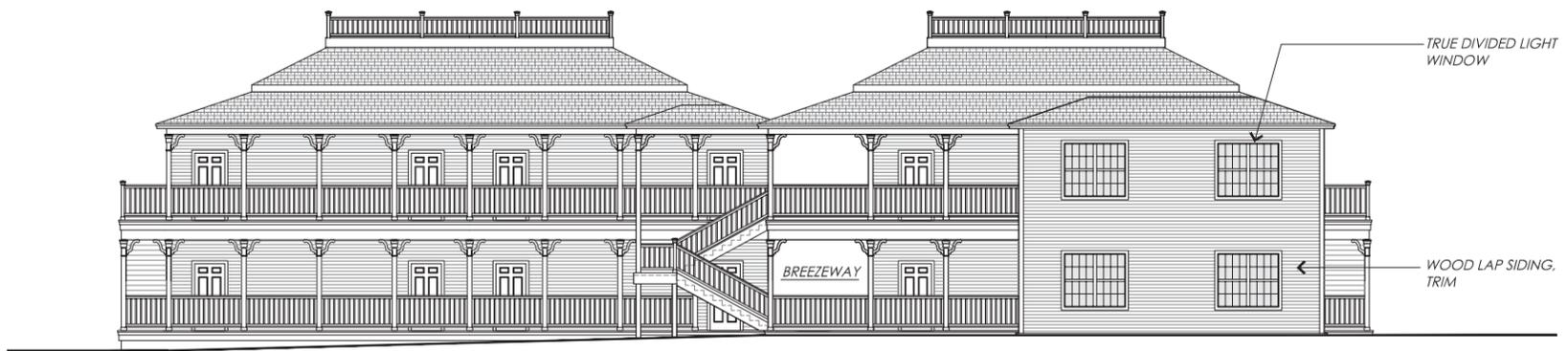
SHEET No. A21



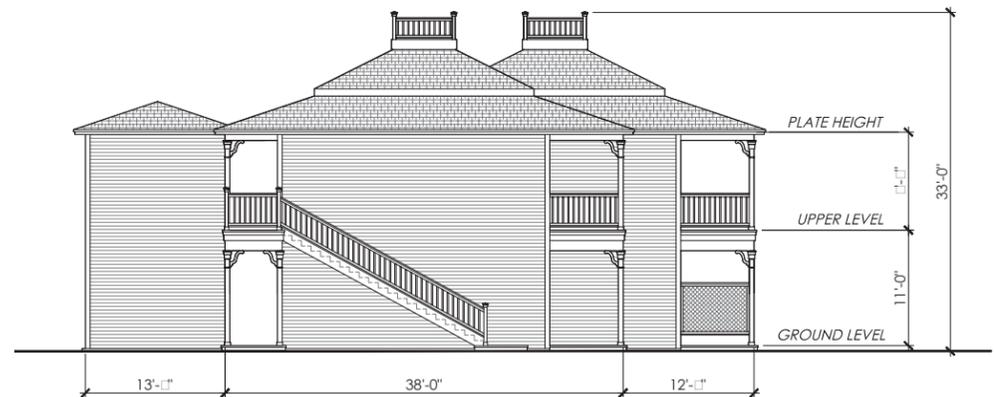
COURTYARD FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW

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

Design Drawings for:
Plantation Inn Redevelopment

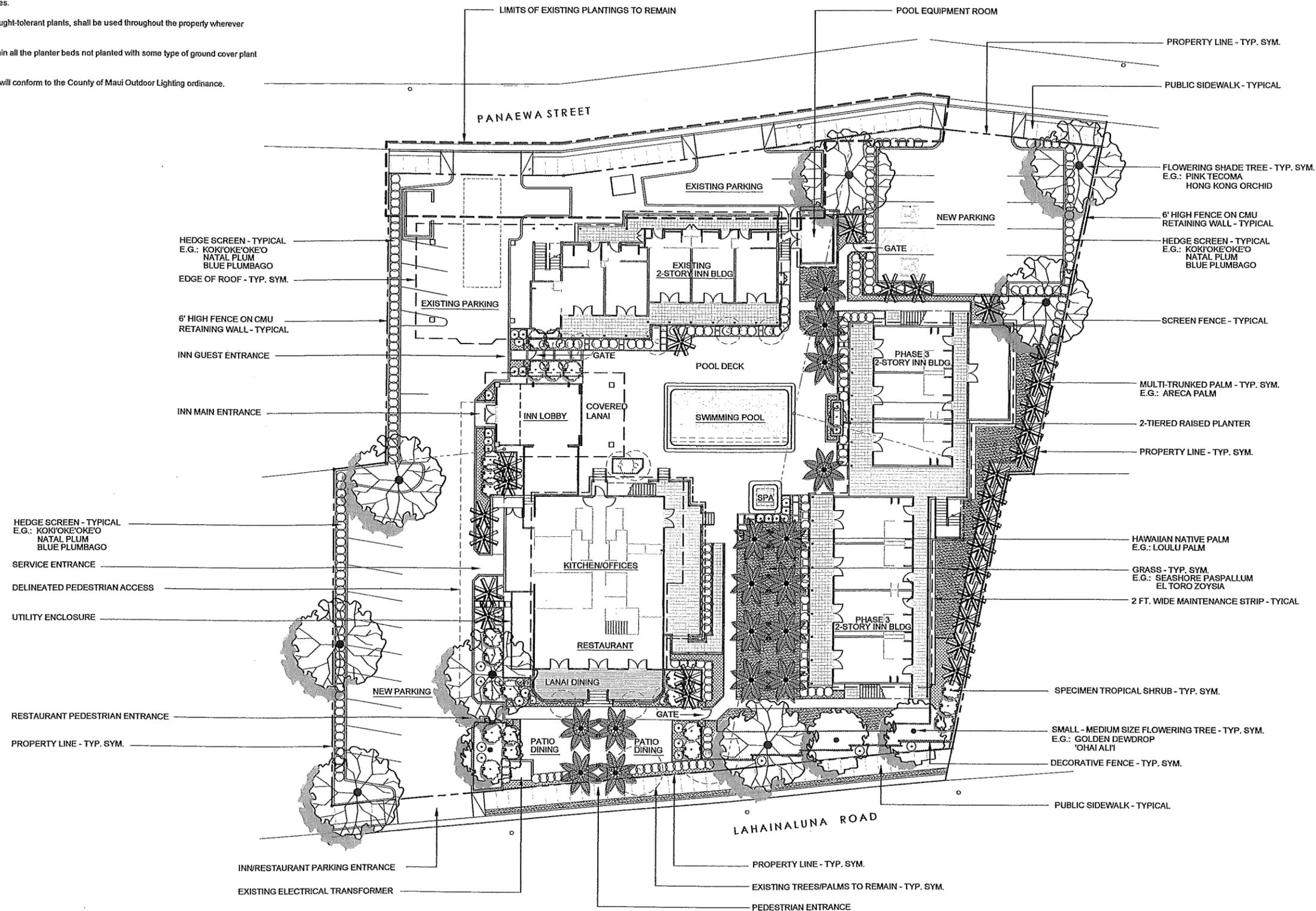
Steven Heller Architect LLC
Haiku, Maui, Hawaii
April, 2014



This work was prepared by me or under my supervision and construction of this project will be under my observation. (Observation of construction as defined in the Section 1.2 of the rules and regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii).
EXP. 04/2014

NOTES:

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



Plantation Inn Redevelopment

Lahaina Maui, Hawaii

PRELIMINARY LANDSCAPE PLAN

Preliminary Landscape Plan

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



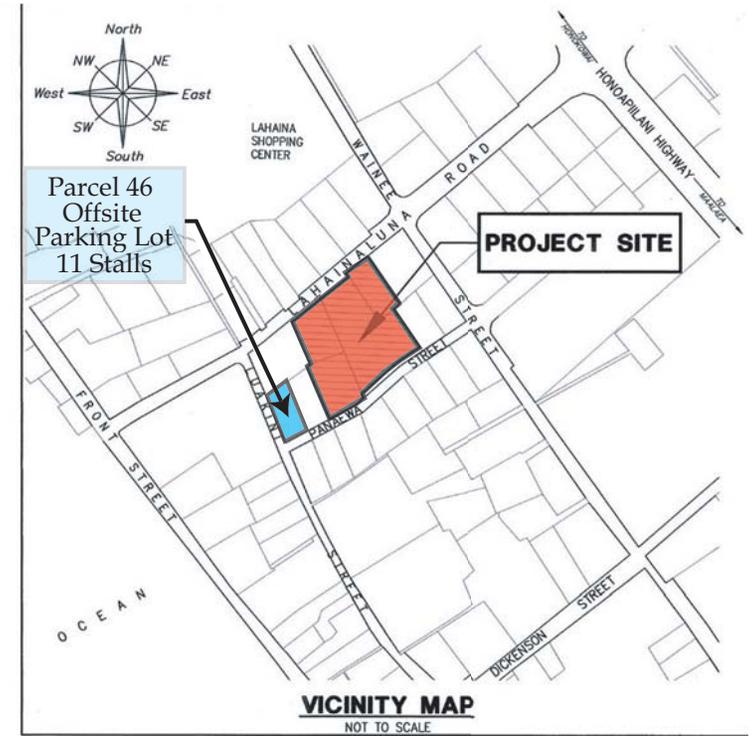
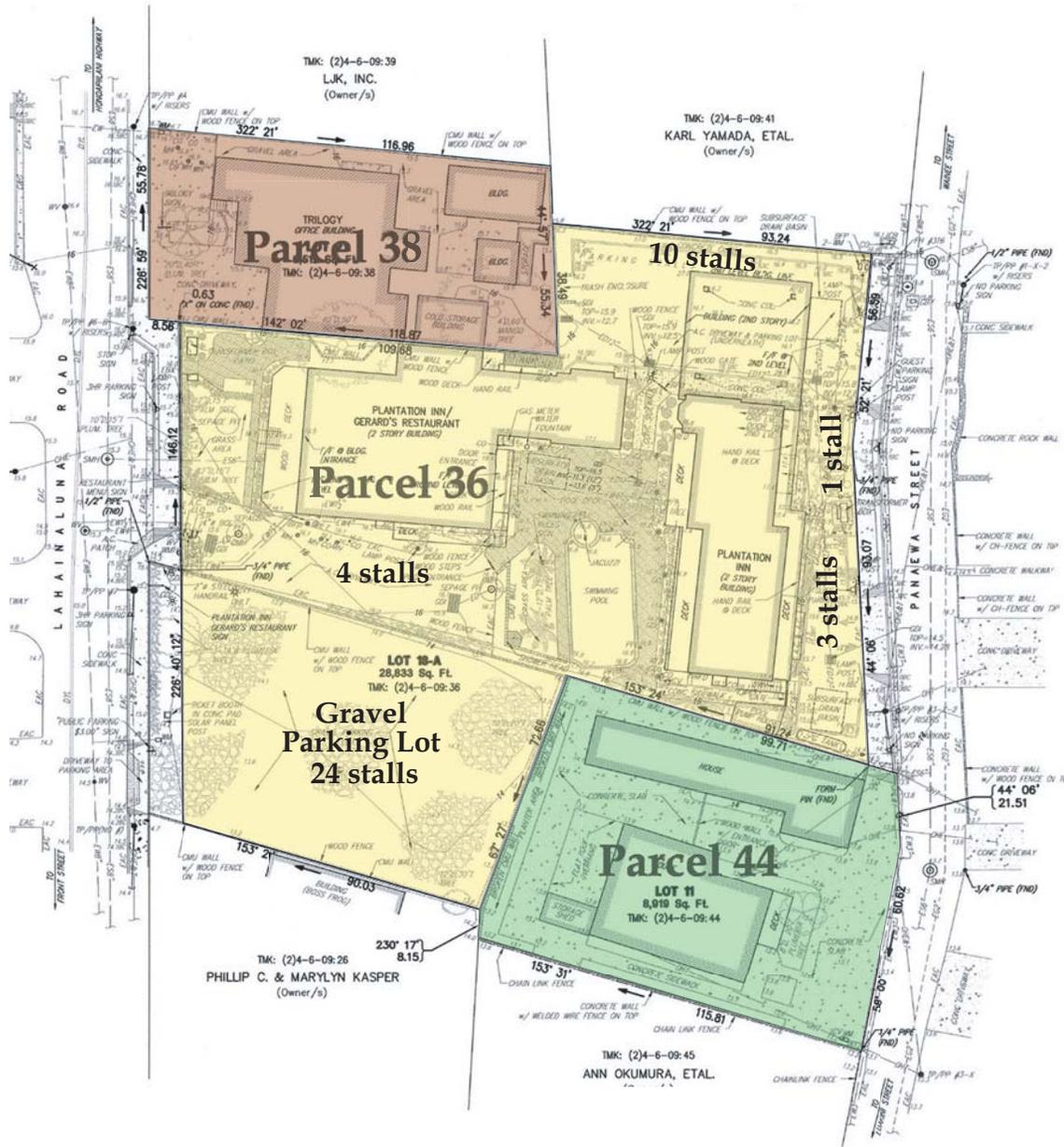
Project No:
Drawn By: RYG
Designed By: RYG
Checked By:
Date: April, 2013
Revisions:

Sheet :

LP

of Sheets

FIGURE 6A
Parking Location
Maps



NOTES FOR TOPOGRAPHIC FEATURES:

1. ELEVATION DATUM = MEAN SEA LEVEL.
2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD. HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UNVERIFIED AND COMPILED FROM EXISTING DATA. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

Parking Summary

Parking Required: 27 stalls
Provided Onsite: 42 stalls
Provided Offsite: 11 stalls
Total Provided: 53 stalls

The Plantation Inn Redevelopment Project
PARKING LOCATION MAP
 (Existing Condition)



Not to Scale

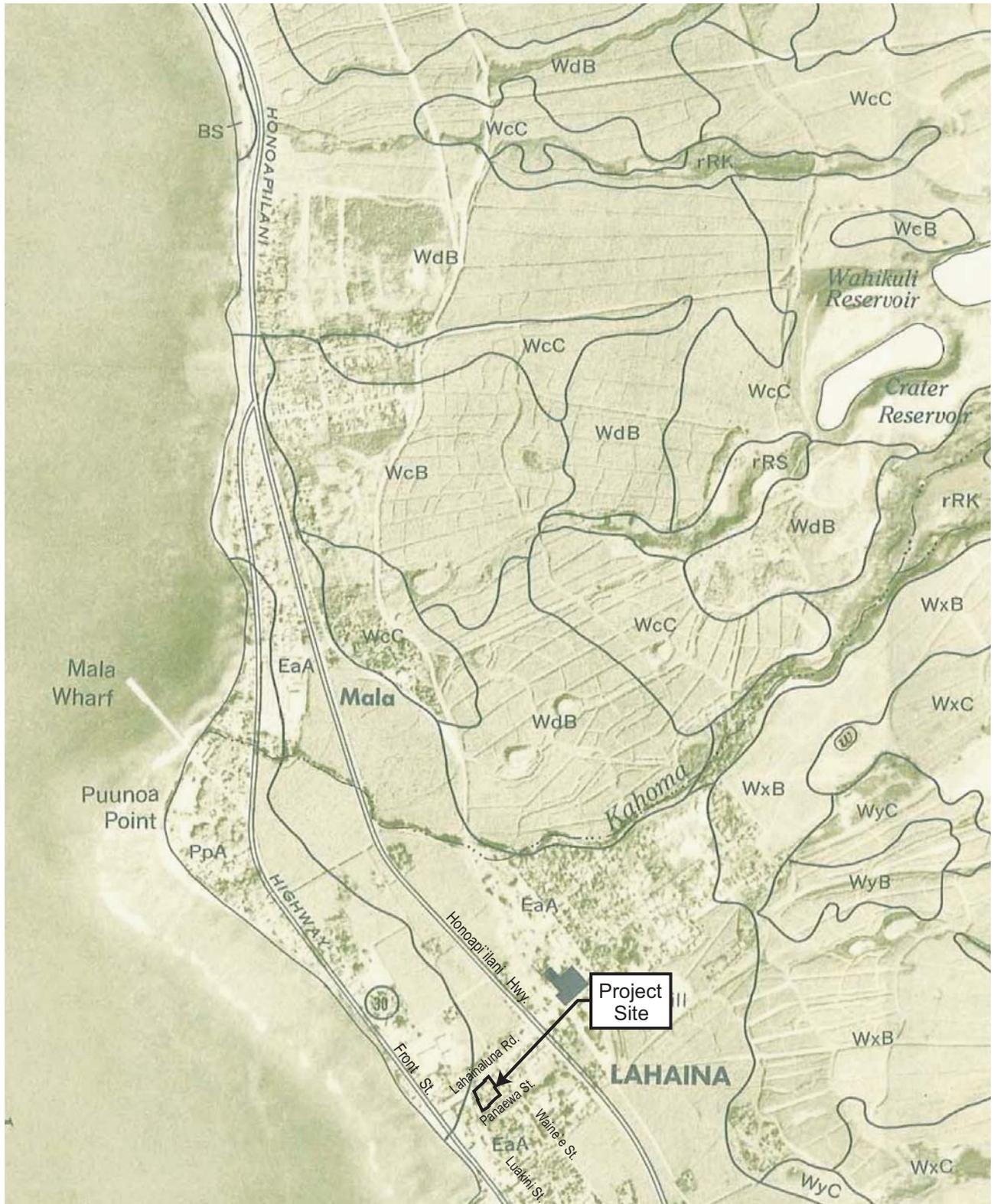


FIGURE 7

Not to Scale

SOIL CLASSIFICATIONS
Plantation Inn Redevelopment Project

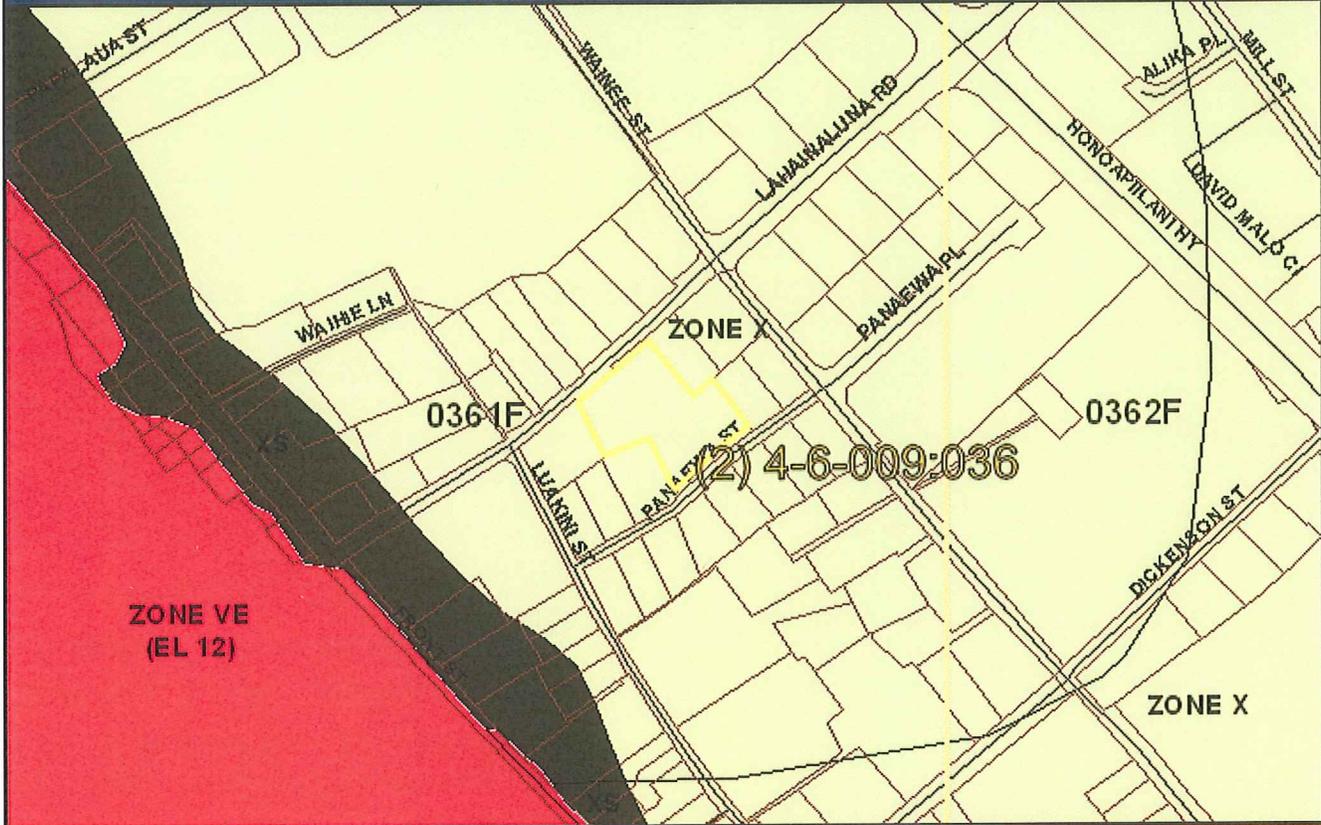


CHRIS HART & PARTNERS

FIGURE 8
Flood Zone Maps



State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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

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

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

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

OTHER FLOOD AREAS

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

PROPERTY INFORMATION

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

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

IMPORTANT PHONE NUMBERS

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

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State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
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NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

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

OTHER FLOOD AREAS

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

PROPERTY INFORMATION

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

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

IMPORTANT PHONE NUMBERS

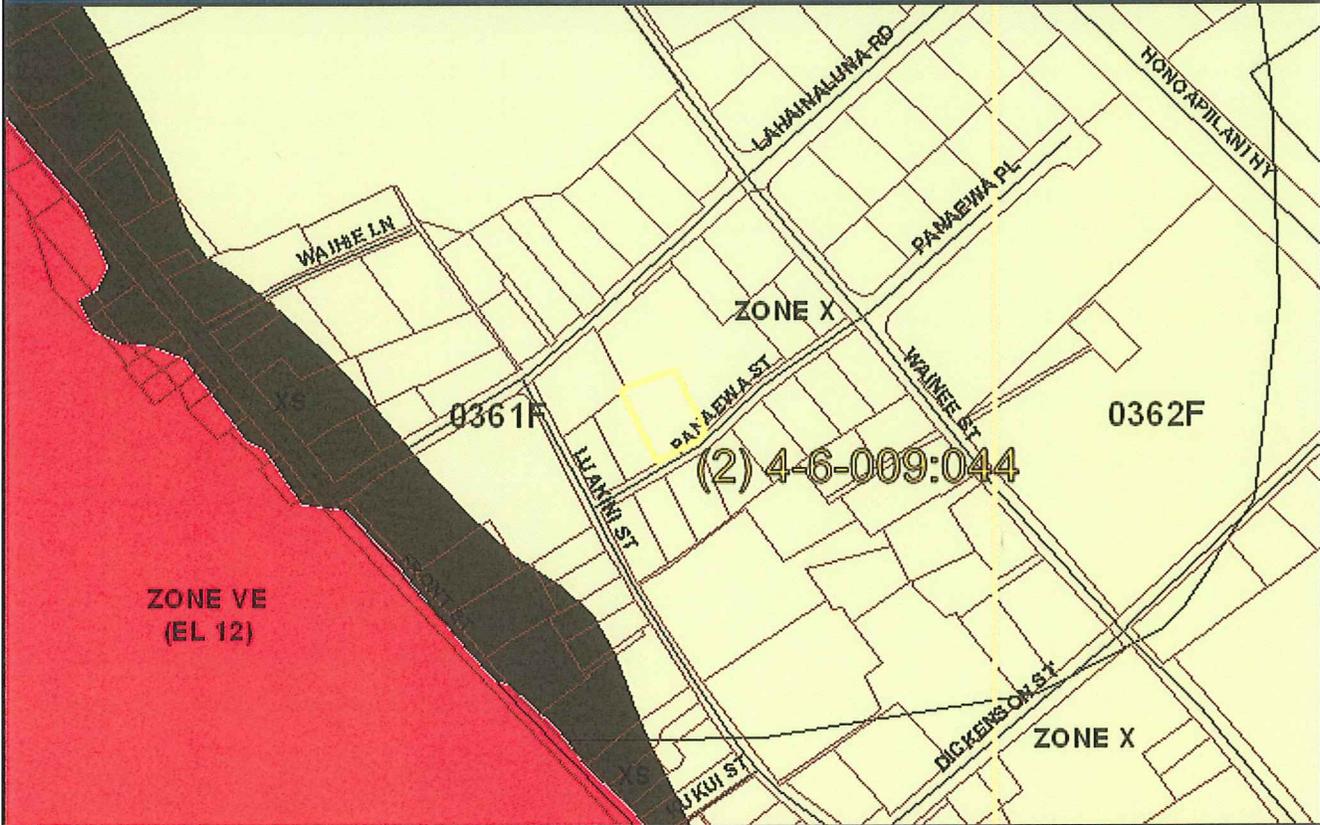
<u>County NFIP Coordinator</u>	
County of Maui	
Francis Cerizo, CFM	(808) 270-7771
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

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State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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

OTHER FLOOD AREAS

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

PROPERTY INFORMATION

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

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

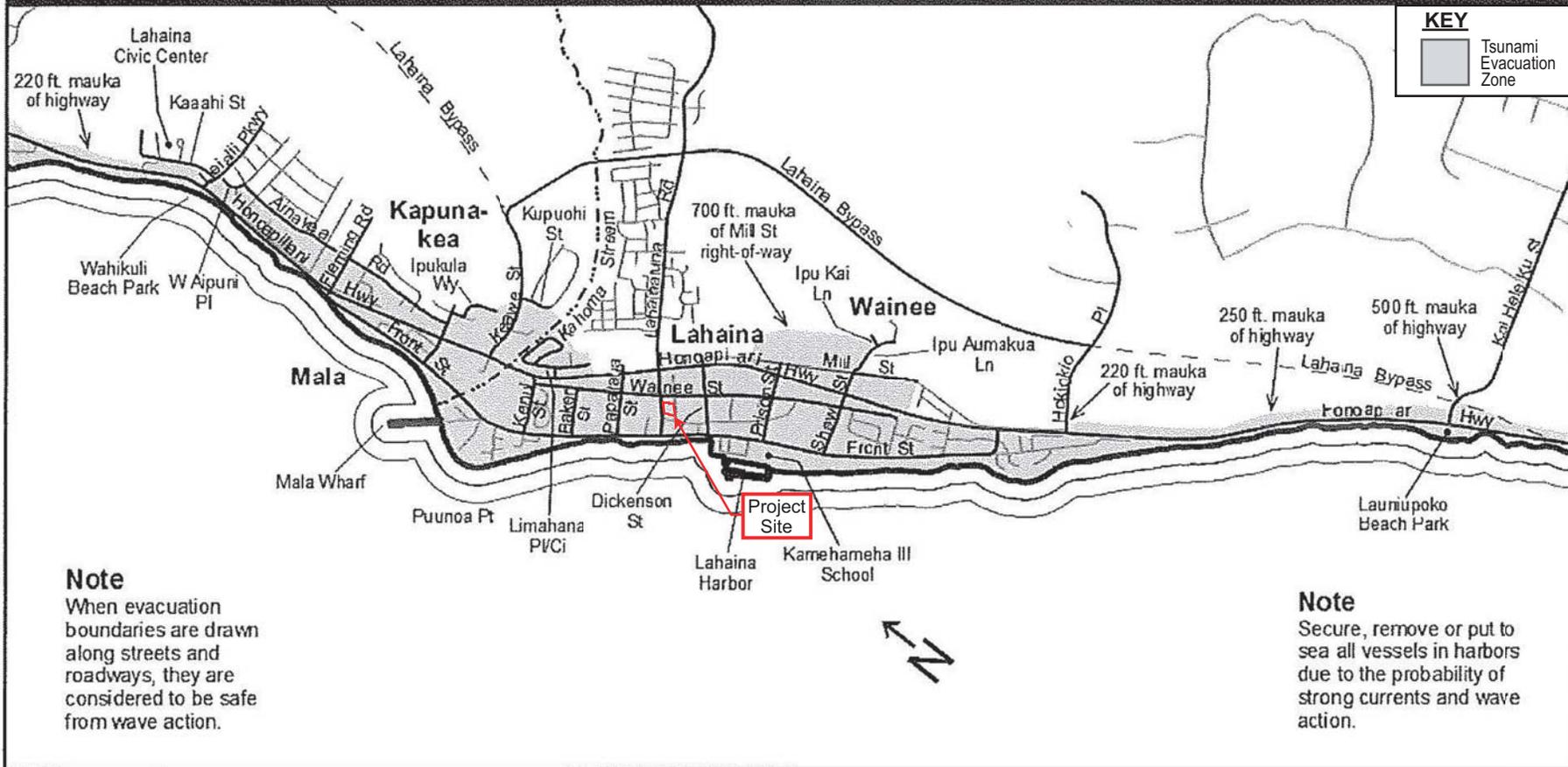
IMPORTANT PHONE NUMBERS

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



Source: Maui Civil Defense

<h2 style="margin: 0;">FIGURE 9</h2> <p style="margin: 0;">Not to Scale</p> <h3 style="margin: 0;">TSUNAMI EVACUATION MAP</h3> <p style="margin: 0;">Plantation Inn Redevelopment Project</p>	
---	------



FIGURE 10

Not to Scale

STATE LAND USE DISTRICTS
Plantation Inn Redevelopment Project



Maui Island - Directed Growth Map W3

County of Maui



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

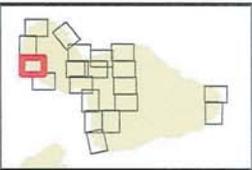
Legend

Growth Boundaries

- Urban
- Small Town
- Rural

Reference

- 2011 Parcels
- Primary Roads



Scale: 0 1000 2000 3000 4000 Feet

Product Code: M-CET_20121020-03
Copyright © October 30, 2012

Background Image: Worldview 2 - 2010

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

PREPARED BY:

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

FIGURE 11

Not to Scale

DIRECTED GROWTH MAP
Plantation Inn Redevelopment Project



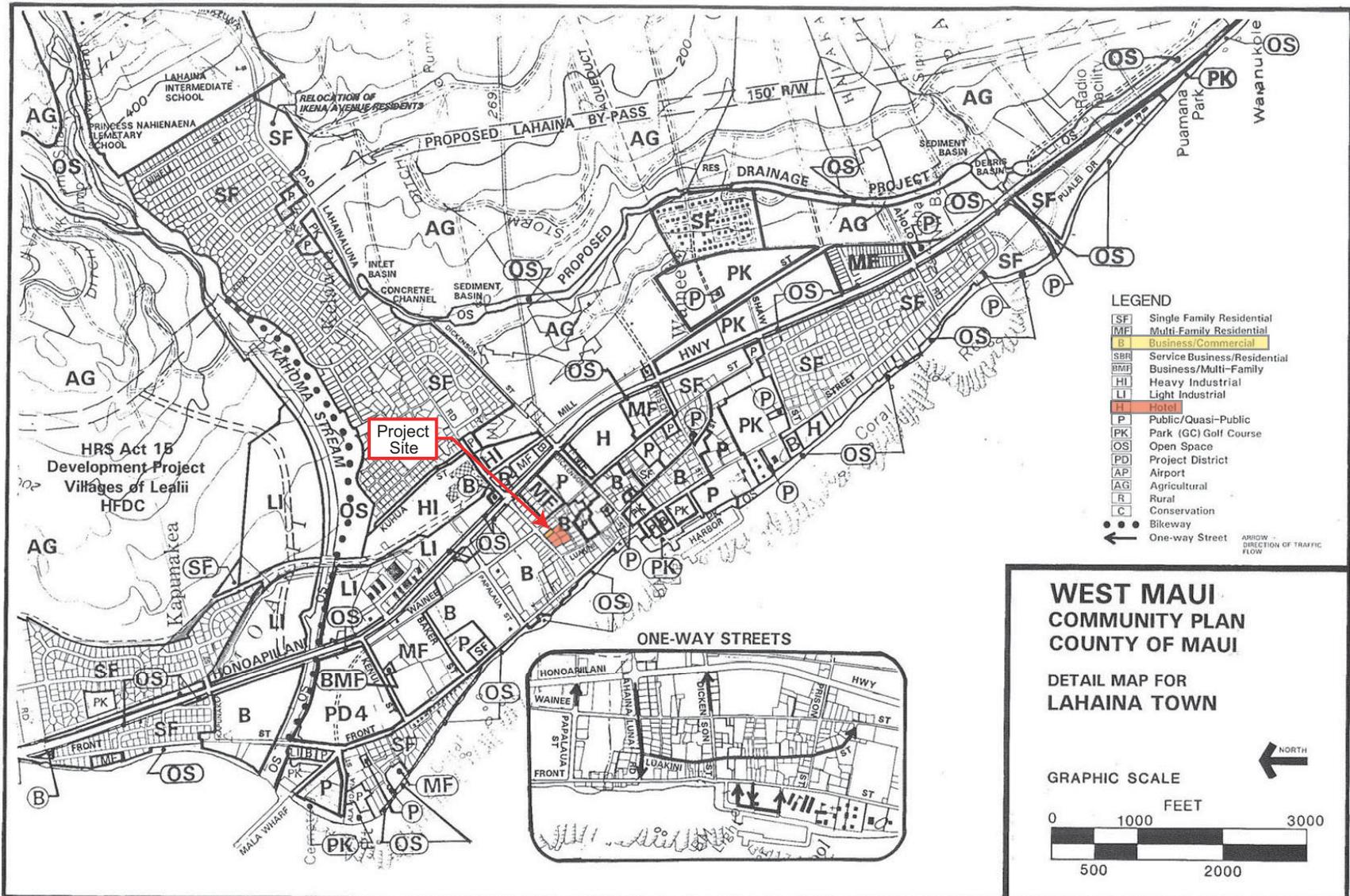


FIGURE 12

Not to Scale

WEST MAUI COMMUNITY PLAN
Plantation Inn Redevelopment Project



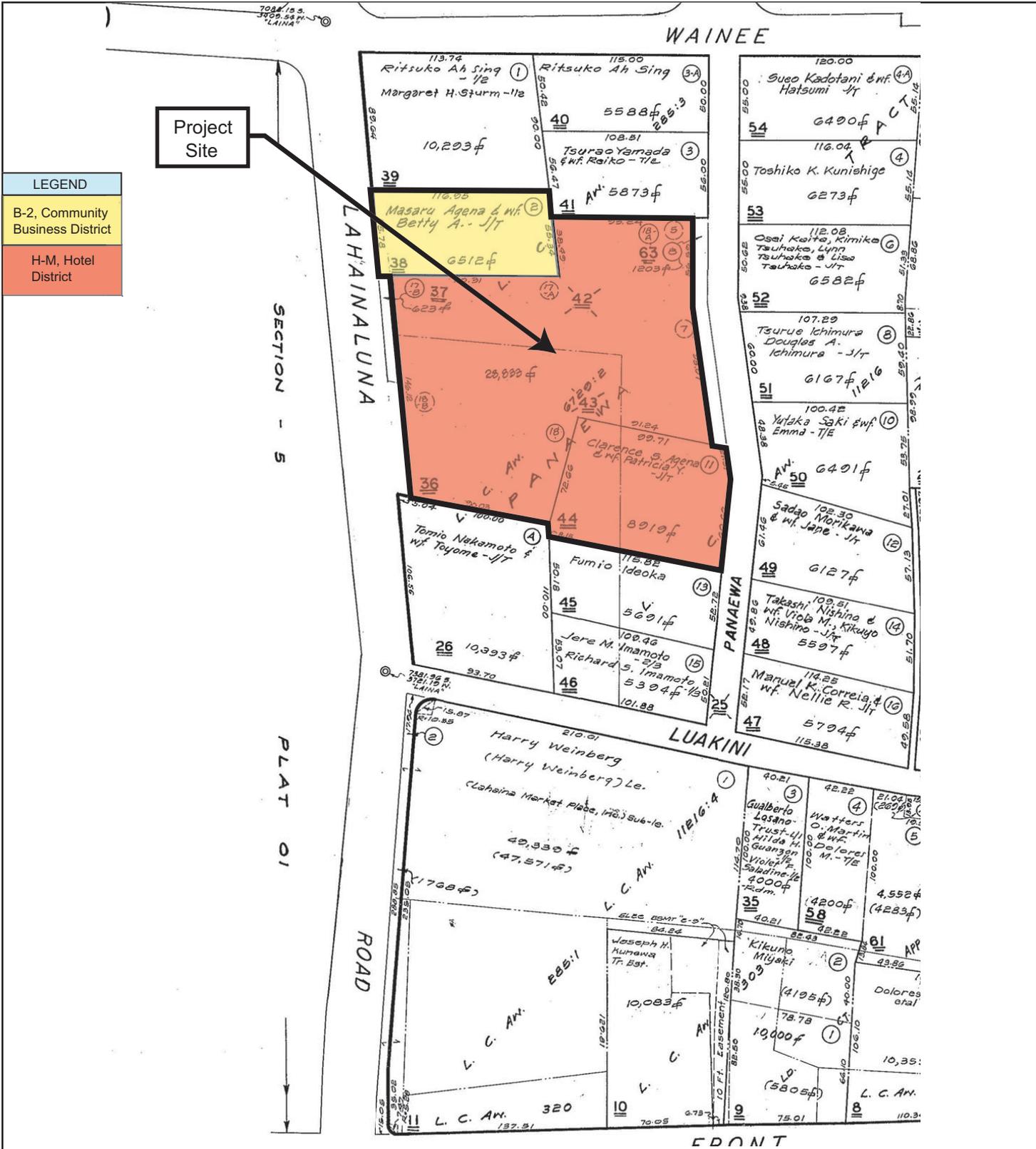


FIGURE 13

Not to Scale

MAUI COUNTY ZONING
Plantation Inn Redevelopment Project



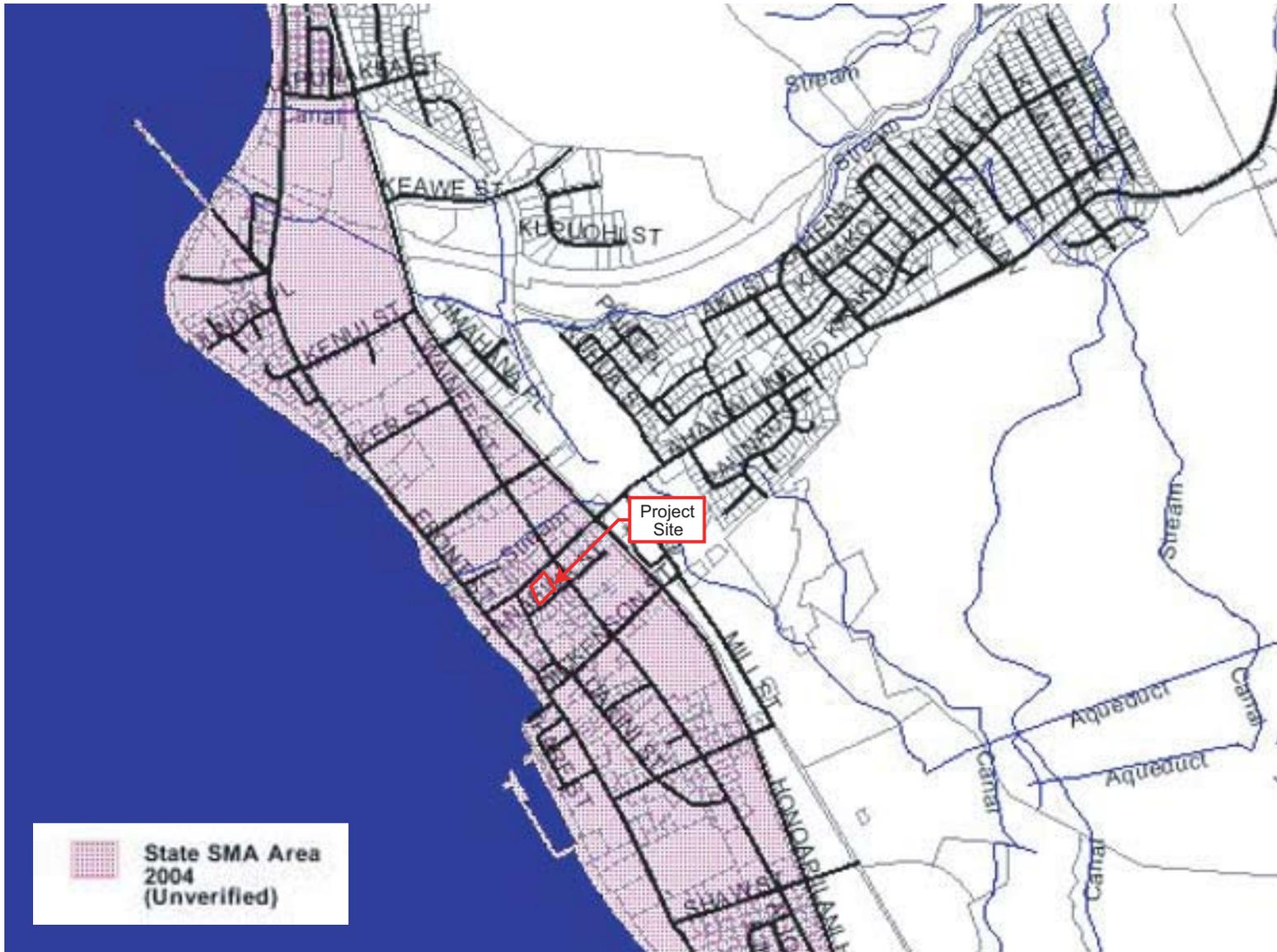


FIGURE 14

Not to Scale

SPECIAL MANAGEMENT AREA
Plantation Inn Redevelopment Project



APPENDICES

APPENDIX A
Zoning and Flood
Confirmation

Refer to attached
CIZ Ordinance 3244

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME KBHL, LLC (c/o: Chris Hart & Partners) TELEPHONE (808) 242-1955
PROJECT NAME Proposed Modifications to the Plantation Inn E-MAIL gtadaki@chpmaui.com
ADDRESS/LOCATION 174 Lahainaluna Road, Lahaina, HI 96761 TAX MAP KEY (2) 4-6-009: 036

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**
 No
Parcel 36 will be consolidated with Parcel 38 and Parcel 44. A new two-story guest building, a new pool and spa, a new covered lanai, and interior improvements to Plantation Inn's main building are proposed on Parcel 36.

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

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) Urban
COMMUNITY PLAN DESIGNATION(S) Hotel
COUNTY ZONING(S) H-M Hotel Dist. (6 stories)
OTHER DESIGNATION(S) National Historic Landmark Dist. zoning Conditional by Ord. 3245

Yes No
See Additional Comments On Page Two

Yes No
See The Attached Land Use Designation Map

Yes No
SPECIAL
MANAGEMENT
AREA (SMA)
 Yes No
PLANNED
DEVELOPMENT
 Yes No
PROJECT
DISTRICT

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A
BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No
*For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code] Paul Gotta
 N/A (Not Applicable) **The proposed land uses appear to be consistent WITHOUT a unilateral agreement.

Except as permitted in Section 18.04.030(B) MCC, property containing any Interim Zoning shall NOT be subdivided.

Comments: _____
 **The proposed land uses appear to NOT be consistent.
Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:

Aaron Shinmoto
(Signature)

2/27/13
(Date)

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME KBHL, LLC (c/o: Chris Hart & Partners) TELEPHONE (808) 242-1955

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

ADDRESS/LOCATION 174 Lahainaluna Road, Lahaina, HI 96761 TAX MAP KEY (2) 4-6-009: 038

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but NOT including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**
 No
Parcel 38 will be consolidated with Parcel 36 and Parcel 44. A parking lot for Plantation Inn guests is proposed on Parcel 38.

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

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION

STATE LAND USE DISTRICT(S) Urban

COMMUNITY PLAN DESIGNATION(S) Business/Commercial

COUNTY ZONING(S) B-2 Community Business District

OTHER DESIGNATION(S) National Historic Landmark District

Yes No
See Additional Comments On Page Two

Yes No
See The Attached Land Use Designation Map

Yes No
SPECIAL
MANAGEMENT
AREA (SMA)

Yes No
PLANNED
DEVELOPMENT

Yes No
PROJECT
DISTRICT

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A

BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No

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

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

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code] Paul White
 N/A (Not Applicable) **The proposed land uses appear to be consistent with a unilateral agreement.

Except as permitted in Section 18.04.030(B) MCC, property containing any Interim Zoning shall NOT be subdivided.

Comments: _____

**The proposed land uses appear to NOT be consistent.

Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:

Aaron Shinmoto
(Signature)

2/27/13
(Date)

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

Refer to attached
CIZ Ordinance 3244

COUNTY OF MAUI
DEPARTMENT OF PLANNING
Kalana Pakui Building
250 South High Street
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
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E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT INFORMATION (To be completed by Applicant)

APPLICANT NAME KBHL, LLC (c/o: Chris Hart & Partners) TELEPHONE (808) 242-1955
PROJECT NAME Proposed Modifications to the Plantation Inn E-MAIL gtadaki@chpmaui.com
ADDRESS/LOCATION 174 Lahainaluna Road, Lahaina, HI 96761 TAX MAP KEY (2) 4-6-009: 044

Yes Will this Zoning and Flood Confirmation Form be used with a Subdivision Application, including four (4) or more dwelling units on a parcel, but **NOT** including subdivisions listed and processed under the exceptions in Section 18.04.030(B), Maui County Code? **IF YES, LIST THE PROPOSED LAND USES BELOW:**
 No
Parcel 44 will be consolidated with Parcel 36 and Parcel 38. A parking lot for Plantation Inn guests and a two-story guest building are proposed on Parcel 44.

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

FOR COUNTY USE ONLY (To be completed by ZAED)

ZONING INFORMATION
STATE LAND USE DISTRICT(S) Urban
COMMUNITY PLAN DESIGNATION(S) Hotel
COUNTY ZONING(S) H-M Hotel Dist. 6 stories
OTHER DESIGNATION(S) National Historic Landmark Dist. Zoning Ordinance 3245
 Yes No See Additional Comments On Page Two
 Yes No See The Attached Land Use Designation Map

Yes No
SPECIAL
MANAGEMENT
AREA (SMA)
 Yes No
PLANNED
DEVELOPMENT
 Yes No
PROJECT
DISTRICT

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE(S) X For Flood Zone AO, FLOOD DEPTH N/A
BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.

*FLOODWAY Yes No *FLOOD DEVELOPMENT PERMIT REQUIRED Yes No
*For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
*For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

SUBDIVISION CONSISTENCY [Section 18.04.030(D), Maui County Code]
 N/A (Not Applicable) **The proposed land uses appear to be consistent with a unilateral agreement.

Except as permitted in Section 18.04.030(B) MCC, property containing any Interim Zoning shall NOT be subdivided.

Comments: _____
 **The proposed land uses appear to NOT be consistent.
Comments: _____

** All proposed subdivisions will be further reviewed during the subdivision application process to verify subdivision consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement.

REVIEWED & CONFIRMED BY:
[Signature] 2/27/13
(Signature) (Date)
For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division

APPENDIX B

H-M, Hotel

Zoning

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

Chapter 19.14 - HOTEL DISTRICTS

Sections:

[19.14.010 - Generally.](#)

[19.14.020 - Permitted uses.](#)

[19.14.030 - Area regulations.](#)

[19.14.040 - Height regulations.](#)

[19.14.050 - Lot coverage.](#)

[19.14.060 - Floor area-lot area ratio.](#)

[19.14.070 - Yards.](#)

19.14.010 - Generally.

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

(Prior code § 8-1.7(a))

19.14.020 - Permitted uses.

Within hotel districts, the following uses shall be permitted:

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

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

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

19.14.030 - Area regulations.

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

(Prior code § 8-1.7(c))

19.14.040 - Height regulations.

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

(Prior code § 8-1.7(d))

19.14.050 - Lot coverage.

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

(Prior code § 8-1.7(e))

19.14.060 - Floor area-lot area ratio.

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

(Prior code § 8-1.7(f))

19.14.070 - Yards.

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

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

(Prior code § 8-1.7(g))

APPENDIX C
B-2, Community
Business Zoning

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

Chapter 19.18 - B-2 COMMUNITY BUSINESS DISTRICT

Sections:

[19.18.010 - Generally.](#)

[19.18.020 - Permitted uses.](#)

[19.18.030 - Area regulations.](#)

[19.18.040 - Height regulations.](#)

[19.18.050 - Yards.](#)

19.18.010 - Generally.

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

(Prior code § 8-1.9(a))

19.18.020 - Permitted uses.

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

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

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

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

19.18.030 - Area regulations.

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

(Prior code § 8-1.9(c))

19.18.040 - Height regulations.

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

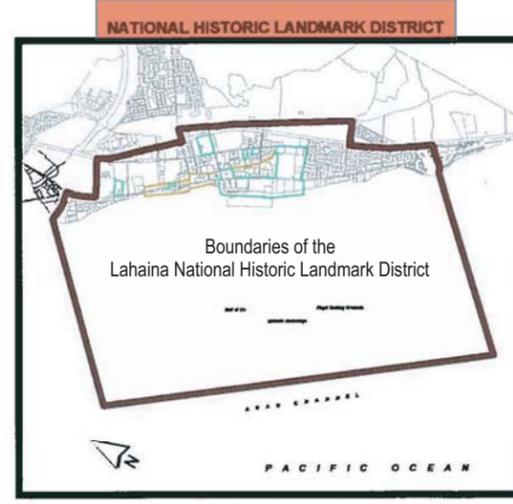
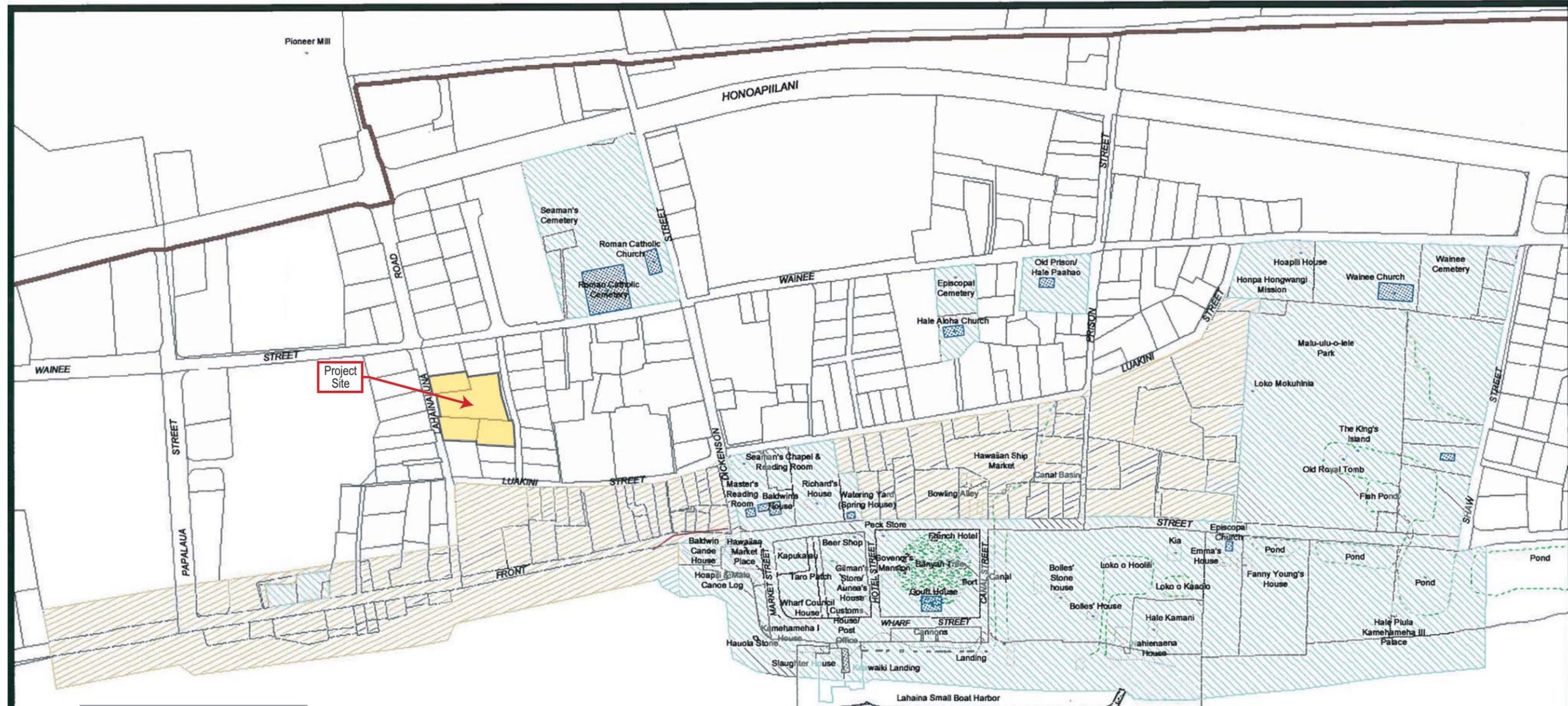
(Prior code § 8-1.9(d))

19.18.050 - Yards.

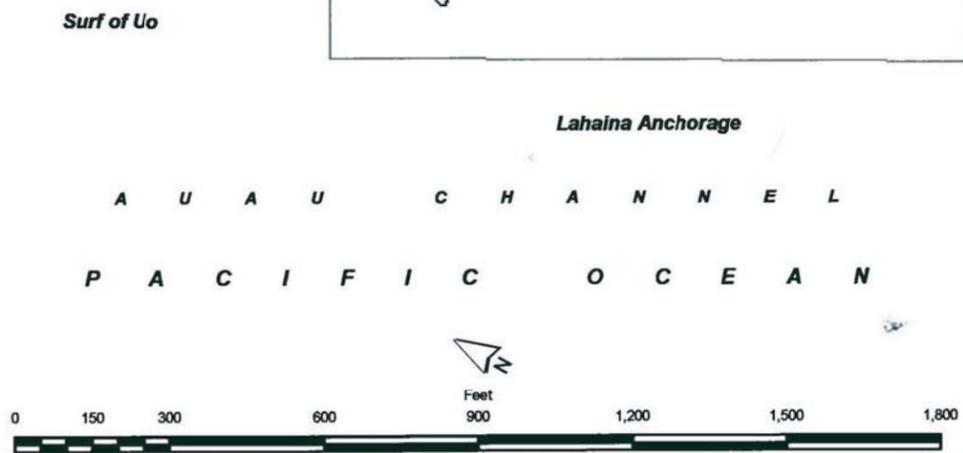
No yard spacing shall be required, except such areas that shall be required for off-street parking; with the exception that where the side or rear of a lot in a B-2 community business district abuts a lot in any residential, apartment house or hotel district, the abutting side or rear yard shall have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

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

APPENDIX D
Lahaina Historic
Districts Map



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



Royal Surfing Grounds

REVISED: MARCH 22, 1987 (After Public Hearing)

MAUI PLANNING COMMISSION
COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP
SHOWING HISTORIC DISTRICTS 1 and 2

<small>APPROVED:</small> _____	<small>PUBLIC HEARING:</small> 3-21-87
<small>CHAIRMAN:</small> _____	<small>ADOPTED:</small> 4-21-87
<small>APPROVED:</small> 3-23-87	<small>ORDINANCE:</small> No 614
<small>CHAIRMAN:</small> _____	<small>DATE:</small> 12-14-88 <small>SCALE:</small> 1" = 200'

PREPARED BY: MAUI PLANNING COMMISSION
P.O. BOX 1487
KAHULUI, HAWAII

Robert O. Oshiro
PLANNING DIRECTOR

DIGITAL MAP DEVELOPED IN 2003 BASED ON ORIGINAL MYLAR
MAP FOR LAHAINA HISTORIC DISTRICTS 1 & 2 ADOPTED 04-21-87
COUNTY OF MAUI
DEPARTMENT OF MANAGEMENT
GIS DIVISION
PRINTED OCTOBER 2003

APPENDIX E
Prior Plantation
Inn Approvals



COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 12, 2005

RECEIVED
MAY 10 2005

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

Dear Mr. White:

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

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

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

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7664

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

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

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

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

11. That the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the Special Management Area Use Permit and Off-site Parking approvals. Failure to so develop the property may result in the revocation of the permits.
12. That appropriate energy conservation measures shall be incorporated into the project, including solar water heaters or heat pumps.

PROJECT SPECIFIC CONDITIONS:

13. That the applicant shall be responsible for all required infrastructural improvements, as required by Title 18, Maui County Code, and other County codes, rules and regulations, including but not limited to water source and system improvements for both domestic and fire protection, drainage improvements, traffic related improvements, wastewater system improvements, and utility upgrades. Said improvements shall be constructed concurrently with the development and shall be completed prior to issuance of a certificate of occupancy.
14. That the applicant shall comply with Chapter 2.94, Maui County Code relating to Affordable Housing Policies for Hotel-Related Developments. The affordable housing units shall be provided in accordance with the executed housing agreement between the applicant and the County of Maui Housing and Human Concerns (DHHC). Said affordable housing units shall be available for occupancy concurrent with or prior to occupancy of Phase III of the Plantation Inn.
15. That water conservation and recycling measures shall be incorporated in to the project's design, construction and operation.
16. That a qualified professional archaeologist be present during all ground altering activities. An acceptable monitoring plan will be submitted to the State Historic Preservation Division for review prior to the commencement of construction activities. (Recommended by SHPD)
17. That archaeological testing shall be conducted following the demolition of the existing structures and prior to the commencement of construction activities. (Recommended by SHPD)
18. That an acceptable report documenting the findings of the archaeological

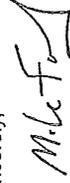
Mr. Michael White, General Manager
May 12, 2005
Page 4

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

19. That should cultural deposits or burial remains be found at any time during the construction, work shall immediately cease and both SHPD and the island Burial Council should be contacted.
 20. That should a noise permit be required by the Department of Health, a copy of said permit shall be submitted to the Planning Department to be kept on file.
 21. That the applicant shall comply with the Department of Health standards regarding dust and rodent control.
 22. That an appropriate Best Management Practices (BMP) plan shall be reviewed and approved by the Department of Public Works and Environmental Management and the U.S. Department of Agriculture, Natural Resource Conservation Service. Said plan shall address impacts associated with erosion, contaminants, and construction waste. The approved plan shall be filed with the Maui Planning Department with the project's compliance report.
 23. That the required off-site parking stalls to be located at 153 Panaewa Street, TMK 4-6-9: 46, shall be used to satisfy a portion of the parking requirements for the Plantation Inn Project and shall further be clearly marked for use by The Plantation Inn.
 24. That final details of the proposed fence and entry gate along Lahainaluna Road and the project's final landscape planting and irrigation plans shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.
- Enclosed for your information is a copy of the Department's Report and Recommendation dated May 10, 2005.

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

Sincerely,


MICHAEL W. FOLEY
Planning Director

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

MWF:ATC:dm
Enclosures

- c: Clayton I. Yoshida, AICP, Planning Program Administrator
- Rory Frampton, Chris Hart & Partners
- ZAED (2)
- DSA (2) (w/ 1 copy of enclosures)
- Department of Water Supply
- DLNR SHPD
- Ed Okubo, Department of Housing and Human Concerns
- DOT
- Ann Czig, Planner
- CZM File (w/ enclosures)
- Project File
- General File
- K:\WP_DOCS\PLANNING\SM119900024_Plantation\InPhase\IIMP\Approval\SM1&OSP.wpd

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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. SHIMOTO
Zoning Administration and
Enforcement Division

August 20, 1998

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

Dear Mr. Hart:

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

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

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

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

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

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

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

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

Sincerely,

For: LISA M. NUYEN
Director of Planning

MJS:nsg
Enclosures
c: Clayton Yoshida, AICP, Planning Program Administrator
Michael Summers, Staff Planner
LUCA
Project File
98/ZAED File

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LINDA LINGLE
Mayor
DAVID W. BLANE
Director

JISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

June 24, 1998

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

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

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

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

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

Project Specific Conditions

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.

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 3

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
LUCIA (4) (w/enclosures)
Ann Cua, Staff Planner
CZM File (w/enclosures)
Project File
General File
(c:\allham\plantinn.m.app)

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LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director
GWEN OHASHI HIRAGA
Deputy Director

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

June 5, 1997

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

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

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

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

Very truly yours,

Lisa M. Nguyen

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
tst\lham\plantinn.app

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

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BRIAN W. MISKAE
Director
GWEN Y. OHASHI
Deputy Director

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

June 28, 1995

Mr. Steve Heller
105 Ainalakua 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 4-6-2:36 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.

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
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LINU'S CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Director
GWEN Y. OHASHI
Deputy Director

COUNTY OF MAUI
PLANNING DEPARTMENT

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 28, 1995

Mr. Steve Heller
105 Ainalakula Road
Kula, Hawaii 96790

Dear Mr. Heller:

Re: To Obtain Special Management Area Use Permit Time Extension in Order to Complete Phase III of Plantation Inn on Approximately 8,102 sq. ft. of land at Tax Map Key 4-6-9:36 Iahaina, Maui, Hawaii. (90/SMI-024)

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

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

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

Mr. Steve Heller
June 28, 1995
Page 2

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

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

Yours truly,

Gwen Y. Ohashi

GWEN Y. OHASHI
Acting Director of Planning

JWA:tm
Enclosures
cc: Colleen Suyama, Planning Department
Joseph Alueta
LUCA (3)
CZM File
Project
#25821X

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LINDA CROCKETT LINGLE
Mayor



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

BRIAN W. MISKAE
Director
GWEN Y. OHASHI
Deputy Director

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

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

Mr. Steve Heller
105 Aihakula
Kula, HI 96790

June 29, 1994

Dear Mr. Heller:

RE: Permit I.D. No.: 90/SMI-024
TRK: 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.

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

Very truly yours,

Brian W. Miskae

BRIAN MISKAE
Planning Director

encl.

cc: Colleen Suyama
LUCA (3)
CZM w/Report
J. Alueta
File
-Bldg-1994

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LINDA CROCKETT JUNGLE
Mayor

BRIAN W. MUSKALE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96702

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

June 5, 1992

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

Dear Mr. Patterson

RE: Permit I.D. No.: 90/SML-024
TMK: 4-6-9-3X
Project Name: Plantation Inn Phase III

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,


BRIAN MISKAЕ
Planning Director

encl.

cc:file
Colleen Suyama
LUCA
joea



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/SMI-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 a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice including actual written notice to the last known addresses of parties to said contested case and their counsel.
2. That the applicant, its successors, and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit approval and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
3. That the construction of the proposed project shall be initiated within a period of two (2) years from the date of the granting of the Special Management Area Use Permit. Further, initiation of construction shall be determined as construction of offsite improvements, issuance of a foundation permit and initiation of building construction, whichever occurs first.
4. That the construction of the project shall be completed within five (5) years after the date of its initiation.

Letter - 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.

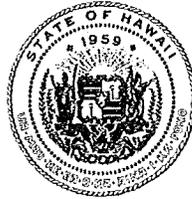
A copy of the Director's Report and Director's Recommendation dated July 24, 1990, is enclosed for your reference.

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APPENDIX F
SHPD Approval
Letters

135/AA-1

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

WILLIAM J. AILA
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

November 19, 2013

Robert Spear, Ph.D., Principal Investigator
Scientific Consultant Services, Inc.
1347 Kapiolani Boulevard, Suite 408
Honolulu, Hawai'i 96814

LOG NO: 2013.0514
DOC NO: 1308DD01
Archaeology

Dear Dr. Spear:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -
Archaeological Assessment Report for a 0.15-acre parcel in Lāhainā,
Ku'ia Ahupua'a, District of Lāhainā, Island of Maui,
TMK: (2) 4-6-009:036**

Thank you for submitting the report titled *An Archaeological Assessment for a 0.15-acre parcel in Lāhainā, Ku'ia Ahupua'a, District of Lāhainā, Island of Maui, TMK: (2) 4-6-009:036*, Stephanie Medrano, B.A., and Michael F. Dega, Ph.D., January 2013 (DRAFT). The submittal was received in the Kapolei office January 24, 2013; we apologize for the delay in responding. The survey project area is 0.15-acre gravel lot adjacent to the Plantation Inn in Lahaina, where construction activities are planned for the Inn's expansion. Field work was conducted December 12-13, 2012 under the supervision of Dr. Michael Dega. Field work included pedestrian survey and mechanical excavation of five stratigraphic trenches distributed roughly equally across the survey parcel. No historic properties or features were identified.

The background information presented in the report is thorough; however information on land use of the parcel after 1853 is missing; please see the attachment for further comments. We have some additional requests for information and revision of one map (Figure 3), as note below.

Because our review period has expired, the report is accepted pursuant to Hawaii Administrative Rule §13-279. Please make the requested revisions outlined in the attachment and send one hard copy of the report, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library. We request that you send a revised hard copy to the Maui SHPD office in Wailuku as well. Please contact me at (808) 933-7653 or Theresa.K.Donham@hawaii.gov if you have any questions or wish to further discuss the contents of this letter.

Aloha,

Theresa K. Donham
Archaeology Branch Chief

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD STE 555
KAPOLEI HI 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: March 3, 2014

LOG: 2014.00760

DOC: 1403AB03

TO: Annalise Kehler
Department of Planning
County of Maui
2200 Main Street
Wailuku, HI 96793

SUBJECT: **Section 6E-42 Historic Preservation Review**
Project: Demolition – Plantation Inn
Owner Name: KBHL Properties
Building Permit: None Submitted
Address: 174 Lahainaluna Road – Lahaina
Tax Map Key: (2) 4-6-009:036, 038 & 044

Date Received by SHPD: February 20, 2014

Description of Project/Undertaking: The project consists of improvements to the Plantation Inn in Lahaina. As part of those improvements, a barber shop and office building will be demolished.

Area of Potential Effect (APE): Parcels [Located within the Lahaina Special Management District]

Description of Resource: The office building located on parcel 038 was originally a single family dwelling and garage that were constructed in 1940 and altered throughout the years for commercial purposes. On parcel :044 there is a circa 1930 dwelling. The barbershop on parcel 044 was constructed in 1975. Both buildings are wood framed plantation style buildings and are one story tall.

Eligibility: Based on the information provided, the structures are contributing elements to the Lahaina National Historic Landmark District under Criteria A and C for their association with the development of Pioneer Mill and their plantation style architecture. In addition, the single family dwelling on Lahainaluna Street (TMK (2) 4-6-009:038) is eligible under Criterion B for its association with Toshio Ishikawa.

Documentation Received: Environmental Assessment: Plantation Inn Redevelopment Project

SHPD Determination: Based on the information provided, *effect with proposed mitigation*. The demolition of the historic buildings will negatively affect the National Historic Landmark. As mitigation, SHPD requests an intensive level survey of the buildings to be demolished. As part of the intensive level survey, SHPD asks for:

- A completed survey spreadsheet
- A statement of significance that includes a comprehensive history of the buildings composed by a Secretary of the Interior qualified historian or architectural historian.
- Photographs of at least each elevation and interior space, no less than 1600x1200 pixels
- Site and floor plans
- Copies of research materials and archival documentation

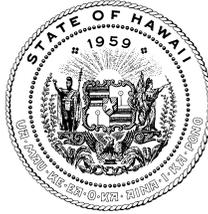
Any questions should be addressed to Anna Broverman, SHPD Architectural Historian at Anna.E.Broverman@hawaii.gov

Aloha,

A handwritten signature in black ink, appearing to read "Mike Gushard". The signature is fluid and cursive, with the first name "Mike" and last name "Gushard" clearly distinguishable.

Mike Gushard
Acting Architecture Branch Chief

In the event that historic resources, including human skeletal remains, cultural layers, cultural deposits, features, artifacts, or sinkholes, lava tubes or lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.



**HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

March 6, 2014

Candace R. Thackerson, Staff Planner
County of Maui, Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Via email to: candace.thackerson@mauicounty.gov

LOG NO: 2014.00010
DOC NO: 1402MD19
Archaeology

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Dear Ms. Thackerson,

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Maui County
Special Management Area Application for the Plantation Inn (SM1 2013/0008)
Polanui Ahupua‘a, Lāhainā District, Island of Maui
TMK (2) 4-6-009:036, 038 and 044 (all, pors.)**

Thank you for the application submittal, which was received by our Maui staff on February 11, 2014. This permit application, for the Plantation Inn (Inn) redevelopment, includes the aforementioned SM1 application and also a draft environmental assessment (2013/0002). Please note that the draft EA was not received by our office so this review/recommendation letter only applies to the SMA application. The proposed renovations will include: demolition of existing structures; consolidation of parcels 036, 038 and 044; construction of a two-story guest building with fourteen rooms; creation of separate nine-stall and fourteen-stall parking lots with driveways; construction of accessory hotel improvements; installation of landscaping; and required infrastructure and utility systems. The existing Inn is constructed in a historic style appropriate to its location in the Lahaina Historic District, which is listed on the National and State Registers of Historic Places (50-50-03-3001, NRHP nomination 12/29/1962).

Archaeology Branch

Our records indicate that an archaeological inventory survey was not conducted prior to the 1990 construction of the existing Plantation Inn. However, an inventory survey with subsurface testing was recently completed for the 0.15-acre planned expansion area in parcel 036 (Medrano and Dega 2013). No historic properties were identified during that survey, and the report was reviewed and accepted by our office with requested revisions (letter dated November 19, 2013; *Log 2013.0514, Doc 1308DD01*). The report recommends archaeological monitoring during land altering activities, and SHPD concurs with that recommendation. The SHPD Archaeology Branch recommends submittal of a monitoring plan pursuant to Hawaii Administrative Rule §13-279, in anticipation that sub-surface historic properties could be present in the project area. We recommend that you work with Maui's Cultural Resources Commission and the SHPD Architecture Branch on Oahu to come to an agreement on architectural mitigation measures, if needed.

Architecture Branch

The architecture branch previously commented on this project (letter dated March 3, 2014; Log 2014.00760, Doc 1403AB03). In these comments we requested intensive level survey to mitigate the demolition of the subject buildings, which are contributing resources to the Lahania National Historic Landmark. As stated previously, this mitigation should include:

- A completed survey spreadsheet
- A statement of significance that includes a comprehensive history of the buildings composed by a Secretary of the Interior qualified historian or architectural historian.
- Photographs of at least each elevation and interior space, no less than 1600x1200 pixels
- Site and floor plans
- Copies of research materials and archival documentation

Candance Thackerson
March 6, 2013
Page 2

Please contact Morgan Davis at (808) 243-4641 or Morgan.E.Davis@hawaii.gov if you have any questions or concerns regarding the Archaeology Branch comments; if you have questions regarding the Architecture Branch comments contact Anna Broverman SHPD architectural Historian at (808) 692-8023 or anna.e.broverman@hawaii.gov

Mahalo,

A handwritten signature in black ink, appearing to read 'Theresa K. Donham', with a horizontal line extending to the right.

Theresa K. Donham
Archaeology Branch Chief

cc: Maui County Cultural Resources Commission via fax to: (808) 270-7634
Michael Gushard, Architecture Branch Acting Chief (Michael.J.Gushard@hawaii.gov)

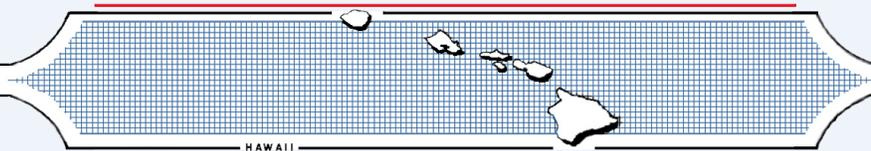
APPENDIX F-1
Archaeological
Assessment

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

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

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

SCIENTIFIC CONSULTANT SERVICES Inc.



1347 Kapiolani Blvd., Suite 408 Honolulu, Hawai'i 96814

ABSTRACT

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

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

Although the pedestrian survey and test trenches in the western portion of parcel 036 did not identify any archaeological or cultural remains, based on previous archaeological research in the area, the known cultural sensitivity of the greater coastal Lāhainā region, and because the project area occurs within the boundaries of the Lahaina National Historic Landmark and only 40m outside of Lāhainā Historic District 2 (State Site 50-50-03-3001), a program of Archaeological Monitoring is recommended during all construction-related ground disturbing activities within the current project area and the greater coastal Lāhainā area. Monitoring is also recommended as two of the parcels (038 and 044) were not accessible for testing. During construction work, if significant cultural deposits are identified on these parcels, inventory-level documentation should be required.

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INTRODUCTION

At the request of Chris Hart and Partners, Inc., Scientific Consultant Services (SCS) Inc. conducted an Archaeological Inventory Survey-level investigation on a 1.02-acre property in Lāhainā, Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (Figures 1 and 2). The landowner of record is Kaanapali Beach Hotel Limited, LLC. (KBHL). The proposed project will encompass three TMK parcels (noted above). Existing Plantation Inn improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and a restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking.

The Plantation Inn also owns Parcel 38 (6,512 sq ft) and Parcel 44 (8,919 sq ft) which will be consolidated with Parcel 36 to create a single lot (1.02 acres) as part of the proposed project. The existing structures on Parcel 38 (former office building) and Parcel 44 (former dwelling and barber shop) will be demolished. The proposed project will involve construction of a new 2-story building containing 14 guest rooms on Parcels 36 and 44, new parking areas on Parcels 38 and 44, and various ancillary improvements.

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

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

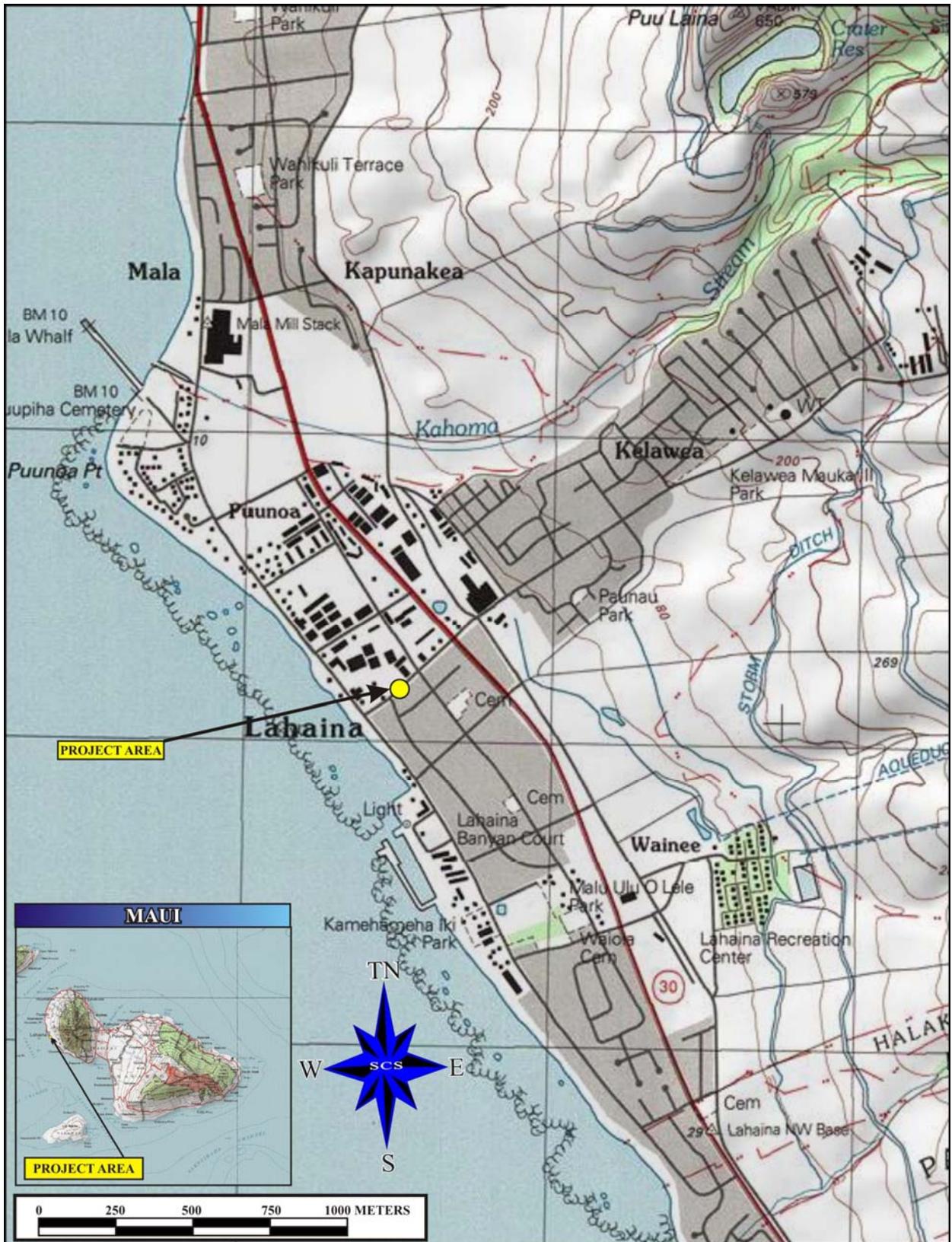


Figure 1: USGS Lahaina Quadrangle Map of Project Area.

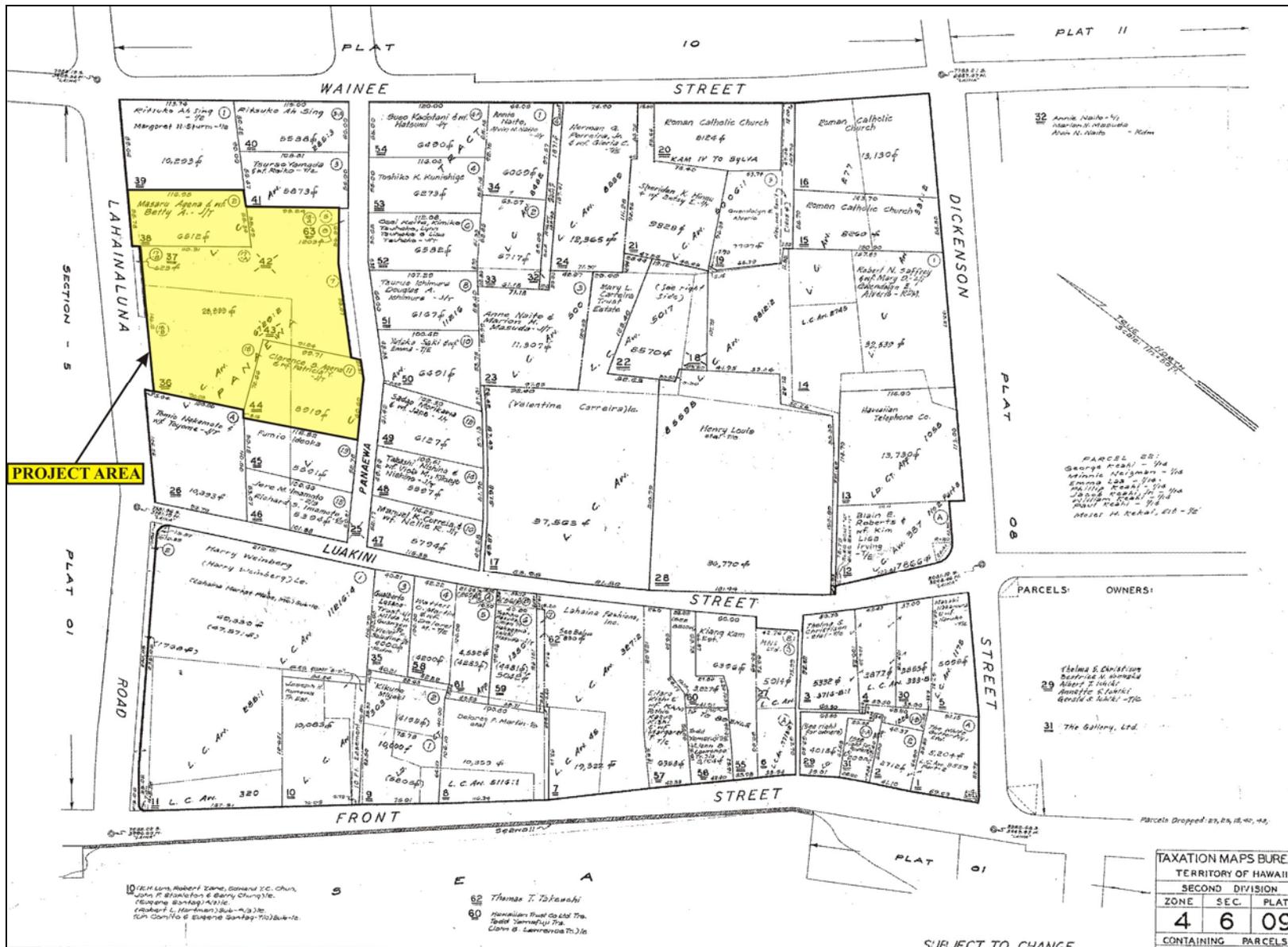


Figure 2: Tax Map Key [TMK (2) 4-6-9:0036] Showing Project Area.

ENVIRONMENTAL SETTING

PROJECT AREA LOCATION

The project area is located on privately owned land in the town of Lāhainā, 0.09 miles (150.68 m) away from the coast line and about 3 feet (0.91 m) amls. Lāhainā is situated at western terminus of the alluvial slopes of the West Maui Mountains. The subject property is situated on coastal land and is bounded by Lahainaluna Rd. to the north, Mid-Pacific Tattoo to the east, a residential home to the south, and Boss Frog's retail store to the west in Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (see Figures 1 and 2). The project area is located within the Lahaina National Historic Landmark but lies approximately 40 m outside of Historic District 2, which extends inland only as far as Luakini Street.

CLIMATE

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

PROJECT AREA SOILS

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

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

PROJECT AREA VEGETATION

Vegetation in the area was minimal and limited to decorative landscaping.

TRADITIONAL AND HISTORIC SETTING

Archaeological settlement pattern data indicates that initial colonization and occupation of the Hawaiian Islands first occurred on the windward shoreline areas of the main islands between the A.D. 4th and 11th centuries, with populations eventually settling in drier leeward

areas during later periods (Kirch 1985). Although coastal settlement was dominant native Hawaiians began cultivating and living in the upland *kula* zones. Greater population expansion to inland areas began between A.D. 11th and 12th centuries and continued through the 16th century. Large scale or intensive agriculture was implemented in association with habitation, religious, and ceremonial activities. Coastal lands were used primarily for settlement while staple crops (i.e. *kalo*/taro) were cultivated in near-coastal reaches, as well as, in watered regions along the plain and in the uplands.

TRADITIONAL SETTING OF LĀHAINĀ

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

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

Lāhainā is traditionally and historically known for its verdant and abundant groves of breadfruit. Sterling’s (1998) *Sites of Maui* references Lāhainā as second only to Puna, Hawai`i as a favorable location for breadfruit cultivation. In *mele* (songs) Lāhainā is even referred to as *ka*

malu ulu o Lele, “the breadfruit shade of Lele” (Handy 1940:190). Ashdown (1970) writes that the name Lele was changed to Laha`ina when it became the home of the noted prophet, Laha`inaloa for whom all of West Maui was named.

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

Early descriptions of Lāhainā village provided by Westerners paint a picture of idyllic tranquility and cooperation among the inhabitants. Menzies, the surgeon and naturalist on board the HMS Discovery during Captain George Vancouver’s expedition, states that he and the members of his party “...observed the rugged banks of a large rivulet that came out of a chasm cultivated and watered with great neatness and industry” (Handy and Handy 1972:493). Menzies goes on to describe an afternoon tour of the village on March 17, 1793, as follows:

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

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

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

In *The Hawaiian Planter*, Handy (1940:159) discusses the proliferation of fishing settlements and isolated fishermen’s houses all the way from Kihei to Honokahua and mentions the cultivation of `uala (*Ipomea batatas*, sweet potato) in the red *lepo* (sandy soil) near the shore. Handy (1940) points out that this coast is the most favorable on Maui for fishing and that *kula* lands (uplands) were ideal for the cultivation of sweet potato. According to Handy (1940:106),

the *ali`i* Kaka`alaneo lived on Keka`a Hill in Lāhainā District. Keka`a became the capital of Maui during Kaka`alaneo's reign and was also an area of intense cultivation. Fornander (1916, Vol. 5:540–41) discusses how Kaka`alaneo planted *kukui* (*Aleurites moluccana*, candlenut) and `ulu (*Artocarpus incisus*, breadfruit) at Lāhainā village.

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

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

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

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

Lāhainā also played a crucial role in the intra-island warfare that led to island unification and the establishment of the capital of the Hawaiian Kingdom by Kamehameha I. In February of 1795, Kamehameha established his presence on Maui with the invasion of Lāhainā. Kamehameha's great fleet of war canoes landed in Lāhainā covering the coast from Launiupoko to Mala (Kamakau 1961). That part of Lāhainā, covered in food patches and cane fields, was

overrun by Kamehameha's men from the island of Hawai'i (Kamakau 1961:171). By 1802, Kamehameha I constructed the brick palace, Moku`ula, in Lāhainā, from which the collection of taxes was administered. Lāhainā served as the capital of the Hawaiian Kingdom from that time until 1850 when Kamehameha moved it to Honolulu.

HISTORIC BACKGROUND

LAND TENURE

The pre-Contact Period in the Hawaiian Islands came to an end with the arrival of Captain Cook to the island of Kaua'i in 1778. The years to follow would drastically alter the political, agricultural, and social foundation of the Hawaiian Kingdom. The destabilization of Hawaiian society was further intensified by the profound reformation of the traditional land system.

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

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

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

HISTORIC SETTING OF LĀHAINĀ

1778 TO MID 1800S

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

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

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

...laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields ...In short, the whole plantation was cultivated with such studious care and artful

industry as to occupy our minds and attention with a constant gaze of admiration... (Menzies 1920:112).

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

To the ravage and destruction of *Tamaahmaah's* wars, the wretched appearance of the crops was to be ascribed of this they grievously complained, and were continually pointing out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated, were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed; nor was a hog or a fowl any where to be seen. By far the larger portion of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident marks of very recent labor (Vancouver 1984: 870).

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

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

Freycinet recorded:

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

In describing Lāhainā Village he said:

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

Freycinet was impressed with the fertility of Lāhainā:

...Here were found vast orchards of the paper mulberry, whole fields of bananas and of sugar cane of fine appearance, fields of taro and other vegetables fit for human food, enormous breadfruit trees scattered here and there, finally the fertility and freshness of the soil everywhere maintained by frequent irrigation and well husbanded (*ibid*: 32).

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

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

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

Kamakau reported:

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

In 1823, the mother of the King and sacred wife of Kamehameha I, Keopuolani, brought the Reverends Stewart and Richards and their families to Lāhainā. Land was eventually given to the missionaries along what was to become Front Street. The population of Lāhainā was estimated at 2,300 around this time and consisted of 700 grass houses with a few permanent buildings (Belt Collins & Associates 1992). With the arrival of the missionaries and the conversion of several powerful *ali`i* such as Ka`ahumanu and Keopuolani, a shift occurred and Lāhainā's new buildings began to reflect western influence. The first stone dwelling in Hawaii,

located on Front Street in Lāhainā and belonging to Rev. Richards, was completed in 1827. Clustered along or near Front Street, besides the mission houses occupied by the Stewarts' and Richards', and Baldwins', were several other buildings, such as the Marine hospital, Seamen's Chapel and Reading Room. Dr. Baldwin constructed a medical office in conjunction to his residence on Front Street in 1834. By the late 1820s, stone houses were being built by many of the *ali`i* on their land in Lāhainā, much of which now borders the current project area.

A fort was constructed in 1831-32 near the brick palace, where a sailor would drum at sundown as a signal for all the seamen to board their ships. In 1854 the old coral blocks that had been a part of the fort walls were dragged across Front Street to become a part of the new Hale Pa`ahao or Lāhainā Prison.

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

In 1825 there were already 19 schools in Lāhainā with 380 students. The schools were only outnumbered by the 23 grog shops. By 1826, the school number had increased to 29, instructing 568 male and 570 female students. In spite of the law against selling ardent spirits, the number of grog shops in Lāhainā had increased to 30 by the early 1830s. In 1846, 429 whaling ships anchored at Lāhainā (Maui Historical Society 1971:7). Lāhainā`s constable expressed his frustration at trying to keep order:

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

The traditional subsistence economy had quickly changed to a market economy and Lāhainā was at the center of activity. The buying and selling of produce had been strictly regulated under Kamehameha I. His successors, however, quickly gave into the pressure of the lesser chiefs to share in the bounty and their desire for exotic merchandise. Soon, free enterprise dominated commerce. In 1833, Brinsmade, Ladd, and Hooper in partnership with Hoapili the

Governor of Maui, establish a large store and hotel in Lāhainā. Pierce and Brewer owned a large trading house in Lāhainā by 1837 (Belt and Collins & Associates 1992).

Dr. Dwight Baldwin, a missionary doctor in the 1830s whose residence was the old Richard's house located on Front Street, recorded the main food items supplied to the ships were "...water, hogs, goats, bananas, melons, pumpkins, onions, squashes, sweet potatoes, young turkeys, ducks, fowls and beef, all of which can be had in abundance; but the greatest article or which they come is Irish potatoes which grow plentifully in the interior of this island" (In Maui Historical Society 1971:7).

MID-1800S TO 1900S

Charles Wilkes visited Maui in 1841 as part of his scientific expedition in the Pacific region. When viewing Lāhainā, he recorded "...The town of Lāhainā is built along the beach for a distance of three-quarters of a mile: it is principally composed of grass houses, situated as near the beach as possible: it has one principal street with a few others running at right angles. After the king's palace, the fort is the most conspicuous object: its form is quadrangular. The longest side, facing the sea: it is of little account, however, as a defense, serving chiefly to confine unruly subjects and sailor (Wilkes 1845:4).

Lāhainā 's commerce continued to expand with new ventures appearing frequently. A boarding house had been built in Lāhainā by George W. Punchard to accommodate the transient population arriving in Lāhainā and J. Armas opened a restaurant in 1843. An enterprising Milo Calkin built a store and office for ship chandlery and general merchandise and directed possible customers to Front Street by saying "the canal leads direct to the store" (Belt Collins & Associates 1992). The many retail businesses established in Lāhainā by the 1840s included Dow Drugstore, Gilman and Company, and A.H. Koon with many more to come. Punchard, Bush, Makee, Mellish, Sheik Mohamet, Halstead, McIntyre, Banks and Chinaman had all applied for licenses to peddle foreign goods at Lāhainā.

The first official census was taken in Lāhainā in 1846 and recorded 3,445 Hawaiians, 112 foreigners, 882 grass houses, 155 adobe houses, 59 stone and wooden houses, and 99 sheds or *lānai* used as houses, 528 dogs and some 600 seamen (Belt Collins & Associates 1992).

Economically, everything was booming in Lāhainā. Not only were the merchants supporting the whaling ships, but in California the gold rush had begun with Hawai`i supplying

many commodities, including, potatoes to the west coast. In 1850, 51,957 barrels of Irish potatoes and 43,923 barrels of sweet potatoes were exported from Lāhainā to California (*ibid.*).

By this time, Lāhainā had two hotels, two bowling alleys, and a billiard room. Grass houses could also be rented for \$4 dollars a month. As Lāhainā prepared for another whaling season, it was recorded "victualers or better known as beer-shop keepers have commenced with great activity in cleaning up their houses for the fall season. No less than 15 or 20 of these licensed houses, besides several "sly" houses, two dance-houses and a native hulahula in the lower part of town" were preparing for the sailors (*ibid.*).

THE MĀHELE

In the 1840s a drastic change in the traditional land tenure resulted in a division of island lands and a system of private ownership based on western law. While it is a complex issue, many scholars believe that in order to protect Hawaiian sovereignty from foreign powers, Kamehameha III (Kamehameha III) was forced to establish laws changing the traditional Hawaiian society to that of a market economy (Daws 1968:111; Kuykendall Vol. I, 1938:145 footnote 47, 152, 165-6, 170; Kame`eleihiwa 1992:169-70, 176).

Among other things, the foreigners demanded private ownership of land to insure their investments (Kuykendall Vol. I, 1938:138, 145, 178, 184, 202, 206, 271; Kame`eleihiwa 1992:178; Kelly 1998:4). Once lands were made available and private ownership was instituted, native Hawaiians, including the *maka`āinana* (commoners), were able to claim the plots they were cultivating and living on, if they had been made aware of the foreign procedures (*kuleana* lands, LCAs). This land division, or Māhele, occurred in 1848. The awarded parcels were called Land Commission Awards (LCA). If occupation could be established through the testimony of witnesses, the petitioners were issued a Royal Patent number and could then take possession of the property. Commoners claiming house lots in Honolulu, Hilo, and Lāhainā were required to pay commutation to the government before obtaining a Royal Patent on their awards (Chinen 1961:16).

During the Māhele in 1848, the *ahupua`a* of Waine`e, containing Moku o hinia and the Hale Piula, was awarded as Crown Lands to Kamehameha III. The majority of the town of Lāhainā is situated presently in Moali`i Ahupua`a. Archival research indicates that the project area contains one Land Commission Award; LCA 06729 was awarded to a *kane* (man) named Malu on September 6, 1853, by the Land Commission (Waihona `Aina 2010). At that time, the land was used as a *kalo* (taro) patch.

As the whaling industry began to wane, sugar production was on the rise. The increasing lack of sperm whales and the discovery of oil in Pennsylvania which could produce cheap kerosene seriously contributed to its decline. The last large fleet of whaling ships left Lāhainā in 1860. As early as 1837, three sugar mills had been reported for Lāhainā and two of these were owned by Hawaiians. The Lāhainā sugar mill, owned by Judge Alfred W. Parsons, began operation in 1849. In the 1860s, opportunities for sugar increased and in 1861 James Campbell began a sugar plantation which eventually established a mill in Lāhainā. Because of the Mahele, land was easier to obtain and vast areas were purchased for sugar cultivation. The Pioneer Mill Company owned 900 acres which produced 2000 tons of sugar in 1884. By 1957, the Pioneer Plantation cultivated 4,710 acres of sugar producing 62,000 tons sugar (Belt Collins & Associates 1992).

Lāhainā had become increasingly quiet at the end of the 19th century with the exodus of the whalers and decreasing commerce to the gold fields. The capitol had been moved long ago to Honolulu by Kamehameha III (1848) and many had followed to this new thriving port as work opportunities lessened in Lāhainā. Diseases had also taken their toll. A measles and diarrhea epidemic had occurred in 1849 and smallpox had broken out in 1854. To offset the population decline, Chinese, Japanese, and Filipino workers were imported. Lāhainā prospered as a plantation town in the early part of the 20th century. With the arrival of statehood, Lāhainā, once again became a desirable destination for travelers (Belt Collins & Associates 1992).

HISTORIC LAND USE OF PROJECT AREA

After the Māhele land use in the vicinity of the project area continued generally as habitation. The General Land Use Map of 1884 shows Hawaiian residences to the east and north of the project area and missionary land to the southwest (Figure 3). By 1914, the General Land Use Map shows a business to the west and southeast of the project area and residential land to the north and northwest (Figure 4). A series of historic aerial photomosaics (NOAA Coastal Mosaics) from 1949, 1960, 1987, and 1997, show that the project area and surrounding parcels continued to serve primarily as habitation until the 1980s, when small businesses (including the Plantation Inn) start to appear in the block (Based on the size and shape of the structures the Plantation Inn appears to have replaced a residential structure that had stood on the property (Figures 5-9). The aerial photomosaics show a residence in the western corner of parcel 36 (currently a gravel parking lot) as late as 1997 (see Figure 9).

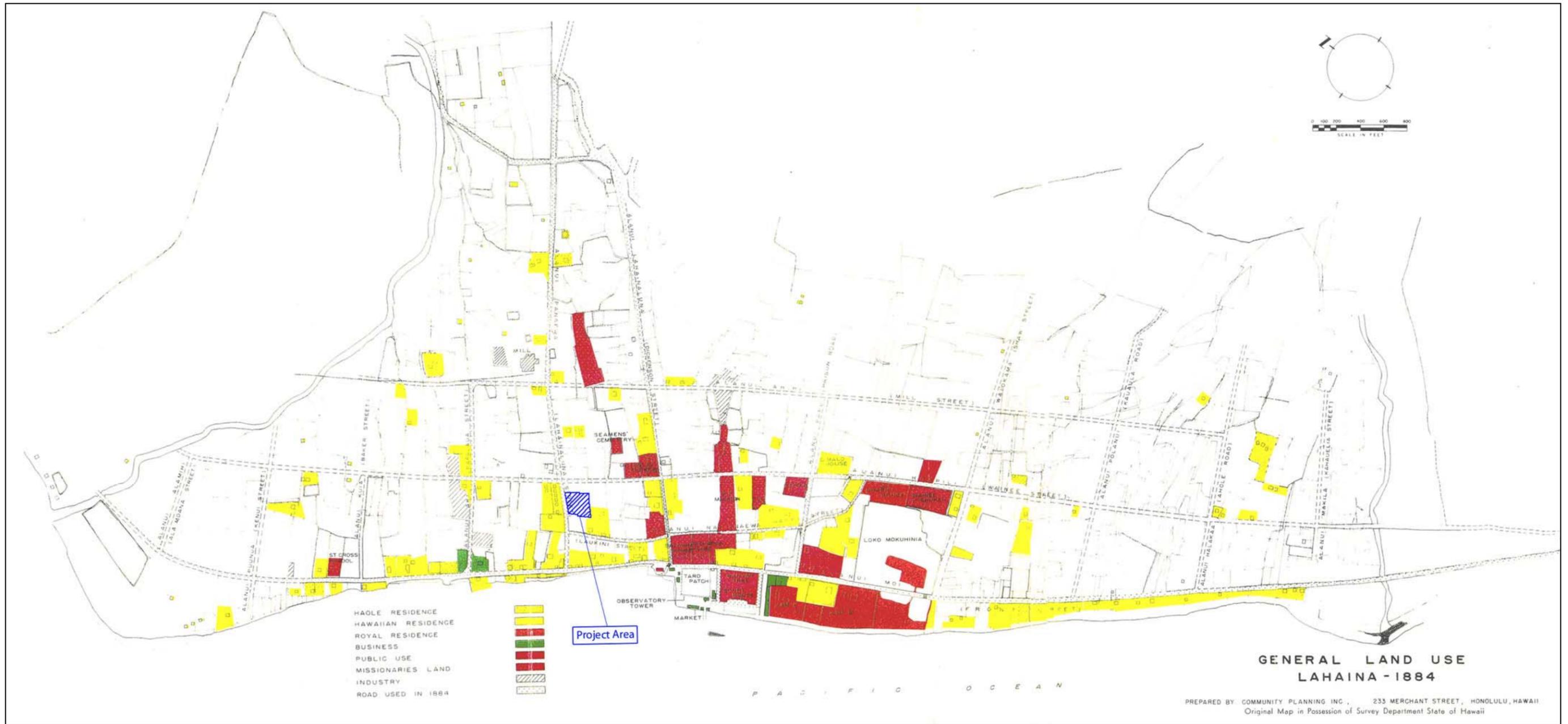


Figure 3. General Land Use Map of Lahaina in 1884 Showing Residences to the North, West, and South of the Current Project Area.



Figure 4. General Land Use Map of Lahaina in 1914 Showing Residences in the Vicinity of the Current Project Area.

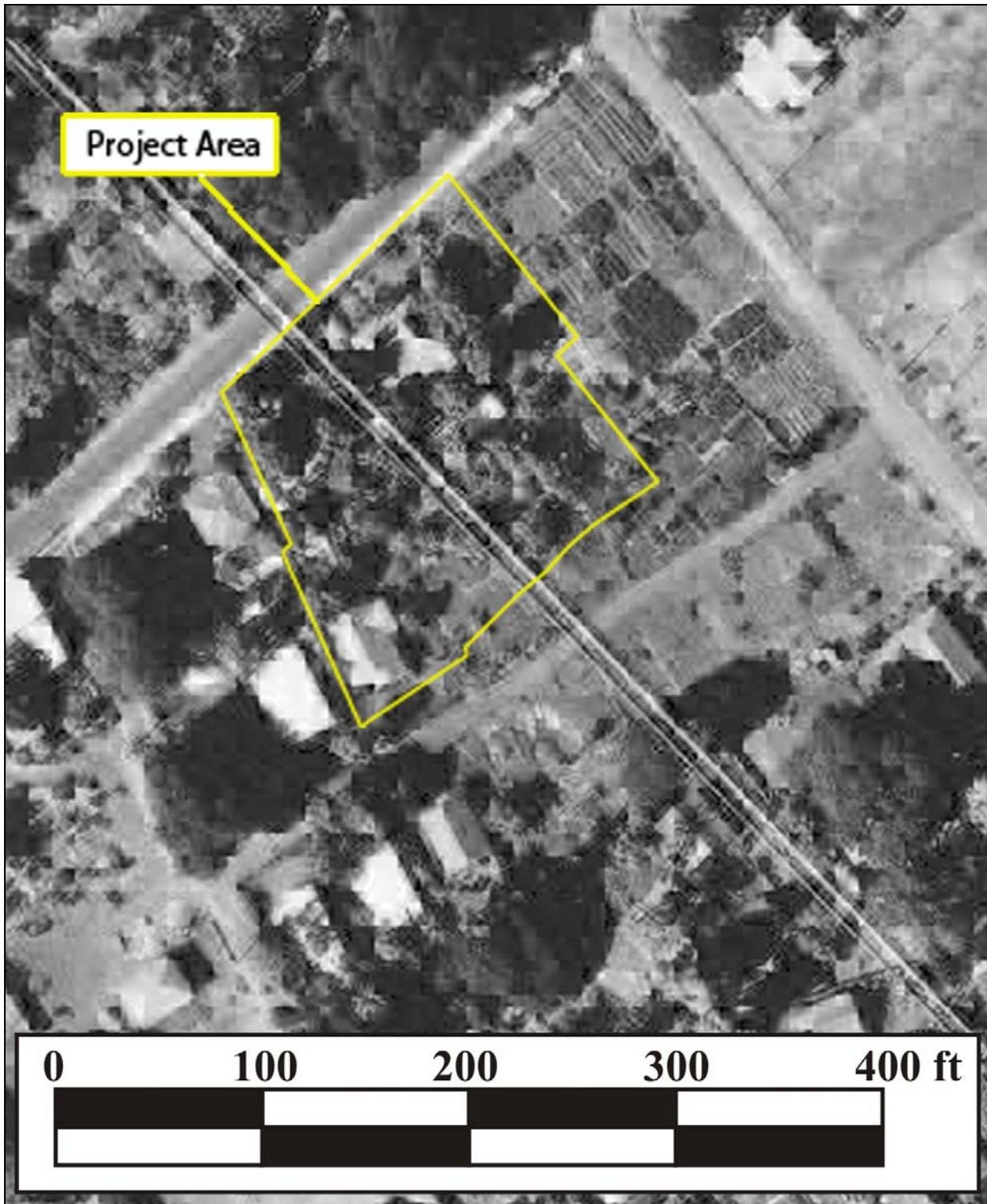


Figure 5. Portion of 1949 NOAA Coastal Photomosaic Showing Residential Structures in and Around the Project Area.



Figure 6. Portion of 1960 NOAA Coastal Photomosaic Showing Residential Structures in and Around the Project Area.



Figure 7. Portion of 1975 NOAA Coastal Photomosaic Showing Residential Structures in and Around the Project Area.



Figure 8. Portion of 1987 NOAA Coastal Photomosaic Showing the Newly Constructed Plantation Inn Surrounded by Residential Structures in and Around the Project Area.



Figure 9. Portion of 1997 NOAA Coastal Photomosaic Showing Residential Structures in and Around the Project Area, Including a Red-Roofed Residence in the Western Corner of the Project Area That Was Subsequently Demolished.

Currently, the project area and surrounding neighborhood is a mixture of residential housing as well as a variety of businesses. Current Maui County Tax Assessment information indicates that existing buildings on the project area date to 1932 at the earliest. The project area includes two vacant houses that are to be converted to businesses and another structure currently utilized for the Maui Wave Rider Surf School.

PREVIOUS ARCHAEOLOGY

No specific archaeological studies were previously conducted on the subject parcel. However, a fair number of studies have been conducted over the years in the general area, which were primarily focused on improvements related to the Front Street area. These studies have resulted in the documentation of numerous traditional and post-contact sites. Most of these have been identified as habitation plots, *lo`i*, burials, and refuse pits.

In 1988 and 1989, Xamanek Researches conducted an Archaeological Inventory Survey and subsequent Archaeological Data Recovery on the parcel TMK: (2) 4-6-009:021, located approximately 90 m southeast of the current project area (Fredericksen *et al.* 1988 and Fredericksen *et al.* 1989). This parcel, initially owned by Kamehameha IV and subsequently by the Roman Catholic Church, contained the Historic Aus Site (State Site 50-50-03-1797). Site - 1797 consisted of 10 subsurface pit features dating from the mid to late 19th Century (Fredericksen *et al.* 1989:24). Subsequently the subsurface pits comprising Site -1797 were interpreted as habitation features. According to Fredericksen *et al.* (1989) the Aus Site, was generally utilized throughout the early post-Contact period (post-1778) and most likely continuously until the late 1970s. During subsurface testing, a feature located within the upper stratum of Test Trench 9 that contained a recent refuse material dating to 1979, suggesting the Aus Site was use continuously into the Twentieth Century.

In 1989, Archaeological Consultants of the Pacific excavated a parcel (TMK: (2) 4-6-008:012), approximately 400 m southeast of the current project areawhich provided information about historic land use in the area. Construction materials and domestic wares dating from the late Historic Period - including red bricks, coral blocks, glass, and ceramics were recovered (Kennedy 1989).

In 1995, Under the Lāhainā Restoration Foundation, archaeological work in Malu`ulu-o-lele Park (approximately 700 m south of the project area) identified Moku`ula, the private residence of Kamehameha III, as previously located near Mokuhinia Pond (Klieger 1995).

Through such archaeological undertakings, it became evident that architectural constructions, as well as other archaeological features of the royal occupation period, have been, in a number of cases, well preserved.

In 1996, Bishop Museum conducted historical background research and inventory survey on land once owned by Chief Pikanele during the days of the Māhele. The project area was adjacent to *Loko o Mokuhinia*. Two sites were encountered which included 1) a subsurface habitation area and pondfield and 2) a plantation house dating from 1908 (Major *et al* 1996).

In 1998, Scientific Consultant Services conducted Archaeological Monitoring on Front Street, from Baker Street to Shaw Street (approximately 114 m southwest of the current project area, at its closest point), which led to the identification of both Traditional- and Historic-type features (McGerty *et al.* 1998). A total of 13 archaeological sites were identified and recorded during monitoring. Habitation deposits with associated subsurface features including refuse pits, fire pits, shell midden, and postholes were identified and recorded. Artifacts associated with these features included basalt preforms, volcanic glass cores and debitage, various ornaments, and abraders. McGerty *et al.* (1998) also recovered Historic-type artifacts manufactured in the 19th and 20th Centuries, such as horseshoes, buttons, bricks, ceramics, slate, and glass bottles. Radiocarbon samples from a lower cultural stratum dated the site to A.D. 1450 to 1660, firmly within traditional times (McGerty *et al.* 1998). This same project also yielded burials relating to both pre-Contact (pre-1778) and Historic time periods

In 1999, Cultural Surveys Hawaii (Borthwick and Hammatt 1999) recorded a cultural layer that included pre- and post-Contact features which indicate prolonged use of the location. The site was located at the Lāhainā Court House (approximately 400m south of the current project area) and was subsequently assigned State Site 50-50-03-4754. (Fredericksen and Fredericksen 2000) documented a previously disturbed human burial (State Site 50-50-03-4978) directly across Front Street from the Lāhainā Courthouse.

In 2001, during Archaeological Monitoring of improvements to King Kamehameha III Elementary School's electrical system, Xamanek Researches identified four new archaeological sites with multiple components (Fredericksen and Fredericksen 2001) (the school is located approximately 460 m south of the current project area). These sites were recorded as State Sites 50-50-03-4982, 50-50-03-4983, 50-50-03-4984, and 50-50-03-5174. As these sites were identified during limited subsurface excavation relating to construction improvements the full spatial extent of these sites remains unknown. Nine *in situ* burials, a secondary burial, and ten

probable burial features were identified during the course of the construction mitigation (Fredericksen 2001:12). In addition, previously disturbed human remains were identified at Site 50-50-03-4984. Site 50-50-03-4983 consisted of a remnant subsurface habitation layer with associated postholes and hearths in addition to burials. Site 50-50-03-4982 overlays Site 50-50-03-4983 and both were heavily impacted by construction of the school facilities. These sites are located within LCA 277 awarded to William Charles Lunalilo. Site 50-50-03-5174 consisted of a post-Contact *ili`ili* pavement with an associated refuse pit. This site is also located within LCA 277 and is believed to be associated with residences associated with this award parcel. Radiocarbon samples submitted from Site 50-50-03-4983 indicate occupation of that part of the site from the late pre-Contact period through early post-Contact times. Site 50-50-03-4984 is located within LCA 10806.77 awarded to Kamehameha III and his sister Nahi`ena`ena and LCA 5320 awarded to Asa Ka`eo, *kahili* bearer for Kauikeaouli (2001:6). These LCAs were listed as house lots and 10806.77 was named Pa Halekamani by Nahi`ena`ena who lived in a traditional *hale* on the property. Asa Ka`eo testified that Halekamani contained seven houses and a fishpond.

In 2002, Scientific Consultant Services conducted Archaeological Monitoring on a parcel on the other side of Lahainaluna Road, approximately 26 m west of the current project area (Calis 2002). Archaeological deposits relating to Historic Period use of the area in the form of porcelain and glass artifacts dating from 1904 through the 1920s and 1930s were identified in subsurface contexts and subsequently designated as State Site 50-50-03-5180.

In 2002, Xamanek Researchers documented four Historic-type refuse pits and a waterworn pavement at TMK: (2) 4-6-008:053, approximately 500 m south of the current project area (Fredericksen and Fredericksen 2002). The deposits subsumed under State Site 50-50-03-5203 were dated to the mid-20th Century.

In 2003, Monahan *et al.* (2003) conducted Archaeological Monitoring during subsurface excavation related to construction improvements on [TMK: (2) 4-6-09: 07, 59, and 62] for the Lāhainā Store (approximately 70 m south of the current project area). During Monitoring activities, one site significant under Criterion D, designated State Site 50-50-03-5485, was identified. The site consists of historic artifacts—including several glass bottles dating from the late 19th century to early 20th century—and a cobble-lined cylindrical pit. The artifacts were not observed in primary archaeological context, but rather occurred in fill that includes modern aluminum cans. Because documentation, analysis, and classification of the artifacts are complete, the site is no longer considered significant under Criterion D.

In 2005, Scientific Consultant Services conducted an archaeological inventory survey on approximately 12,365 square feet lot located on Wainee Street (approximately 67m southeast of the current project area) adjacent to the Historic Aus site (State Site 50-50-03-1797) (Morawski and Dega 2005). During the course of excavation one subsurface scatter and two subsurface pit features were recorded. Both the subsurface scatter collection and the pit features contained Historic-type cultural materials likely related to habitation in the area during the late 1920s through the 1930s. These features were designated as State Site 50-50-03-5701.

From 2005 to 2007 Scientific Consultant Services conducted Archaeological Monitoring during subsurface construction work at the Maui Islander, approximately 240 m southeast of the current project area [TMK: 4-6-011:008] (Shefcheck and Dega 2007). No significant cultural deposits were identified during the course of this Monitoring program, and the subterranean soil deposits were found to consist singularly of sandy fill soils associated with previous development of the project area

EXPECTED FINDINGS

Given previous development on the parcel and its current state of a built environment, it is unreasonable to assume that significant features or sites would occur on the ground surface. However, based on the results of previous archaeological work in the vicinity of the current project area, as well as archival research, there were heightened expectations that both prehistoric and historic-period activities could be documented on the parcel. Traditional deposits dating from the *c.* A.D. 1400s (or even earlier) could have included habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments), associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits), and midden (*e.g.*, fish bones, shell, pig bones, etc.). It was also possible that human burials could have been identified within pre-Contact strata. Historic use of the parcel could have been indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appeared to have been a reasonably good chance that Archaeological Inventory Survey could have identified and documented both continuous occupation and use of these parcels from Traditional through Historic times.

METHODOLOGY

Archaeological Inventory Survey fieldwork was conducted on the subject property on December 12, 2012 and December 13, 2012, by SCS archaeologist Dave Perzinski, B.A., and Stephanie Medrano, B.A., under the direct supervision of Michael Dega, Ph.D., Principal Investigator. The work described in this report consists of historical background and archival research; pedestrian survey of the parcel; mapping, subsurface testing (excavation by mini excavator and backhoe); analysis, interpretation, and reporting of all relevant data.

FIELD METHODS

Fieldwork involved systematic pedestrian survey of the three-parcel project area and representative subsurface testing (excavation by mini excavator and backhoe) on Parcel 036. Testing was not done on Parcel 038 or Parcel 044 as they are currently active business areas and completely built environments. All excavations were recorded and SCS personnel were present during all ground disturbing activities. All aspects of field work were photographed with a digital camera and copies of these photographs have been archived on the SCS computer network. As no surface features or deposits were identified, emphasis was placed on subsurface investigations. Five trenches were placed by mini excavator and backhoe across various portions of Parcel 036 to provide representative coverage and test areas most amenable to yield archaeological information. All trenches were described using standard archaeological recording forms with sufficient detail to exhibit character, size, location, and inter-relationships. Scaled profile drawings of soil stratigraphy; soil layer colors, and soil compositional data were acquired from each trench. Soils were documented using the Munsell Color Charts (2000).

LABORATORY METHODS

As there were no significant finds on the surface or through subsurface testing. Laboratory work primarily consisted of digital drafting of stratigraphic trench profiles, trench locations, and project area maps. All field notes, maps, photographs, and communications pertaining to this project are being curated at the SCS office in Honolulu.

FIELDWORK RESULTS

Complete pedestrian survey of all three parcels and subsurface testing of Parcel 036 failed to reveal any cultural material and/or burials. SCS personnel selected five locations on Parcel 036 to place the test trenches (Figure 10). A total of five stratigraphic trenches were excavated across the parcel. All mechanical excavations were accomplished using a mini excavator and backhoe. A total of 46.4 m² were excavated (length by width) to an average depth of 2.39 meters below surface (mbs). The following table summarizes trench excavation results (Table 1).

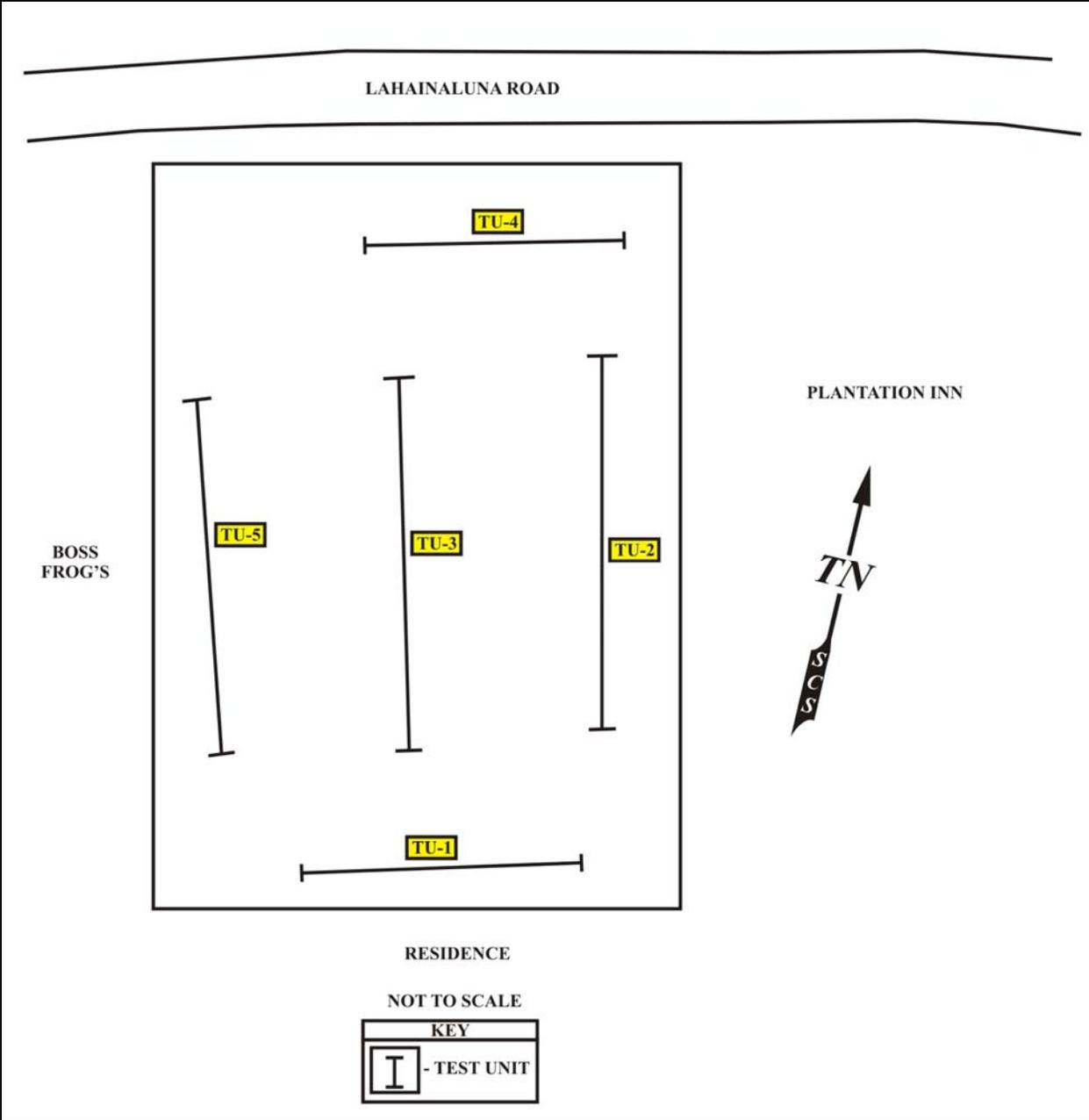


Figure 10: Sketch Map Showing the Approximate Locations of Stratigraphic Trenches in Parcel 036, Not to Scale.

Table 1: Excavation Trench Data and Results.

SCS PROJECT 1351 EXCAVATION DATA AND RESULTS						
Location	Stratigraphic Trench (TU) #	Long Axis Orientation (Degrees and North-type)	Dimensions (meters; L x W x Max Depth)	Strata Exposed	Subsurface Features Present	Cultural Material Observed
Southern End of Project Area	TU #1	63°/243° (Magnetic)	9.4 x .48 x 2.06	5	none	none
Eastern End of Project Area	TU #2	156°/336° (Magnetic)	15.1 x .80 x 2.4	6	none	none
Center of Project Area	TU #3	138°/318° (Magnetic)	15x .80 x 2.5	4	none	none
Northern End of Project Area	TU #4	45°/225° (Magnetic)	9.8 x .80 x 2.5	5	none	none
Western End of Project Area	TU #5	146°/326° (Magnetic)	12.5 x .80 x 2.5	5	none	none

STRATIGRAPHY

All stratigraphic profiles exhibited similar stratigraphy, although slight variations in matrix composition and color were encountered. Four to six strata were documented throughout parcel 036. Most of the trenches revealed five strata with the exception of stratigraphic profile TU-3, which revealed only four strata, and stratigraphic profile TU-2, which revealed six strata. Stratigraphic Profiles TU-4 and TU-5 have been selected as representative samples of the typical stratigraphy encountered in the trenches excavated across the subject property (Figures 11 through 14):

Stratigraphic Trench TUT-4

Stratigraphic Trench TU-4 was located at the northern most end of parcel 036. Stratigraphic Trench TU-4 contained five stratigraphic layers, which are described below. No Traditional- or Historic-type artifacts or cultural materials were identified in TU-4.



Figure 11: Photograph of Stratigraphic Trench TU-4. Northwest Wall Profile. View to Northwest.

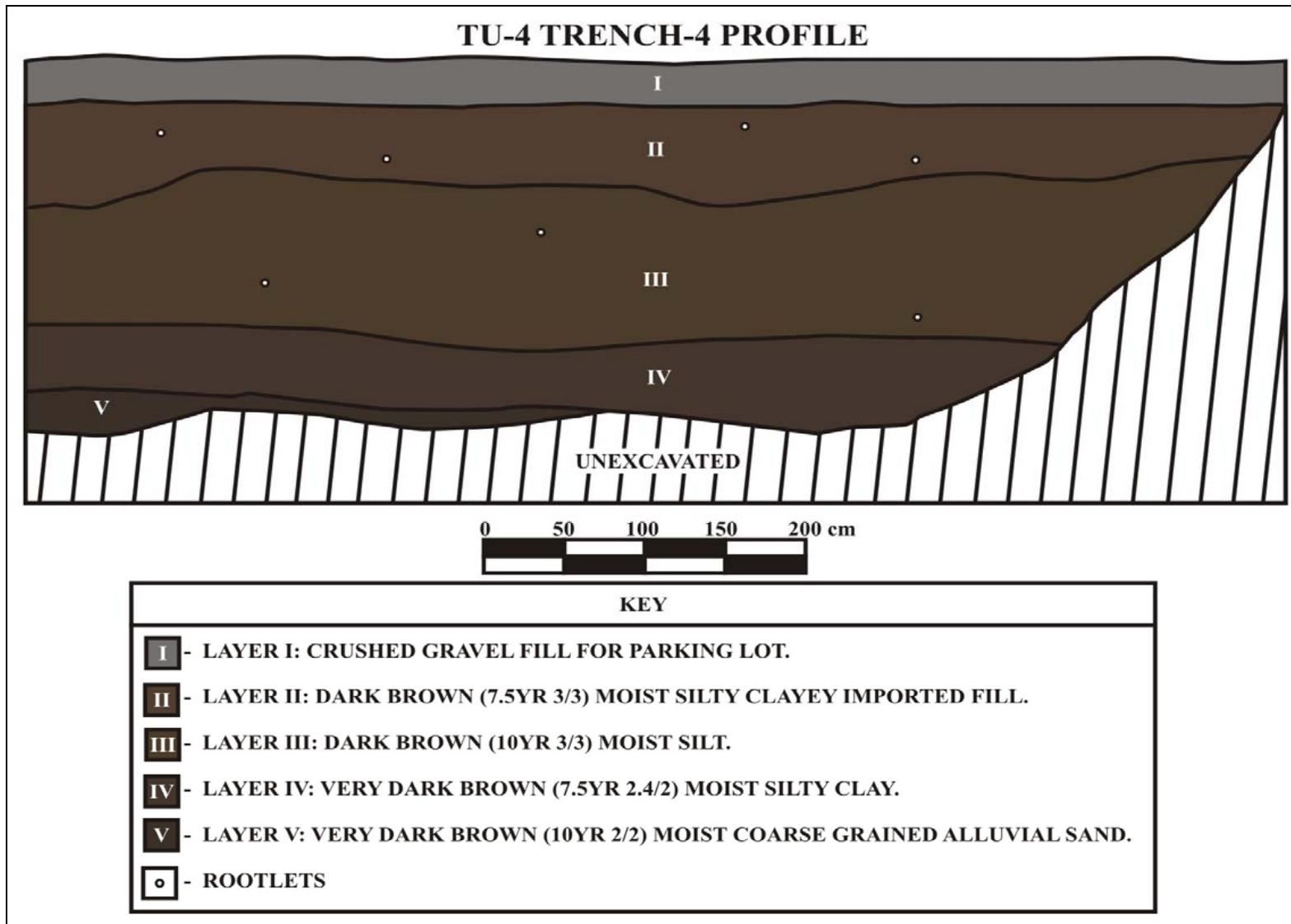


Figure 12: Drawing of Stratigraphic Trench TU-4. Northwest Wall Profile.



Figure 13: Photograph of Stratigraphic Trench TU-5. East Wall Profile. View to East.

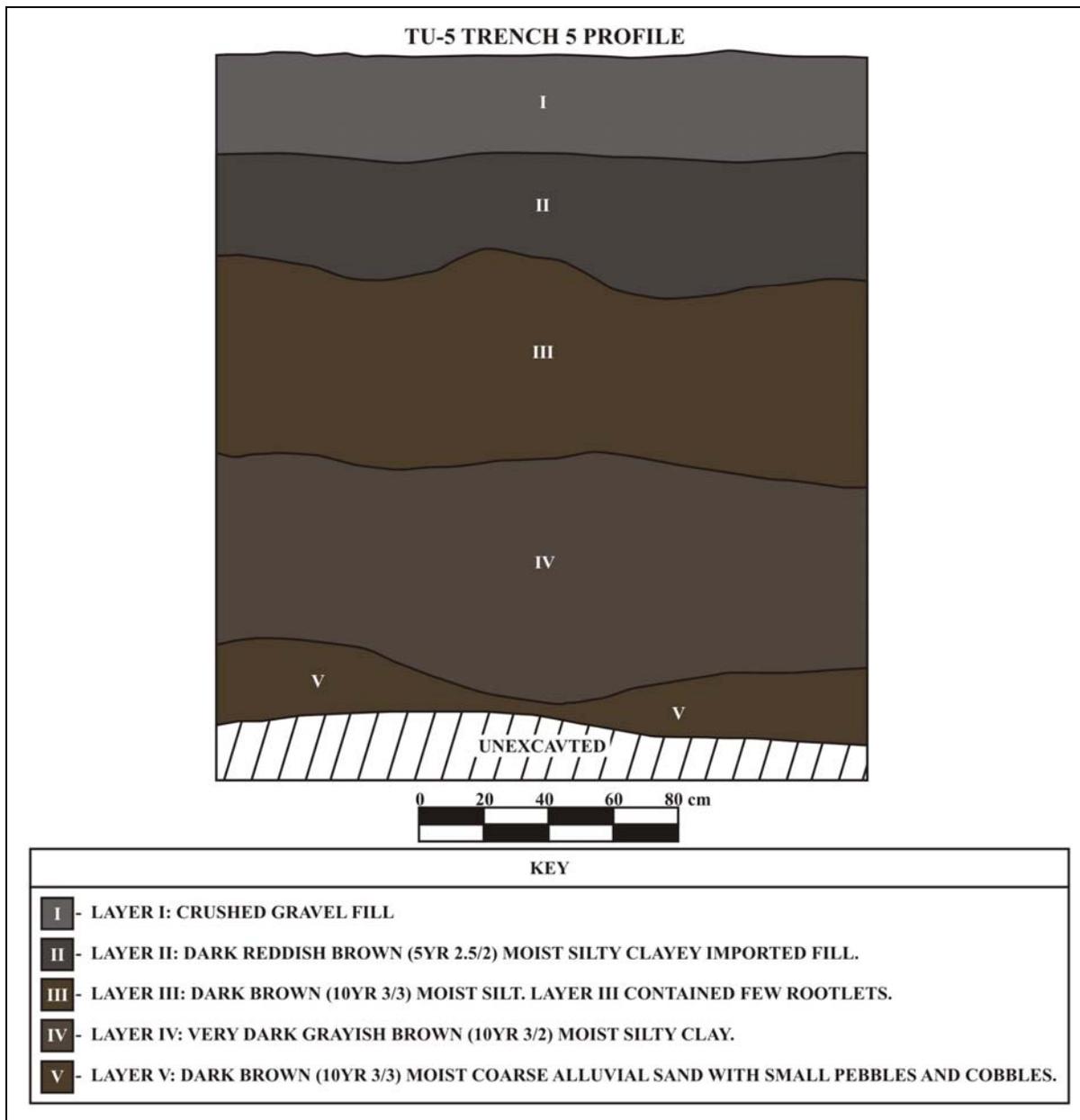


Figure 14: Drawing of Stratigraphic Trench TU-5. East Wall Profile.

Stratigraphic Trench Profile ST-4

- Layer I (0-30 cmbs) consisted of crushed gravel fill for parking lot.
- Layer II (30-70/100 cmbs) consisted of dark brown (7.5YR 3/3) moist silty clayey imported fill. Moist. Layer II contained few rootlets. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer II.
- Layer III (70/100-180/200 cmbs) consisted of dark brown (10YR 3/3) moist silt. Contained few rootlets. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer III.

- Layer IV (180/200-235/250 cmbs) consisted of very dark brown (7.5YR 2.4/2) moist silty clay. No Traditional- or Historic-type artifacts or cultural materials were identified in Layer IV
- Layer V (235/240-250 cmbs) consisted of very dark brown (10YR 2/2) moist coarse grained alluvial sand with small pebbles and cobbles. No Traditional- or Historic-era artifacts or cultural materials were identified in Layer V.

Stratigraphic Trench TU-5

Stratigraphic Trench TU-5 was located at the western most end of parcel 036.

Stratigraphic Trench TU-5 contained five stratigraphic layers, which are described below. No Traditional- or Historic-type artifacts or cultural materials were identified in TU-5.

Stratigraphic Trench Profile ST-5

- Layer 1 (0-30 cmbs) consisted of crushed gravel fill for parking lot.
- Layer II (30-60/72 cmbs) consisted of dark reddish brown (5YR 2.5/2) moist silty clayey imported fill. Layer II contained few rootlets. No Traditional or Historic artifacts or cultural materials were identified in Layer II.
- Layer III (60/72-120/132 cmbs) consisted of dark brown (10YR 3/3) moist silt. Layer III contained few rootlets. Layer III contained few rootlets. No Traditional or Historic artifacts or cultural materials were identified in Layer III.
- Layer IV (120/132-180/196 cmbs) consisted of very dark grayish brown (10YR 3/2) moist silty clay. No Traditional or Historic artifacts or cultural materials were identified in Layer IV
- Layer V (180/196-210 cmbs) consisted of dark brown (10YR 3/3) moist coarse alluvial sand with small pebbles and cobbles. No Traditional or Historic artifacts or cultural materials were identified in Layer V.

DISCUSSION

Although aerial photos show structures in the project area as early as 1949, pedestrian survey of three parcels composing the project area and subsurface investigations of one parcel (Parcel 036) did not reveal evidence for Traditional or Historic era subsurface features, artifacts, or burials in either surface or subsurface contexts.

The primary reason for the absence of significant cultural materials may be related to modern landscape modifications in the area (including the demolition of a residence in the western corner of the parcel and the demolition of a structure and subsequent construction of the Plantation Inn in the middle and eastern corner of the project area), which may have removed or severely displaced any former cultural materials up to the one meter below surface mark. In parcel 036 several abandoned water and sewer lines were encountered in shallow contexts, most

likely associated with the residence that was demolished some time after 1997 (see Figure 9). However, undisturbed subsurface deposits showed that any past activity that occurred on the parcel did not affect any sediment below one meter.

RECOMMENDATIONS

The current project did not lead to the documentation of any significant cultural materials or burials during survey or testing of one of the three parcels. Testing on the other two parcels was not completed as these areas are currently built environments and active businesses.

Although aerial photos and tax documentation indicate that existing structures in the project area date to 1932 or later, based on previous archaeological research in the vicinity, the known cultural sensitivity of the greater coastal Lāhainā region, and because the project area occurs within the boundaries of the Lahaina National Historic Landmark, and only 40m outside of Lāhainā Historic District 2 (State Site 50-50-03-3001), a program of Archaeological Monitoring is recommended during all construction-related ground disturbing activities within the current project area. Monitoring is also recommended because two of the parcels (038 and 044) were not accessible for testing during the Archaeological Inventory Survey. During Monitoring, if significant cultural deposits are identified on these parcels, inventory-level documentation should be required.

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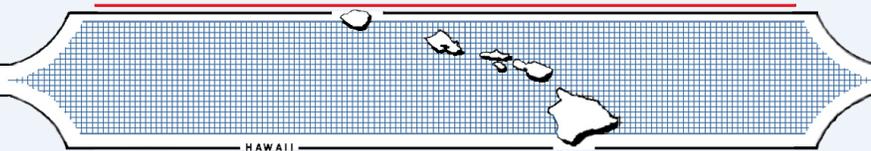
APPENDIX G
Archaeological
Monitoring Plan

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

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INTRODUCTION

At the request of Mr. Jordan Hart of Chris Hart and Partners, SCS has produced this Archaeological Monitoring Plan (AMP) prior to proposed work on three parcels of land totaling 1.02-acres in Lāhainā, Kuia Ahupua'a, District of Lāhainā, Island of Maui, Hawai'i [TMK: (2) 4-6-009: 036, 038, & 044]. The proposed project will encompass three TMK parcels. Existing Plantation Inn improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and a restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking. The Plantation Inn also owns Parcel 38 (6,512 sq ft) and Parcel 44 (8,919 sq ft) which will be consolidated with Parcel 36 to create a single lot (1.02 acres) as part of the proposed project. The existing structures on Parcel 38 (former office building) and Parcel 44 (former dwelling and barber shop) will be demolished. The proposed project will involve construction of a new 2-story building containing 14 guest rooms on Parcels 36 and 44, new parking areas on Parcels 38 and 44, and various ancillary improvements.

The land owner of record is Kaanapali Beach Hotel Limited, LLC. Archaeological Inventory Survey was conducted on the parcels in 2012 (Medrano and Dega 2013) to determine the presence or absence of archaeological deposits within surface and subsurface contexts. Methods for the study involved complete pedestrian survey of all three parcels and representative subsurface testing of Parcel 036 through backhoe test trenching. Parcels 038 and 044 are a built environment and currently occupied by active businesses. Thus, they were not subject to testing. As noted below, no significant cultural deposits were identified during the Inventory Survey. However, given that only 1/3 of the project area was subject to testing and due to the sensitive nature of the Lāhainā area, Archaeological Monitoring during all ground altering activities was recommended.

This AMP has been written in accordance with the rules of the State Historic Preservation Division (SHPD), Department of Land and Natural Resources (DLNR) (§13-279, HAR). This AMP will ensure that if human remains are identified during subsurface work, appropriate and lawful protocol concerning the Inadvertent Discovery of Human Remains (pursuant to §13-300-40a, b, c, HAR) is followed. This AMP will also ensure that if cultural deposits are identified, the work will satisfy reporting requirements outlined in §13-279-5(5) through (6).

The following text provides more detailed information on the reasons for monitoring, environmental setting, previous archaeology, potential site types to be encountered during

excavation, monitoring conventions, and methodology for field and laboratory work, curation of any finds, and reporting of the data gathered during Archaeological Monitoring.

MONITORING PURPOSE OVERVIEW

As a result of the progressive urbanization of Lahaina, buried remnants of pre-Contact and historic settlement have been exposed. The repeated exposures of cultural remains during the renovations and overall improvements in this area have highlighted the importance of Archaeological Monitoring during subsurface excavation. As the topography of the area has been greatly altered by modern development, the only possibility of encountering cultural remains would be during subsurface excavation. Based on the location of the subject property (coastal and within the Historic Lahaina District, State Inventory of Historic Properties (SIHP) Site 50-50-03-3001) and that numerous archaeological studies have been conducted in the Historic Lahaina District since at least 1988, with nearly every project having led to the documentation of pre-Contact or Contact land use, the potential for unearthing human remains and cultural deposits within the project area is high. Based on this high potential, on-site Archaeological Monitoring during all subsurface excavation will be conducted as a measure of ensuring that any identified historic properties are adequately documented and, if necessary, sampled.

ENVIRONMENTAL SETTING

PROJECT AREA LOCATION

The project area is located on privately owned land in the town of Lāhainā, 0.09 miles (150.68 m) away from the coast line and about 3 feet (0.91 m) amls. Lāhainā is situated at western terminus of the alluvial slopes of the West Maui Mountains. The subject property is situated near coastal land and is bounded by Lahainaluna Road to the north, Mid-Pacific Tattoo to the east, a residential home to the south, and Boss Frog's retail store to the west in Kuia Ahupua`a, District of Lāhainā, Island of Maui, Hawai`i [TMK (2) 4-6-009:036, 038, & 044] (see Figures 1 and 2).

CLIMATE

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

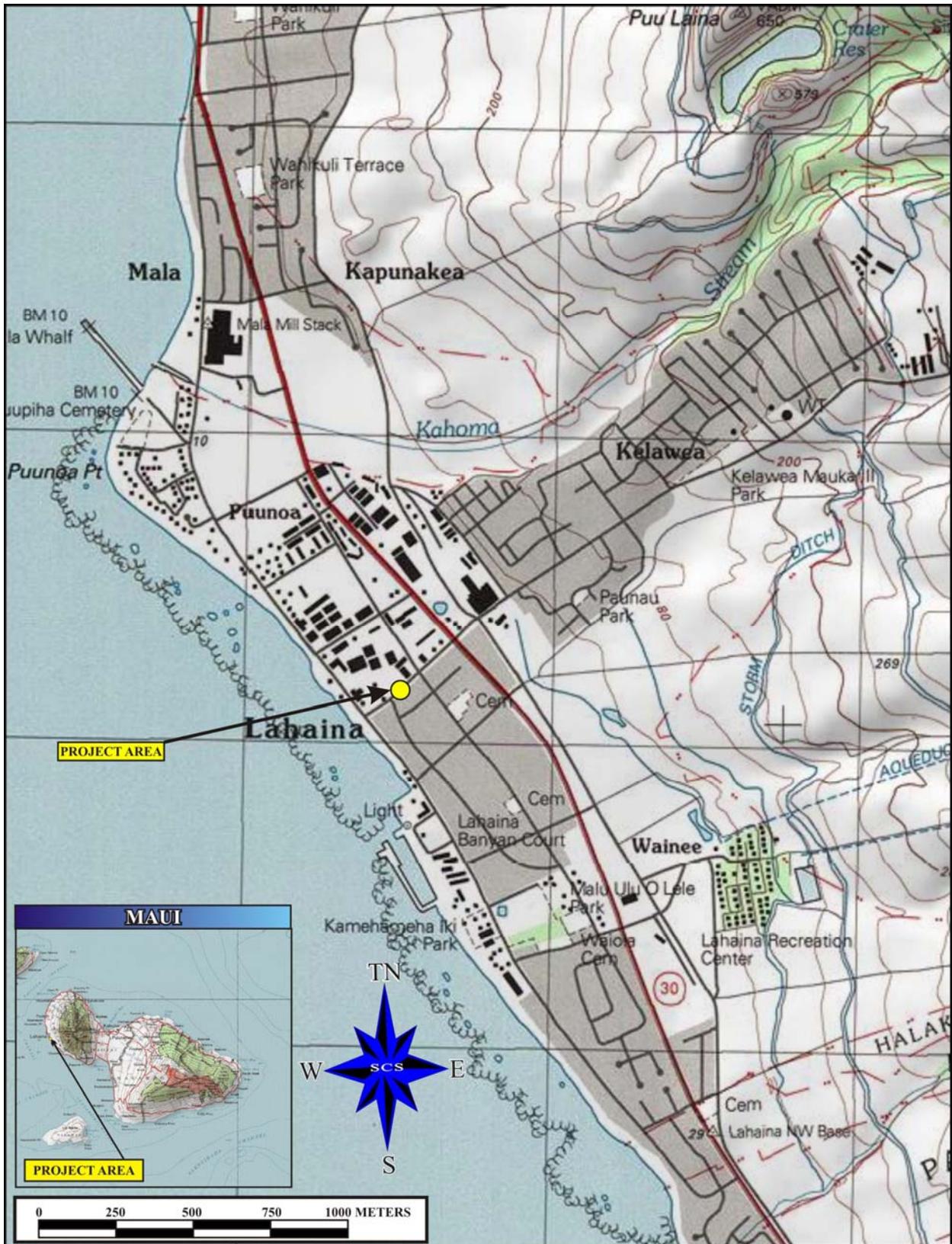


Figure 1: USGS Map (Lahaina Quadrangle) of Project Area.

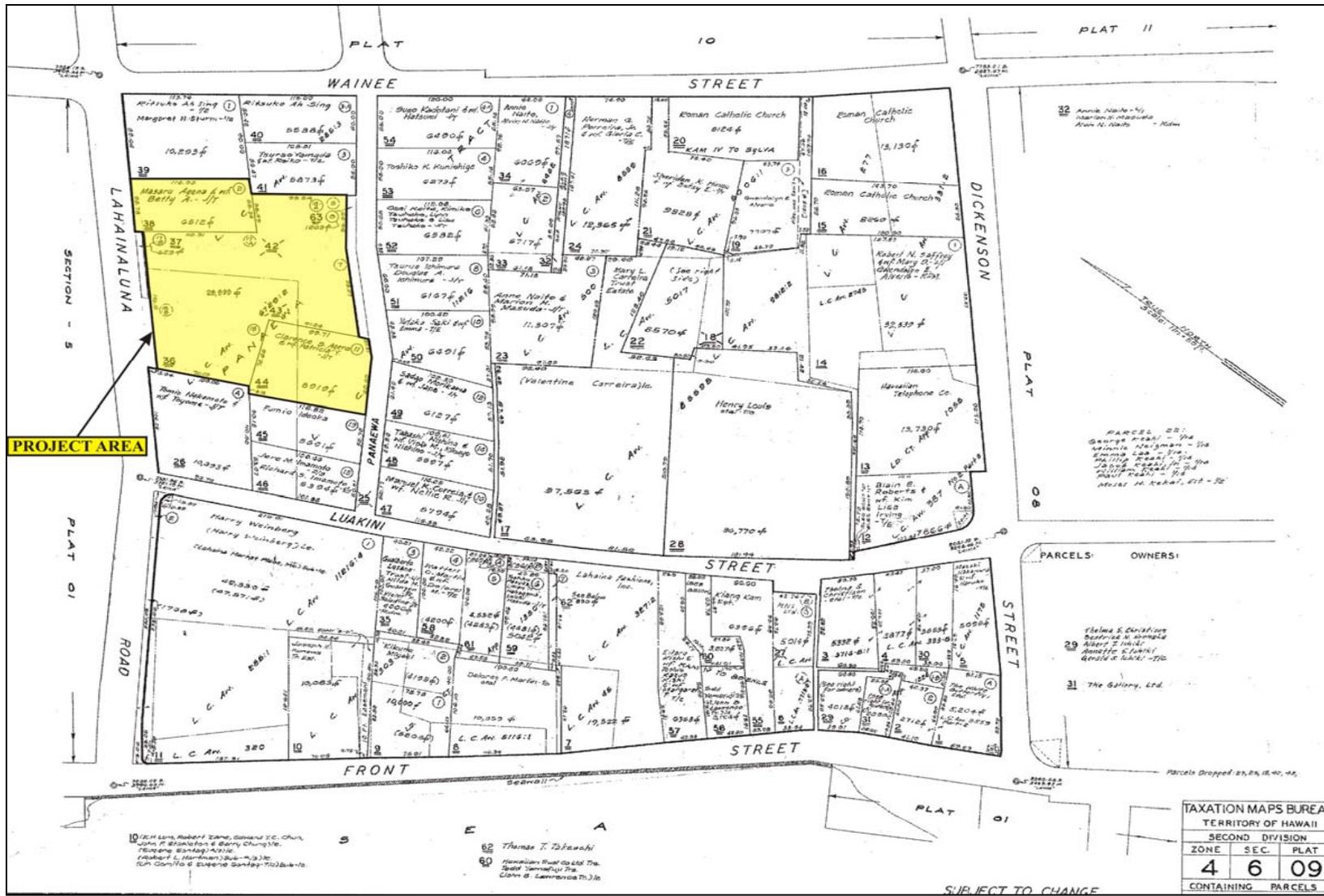


Figure 2: Tax Map Key of Project Area [TMK: (2) 4-6-09].

PROJECT AREA SOILS

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

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

TRADITIONAL AND HISTORIC SETTING

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

TRADITIONAL SETTING OF LĀHAINĀ

The District of Lāhainā, located on the western side of the West Maui Mountains (Mauna Kahalawai), extends from Honokohau Ahupua`a on the north to Ukumehame Ahupua`a on the south. A number of traditional activities took place in this district from fishing and cultivation by early Hawaiians to residential occupation and recreational use by members of the *ali`i* (ruling) class. The district served as an important center both politically and socially during the late prehistoric and early historic period. It was the royal chiefly center for centuries (Thrum 1974; Walker 1981; Kirch 1985; Kamakau 1992; Sterling 1998) and played a key role in the intra-island warfare associated with island unification. By the late 1700s, Kamehameha I had firmly established his presence on Maui with the invasion of Lāhainā. By the early 1800s, Kamehameha I designated Lāhainā the capital of the Hawaiian Kingdom. Lāhainā served as the

capital until 1850 when it was moved to Honolulu. In 1819, the first whaling ship *Bellina* arrived in what would later be known as Lahaina Harbor. Lāhainā served as the center of commercial whaling in the Pacific until the mid-1800s. After the decline of the whaling industry, Lāhainā and surrounding areas became a base for sugarcane plantations. Most recently tourism is the main industry in Lāhainā.

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

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

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

Early descriptions of Lāhainā village provided by Westerners paint a picture of idyllic tranquility and cooperation among the inhabitants. Menzies, the surgeon and naturalist on board the HMS *Discovery* during Captain George Vancouver’s expedition, states that he and the members of his party “...observed the rugged banks of a large rivulet that came out of a chasm cultivated and watered with great neatness and industry” (Handy and Handy 1972:493). Menzies goes on to describe an afternoon tour of the village on March 17, 1793, as follows:

I accompanied Vancouver and a party of officers, with the two Niihau women, to see the village of Lahaina, which we found scattered along shore on a low tract of land that was neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the

different esculent roots and useful vegetable of the country, and watered at pleasure by aqueducts that ran here and there along the banks of intersecting fields... In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration... [Handy and Handy 1972:493].

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

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

In *The Hawaiian Planter*, Handy (1940:159) discusses the proliferation of fishing settlements and isolated fishermen's houses all the way from Kihei to Honokahua and mentions the cultivation of `uala (*Ipomea batatas*, sweet potato) in the red *lepo* (sandy soil) near the shore. Handy (1940) points out that this coast is the most favorable on Maui for fishing and that *kula* lands (uplands) were ideal for the cultivation of sweet potato. According to Handy (1940:106), the *ali`i* Kaka`alaneo lived on Keka`a Hill in Lāhainā District. Keka`a became the capital of Maui during Kaka`alaneo's reign and was also an area of intense cultivation. Fornander (1918–19, Vol. 5:540–41) discusses how Kaka`alaneo planted *kukui* (*Aleurites moluccana*, candlenut) and `ulu (*Artocarpus incisus*, breadfruit) at Lahaina village.

According to Thrum (1974), in *Hawaiian Annual*, an infamous chief named Hua, who was born in Lāhainā and reigned prior to the 10th century, is credited with the construction of the first *heiau* (temple) on Maui. Hua is also referred to as Hua-a-Pohukaina and Hua-a-Kapuaimanaku, names by which his father was also known. Hua is known for the construction of two *heiau* in Lāhainā. Another Hua, two generations later, is credited with the construction of a third. Three additional *heiau* are said to date to or just prior to the reign of Kahekili (Thrum 1974).

Lāhainā was known as a *pu`uhonua* or place of refuge in Maui. The *pu`uhonua* at Lāhainā was associated with Ka`ahumanu who inherited her lands from her husband Kamehameha. In *Ruling Chiefs of Hawai`i*, Kamakau (1992:312) discusses how Ka`ahumanu's

lands of Waipukua in Waihe`e, Kalua`aha in Moloka`i, and Pu`umau in Lāhainā were deemed places where people could be saved from death.

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

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

Lāhainā also played a crucial role in the intra-island warfare that led to island unification and the establishment of the capital of the Hawaiian Kingdom by Kamehameha I. In February of 1795, Kamehameha established his presence on Maui with the invasion of Lāhainā. Kamehameha's great fleet of war canoes landed in Lāhainā covering the coast from Launiupoko to Mala (Kamakau 1992). That part of Lāhainā, covered in food patches and cane fields, was overrun by Kamehameha's men from the island of Hawai`i (Kamakau 1992:171). By 1802, Kamehameha I constructed the brick palace, Moku`ula, in Lāhainā, from which the collection of taxes was administered. Lāhainā served as the capital of the Hawaiian Kingdom from that time until 1850 when Kamehameha moved it to Honolulu.

HISTORIC BACKGROUND

LAND TENURE

The pre-Contact Period in the Hawaiian Islands came to an end with the arrival of Captain Cook to the island of Kaua`i in 1778. The years to follow would drastically alter the political, agricultural, and social foundation of the Hawaiian Kingdom. The destabilization of Hawaiian society was further intensified by the profound reformation of the traditional land system.

The traditional land tenure system in prehistoric Hawai`i was rooted in a different epistemological framework than the subsequent colonially-imposed framework of private land ownership. The idea of holding land was not synonymous with owning it, but is described as closer to a trusteeship between the *ali`i nui* (ruling chiefs) of the island and the traditional Hawaiian *akua* (gods) Lono and Kāne (Handy and Handy 1972:41). Each island was divided into *moku* (districts) that were solely geographical subdivisions. The number of these *moku* depended upon the size of each island. *Moku* were partitioned into smaller landholding units known as *ahupua`a* that were governed by *ali`i* or designated *konohiki* (headman). The *ahupua`a* varied in size but ideally encompassed land from the mountain to the sea, allowing the chiefs and *maka`āinana* (commoner) access to both land and marine resources. All persons from chiefs to commoners were entitled to portions of these resources (Chinen 1994).

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

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

HISTORIC SETTING OF LAHAINA

1778 TO MID 1800s

Western descriptions of Maui were given by Capt. Cook and his men who were the first Europeans to record their impressions of the island, on November 26, 1778 (Beaglehole 1967: Part I, Vol. III). After returning from Alaska, they spotted Maui and sailed down a portion of the

east side of the island. David Samwell, a surgeon on the Discovery, reported "...the ships lay to all day about 3 miles off shore, trading with the Natives who came off in their canoes in great number..." (Samwell 1967:1151).

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

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

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

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

To the ravage and destruction of *Tamaahmaah's* wars, the wretched appearance of the crops was to be ascribed of this they grievously complained, and were continually pointing out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated, were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed; nor was a hog or a fowl any where to be seen. By far the larger portion of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident marks of very recent labor (Vancouver 1984: 870).

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

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

Freycinet recorded:

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

In describing Lāhainā Village he said:

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

Freycinet was impressed with the fertility of Lāhainā:

...Here were found vast orchards of the paper mulberry, whole fields of bananas and of sugar cane of fine appearance, fields of taro and other vegetables fit for human food, enormous breadfruit trees scattered here and there, finally the fertility and freshness of the soil everywhere maintained by frequent irrigation and well husbanded (ibid: 32).

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

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

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

Kamakau reported:

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

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

A fort was constructed in 1831-32 near the brick palace, where a sailor would drum at sundown as a signal for all the seamen to board their ships. In 1854 the old coral blocks that had been a part of the fort walls were dragged across Front Street to become a part of the new Hale Pa`ahao or Lāhainā Prison.

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

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

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

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

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

Dr. Dwight Baldwin, a missionary doctor in the 1830s whose residence was the old Richard's house located on Front Street, recorded the main food items supplied to the ships were "...water, hogs, goats, bananas, melons, pumpkins, onions, squashes, sweet potatoes, young turkeys, ducks, fowls and beef, all of which can be had in abundance; but the greatest article or

which they come is Irish potatoes which grow plentifully in the interior of this island" (In Maui Historical Society 1971:7).

PREVIOUS ARCHAEOLOGY

While many archaeological projects have been conducted in Lāhainā Town and environs over the past two decades, only recently has the subject property been subject to investigations. The following presents the results of the recent project and those occurring in the general Lāhainā area.

As noted above, Archaeological Inventory Survey was conducted on these three land parcels to determine the presence or absence of archaeological deposits within surface and subsurface contexts (Medrano and Dega 2013). Methods for the current study involved complete pedestrian survey of all three parcels and representative subsurface testing of Parcel 036. Parcels 038 and 044 were not subject to testing as both are built environments and currently occupied by active businesses. A total of 5 backhoe test trenches were placed on Parcel 036 but no cultural deposits or artifacts were identified. Overall, the Inventory Survey did not lead to the identification of any archaeological or cultural findings on the surface or in sub-surface contexts during the project. Thus, the Archaeological Inventory Survey was authored as an Archaeological Assessment, with full-time Monitoring being recommended during any ground altering activities in the project area.

Overall, a fair number of studies have been conducted over the years in the general area, which were primarily focused on improvements related to the Front Street area. These studies have resulted in the documentation of numerous traditional and post-contact sites. Most of these have been identified as habitation plots, *lo`i*, burials, and refuse pits.

In 1988 and 1989, an Archaeological Inventory Survey and subsequently Archaeological Data Recovery were conducted on the parcel TMK: (2) 4-6-009:021 by Xamanek Researches (Fredericksen *et al.* 1988 and Fredericksen *et al.* 1989). This parcel, initially owned by Kamehameha IV and subsequently by the Roman Catholic Church, contained the Historic Aus Site (State Site 50-50-03-1797). Site -1797 consisted of 10 subsurface pit features dating from the mid to late 19th Century (Fredericksen *et al.* 1989:24). Subsequently the subsurface pits comprising Site -1797 were interpreted as habitation features. According to Fredericksen *et al.* (1989) the Aus Site, was generally utilized throughout the early post-Contact period (post-1778) and most likely continuously until the late 1970s. During subsurface testing, a feature located

within the upper stratum of Test Trench 9 that contained a recent refuse material dating to 1979, suggesting the Aus Site was use continuously into the Twentieth Century.

In 1989, Archaeological Consultants of the Pacific excavated a parcel (TMK: (2) 4-6-008:012), which provided information about historic land use in the area. Construction materials and domestic wares dating from the late Historic Period - including red bricks, coral blocks, glass, and ceramics were recovered (Kennedy 1989).

In 1995, Under the Lāhainā Restoration Foundation, archaeological work in Malu`ulu-o-lele Park identified Moku`ula, the private residence of Kamehameha III, as previously located near Mokuhinia Pond (Klieger 1995). Through such archaeological undertakings, it became evident that architectural constructions, as well as other archaeological features of the royal occupation period, have been, in a number of cases, well preserved.

In 1996, Bishop Museum conducted historical background research and inventory survey on land once owned by Chief Pikanele during the days of the Māhele. The project area was adjacent to *Loko o Mokuhinia*. Two sites were encountered which included 1) a subsurface habitation area and pondfield and 2) a plantation house dating from 1908 (Major *et al* 1996).

In 1998, Scientific Consultant Services conducted Archaeological Monitoring on Front Street in Lāhainā, which led to the identification of both Traditional- and Historic-type features (McGerty *et al.* 1998). A total of 13 archaeological sites were identified and recorded during monitoring. Habitation deposits with associated subsurface features including refuse pits, fire pits, shell midden, and postholes were identified and recorded. Artifacts associated with these features included basalt preforms, volcanic glass cores and debitage, various ornaments, and abraders. McGerty *et al.* (1998) also recovered Historic-type artifacts manufactured in the 19th and 20th Centuries, such as horseshoes, buttons, bricks, ceramics, slate, and glass bottles. Radiocarbon samples from a lower cultural stratum dated the site to A.D. 1450 to 1660, firmly within traditional times (McGerty *et al.* 1998). This same project also yielded burials relating to both pre-Contact (pre-1778) and Historic time periods

In 1999, Cultural Surveys Hawaii (Borthwick and Hammatt 1999) recorded a cultural layer that included pre- and post-Contact features which indicate prolonged use of the location. The site is located at the Lāhainā Court House and was subsequently assigned State Site 50-50-03-4754. (Fredericksen and Fredericksen 2000) documented a previously disturbed human burial (State Site 50-50-03-4978) directly across Front Street from the Lāhainā Courthouse.

In 2001, during Archaeological Monitoring of improvements to King Kamehameha III Elementary School's electrical system, Xamanek Researches identified four new archaeological sites with multiple components (Fredericksen and Fredericksen 2001). These sites were recorded as State Sites 50-50-03-4982, 50-50-03-4983, 50-50-03-4984, and 50-50-03-5174. As these sites were identified during limited subsurface excavation relating to construction improvements the full spatial extent of these sites remains unknown. Nine *in situ* burials, a secondary burial, and ten probable burial features were identified during the course of the construction mitigation (Fredericksen 2001:12). In addition, previously disturbed human remains were identified at Site 50-50-03-4984. Site 50-50-03-4983 consisted of a remnant subsurface habitation layer with associated postholes and hearths in addition to burials. Site 50-50-03-4982 overlays Site 50-50-03-4983 and both were heavily impacted by construction of the school facilities. These sites are located within LCA 277 awarded to William Charles Lunalilo. Site 50-50-03-5174 consisted of a post-Contact *ili ili* pavement with an associated refuse pit. This site is also located within LCA 277 and is believed to be associated with residences associated with this award parcel. Radiocarbon samples submitted from Site 50-50-03-4983 indicate occupation of that part of the site from the late pre-Contact period through early post-Contact times. Site 50-50-03-4984 is located within LCA 10806.77 awarded to Kamehameha III and his sister Nahi`ena`ena and LCA 5320 awarded to Asa Ka`eo, *kahili* bearer for Kauikeaouli (2001:6). These LCAs were listed as house lots and 10806.77 was named Pa Halekamani by Nahi`ena`ena who lived in a traditional *hale* on the property. Asa Ka`eo testified that Halekamani contained seven houses and a fishpond.

In 2002, Scientific Consultant Services conducted Archaeological Monitoring near Front Street in Lāhainā (Calis 2002). Archaeological deposits relating to Historic Period use of the area in the form of porcelain and glass artifacts dating from 1904 through the 1920s and 1930s were identified in subsurface contexts and subsequently designated as State Site 50-50-03-5180.

In 2002, Xamanek Researchers documented four Historic-type refuse pits and a waterworn pavement at TMK: (2) 4-6-008:053 (Fredericksen and Fredericksen 2002). The deposits subsumed under State Site 50-50-03-5203 were dated to the mid-20th Century.

In 2003, Monahan *et al.* (2003) conducted Archaeological Monitoring during subsurface excavation related to construction improvements on [TMK: (2) 4-6-09: 07, 59, and 62] for the Lāhainā Store. During Monitoring activities, one site significant under Criterion D, designated State Site 50-50-03-5485, was identified. The site consists of historic artifacts—including several

glass bottles dating from the late 19th century to early 20th century—and a cobble-lined cylindrical pit. The artifacts were not observed in primary archaeological context, but rather occurred in fill that includes modern aluminum cans. Because documentation, analysis, and classification of the artifacts are complete, the site is no longer considered significant under Criterion D.

In 2005, Scientific Consultant Services conducted an archaeological inventory survey on approximately 12,365 square feet lot located on Wainee Street in Lāhainā and adjacent to the Historic Aus site (State Site 50-50-03-1797) (Morawski and Dega 2005). During the course of excavation one subsurface scatter and two subsurface pit features were recorded. Both the subsurface scatter collection and the pit features contained Historic-type cultural materials likely related to habitation in the area during the late 1920s through the 1930s. These features were designated as State Site 50-50-03-5701.

EXPECTED FINDINGS

Given existing development on the parcel, as gleaned through the Inventory Survey (Medrano and Dega 2013), no significant features or sites occur on the ground surface. Although representative testing of Parcel 036 did not lead to the identification of significant cultural deposits in subsurface contexts, there remains the possibility that subsurface deposits reflecting both pre-Contact and historical site occupation would still be present, although these may be in partially truncated or disturbed from. Based on previous archaeological work in the Lāhainā area, both traditional and historical features and deposits may be identified during Archaeological Monitoring. Traditional deposits dating from the *c.* A.D. 1400s (or even earlier) could include habitation features (*e.g.*, hearths, living floors, postholes, subterranean stone alignments) and associated artifacts (*e.g.*, food preparation tools, debitage of tool manufacture, and fishing tool kits) and midden (*e.g.*, fish bones, shell, pig bones, etc.). It is also possible that human burials could be identified within pre-Contact strata. Historic use of the parcel could be indicated by burning episodes, historic artifacts (*e.g.*, metals and glass), and/or historic burials. In total, there appears to be a reasonably good chance that Archaeological Monitoring may identify and document both continuous occupation and use of these parcels from traditional through historic times.

MONITORING CONVENTIONS AND METHODOLOGY

This AMP has been prepared in accordance with DLNR-SHPD rules governing standards for Archaeological Monitoring (§13-279). Archaeological monitors will adhere to the following guidelines during monitoring:

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

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

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the laboratory of the archaeological firm conducting the Archaeological Monitoring, in accordance with SHPD rules (§13-279, HAR). In the event that human remains are identified and the SHPD and the appropriate Island Burial Council (Maui/Lana`i Islands Burial Council) authorize their removal, they will be curated at an acceptable location on the island of Maui, the island of origin. All photographs, illustrations, and field notes accumulated during the project will be curated at the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. All retrieved artifacts and midden samples will be cleaned, sorted, and analyzed by the Archaeological Consultant firm conducting the Archaeological Monitoring. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric measurements and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to major 'class' (e.g., bivalve, gastropod mollusk, echinoderm, fish, bird, and mammal). All data will be clearly recorded on standard laboratory forms which also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the laboratory of the Archaeological Consultant firm conducting the Archaeological Monitoring. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other materials such as marine shell or nonhuman bone materials.

The Archaeological Consultant firm conducting the Archaeological Monitoring will consult with SHPD and with the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

HUMAN BURIAL MITIGATION

Before any ground disturbing activities begin on the project area, all machine operators and crew will be informed about the project's sensitivity for the presence of pre-Contact human skeletal remains. Work crews are to be notified on how mitigation will be initiated should any burials or cultural materials be inadvertently discovered. In terms of burial treatment methodology, several undertakings are required to appropriately mitigate human remains. These involve steps from initial identification of remains to curation.

First, if human skeletal remains are inadvertently encountered, all work in the immediate area of the remains will cease and the area will be secured from further activity. The SHPD office will be immediately notified to discuss the likely age, ethnicity, and number of burials found. Mitigation measures (see below) will be implemented following procedures outlined in the Hawai'i Revised Statutes (HRS), Chapter 6E-43.6 and Hawaii Administrative Rules (HAR) 13-300. All burial finds will be documented to the extent possible, including a description of context and an inventory of identifiable remains present.

Identified human remains will be distinguished in four ways:

1. Isolated Remains: Isolated remains are most likely a product of previous disturbance to select areas. The remains are disarticulated and represent secondary, and possibly even tertiary, burial contexts.
2. Multiple Remains from Previously Disturbed Burials and/or Secondary Burials: In this classification, there are enough remains to suggest a burial occurred in the area but after searching/screening the trench and excavated material, no discrete evidence for a burial and/or burial pit can be discerned. It could be assumed that multiple, commingled and disarticulated remains may constitute secondary deposition or represent previously in situ remains.
3. Remains Recovered after Burial Identification: During monitoring excavation work, it is thought that many recovered burials and/or cultural strata may be identified after being partially disturbed by backhoe. Raking, screening, and

collecting remains and soil will ensure that all remains are recovered from both in situ and disturbed proveniences. The location of all burial finds will be recorded as accurately as possible, using professionally accepted standards.

4. Complete, In Situ Burials: This category represents complete or almost complete sets of human remains that are identified in a primary, in situ context. Raking, screening, and collecting remains and soil will ensure that all remains are recovered from the in situ provenience. The location of all burial finds will be recorded as accurately as possible, using professionally accepted standards.

If human skeletal remains are inadvertently disturbed during construction activities, backfill materials excavated from the area will be manually screened to recover any displaced skeletal material. The burial location will be identified and marked using a Global Positioning System (GPS). Appropriate recordation of the burial, including contextual and provenience information, will be taken. A plan view map will be drawn and a skeletal inventory form will be completed. No photographic documentation of the burial(s) will occur. Should relocation of the human skeletal remains be authorized by SHPD, all subsequent treatment measures – including transport, temporary curation containers, and location of a curation facility – shall be carried out at the direction of the SHPD Burial Sites Program staff. In addition, an appropriate plan will be prepared to discuss the SHPD recommended mitigation measure for the treatment of the burial(s).

CURATION

SCS will curate all recovered materials in Honolulu (except human remains, which would remain on-island) until the work is completed, reviewed, and accepted by the state. All materials gathered during this project (including documentation) are ultimately the property of the client, who may request their transfer subsequent to the acceptance of the final Archaeological Monitoring Report (see below).

REPORTING

An Archaeological Monitoring Report documenting all aspects of the work will be submitted within 180 days of the completion of fieldwork, in accordance with SHPD administrative rules (§13-279-5). This time line is requested to account for any radiocarbon age determinations (typically 45 days), if necessary.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historic significance according to criteria established in §13-275-6(b), HAR. The

Archaeological Monitoring Report will be drafted until accepted by SHPD and final revised reports will be submitted to SHPD and to the client.

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APPENDIX H
Cultural Impact
Assessment

**The Plantation Inn
Cultural Impact Assessment**

For

The Plantation Inn
174 Lahainaluna Rd.
Lahaina, HI 96761

By
Jill Engledow
and
Laurel Murphy

December 2012

**The Plantation Inn
Cultural Impact Assessment**

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The Plantation Inn Cultural Impact Assessment

I. Introduction

This Cultural Impact Assessment was prepared in support of an Environmental Assessment and a Special Management Area permit. The proposed project will encompass TMKs (2) 4-6-009: 36, 38, and 44. Existing Plantation Inn improvements on Parcel 36 include two two-story buildings containing 19 guestrooms and restaurant (Gerard's), a swimming pool, a landscaped courtyard, and guest parking. The Plantation Inn also owns Parcel 38 and Parcel 44, which will be consolidated with Parcel 36 to create a single lot as part of the proposed project. The existing structures on Parcels 38 (former office building) and 44 (former dwelling and barbershop) will be demolished. The proposed project will involve the construction of a new two-story building containing 14 guestrooms (on Parcels 36 and 44), new parking areas (on Parcels 38 and 44), and various ancillary improvements.

This Cultural Impact Assessment was accomplished during November and December 2012 by writers Jill Engledow and Laurel Murphy at the request of Chris Hart & Partners for The Plantation Inn. Because of its location in a neighborhood that has been urbanized and focused on tourism for decades, it would appear that there are few if any cultural resources affected by the proposed project. This view was shared by individuals interviewed for this report.

II. Report Methodology/Resource Materials Reviewed

Sources cited in archival research are listed in the attached bibliography. Additional searches included the Internet and the indexes of a variety of books on Hawaiian culture and history. Laurel Murphy conducted extensive research in the Windley Files of the Lahaina Restoration Foundation and conducted oral interviews with former residents of the area. Legal ads requesting cultural information about the parcel ran in *The Maui News* November 18 and 19.

One important source was *He Wahi Mo'olelo No Kaua'ula A Me Kekāhi 'Āina O Lahaina I Maui*, a collection of legendary accounts of native and early foreign writers, early historical journals and narratives, historic maps and land records, and translations of Hawaiian language newspaper articles recorded by Kepā and Onaona Maly of Kumu Pono Associates in their two-volume study prepared for Mākila Land Company and Kamehameha Schools. Another source was the book *Moku'ula: Maui's Sacred Island* by P. Christiaan Klieger.

III. Study Area Description

The subject parcel is in the Lahaina District, Panae'wa Ahupua'a, at 174 Lahainaluna Road, between Front and Waine'e streets. The parcel is within the boundaries of the Historic Lahaina District. Lahaina has been settled for at least 1,500 years, its original inhabitants probably drawn by the ideal location

between the ocean and the mountains and the plenitude of fresh water that once ran from the mountains. A few houses of a tiny plantation-era village remain behind and next to the Inn, but the majority of the surrounding neighborhood is in commercial use primarily aimed at the tourist trade. Several of the remaining houses on Pana'ewa Street, behind the Inn, are now bed-and-breakfast operations, according to Plantation Inn manager Herb Coyle. Another, next to the Inn on its mauka side, has been the home of Trilogy Excursions.

IV. Study Area History

The following is a summary of some events that cast light on the history of the area and indirectly on the subject parcel.

Lele is an ancient name for the Lahaina District, one of the most historically significant areas in the Islands. (Pukui et. al: 131) The ancient chief Kaka'alaneo had his seat here. (Maly 2007: 23) He is credited with planting the breadfruit that symbolized Lahaina for generations (Fornander, in Sterling, 1998: 35), shading the village from the hot sun and providing the image found in several proverbs:

Hālau Lahaina, malu i ka 'ulu.

(Lahaina is like a large house shaded by breadfruit trees.) (Pukui, 1983: No. 430)

Lahaina, i ka malu 'ulu o Lele.

(Lahaina, in the shade of the breadfruit trees of Lele.) (Pukui, 1983: No.1936)

Hua'i ka 'ulu o Lele i ka makani Kona.

(The breadfruit of Lele is exposed by the Kona wind.) (Pukui, 1983: No 1117)

Pukui's interpretation: "Hidden matters are exposed in time of anger. When the Kona wind blows, the leaves of the trees are blown off to expose the fruit."

By the time of Kaka'alaneo (circa 1500) Maui was divided into 11 or 12 major districts and smaller divisions. Lahaina was one of the large districts, or moku-o-loko. Within these larger districts were a number of smaller divisions, the most significant of which was the ahupua'a. In many other places, ahupua'a ran from the mountains to the sea, with well-defined boundaries on all sides, but Lahaina was different. According to Maly:

In the area of Lahaina extending from the Kauaula-Launiupoko boundary to Wahikuli, the system of ahupua'a divisions is something of an anomaly, in that there are some twenty-four ahupua'a in this section of Lahaina. Many of the ahupua'a do not run in contiguous sections from sea to mountain, but are broken apart with small sections of an ahupua'a (say near the shore), then several other sections of ahupua'a in between, with another portion of the same ahupua'a being situated further inland or mauka. (Maly: 8)

The subject parcel is located on the outside edge of one of the most important areas in the islands, Kalua'ehu, home of West Maui's highest chiefs. "Lahaina, flanked by excellent fishing grounds, was the primary seat of the chiefs of West Maui." (Handy, et al., 1972: 272). In addition to the fishing grounds, the area offered quick access to the neighboring islands of Lāna'i, Moloka'i and Kaho'olawe, which were governed from Lahaina. (Maly: 9) And while the area is in the lee of the West Maui mountains, hot, sunny and with low rainfall, abundant water was available from the streams that flowed from those mountains. In addition to the water directed from the streams by an extensive irrigation

system, springs provided fresh water near the sea. Mokuhinia fishpond, south of the subject parcel, was “a freshwater, springfed fishpond that formed naturally behind a long beach berm.” (Klieger, 1998: 5) Moku‘ula, an island within Mokuhinia, was headquarters of generations of Maui chiefs.

Among the famous chiefs who called Lahaina home was Pi‘ilani, known for unifying Maui and for creating the King's Highway that circled the island of Maui. While the most sacred chiefs, who descended from the Pi‘ilani line, lived on Moku‘ula and in the immediate area, the entire area of Lua‘ehu was an elite neighborhood populated by chiefs. Klieger says the boundaries of status and power radiated in rings from a center at Moku‘ula, with government and court members in Kalua o Kiha, chiefs and extended family in Kalua‘ehu, and traders and commoners in the rest of Lahaina. (Klieger, 1998: 70) According to Klieger's maps, the subject property is probably on the edge of Kalua‘ehu and was perhaps the home of lesser chiefs in pre-contact and early monarchy days.

At some point in pre-contact times, a heiau was built on land mauka of the subject parcel. Halekumukalani was in Pūehuehu, and was mentioned by Kamakau as a meeting place for Kahekili and his leaders as he prepared to invade O‘ahu in the early 1770s. (Kamakau 1992: 135) Thrum quoted a former caretaker of several Lahaina heiau: “Halekumukalani also gives forth the sound of drums beating on the nights of Kane and Lono, and within its walls are some canoes and other ancient articles.” Early archaeological studies by Stokes and Walker also mention the heiau, which by that time was destroyed and covered by cane fields. (Maly: 71-73)

The richness of these lands and those above them is evident from descriptions by early Western visitors. Archibald Menzies, who visited in March 1793 in the company of Captain George Vancouver, described traders who visited Vancouver's ship with an “abundance of large gourds, sweet potatoes, watermelons and some musk melons, and plenty of fresh water in calabashes. . .” Along the shore, he said, were “numerous habitations amongst a grove of cocoanut palms and other trees.” Menzies went ashore, climbing with his guides some three miles above the seaside where he observed “the rugged banks of a large rivulet that came out of the chasm cultivated and watered with great neatness and industry. Even the shelving cliffs of rocks were planted with esculent roots, banked in and watered by aqueducts from the rivulet with as much art as if their level had been taken by the most ingenious engineer. We could not indeed but admire the laudable ingenuity of these people in cultivating their soil with so much economy.”

On another day, Menzies described a trip to see the village of Lahaina, which was:

neatly divided into little fields and laid out in the highest state of cultivation and improvement by being planted in the most regular manner with the different esculent roots and useful vegetables of the country, and watered at pleasure by aqueducts that ran here and there along the banks intersecting the fields, and in this manner branching through the greatest part of the plantation. . . In short, the whole plantation was cultivated with such studious care and artful industry as to occupy our minds and attention with a constant gaze of admiration during a long walk through it . . . (Menzies, 1920: 103)

Despite these glowing descriptions, Vancouver himself reported that the many battles that had surged through Lahaina as chiefs of the late 1700s fought for control of the island had ravaged the area of Lahaina. Streams had been cut off and terraces and ‘auwai destroyed. He said:

The taro was growing among the water, but in a very bad state of culture, and in very small quantities. To the ravage and destruction of Tamaahamaah's [Kamehameha's] wars, the wretched appearance of their crops was to be ascribed; of this they grievously complained, and

continually pointed out the damages they had sustained; the despoiled aspect of the country was an incontrovertible evidence of this melancholy truth. Most of the different tenements in the lands formerly cultivated were now lying waste, their fences partly or intirely [sic] broken down, and their little canals utterly destroyed, nor was a hog or a fowl any where to be seen. By far the larger part of the plain was in this ruinous state; and the small part that was in flourishing condition bore the evident remarks of very recent labor. (Vancouver, 1801: 333)

The end result of these destructive battles was that Kamehameha united and took control of the Islands, increasing his mana and guaranteeing the high rank of his heirs by marrying the sacred chiefess Keōpūolani, a descendant of Pi‘ilani (Lee-Greig, 2008:17). Kamehameha's court lived in Lahaina in 1802 and 1803, where he repaired damaged taro fields while he prepared for the planned invasion of Kaua‘i. (Klieger,1998: 22)

Lahaina once again became a focal point for royal life in May 1823, when Queen Keōpūolani, now Kamehameha's widow and the mother of three of his children, moved back, bringing with her missionaries to introduce the Gospel to Maui. While her son Liholiho (Kamehameha II) remained on O‘ahu, her new husband Hoapili (newly appointed governor of Maui) and other chiefs accompanied her. “Lahaina was in those days a popular resort for the chiefs,” and the queen's newfound Christianity and support of the missionaries began to convert these formerly high-living ali‘i, turning them to worship the Christian God and to take up reading and writing. Lands close to the sacred center of Moku‘ula were handed over to the Christians, who built Waine‘e Church just mauka of Mokuhinia. But the queen was in her last year of life, and died September 16, 1823, after being baptized shortly before her death to become the first Hawaiian convert to Christianity. Her passing drew many prominent ali‘i to Lahaina, where they stayed for some time following her funeral. (Kamakau 1992: 262) While on Maui, Liholiho informed a council of the chiefs that he wanted to visit England and named his younger brother Kauikeauouli as his successor in the event that he did not return. (Kamakau 1992: 255)

Liholiho died while on the trip to England, and Kauikeauouli became Kamehameha III. In 1845, due to the increasing importance of the port of Honolulu, the king surrendered the relatively traditional lifestyle he had enjoyed in Lahaina and moved the royal court back to Honolulu. A few years later, continued westernization of the Islands brought about the division of lands known as the Māhele. Though the King visited Lahaina after the move to O‘ahu, life in Lahaina must have changed considerably. Hoapili remained as governor, Lahaina was now a center of whaling, and the missionaries brought literacy to high levels among the people.

While the Protestants labored from their headquarters in Wainee, at Lahainaluna and at the mission house now known as the Baldwin Home, new missionaries were at work establishing a Catholic presence on Maui. The very first mass ever celebrated on Maui was “January 25, 1841, in the grass hut of the Spanish cowboy Joakini” (Joaquin Armas), on the southern side of Mokuhinia. A contingent of French priests set up in Lahaina in 1846 and began traveling the island from this home base. In September 1858, Bishop Maigret arrived from Honolulu to dedicate a new church, Maria Lanakila, which still stands today just a block from the subject property. (*Pioneers of the Faith*: 261-269)

Meanwhile, a new industry had begun on the Islands: sugar growing. One early experimenter was scholar David Malo, who grew cane in the 1840s in both Lahaina and Ka‘anapali. (Ainsworth: 105) Sugar really took off after the founding in 1860 of what would become the Pioneer Mill Company. Carpenter James Campbell started a sugar plantation with a small mill powered by mules. He made sugar from his own fields and on shares for small cane growers in the vicinity. Soon after the establishment of the new plantation, Henry Turton and James Dunbar joined Campbell. Under the name

of Campbell & Turton, the company grew cane and manufactured sugar. In 1865, Dunbar had left the company and the plantation became known as Pioneer Mill Company. By 1874, Campbell and Turton added the Lahaina Sugar Company and the West Maui Sugar Company, a venture of Kamehameha V, to the holdings of Pioneer Mill Company. (HSPA Archives)

The company was incorporated in 1885 and acquired by H. Hackfeld & Co., the predecessor of Amfac. (Wilcox: 126) As Pioneer Mill's cane fields covered the uplands above Lahaina, water was needed for this water-thirsty crop, and ditches were installed to drain the streams that had made Lahaina so productive. Still, it remained a pleasant place to live. In 1877, an article in *Thrum's Hawaiian Annual* by E.S. Baker said:

This town is the capital of Maui and the residence of the Governor and other executive officers. It is built in a grove of cocoanut, bread-fruit, mango, tamarind, orange, banana and other trees. The courthouse, the native churches, Protestant and Catholic, the Anglican Sisters School, the sugar plantation of Messrs. Campbell & Turton, and the Native Hawaiian College at Lahainaluna are the principal objects of interest. (Baker, 1877: 38)

As in other parts of Hawaii, the thriving sugar industry resulted in the importation of laborers from other countries, who were housed in plantation villages known as camps. Though Lahaina's plantation camps have disappeared since the closing of Pioneer Mill in 1999, Lahaina Restoration Foundation and Kaunoa Senior Center have collected an assortment of plantation memorabilia from old-timers for museum displays at the Wharf Center and in the Old Lahaina Courthouse.

The Plantation Inn Site

The Plantation Inn property falls within what is today considered the ahupua'a of Pana'ewa, a result of mapping consolidation in the 1920s (Waihona.org). At the time of the Māhele, when the lands of the kingdom were divided and made available for sale, it belonged to the ahupua'a of Paunau, fabled for its association with the high chiefs and its cultural significance. Paunau ran from Pa'upa'u, or Mount Ball, the rounded mountain near Lahainaluna, down to the ocean, bordered by Kahoma Stream on the north and Kanahā Stream on the south. Above Mount Ball, all the way to the ridge overlooking 'Īao, the same valley was considered Pana'ewa. (Sterling, 1998) Even back then, however, the names seemed to have been used interchangeably.

Paunau included the point of Lahaina (now the location of the Old Lahaina Courthouse, the Banyan Tree and Pioneer Inn), with its rich history as a domain where Hawaiian royalty lived, and the landmark Hauola Stone, a sacred place for healing and birthing, said to have been a girl frozen in stone to save her from enemies. (Sterling, 1998) When Kamehameha conquered the Hawaiian Islands in 1796, two foreigners—a Mr. Mela (Miller) and Mr. Keaka-'ele'ele (Blackjack)—came over to his side after the battle of Nu'uuanu and built for him a two-story "red stone house." (Kamakau, *Ruling Chiefs*: 174) "His palace is built after the European style, of brick, and glazed windows, and defended by a battery of ten guns." (Turnbull: 223) The "brick palace" stood for over 70 years near the landing at Dickenson Street, near the site of the old public market. (Alexander: 151) Kamehameha lived in it for a year from 1802-1803, and thereafter it became known as the home of Ka'ahumanu, his favorite wife. (Kamakau, *Ruling Chiefs*: 174) A storehouse in later years, it was a prominent landmark of Paunau.

Kamehameha designated all the lands belonging to Ka'ahumanu as pu'uhonua, places of refuge, and Paunau on Maui was set aside for that purpose. Ka'ahumanu herself was at times a pu'uhonua. A lawbreaker who ran to her was saved from death. (Kamakau, *Ka Poe Kahiko*: 19)

In 1823 Kamehameha's sacred queen Keōpūolani moved to the point of Lahaina, bringing with her the first American Protestant missionaries to Lahaina, the Revs. William Richards and Charles Stewart. (Murphy, *The Baldwins*)

During the Māhele of the 1850s, Paunau was given to Victoria Kamamalu, sister of two kings, Alexander Liholiho (Kamehameha IV) and Lot Kapuaiwa (Kamehameha V) as Royal Patent 4475. The two kuleana comprising the Plantation Inn premises would have fallen within this chiefly grant, Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamauoha, and Royal Patent Grant Number 2741, Land Commission Award Number 285, to J. Kamakini. (Waihona.org)

The historical record on these transactions is flimsy, but a picture can be constructed from the details that are available. The properties are outside the boundaries of Lua'ehu, the chiefly enclave on the banks of Mokuhinia, the pond in which Moku'ula, the island sacred to the Pi'ilani lineage was located. (Klieger, 1998) But they are within the orbit of Waine'e Church (now Waiola), the original missionary church in Lahaina, built in 1828-1832. It is likely that Kamauoha and Kamakini were Christian converts and congregants of the Rev. Dwight Baldwin, who was pastor of Waine'e at the time of the Māhele. (Murphy, *The Baldwins*)

Very few Hawaiians had the resources to file their own claims when the opportunity arose in 1846, nor did they possess a viable understanding of the concept of private property and what it involved. The announcement that Hawaiians would henceforth be able to own their kuleana in fee simple was thus largely met with indifference. Hawaiian commoners—unlike the chiefs, who were granted many extensions—were given only until 1848, or two years, in which to make their claims. Foreigners seized on the opportunity, but Chief Justice William L. Lee, who was head of the Board of Commissioners to Quiet Land Titles, became alarmed two months before the deadline when it became clear that few Hawaiians had applied.

Lee quickly appealed to the American Protestant missionaries in the kingdom to educate their congregations about the opportunity, and to help them file claims. Most of the claims filed by Hawaiian commoners came from these congregations. Baldwin's hand was certainly in this. Kamauoha's land was adjacent that of Timoteo, a well-known teacher and Christian convert, and Haleu, a place where the Baldwins grew vegetables for their table. (Murphy, *The Baldwins*)

No information could be found on Kamauoha, who probably did not speak English and hired Maluo to secure title for him. The size of his grant, three pieces comprising 1.29 acres, was the standard size for a kuleana award, so he was probably a farmer who worked his taro lo'i amidst the rich farmland laced with 'auwai (water channels) of early Lahaina. (Murphy, *The Baldwins*) His property extended "along the road to the church"—that is, Chapel Street in the 1850s, Luakini Street now. It also ran along "Hotel Street," an early name for Lahainaluna Road. (Waihona.org, Windley)

About J. Kamakini much more is known. He was a circuit court judge (Windley) and a man of property, a sharp businessman at that. The 5.5 acres of his grant extended to "the road to Lahainaluna," which in those days was what is now Dickenson Street, the main road into town. (Waihona.org, Windley) His property on the Plantation Inn site would have come near the house on Dickenson Street built by the missionary Alonzo Chapin in 1832 and the rear of the mission premises where the Baldwin family lived and the Seamen's Reading Room stood. (Murphy, *The Baldwins*)

Kamakini also owned "the courthouse site" on the beach. In 1847 a foreigner named John Lynch paid him \$50 for a five-year lease and planned to build a house. Maui Gov. J. Y. Kanehoa was skeptical of

the deal and wrote to John Young, “I believe this rent is ample, because the seaside is all being taken away by the sea...” Indeed, in October 1850, Lynch wrote to Young asking to cancel the lease as the sea had taken away his house. (Windley)

It is safe to assume Kamakini was educated at Lahainaluna Seminary, the preeminent educational institution for young Hawaiian men at the time (Murphy, *The Baldwins*) but this did not stop him from eyeing a piece of land the seminary owned. His challenge evoked a letter from John S. Emerson, a teacher at the school, to William Richards seeking a boundary clarification. “What I especially desire of you is to know whether the dry valley to the North of the pasture first given to the School by Hoapili is included in the grant—Kamakau, Mr. Andrews, Baldwin & others say this valley was given to the Sem [inary]. Kamakini says he did not know that it was given & wishes proof of the same.” (Windley)

In another incident involving Kamakini’s cunning, the Englishman Mellish complained about “the following injustice which I have recd at the hands of Dr. Judd, involving a dispute with Kapihi... The first man examined by name of Kamakini admitted to have been present at the conversation with me & the Chief Kahekili but said he knew nothing whatever of what had been said – and would say nothing. There cannot be any doubt but that he had been tutored to my prejudice.” (Windley)

As a government official, Kamakini no doubt leased his lands and lived on the income. He could have been a lesser chief with more family holdings than a commoner, but in any case he was one of the few Hawaiians at the time of the Māhele who grasped the value of private property and made good use of it. His success would have pleased Chief Justice Lee and former missionaries in the government who hoped that the kingdom’s momentous change in land policy would make a nation of prosperous, independent men out of the native people. (Murphy, *The Baldwins*)

In the early 20th century, with Pioneer Mill Company growing sugar and running the town and the various small “camps” for workers, one tiny camp was established on the land formerly owned by Kamakini and Kamauohua. This was Store Village, the six houses of which are still in existence on Pana‘ewa Street behind The Plantation Inn. More information about this camp can be found in the interview section below.

While plantation life dominated Lahaina for much of the 20th century, a new industry began in the 1960s. County leaders tried to draw tourists with events emphasizing the whaling history of Lahaina and with the restoration of the historic buildings of the town. At the same time, the Kā‘anapali Beach Resort was under development, with the Kā‘anapali Beach Hotel opened in 1964. The hotel was purchased by Hong Kong media mogul Sir Run Run Shaw in the early 1970s. In 1999, Kā‘anapali Beach Hotel bought The Plantation Inn, which had been built by a hui of Canadians in 1986-1987. The Inn is a bed-and-breakfast operation with 19 rooms and suites. (Coyle, personal communication)

VI. Oral Interviews

Researcher Laurel Murphy interviewed members of the Agena family, whose former home will be demolished during the building that is the subject of this report. In addition, a legal ad requesting comments ran in *The Maui News* November 18 and 19. No comments were received. Engledow and Murphy also visited The Plantation Inn to interview manager Herb Coyle about the history of the inn.

Murphy conducted an in-person interview on November 17, 2012, with two people who once lived in parcel 44, the lot formerly owned by Clarence S. Agena and his wife Patricia, whose house and barbershop building on Pana‘ewa Street are scheduled for demolition. One was Hawai‘i National Guard

Brig. Gen. Clarence Merton Agena, 68, the couple's oldest son, the other his aunt, Nancy Agena, 87. According to Gen. Agena, the family purchased the property around 1947 from Pioneer Mill Co. and moved from nearby Kīlauea Village.

The house was one of the six homes in "Lahaina Store Camp," built around 1932 for employees of the nearby store on Front Street and their families. Clarence S. Agena was employed in the store warehouse. He slowly became blind due to untreated glaucoma, but that did not prevent him in later years from pecking out "West Side Bird," his long-running column for *The Maui News*. In 1962 Agena ran for an at-large seat on the county Board of Supervisors and lost, but garnered so many West Side votes that Mayor Eddie Tam nicknamed him the "Honorary Mayor of Lahaina." The title stuck.

There were three houses on each side of the foot of Pana'ewa Street between Luakini and Waine'e streets. All six were identical structures painted grey and white, with three bedrooms, a single bath and a raised front porch.

The Agena residence was across the street from the Ah Sing family; the Ideoka family next door was across from the Nishiharas, the Imamotos on the corner across from Correia. "Above our house was all empty lots," General Agena recalled. Along Luakini Street, "There was nothing but haole koa bushes." The bare land stretched up Pana'ewa Street to Waine'e Street, above which were plantation houses and a recreational field including a softball field and a basketball court, extending all the way to Maria Lanakila Church.

Patricia Agena worked for Nakasone Barber Shop on Front Street and bought the shop in 1949. The family lived in the Pana'ewa Street home until the early 1950s, after which they moved to a rental property behind the shop for convenience. Clarence S. Agena's father, Kama Agena, and mother, Kana, moved into the Pana'ewa Street house, at the point when other homes were being constructed mauka on the street.

Kana and Kama's daughter, Nancy, lived in the home from 1952 to 1970. She also worked at Lahaina Store. "Walk to work. Walk home," is how she described life. "In those days no crimes around. The doors were all open." Said Gen. Agena, "Lahaina was a simple, quiet town."

Clarence S. and Patricia Agena moved back to the home in the early 1960s, and in the late 1970s she received a zoning exemption to build a barber shop on the property. Mango trees along the street were cut down to make way for the paved parking area in front of the house. Nancy Agena's older brother, Masaru Agena, purchased parcel 38 on Lahainaluna Road, which is also within the redevelopment project for the Plantation Inn.

Neither Nancy Agena nor Gen. Agena recall any Hawaiian cultural practices taking place on the property, which was part of the Pioneer Mill plantation system. They do not believe there will be a negative cultural impact with the expansion of the Plantation Inn facilities. "There was nothing there before," just scrub growth, Gen. Agena said.

VI. Cultural resources, practices, and beliefs

The subject parcel has been in commercial use for years, is located on one of Lahaina's busiest streets, and is not on the shoreline. It seems unlikely, therefore, that its development would have any effect on modern-day cultural uses such as gathering or access to fishing sites. The ancient spiritual center of the town is farther south, in the area of Moku'ula, so it's unlikely that this site was used for any sort of religious purposes.

VII. Confidential information withheld; Conflicts in information or data

No confidential information was withheld. There were no conflicts in information or data within the reports consulted for this Cultural Impact Assessment.

VIII. Effects on Plan

Construction of the proposed project is not expected to have an adverse impact on cultural beliefs, practices, resources or gathering rights around the project area.

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Roads - Street Names, updated 1996.

Appendices
Affidavit of Publication for Legal Ad

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, }
County of Maui. } ss.

Rhonda M. Kurohara being duly sworn
deposes and says, that she is in Advertising Sales of
the Maui Publishing Co., Ltd., publishers of THE MAUI NEWS, a
newspaper published in Wailuku, County of Maui, State of Hawaii;
that the ordered publication as to _____
Information Wanted for Cultural Impact Assessment

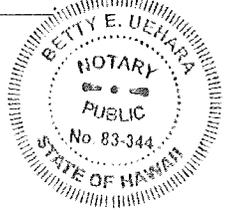
of which the annexed is a true and correct printed notice, was
published 2 times in THE MAUI NEWS, aforesaid, commencing
on the 18th day of November, 2012, and ending
on the 19th day of November, 2012, (both days
inclusive), to-wit: on _____
November 18, 19, 2012

and that affiant is not a party to or in any way interested in the above
entitled matter.

mkr

This 1 page Information Wanted, dated
November 18, 19, 2012,
was subscribed and sworn to before me this 14th day of
November, 2012, in the Second Circuit of the State of Hawaii,
by Rhonda M. Kurohara

Betty E. Uehara
Notary Public, Second Judicial
Circuit, State of Hawaii
Betty E. Uehara
My Commission Expires: 02-28-15



Royal Patent Document information from Waihona.org

Document Text Body

Helu 1778, Maluo no Kamauoha, Paunau & Panaewa Ahupuaa, District of Lahaina, Island of Maui, Vol. 7, pps. 65-66 [RP Reel 4, 00740-00741]

HELU 1778

PALAPALA SILA NUI, A KE ALII, MAMULI O KA OLELO A KA POE HOONA KULEANA

No ka mea, ua hooholo na Luna Hoonai na kumu kuleana aina i ka olelo, he kuleana oiaio ko Maluo no Kamauoha, Kuleana Helu 6729, ma ke ano Kuleana Nui malalo o ke Ano Alodio. iloko o kahi i oleloia malalo, a no ka mea ua haawi mai o ua Maluo nei, iloko o ka Waihona Dala Aupuni i Kanakolu Dala no ko ke Aupuni Kuleana iloko o ia aina.

Nolaila, ma keia Palapala Sila Nui, ke hoike aku nei o Kamehameha III, ke Alii nui a ke Akua i kona lokomaikai i hoonoho ai maluna o ko Hawaii Pae Aina, i na kanaka a pau, i keia la, nona iho a no kona mau hope alii, ua hoolilo, a ua haawi aku oia ma ke Ano Alodio ia Kamauoha, i kela wahi a pau loa ma Paunau a me Panaewa Lahaina, ma ka mukupuni o Maui, penei na mokuna.

Apana 1 Ma Paunau, Mahele 1

E hoomaka ana i ke kihi Hema Komohana, a e holo ana

Akau 37 1/4° Komohana 1.31 kaulahao e pili ana me Umiumi

Akau 51° Hikina 2.23 kaulahao e pili ana me ko Timoteo i A

Hema 34° Hikina 0.75 kaulahao e pili ana me ko Keaweluaole

Akau 51 1/2° Hikina 0.96 kaulahao e pili ana me ko Keaweluaole

Hema 29 1/2° Hikina 0.46 kaulahao e pili ana me ko Umiumi

Hema 53 1/4° Hikina 0.90 kaulahao e pili ana me ko Haleu

Hema 44 1/2° Komohana 1.23 kaulahao e pili ana me ko Haleu

Hema 50 1/2° Komohana 1.00 kaulahao e pili ana me ko Haleu a hiki i Kahi i hoomaka'i.

0.30 Eka.

Mahele 2.

E hoomaka ana i Kahi i hoailonaia dalo[?] i ka A, a e holo ana

Akau 52° Hikina 0.95 kaulahao e pili ana iwaena o Timoteo & Keaweluaole

Akau 39° Komohana 0.49 kaulahao e pili ana me ko Timoteo

Akau 49 1/2° Hikina 2.68 kaulahao e pili ana me ko Timoteo

Hema 44 3/4° Hikina 1.54 kaulahao e pili ana me ko Kaneoalii

Akau 43 1/2° Komohana 0.81 kaulahao e pili ana me ko Haleu
Akau 34° Komohana 1.12 kaulahao e pili ana me ko Umiumi & Keaweluaole
Hema 50° Komohana 2.10 kaulahao e pili ana me ko Keaweluaole a hiki i Kahi i hoomaka'i.
0.23 Eka.

Apana 2 ma Paunau
E hoomaka ana ma ke kihi Komohana Akau, [Page 66]
Hema 34° 20' Hikina 2.16 kaulahao e pili ana me ke Alanui i Halepule
Akau 43° Hikina 3.50 kaulahao e pili ana me ko Kamakini
Akau 39 1/2° Komohana 2.44 kaulahao e pili ana me ko Kamakini
Hema 39° Komohana 3.33 kaulahao e pili ana me ke Alanui i Lahainaluna a hiki i Kahi i hoomaka'i.
0.75 Eka.

Maloko o ia mau Apana 1.29 Eka a oi iki aku, a emi iki mai paha. Ua koe nae i ke Aupuni na mine
minerela a me na metela a pau.

No Kamauoha ua aina la i haawii ma ke ano Alodio, a no kona mau hooilina, a me kona Waihona; ua
pili ka auhau a ka Poe Ahaolelo e kau like ai ma na aina alodio i kela manawa keia manawa.

A i mea e ike'a'i, ua kau i ko'u inoa, a me ka Sila Nui o ko Hawaii Pae Aina ma Honolulu i keia la 18
o Okatoba, 1854.

Inoa} Kamehameha
Keoni Ana

[Royal Land Patent No. 1778, Maluo no Kamauoha, Paunau & Panaewa Ahupuaa, District of Lahai-
na, Island of Maui, 3 apana, 1.29 Acres, 1854]

Island
Patentee
LCA Number

RP #
District
Ili

Ahupua`a

Book Number

Page Number

TMK

Miscellaneous

Document Text Body

Helu 2741, Kamakini, J., Panaewa Ahupuaa, Lahaina District, Island of Maui, Volume 12, pps 561-562[RP Reel 7, 00010-00011.tif]

[Seal]

HELU 2741

PALAPALA SILA NUI,

A KE ALII, MAMULI O KA OLELO A KA POE HOONA KULEANA.

No ka mea, ua hooholo na Luna Hoona i ua kumu kuleana aina i ka olelo, he kuleana oiaio ko J. Kamakini, Kuleana Helu 285 ma ke Ano Kuleana Nui, malalo o ke Ano Alodio iloko o kahi i oleloia malalo, a no ka mea, ua haawi mai oia i ke kauwahi o ia aina no ka hana hou ana i ke alanui hou malaila ua haalele wale ke aupuni i kona kuleana i loko o ia wahi.

Nolaila, ma keia Palapala Sila Nui, ke hoike aku nei o Kamehameha IV, ke Alii nui a ke Akua i kona lokomaikai i hoonoho ai maluna o ko Hawaii Pae Aina, i na kanaka a pau, i keia la nono iho, a no kona mau hope alii, ua haawi aku oia ma ke Ano Alodio ia J. Kamakini, i kela wahi a pau loa ma Panaewa Lahaina ma ka mokupuni o Maui; penei na mokuna,

E hoomaka ana ma ke kihi Hema Komohana ma ka aoao mauka o ke alanui e hele ai i ka Halepule o na haole, e pili pu ana hoi me ka loi nui o Kanaina, a e holo ana
Akau 43 1/2° Hikina 11.28 kaulahao e pili pu ana me Kanaina
Akau 43 3/4° Komohana 3.60 kaulahao e pili pu ana me Keoni Kiwini
Akau 41° Komohana 1.71 kaulahao e pili pu ana me Keoni Kiwini
Hema 86° Komohana 1.06 kaulahao e pili pu ana me Keoni Kiwini
Hema 36 1/2° Komohana 6.58 kaulahao e pili pu ana me Alanui i Lahainaluna
Hema 39 1/2° Hikina 2.54 kaulahao e pili pu ana me Kamauoka
Hema 43 1/4° Komohana 3.50 kaulahao e pili pu ana me Kamauoka
Hema 34 1/2° Hikina 3.15 kaulahao e pili pu ana me Alanui i ka Halepule a hiki i kahi i hoomaka'i.
5 1/2 Eka

[Page 562]

Maloko o keia Apana 5 1/2 Eka a oi iki aku, a emi iki mai paha. Ua koe nae i ke aupuni na mine minerela a me na metela a pau.

No J. Kamakini, ua aina la i haawia ma ke Ano Alodio a no kona mau hoolina, a me kona waihona; ua pili nae ku auhau a ka Poe Ahaolelo e kau like ai ma na aina alodio i kela manawa i keia manawa.

A i mea o ikeā'i ua kau wau i ko'u inoa, a me ka Sila Nui o ko Hawaii Pae Aina ma Honolulu i keia la 7th o Augate 1856.

Kamehameha
Kaahumanu

[Royal Land Patent No. 2741, Kamakini, J., Panaewa Ahupuaa, Lahaina District, Island of Maui, 5.5 Acres, 1856]

APPENDIX I
Affordable
Housing
Agreement



KĀ'ANAPALI BEACH HOTEL

Iānuāli (January) 20, 2005

Ms. Jo-Ann Ridao
Lokahi Pacific
1935 Main St., Suite 204
Wailuku, HI 96793

Aloha Jo-Ann:

Please find the enclosed Agreement between Lokahi Pacific and KBHL, LLC, for your records. We look forward to working with you on this important project in Lahaina.

We have requested a check in the amount of \$100,000 representing our donation, and enclose a fax received from our office in Hong Kong this morning. It should arrive sometime next week, at which time we will deliver it to you.

Aloha and Mahalo,

Mike White
General Manager

MW:sr
Enclosure
cc: Martin Luna
Rory Frampton

AGREEMENT

This Agreement, made this 10th day of December, 2004, by and between KBHL, LLC, a Hawaii limited liability company, whose business and mailing address is 2525 Kaanapali Parkway, Lahaina, Maui, Hawaii 96761 (hereinafter referred to as the "Co-Developer"), and LOKAHI PACIFIC, a 501(c)(3) nonprofit corporation organized under the laws of the State of Hawaii, whose business and post office address is 1935 Main Street, Suite 204, Wailuku, Hawaii 96793, (hereinafter referred to as "Lokahi Pacific").

WITNESSETH:

WHEREAS, Lokahi Pacific is the owner and developer of the Lokahi Kuhua Subdivision, a 12-lot subdivision on which homes will be constructed and sold as affordable homes ("Lokahi Kuhua Subdivision") in Lahaina, Maui, Hawaii; and

WHEREAS, Co-Developer desires to support and encourage affordable housing within the County of Maui; and

WHEREAS, Co-Developer desires to contribute \$100,000 (hereinafter referred to as the "Donation") to Lokahi Pacific to develop the Lokahi Kuhua Subdivision;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Representations of Lokahi Pacific. To induce the Co-Developer to contribute the Donation to Lokahi Pacific as set forth herein, Lokahi Pacific warrants and represents to the Co-Developer as follows:

- (a) Lokahi Pacific is a 501(c)(3) nonprofit corporation organized and in good standing under the laws of the State of Hawaii;
- (b) The purpose of Lokahi Pacific is to improve the quality of life, both economically and socially, of low-income residents of Maui County;
- (c) Lokahi Pacific shall use the Donation solely for the development of the Lokahi Kuhua Subdivision as more fully described hereinbelow;
- (d) The Lokahi Kuhua Subdivision will be built upon land owned by Lokahi Pacific consisting of approximately 1.558 acres, bearing Tax Map Key No. (2) 4-5-23:70 and 72, situated on Kopili Street and Paeohi Street, Lahaina, Maui; and
- (e) The 12 affordable homes in the Lokahi Kuhua Subdivision will be sold to individuals and families earning 80% or less of the median family income in Maui County in accordance with the then existing U.S. Department of Housing and Urban Development (HUD) guidelines.

2. Amount and Conditions for Use of Donation. The total amount of the Donation will be \$100,000 and shall be used solely to pay the costs associated with the development of the Lokahi Kuhua Subdivision.

3. Contribution of Donation. Upon the execution of this Agreement, and following the execution by the County of Maui and Co-Developer of an affordable housing agreement granting Co-Developer affordable housing credits, Co-Developer shall deliver to Lokahi Pacific a check in the amount of \$100,000 for the Lokahi Kuhua Subdivision.

4. Scope of Co-Developer's Participation. By making this donation to Lokahi Pacific, Co-Developer shall not be entitled (a) to participate in the planning and construction of the Lokahi Kuhua Subdivision, (b) to engage in any way in the design and construction of the homes to be built on the twelve lots of the subdivision, and (c) to participate in the marketing and sales of the 12 affordable homes.

5. Co-Developer's Limited Liability. Accordingly, the parties agree that Co-Developer's liability for the development of the Lokahi Kuhua Subdivision shall be limited only to the donation of the \$100,000 for said project.

6. Amendments. The parties may by mutual agreement amend or modify this Agreement, provided, however, no such amendment or modification shall be effective unless such amendment is set forth in writing duly executed by the Co-Developer and Lokahi Pacific.

7. Facsimile Signatures. The parties agree that this Agreement, and any of the documents required to be submitted pursuant to this Agreement, may be submitted by facsimile transmittal and may be executed by the use of facsimile signatures; all original signatures reflected thereby shall be placed in the records of Lokahi Pacific with copies provided to Co-Developer.

8. Binding Agreement. This Agreement is binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

9. Severability. If any provision of this Agreement or the application thereto to any person or circumstances shall, for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

10. Applicable Law. This Agreement and the rights and obligations of the parties hereto will be governed by the laws of the State of Hawaii.

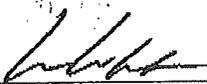
11. No Party Deemed Drafter. No party shall be deemed the drafter of this Agreement. If this Agreement is ever construed by a court of law, such court shall not construe this Agreement or any provision hereof against any party as drafter.

12. Entire Agreement and Modification. This Agreement constitutes the entire agreement between the parties and there are no understandings or agreements other than those

incorporated in this Agreement. This Agreement shall not be amended, modified, or supplemented at any time unless by a writing executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date first above written.

KBHL, LLC ("Co-Developer")

By: 

Print Name: MICHAEL B. WHITE

Its: GENERAL MANAGER

LOKAHI PACIFIC ("Lokahi Pacific")

By: 

Print Name: John Enriquez

Its: Treasurer

20-Jan-2005 15:19

-852 29580526

No.4951 P.1

MUSIC PALACE CORPORATION

c/o LOT 220, CLEAR WATER BAY ROAD, KOWLOON, HONG KONG
TEL: (852) 2335 5111 FAX: (852) 2358 0526 - GENERAL (852) 2719 5768

By Fax to (808) 661 5318 and airmail

Mr. Mike White
General Manager
Ka'anapali Beach Hotel
2525 Ka'anapali Parkway
Lahaina
Maui
HAWAII 96761-1987

January 20, 2005

Dear Mike,

RE: LOKAHI PACIFIC

We refer to your fax of January 19, 2005

Please find enclosed cheque# 1406 for USD100,000 in favour of the above, in respect of the housing requirement for the change in zoning to allow for the expansion of the Plantation Inn, for you to sign as a second signature.

Thank you.

Kind regards,


Jerry Rajakulendran
Chief Financial Officer

Enclosure

KAANAPALI BEACH HOTEL 2525 KAANAPALI PARKWAY LAHAINA MAUI, HAWAII 96761 PH: 808 661 5318		A/C - PAYEE ONLY #1406	
DATE 20-01-2005		AMOUNT	
PAY TO THE ORDER OF LOKAHI PACIFIC		\$ 100,000.00	
ONE HUNDRED THOUSAND ONLY		DOLLARS	
First Hawaiian Bank LAHAINA BRANCH 170 PALALAN STREET LAHAINA, HAWAII 96761		FOR	
⑈001406⑈ ⑆1230⑆015⑆ 07⑆051⑆78⑆		MW	

APPENDIX I-1
DHHC
Compliance
Letter



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

JO-ANN T. RIDAO
Director

JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

September 6, 2013

RECEIVED

SEP 10 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

Cl Jordan + Glenn

12/103

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart,

Subject: Plantation Inn Redevelopment Project

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

Ordinance 3245, which went into effect on February 21, 2005, established H-M. Hotel District zoning for Parcels 36 and 44. The Ordinance stipulated that the following conditions of zoning shall apply: (1) "That building heights shall be limited to 35 feet" and (2) "That Chapter 2.94 shall apply".

Condition No. 14 of the 2005 SMA approval stated. "That the applicant shall comply with Chapter 2.94, Maui County Code relating to Affordable Housing Policies for Hotel-Related Development". In the years following its approval, KBHL's SMA allowed it to lapse and did not implement due to economic considerations at the time.

It is our understanding that KBHL will comply with the building heights being limited to 35 feet when the project is built out and that will be monitored by the Department of Public Works.

Chapter 2.94 of the Maui County Code (MCC) was in effect at the time the Change In Zoning and SMA Permit approvals were granted. Section 2.94 .030, MCC called for the applicant to provide one (1) affordable housing unit for every four (4) hotel, motel, or apartment hotel rooms or fraction thereof.

Based on the fourteen (14) new hotel rooms that were included in the Plantation Inn's Phase III development plan, KBHL was required to provide four (4) affordable housing units (14/4 units = 3.5 units, rounded to 4 units). In accordance with its 2005

Mr. Jordan E. Hart
September 6, 2013
Page 2

CIZ, KBHL was to satisfy their affordable housing requirement by entering into an Agreement with the County of Maui, which was not executed. KBHL fulfilled their affordable housing requirement by entering into an Agreement with Lokahi Pacific and contributing \$100,000 for the development of four (4) homes in the Lokahi Kuhua Subdivision, a 12-lot affordable housing project in Lahaina.

Please contact me at 270-7355 should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Wayde T. Oshiro". The signature is written in a cursive style with a large initial 'W'.

WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns

APPENDIX J
Preliminary
Engineering
Report

PRELIMINARY
CIVIL ENGINEERING
AND
DRAINAGE AND SOIL EROSION CONTROL STUDY
FOR

PLANTATION INN

LAHAINA, MAUI, HAWAII

TAX MAP KEY: (2) 4-6-09:36, 38 & 44

PREPARED FOR:

STEVE HELLER ARCHITECT, LLC
P. O. BOX 80240
HAIKU, HAWAII - 96708

PREPARED BY:



CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT & INSPECTIONAL SERVICES

871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII - 96793
JOB 12-048

MAY 20, 2013

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I. **PURPOSE:**

The purpose of this preliminary report is to investigate the infrastructural requirements for the proposed project. This report will present a brief description of the existing conditions and discuss anticipated improvements for roadway, drainage, water and sewer systems that are required by the appropriate governmental agencies.

II. **PROPOSED PROJECT:**

The proposed project involves the construction of an additional hotel building (2 story, 14 guest rooms) along with appurtenant parking lot, water, sewer and drainage facilities to support the new building and Plantation Inn operations.

Also included in the proposed project is the redevelopment of the existing swimming pool and the demolition of the existing structures on Lots 2 and 11.

Appurtenant to this development will be the consolidation and resubdivision of Lots 2, 18-A and 11. The conceptual subdivision layout is shown on Figure 14. Lots 18-A-2 and 18-A-3 are for roadway widening purposes.

The proposed improvements are discussed in their respective sections of this report to be dedicated to the County of Maui.

III. LOCATION AND ACCESS:

A. LOCATION:

The project site is located in Lahaina, Maui, Hawaii. It is particularly situated on the southern side of Lahainaluna Road and northern side of Panaewa Street. Refer to Figures 1 and 2.

B. ACCESS:

Lahainaluna Road and Panaewa Street provides present access to the project site. Panaewa Street joins Wainee Street which is in turn connected to Lahainaluna Road. Lahainaluna Road, which is the major access to the adjacent residential subdivisions, connects to Honoapiilani Highway that links West Maui to other parts of the island.

C. PROPOSED ROADWAY WIDENING IMPROVEMENTS:

The proposed project will be serviced from Lahainaluna Road on the northwest side of the property and Panaewa Street on the southeast side of the property. Refer to Figure 2. The existing concrete sidewalk and concrete curb and gutter on both roads, in front of the subject property, will be extended and pavement will be widened up to the new curb and gutter.

A typical section of the proposed onsite roadway widening is shown on Figure 11. It includes concrete sidewalk along the right-of-way; paved travelway; and concrete curb and gutter. Parallel parking stalls will be provided along Lahainaluna Road where space is available.

IV. **EXISTING SOILS AND TOPOGRAPHY:**

A. **SOIL:**

The U.S. Department of Agriculture Soil Conservation Service's Soils Survey of the Island of Kauai, Oahu, Maui, Molokai and Lanai [2], classifies the soils within the project site as Ewa Silty Clay Loam (EaA), 0 to 3 percent slopes and as shown on Figure 3. EaA, which occupies the entire site, is characterized as very slow runoff and no more than slight erosion hazard. It belongs to Ewa soil series that consist of well-drained soils in basins and on alluvial fans on the island of Maui at elevations ranging from nearly sea level to 150 feet. These soils developed in alluvium derived from basic igneous rock.

B. **TOPOGRAPHY:**

The existing topography of the project site is shown on Figure 5.

The existing ground has elevations ranging from 13 feet to 17 feet above mean sea level. In general, the ground surface slopes down in a southeasterly direction from the north end to the south end of the project site, at an average slope of about 1.2 percent.

V. **WASTEWATER SYSTEM:**

A. **EXISTING:**

The existing buildings on the subject property are being served by the existing 8" sewerline on Lahainaluna Road and existing 6" sewerline on Panaewa Street.

This existing wastewater system also serves the adjacent residential subdivisions and nearby developments and is a part of the County's Lahaina Sewerage System. A portion of the system that collects wastewater flows generated by existing developments in the vicinity of the project site is shown on Figure 6. The collected wastewater is transmitted by a series of force mains and gravity sewerlines to the Lahaina Wastewater Reclamation Facility above the intersection of Honoapiilani Highway and Lower Honoapiilani Road, about 5 miles north of the project site.

B. PROJECTED WASTEWATER FLOW:

Based on the County of Maui's Wastewater Flow Standards, the estimated average wastewater flow generated by the proposed addition to the existing development is as follows:

Hotel, average with laundry:

$$= 14\text{-guest rooms} \times 300 \text{ gpd} = 4,200 \text{ gallons per day}$$

$$\text{Total Average Wastewater Flow} = 4,200 \text{ gallons per day}$$

C. PROPOSED WASTEWATER SYSTEM:

The proposed wastewater system is conceptually laid out on Figure 7.

The proposed onsite system will consist of 6" PVC sewer pipe, and property sewer service manhole. The proposed Phase 3 improvements will be served by a single service lateral in compliance with the requirements of the Wastewater Reclamation Division (WWRD) of the Department of Environmental

Management. This lateral will be connected to the existing 8" sewerline off Lahainaluna Road.

VI. WATER SYSTEM:

A. EXISTING:

There are existing waterlines that currently serve the existing buildings within the subject property and developments in the vicinity of the project site. Refer to Figure 8. The system consists of an 8" water main on Lahainaluna Road and 3" and 8" water mains on Panaewa Street.

B. PROJECTED WATER REQUIREMENTS:

1. Domestic:

The domestic and irrigation consumption of the subject property is prepared and computed by Neil S. Nishida, P.E., Inc. which shows that the domestic water and irrigation demand for the proposed Phase 3 improvement is 39.53 gpm.

(See attached Domestic and Irrigation Calculations - Exhibit A)

2. Fire Flow:

The fire flow requirements as computed by Neil S. Nishida, P.E., Inc. for the proposed Phase 3 improvements is 1,500 gallons per minute (gpm).

C. PROPOSED WATER SYSTEM IMPROVEMENTS:

The size of the required waterline is usually governed by the fire flow requirements. The needed fire flow of 1,500 gpm for the Phase 3 improvements is used to size the main distribution line. Thus, the existing 8-inch waterline, which can deliver about 1,565 gpm at a velocity of 10 feet per second, is sufficient to provide the needed fire flow.

The conceptual water system is laid out on Figure 9. Presently, there are six (6) water meters serving the project site. There also exists one (1) fire hydrant fronting the east corner of the property on Panaewa Street and a single detector check meter serving the property off of Lahainaluna Road.

The proposed water system improvements include the installation of a fire hydrant within the Lahainaluna Road right-of-way fronting the proposed development as well as the relocation/upgrade of existing water laterals to meet current Dept. of Water Supply standards.

Finally, the upgrade of the existing single detector check meter serving the onsite fire protection system to a double check detector assembly would be required by the County Dept. of Water Supply.

VII. GAS SYSTEM:

There exists a 2" propane gas line running along Panaewa Street and the subject project may have the opportunity to connect to this line to satisfy their gas needs.

VIII. DRAINAGE, GRADING AND SOIL EROSION:

A. GENERAL:

The preliminary Drainage Study, in general, is based on the requirements, formulas, charts and tables of the Rules of the Design of Storm Drainage Facilities of the County of Maui [1] hereinafter referred to as County Drainage Standards; whereas, the Best Management Practices to control soil erosion are in accordance with the Construction Best Management Practices (BMPs) for the County of Maui [2] and Rules for the Design of Storm Water Treatment Best Management Practices [9] hereinafter referred to as “County Standard BMPs”.

B. FLOODING HAZARD:

The site is found on Panel 361 revised September 19, 2012, of the Flood Insurance Rate Map (FIRM) for the County of Maui. Refer to Figure 4. The site is situated within Flood Designation Zone X where areas are subject to minimal flooding or areas determined to be outside the 0.2% annual chance flood plain. Therefore the proposed project does not need a flood development permit as may be required by Chapter 19.62, Flood Hazard Areas, of the Maui County Code.

C. EXISTING DRAINAGE CONDITIONS:

The present onsite drainage flow pattern is generally characterized by sheet flow across the project site in a southwesterly direction. Existing drainage runoff is being collected by grated drain inlets connected by 12-inch drainlines

towards three separate subsurface retention basins and three (3) seepage pits shown on Figure 5, Existing Topographic Map.

D. STORM RUNOFF QUANTITIES:

Hydrologic calculations are given in Appendix A - Preliminary Drainage Calculations. According to the County Drainage Standards, the 10-year, 1-hour storm is used for design of surface drainage facilities such as roadway gutter flow, while the 50-year, 1-hour duration is used for the design of culverts and retention basins or drainage ponds.

Based on the preliminary drainage calculations (Appendix A), the overall project site is anticipated to increase the existing 1-hour rainfall storm as follows:

10-year Runoff Rate: 0.27 cfs, from 2.33 to 2.60 cfs

50-year Runoff Rate: 0.34 cfs, from 2.91 to 3.25 cfs

50-year Runoff Volume: 1,015 cf, from 3,625 to 4,640 cf

E. CONCEPTUAL DRAINAGE PLAN:

The drainage system scheme is laid out on Figure 10. The main feature of the proposed system is the construction of two (2) onsite subsurface drainage basins that will be sized, at a minimum, to retain the 50-year, 1-hour storm runoff volume increase that is anticipated to be generated by the proposed project site. Storing the volume increase is expected to maintain the runoff volume leaving the project site below or at pre-development level.

Aside from the subsurface retention basin, the proposed drainage system will also include grated drain inlets to collect runoff and non-perforated pipes to

convey runoff to the drainage basins. It will also include possible rerouting of the existing 12" drainlines within the project site.

The proposed subsurface retention basin will be constructed as shown on Figure 10.

F. GRADING REQUIREMENTS:

Grading for the proposed development will be performed in compliance with the applicable requirements of the Maui County Grading Ordinance. It is expected that grading will be essentially associated with the construction of the proposed Phase 3 building pad and parking lots. This will involve grading on the proposed building site and new parking areas including development of the subsurface drainage basins; construction of 6' high solid fence on CMU retaining wall along the northwest and southeast sides of the property and landscaping on various locations within the project site.

A grading and grubbing permit must be obtained from the Development Services Administration (DSA) of the County of Maui prior to commencing land disturbance activities. Associated submittals for the permit application are Grading Plans, Soil Erosion Control Plan or Best Management Practices, Drainage Plan and Drainage Report.

G. BEST MANAGEMENT PRACTICES:

Requirements for the temporary control of soil erosion and dust during site improvement will be outlined and shown on the construction plans during the

design development for the project. Some of the temporary control measures will be as follows:

1. Installation of BMP such as silt fence, gravel bag berms or other approved sediment trapping devices at the downstream side of the grading area and sediment pits.
2. Installation of dust control fence surrounding the project site.
3. Control dust by means of water trucks or by installing temporary sprinkler systems or both if necessary.
4. Graded areas shall be thoroughly watered after construction activity has ceased for the day and for weekends and holidays.
5. All exposed areas shall be paved, grassed, or permanently landscaped as soon as finished grading is completed.
6. Storm runoff will be diverted away from graded areas to natural drainageways during construction by means of sand bag berms or lined temporary swales.
7. Time of construction will be minimized.
8. Only areas that are needed for new improvements will be cleared.
9. Early construction of drainage control features.
10. Construction of pit for proposed drainage basin prior to mass grading of project site. The pits will be temporarily utilized as sediment catchment during construction.
11. Temporary control measures shall be in place and functional prior to construction and shall remain operational throughout the construction period or until permanent controls are in place.

The Contractor will also be required to submit a satisfactory soil erosion control plan to minimize soil erosion prior to an issuance of a grubbing and grading permit. Best Management Practices shall be in compliance with Section 20.08.035 of the Maui County Code (Ord. No. 2684) and County Standard BMPs.

The grading area is expected to be less than 1.0 acre; therefore, NPDES General Permit Coverage Authorizing Discharges of Storm Water associated with construction activities is not anticipated to be required.

H. CONCLUSION:

Based on this preliminary drainage study, the proposed development will increase the existing storm runoff due to addition of impervious surfaces such as building roofs, pavement and concrete walkways. Despite the increase in runoff, the proposed development is not anticipated to have adverse drainage effects on adjacent and downstream properties. In keeping with the guidelines of the County Drainage Standards, the proposed drainage improvements will include the impoundment of the 50-year, 1-hour storm runoff volume increase to be generated by the proposed development. The future onsite drainage basin will result in a zero runoff increase for the 50-year storm to downstream properties and will also have the effect of reducing the potential for sediments contained in the runoff from entering the ocean.

Soil erosion and dust control measures (BMPs) will be instituted during development of the proposed project. These measures will include BMPs in compliance with County Standard BMPs and Section 20.08.035 of the Maui County Code.

IX. CONSTRUCTION PLAN APPROVALS:

Approval of construction plans and appropriate permits for site grading and infrastructural improvements of the proposed project will be obtained from the Department of Public Works; Department of Environmental Management; Department of Water Supply and Fire Prevention Bureau. The various infrastructure will be designed in compliance with the applicable requirements of these governmental agencies.

X. REFERENCES:

1. Rules for the Design of Storm Drainage Facilities in the County of Maui, Title MC-15, Department of Public Works and Waste Management, County of Maui, Chapter 4.
2. Construction Best Management Practices (BMPs) for the County of Maui, Department of Public Works and Waste Management, May 2001.
3. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, August 1972.
4. Erosion and Sediment Control Guide for Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, March 1981.
5. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U. S. Department of Commerce, Weather Bureau, 1962.
6. Flood Insurance Rate Maps for the County of Maui
7. Water System Standards, Department of Water Supply, County of Maui, 2002.
8. Wastewater Flow Standards, Wastewater Reclamation Division, Department of Public Works & Environmental Management, February 2, 2000.
9. Rules for Design of Storm Water Treatment Best Management Practices, Department of Public Works, Chapter 15-111.

EXHIBIT A

**DOMESTIC AND IRRIGATION
FLOW CALCULATIONS**

DOMESTIC AND IRRIGATION FLOW CALCULATIONS

for

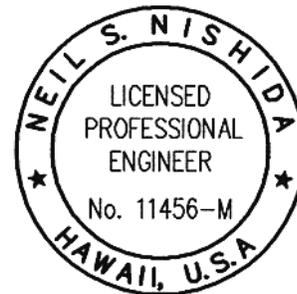
THE PLANTATION INN PHASE III

at

174 Lahainaluna Road
Lahaina, Maui, Hawaii 96761
TMK: 2nd 4-6-009: 37, 42, 43
(BT2013/_____)

Prepared by:

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Neil S. Nishida

February 5, 2013

This report is an "instrument of service" and is part of an integrated process of technical design. Use outside this process is inappropriate and transfer of its observations, conclusions, or methodology to any other work may have serious consequences. Definitions used have only the meanings in the context employed.

DOMESTIC AND IRRIGATION FLOW CALCULATIONS:

The Plantation Inn is proposing on developing its third phase of the property by adding a third 2-story building with 14 additional guest rooms. The first two phases on this property has a total of 19 guest units including a swimming pool and jacuzzi and a popular restaurant onsite.

EXISTING PLUMBING FIXTURES

PHASE I

LUNA INN BUILDING:

FIRST LEVEL:

	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>OFFICE BATHROOMS (PRIVATE):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>1</u>	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	2	8.6
<u>RESTROOMS (PUBLIC):</u>							
LAVATORY	X		2	1.0	2.0		
URINAL		X	1	2.8	2.8		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>2</u>	<u>2.8</u>	<u>5.6</u>		
SUBTOTAL:					10.4	1	10.4
<u>BAR (PUBLIC):</u>							
COFFEE (1/4")		X	1	2.0	2.0		
3-COMPARTMENT SINK		X	1	4.0	4.0		
<u>GLASS WASHER (1/2")</u>		<u>X</u>	<u>1</u>	<u>4.0</u>	<u>4.0</u>		
SUBTOTAL:					10.0	1	10.0
<u>KITCHEN (PUBLIC):</u>							
HAND SINK		X	2	2.0	4.0		
PREP SINK		X	1	4.0	4.0		
RINSE SINK		X	1	4.0	4.0		
1-COMPARTMENT SINK		X	1	4.0	4.0		
3-COMPARTMENT SINK		X	1	4.0	4.0		
<u>DISH WASHER</u>		<u>X</u>	<u>1</u>	<u>4.0</u>	<u>4.0</u>		
SUBTOTAL:					24.0	1	24.0
<u>SECOND LEVEL:</u>							
<u>TYPICAL ROOMS (4-8):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>1</u>	<u>1.7</u>	<u>1.7</u>		
SUBTOTAL:					4.3	5	21.5
<u>LUNA ROOM 8 SUITE:</u>							
LAVATORY	X		1	0.6	0.6		

SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>		<u>X</u>	<u>1</u>	<u>1.7</u>	<u>1.7</u>		
	SUBTOTAL:				4.3	1	4.3
 <u>LAHAINA ROOM 9:</u>							
LAVATORY		X	1	0.6	0.6		
TUB/SHOWER			X	1	2.0		
<u>FT WATER CLOSET</u>		<u>X</u>	<u>1</u>	<u>1.7</u>	<u>1.7</u>		
	SUBTOTAL:				4.3	1	4.3
 <u>LAUNDRY:</u>							
CLOTHES WASHER		X	1	4.0	4.0	1	4.0
	SUBTOTAL:						
 <u>EXTERIOR:</u>							
HOSE BIBS		X	3	5.0	15.0		
ICE MACHINE		X	1	2.0	2.0		
<u>OUTDOOR SHOWER</u>		<u>X</u>	<u>1</u>	<u>4.0</u>	<u>4.0</u>		
	SUBTOTAL:				21.0	1	21.0
TOTAL EXISTING FIXTURE UNITS:							108.1
TOTAL PHASE I DOMESTIC FLOW:							45.3
<u>ESTIMATED IRRIGATION FLOW:</u>							<u>4.0</u>
TOTAL FLOW:							49.3

NOTE: EXISTING SWIMMING POOL HAS A 1" MANUAL FILL VALVE.

The existing 1" water meter No. 18183961 is adequate; maximum flow is 50 gpm.

EXISTING PLUMBING FIXTURES

PHASE II

PANA'EWA INN BUILDING:

<u>FIRST LEVEL:</u>	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>TYPICAL ROOMS (10-13):</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	<u>X</u>		<u>1</u>	<u>1.7</u>	<u>1.7</u>		
	SUBTOTAL:				4.3	4	17.2
 <u>ROOM 14 SUITE:</u>							
BAR SINK		X	1	1.0	1.0		
LAVATORY	X		1	0.6	0.6		
SHOWER (2 HEADS)		X	1	4.0	4.0		

<u>FT WATER CLOSET</u>	X		1	1.7	1.7		
SUBTOTAL:					7.3	1	7.3

SECOND LEVEL:

TYPICAL ROOMS (15-18 & 21):

LAVATORY	X		1	0.6	0.6		
SHOWER		X	1	2.0	2.0		
<u>FT WATER CLOSET</u>	X		1	1.7	1.7		
SUBTOTAL:					4.3	5	21.5

ROOM 19 SUITE:

BAR SINK		X	1	1.0	1.0		
LAVATORY	X		1	0.6	0.6		
SHOWER (2 HEADS)		X	1	4.0	4.0		
<u>FT WATER CLOSET</u>	X		1	1.7	1.7		
SUBTOTAL:					7.3	1	7.3

ROOM 20 SUITE:

KITCHEN SINK		X	1	2.0	2.0		
LAVATORY	X		1	0.6	0.6		
TUB/SHOWER	X		1	1.6	1.6		
<u>FT WATER CLOSET</u>	X		1	1.7	1.7		
SUBTOTAL:					5.9	1	5.9

EXTERIOR:

HOSE BIBS		X	2	5.0	10.0		
SUBTOTAL:					10.0	1	10.0

TOTAL EXISTING FIXTURE UNITS:							69.2
TOTAL PHASE II DOMESTIC FLOW:							36.04
<u>ESTIMATED IRRIGATION FLOW:</u>							<u>3.0</u>
TOTAL FLOW:							39.04

Existing 5/8" compound water meters nos. 33103930 & 32331341 are adequate; maximum flow is 40 gpm.

PROPOSED PLUMBING FIXTURES

PHASE III

<u>1ST & 2ND FLOORS:</u>	<u>LF</u>	<u>NLF</u>	<u>QTY</u>	<u>FU/FIX</u>	<u>FU</u>	<u>UNITS</u>	<u>TTL</u>
<u>TYPICAL ROOMS</u>							
LAVATORY	X		1	0.6	0.6		
SHOWER	X		1	1.6	1.6		
<u>FT WATER CLOSET</u>	X		1	1.7	1.7		
SUBTOTAL:					3.9	14	<u>54.6</u>

EXTERIOR:

HOSE BIBS

SUBTOTAL: X 2 5.0 10.0 1 **10.0**

TOTAL PROPOSED FIXTURE UNITS: 64.6

TTL PHASE III DOMESTIC FLOW: 34.53

PROPOSED IRRIGATION FLOW: 5.0

TOTAL FLOW: 39.53

5/8" compound water meters or 1" meter minimum required.

ABBREVIATIONS:

LF LOW-FLOW FT FLUSH TANK
NLF NON LOW-FLOW FU FIXTURE UNIT

APPENDIX A

PLANTATION INN
LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-09:36, 38 & 44

PRELIMINARY DRAINAGE CALCULATIONS

May 8, 2013

- I. Reference: Rules for the Design of Storm Drainage Facilities in the County of Maui, April 14, 1995
- II. Purpose: To determine the overall pre and post development storm runoff discharges.
- III. Hydrologic Criteria:
 - A. 10-Year, 1-Hour: for design of surface facilities such as gutter
1-Hr. Rainfall Value = 2.0"
 - B. 50-Year, 1-Hour: for design of retention ponds and roadway culverts
1-Hr. Rainfall Value = 2.5"
- IV. Runoff Quantity:
 - A. Runoff Discharge Rate & Volume:
 1. Methodology:

Rational Method, $Q = CIA$

Where Q = Flow rate in cubic feet per second (cfs)

C = Runoff Coefficient

I = Rainfall intensity in inches per hour for a duration equal to the time of concentration

A = Drainage Area in Acres (See Figure 13)

Calculations employing this method were performed on computer using hydrologic software "Hydraflow Hydrographs 2004" by

Intelisolve. The Standard Rational Method is used to calculate storm runoff peak discharge rates while the Modified Rational Method is employed to determine storm runoff volumes. The intensity duration frequency (IDF) curves were developed by inputting into the program the intensity values for 5, 15, 30 and 60 minutes duration corresponding to the 10-year and 50-year, 1-hour rainfall amounts as determined from Plate 2.

2. Runoff Coefficient, C:

Existing Condition:

$$C_1 = 0.30 \text{ (Unimproved Area - Plantation Inn, Parking Area)} \\ \text{(Table 2)}$$

$$C_2 = 0.55 \text{ (Residential Areas - Agena Lot) (Table 3)}$$

$$C_3 = 0.80 \text{ (Business Areas - Trilogy Lot) (Table 3)}$$

$$C_4 = 0.70 \text{ (Plantation Inn - Hotel Area) (Table 3)}$$

Future Condition:

$$C = 0.70 \text{ (Hotel, Apartment Area)}$$

3. Drainage Area, A:

Existing Area:

$$A_1 = 7,417 \text{ Sq. Ft. (Plantation Inn - Parking Area)} \\ = 0.170 \text{ Ac.}$$

$$A_2 = 8,919 \text{ Sq. Ft. (Agena Lot)} \\ = 0.205 \text{ Ac.}$$

$$A_3 = 6,512 \text{ Sq. Ft. (Trilogy Lot)} \\ = 0.149 \text{ Ac.}$$

$$A_4 = 21,416 \text{ Sq. Ft. (Plantation Inn - Hotel Area)}$$
$$= 0.492 \text{ Ac.}$$

Future Area:

$$A = 44,264 \text{ Sq. Ft. (Plantation Inn)}$$
$$= 1.016 \text{ Acs.}$$

4. Time of Concentration, Tc:

Existing Condition:

Tc1: (Plantation Inn - Parking Area)

Length of Flow = 130 l.f.

Average Slope = 0.54%

Tc1 = 11 min.

Tc2: (Agena Lot)

Length of Flow = 162 l.f.

Average Slope = 1.0%

Tc2 = 13 min.

Tc3: (Trilogy Lot)

Length of Flow = 152 l.f.

Average Slope = 0.33%

Tc3 = 16 min.

Tc4: (Plantation Inn - Hotel Area)

Length of Flow = 86 l.f.

Average Slope = 0.58%

Tc4 = 12 min.

Future Condition:

Length of Flow = 229 l.f.

Average Slope = 1%

Tc = 16 min.

5. Storm Runoff Quantity, Q:

(Refer to attached Hydrograph Report)

1-Hour Storm Peak Discharge Rate:

	<u>Existing</u>	<u>Future</u>	<u>Increase</u>
10-Year	2.33 cfs	2.60 cfs	0.27 cfs
50-Year	2.91 cfs	3.25 cfs	0.34 cfs

6. Runoff Volume (50-Year, 1-Hour Storm):

(Refer to attached Hydrograph Report)

<u>Existing</u>	<u>Future</u>	<u>Increase</u>
3,625 cf	4,640 cf	1,015 cf

The 50-year, 1-hour rainfall volume increase is the minimum volume to be retained onsite in order to attain zero runoff increase to adjacent/downstream properties.

V. Drainage Basin:

In accordance with the County Drainage Standards, drainage basin shall have a storage capacity to at least equal to the anticipated 50-year, 1-hour storm runoff volume increase for drainage areas less than 100 acres; however, in determining the storage capacity, soil percolation shall not be taken into account.

Based on this guideline, the proposed project will require a minimum storage of 1,015 cf.

The conceptual layout of the proposed drainage basins is shown on Figure 11.

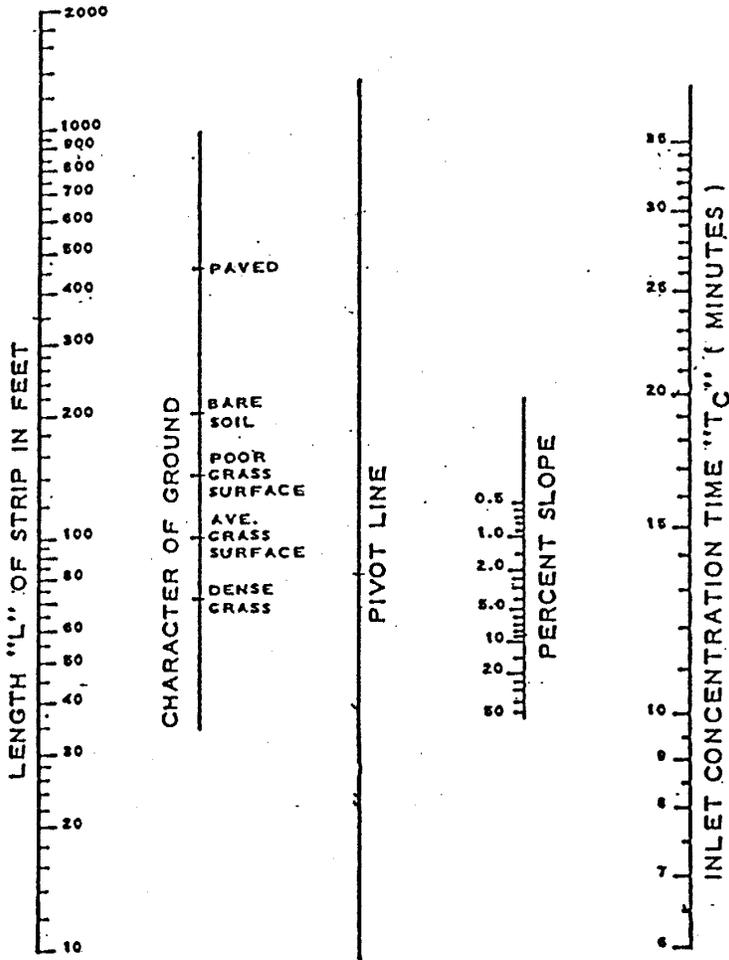


Plate 1
Overland
Flow
Chart

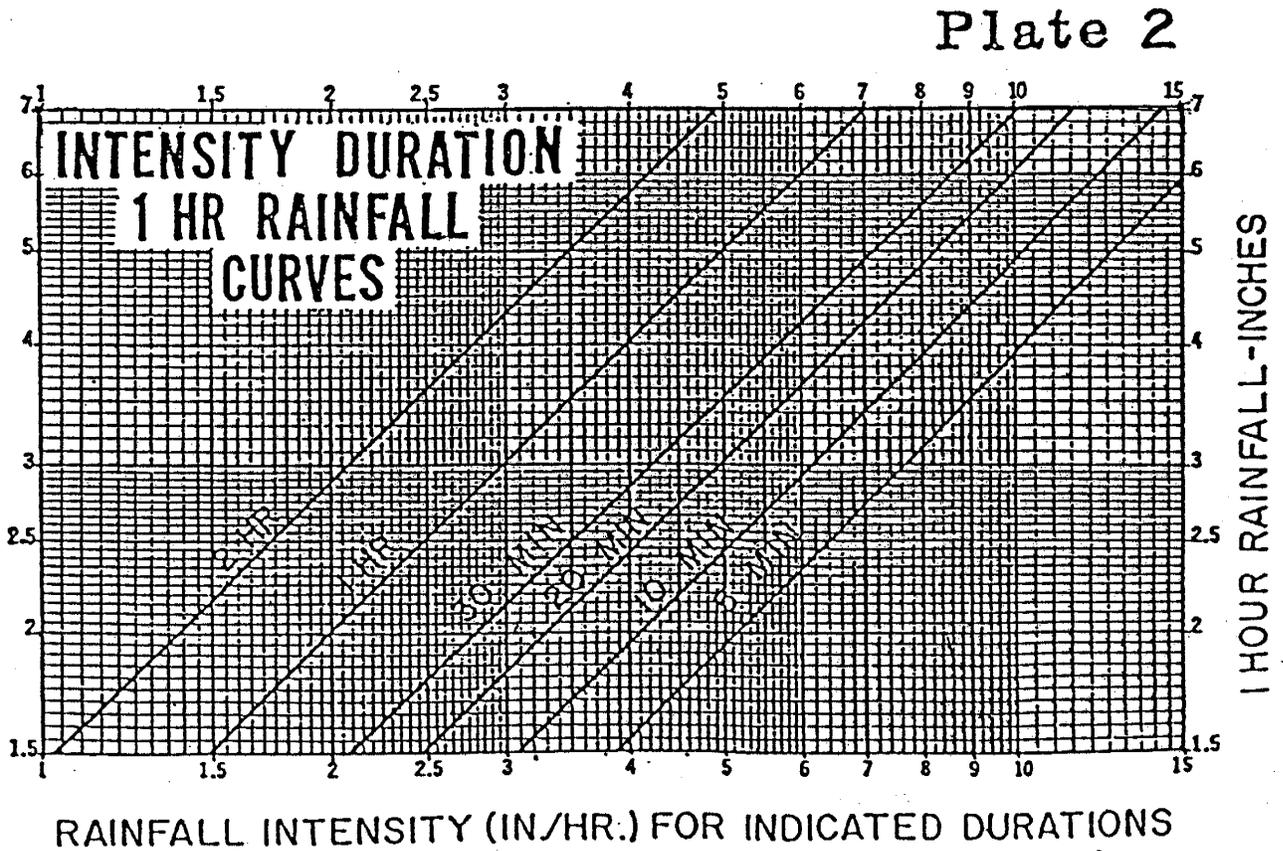


Plate 2

GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS
FOR BUILT-UP AREAS*

WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLIGIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15 - 25%) 0.06	ROLLING (5 - 15%) 0.03	FLAT (0 - 5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10 - 50%) 0.03	HIGH (50 - 90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL - APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

Table 2

RUNOFF COEFFICIENTS

Type of Drainage Area	Runoff Coefficient C
Parks, cemeteries	0.25
Playgrounds	0.35
Railroad yard areas	0.40
Unimproved areas	0.30
Streets:	
Asphaltic	0.95
Concrete	0.95
Brick	0.85
Driveway and walks	0.85
Roofs	0.95
Lawns:	
Sandy soil, flat, 2%	0.10
Sandy soil, avg., 2-7%	0.15
Sandy soil, steep, 7%	0.20
Heavy soil, flat, 2%	0.17
Heavy soil, avg., 2-7%	0.22
Heavy soil, steep, 7%	0.35

Table 3

MINIMUM RUNOFF COEFFICIENTS FOR BUILT-UP AREAS

Residential areas	C=0.55
Hotel, apartment areas	C=0.70
Business areas	C=0.80
Industrial areas	C=0.80

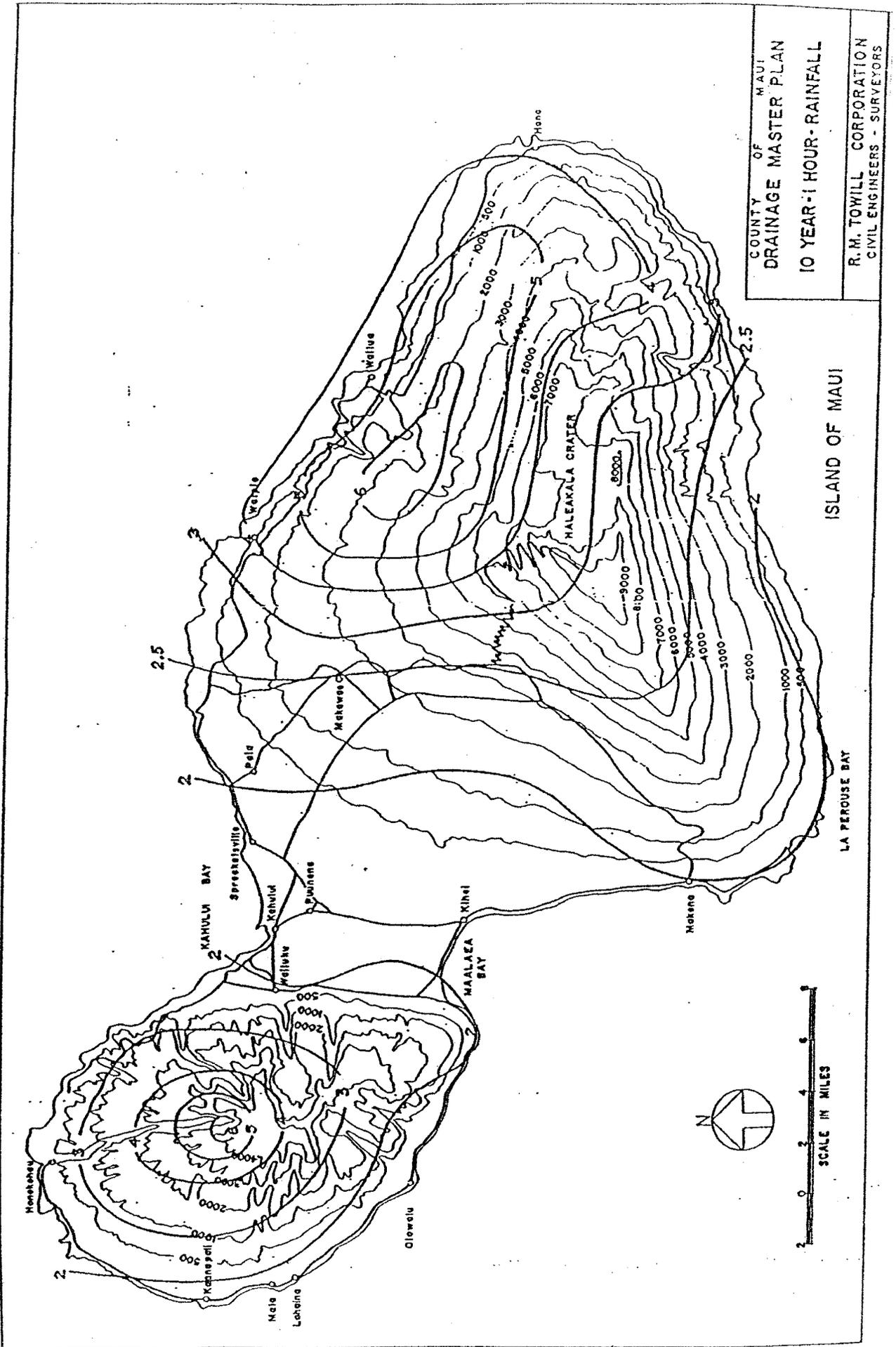
The type of soil, the type of open space and ground cover and the slope of the ground shall be considered in arriving at reasonable and acceptable runoff coefficients.

Table 4

APPROXIMATE AVERAGE VELOCITIES OF RUNOFF FOR CALCULATING TIME OF CONCENTRATION

TYPE OF FLOW	VELOCITY IN FPS FOR SLOPES (in percent) INDICATED			
	0-3%	4-7%	8-11%	12-15%
OVERLAND FLOW:				
Woodlands	1.0	2.0	3.0	3.5
Pastures	1.5	3.0	4.0	4.5
Cultivated	2.0	4.0	5.0	6.0
Pavements	5.0	12.0	15.0	18.0
OPEN CHANNEL FLOW:				
Improved Channels	Determine Velocity by Manning's Formula			
Natural Channel* (not well defined)	1.0	3.0	5.0	8.0

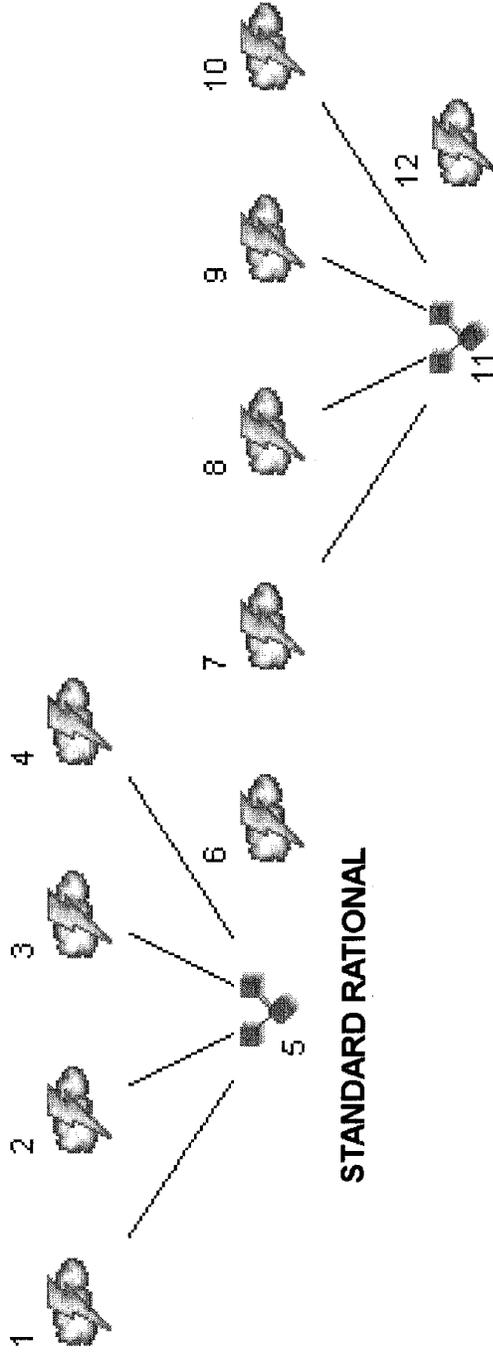
*These values vary with the channel size and other conditions so that the ones given are the averages of a wide range. Wherever possible, more accurate determinations should be made for particular conditions by Manning's formula.



COUNTY OF MAUI
 DRAINAGE MASTER PLAN
 10 YEAR-1 HOUR-RAINFALL
 R.M. TOWILL CORPORATION
 CIVIL ENGINEERS - SURVEYORS

ISLAND OF MAUI

Plate 2



STANDARD RATIONAL

MODIFIED RATIONAL

Legend

<u>Hyd. Origin</u>	<u>Description</u>
1 Rational	Plantation Inn - Parking Area (Existing)
2 Rational	Agena Lot (Existing)
3 Rational	Trilogy Lot (Existing)
4 Rational	Plantation Inn - Hotel Area (Existing)
5 Combine	Plantation Inn Prop. - Overall EXISTING Condition
6 Rational	Plantation Inn Prop. - Overall FUTURE Condition
7 Mod. Rational	Plantation Inn - Parking Area (Existing)
8 Mod. Rational	Agena Lot (Existing)
9 Mod. Rational	Trilogy Lot (Existing)
10 Mod. Rational	Plantation Inn - Hotel Area (Existing)
11 Combine	Plantation Inn Prop. - Overall EXISTING Condition
12 Mod. Rational	Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Rational	-----	-----	-----	-----	-----	0.21	-----	0.27	-----	Plantation Inn - Parking Area (Existin
2	Rational	-----	-----	-----	-----	-----	0.44	-----	0.56	-----	Agena Lot (Existing)
3	Rational	-----	-----	-----	-----	-----	0.44	-----	0.54	-----	Trilogy Lot (Existing)
4	Rational	-----	-----	-----	-----	-----	1.40	-----	1.75	-----	Plantation Inn - Hotel Area (Existing)
5	Combine	1, 2, 3, 4	-----	-----	-----	-----	2.33	-----	2.91	-----	Plantation Inn Prop. - Overall EXISTI
6	Rational	-----	-----	-----	-----	-----	2.60	-----	3.25	-----	Plantation Inn Prop. - Overall FUTUR
7	Mod. Rational	-----	-----	-----	-----	-----	0.16	-----	0.20	-----	Plantation Inn - Parking Area (Exisitn
8	Mod. Rational	-----	-----	-----	-----	-----	0.34	-----	0.42	-----	Agena Lot (Existing)
9	Mod. Rational	-----	-----	-----	-----	-----	0.32	-----	0.40	-----	Trilogy Lot (Existing)
10	Mod. Rational	-----	-----	-----	-----	-----	1.07	-----	1.33	-----	Plantation Inn - Hotel Area (Existing)
11	Combine	7, 8, 9, 10	-----	-----	-----	-----	1.89	-----	2.36	-----	Plantation Inn Prop. - Overall EXISTI
12	Mod. Rational	-----	-----	-----	-----	-----	1.93	-----	2.42	-----	Plantation Inn Prop. - Overall FUTUR

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Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	Rational	0.21	1	11	141	---	----	----	Plantation Inn - Parking Area (Existin
2	Rational	0.44	1	13	347	---	----	----	Agena Lot (Existing)
3	Rational	0.44	1	16	418	---	----	----	Trilogy Lot (Existing)
4	Rational	1.40	1	12	1,006	---	----	----	Plantation Inn - Hotel Area (Existing)
5	Combine	2.33	1	12	1,912	1, 2, 3, 4	----	----	Plantation Inn Prop. - Overall EXISTI
6	Rational	2.60	1	16	2,497	---	----	----	Plantation Inn Prop. - Overall FUTUR
7	Mod. Rational	0.16	1	11	216	---	----	----	Plantation Inn - Parking Area (Exisitn
8	Mod. Rational	0.34	1	13	526	---	----	----	Agena Lot (Existing)
9	Mod. Rational	0.32	1	16	622	---	----	----	Trilogy Lot (Existing)
10	Mod. Rational	1.07	1	12	1,536	---	----	----	Plantation Inn - Hotel Area (Existing)
11	Combine	1.89	1	16	2,900	7, 8, 9, 10	----	----	Plantation Inn Prop. - Overall EXISTI
12	Mod. Rational	1.93	1	16	3,710	---	----	----	Plantation Inn Prop. - Overall FUTUR
PlantationInnProperties.gpw					Return Period: 10 Year		Wednesday, May 8 2013, 11:19 AM		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

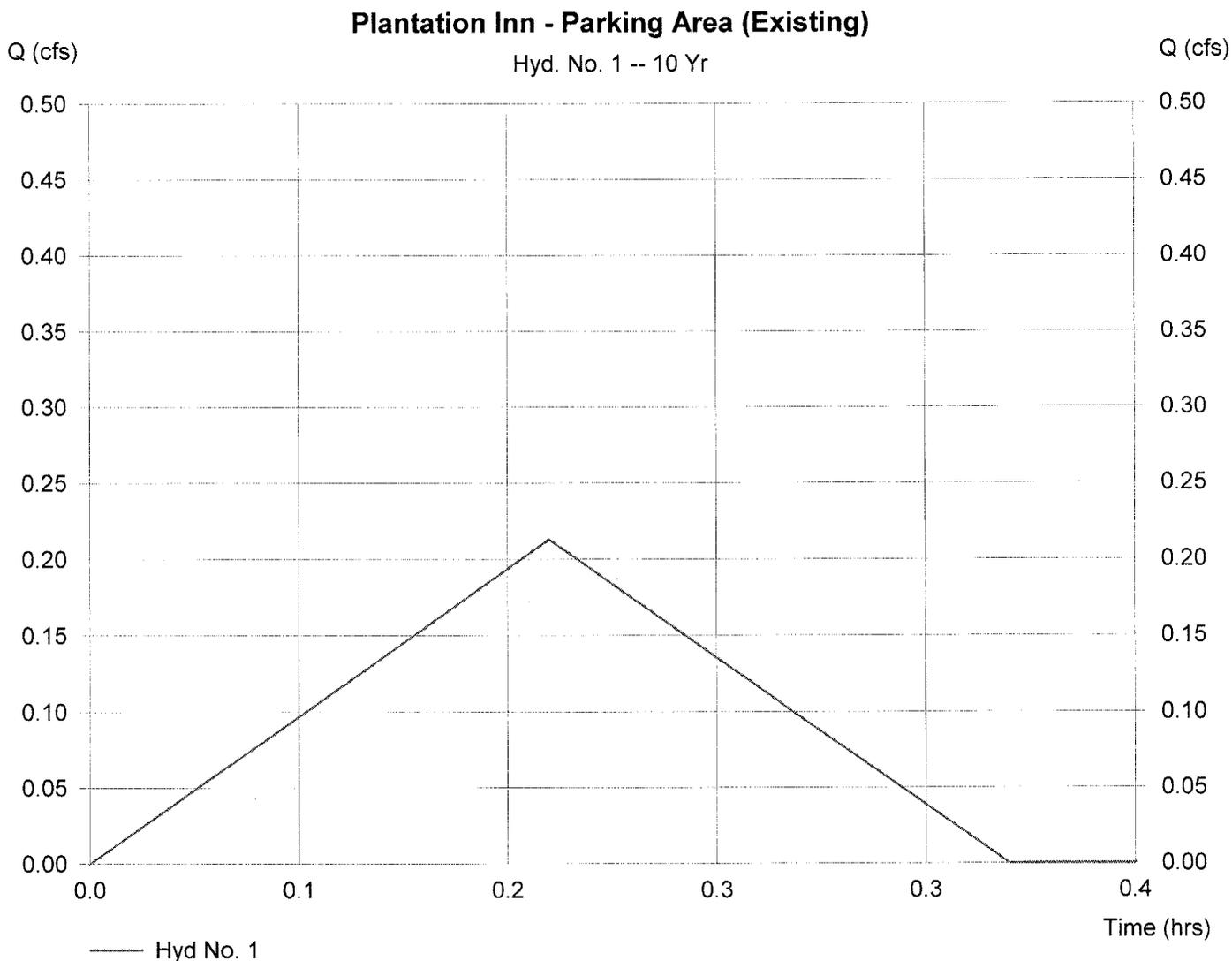
Hyd. No. 1

Plantation Inn - Parking Area (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.170 ac
 Intensity = 4.176 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.21 cfs
 Time interval = 1 min
 Runoff coeff. = 0.3
 Tc by User = 11.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 141 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

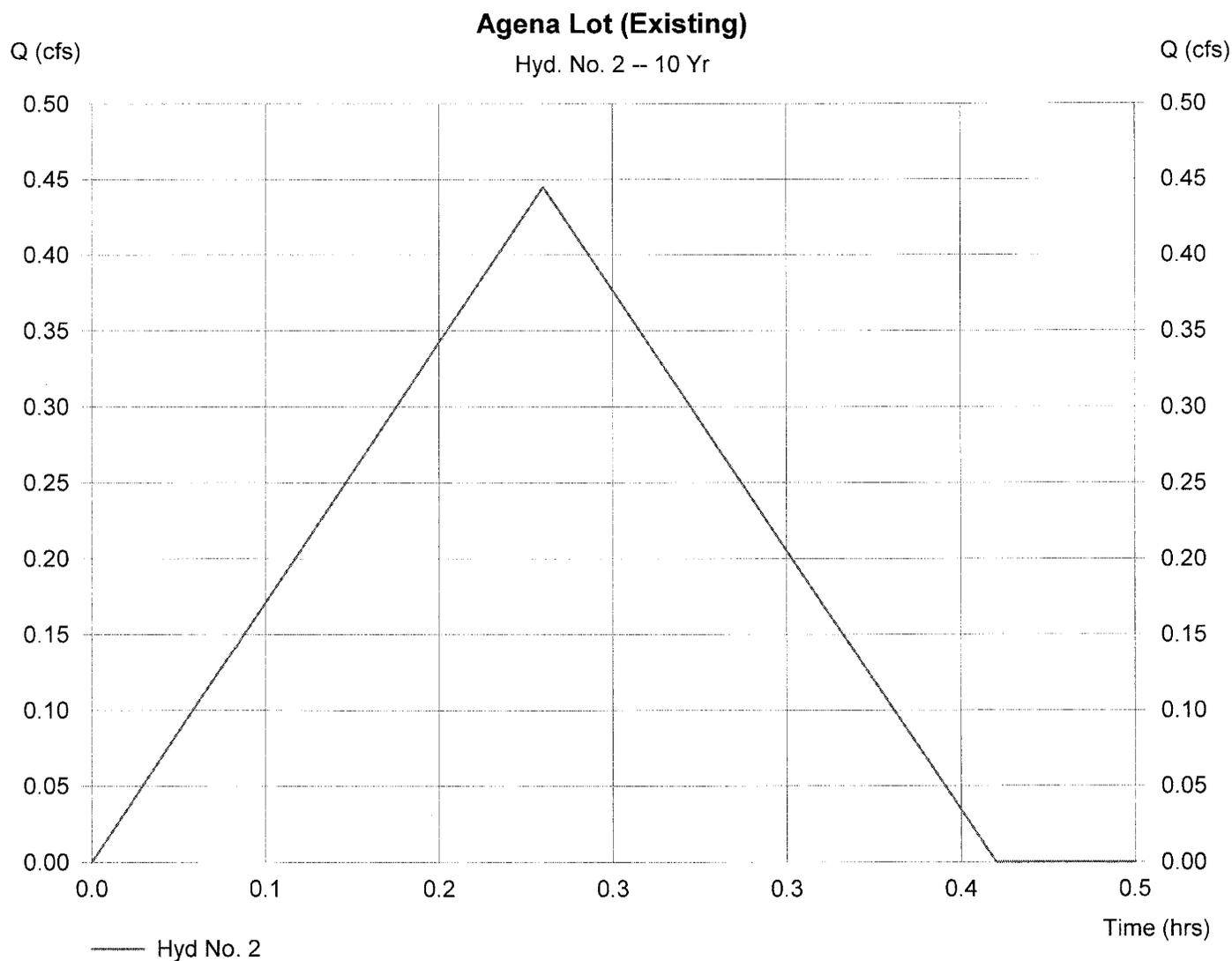
Hyd. No. 2

Agena Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.205 ac
 Intensity = 3.946 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.44 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 347 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

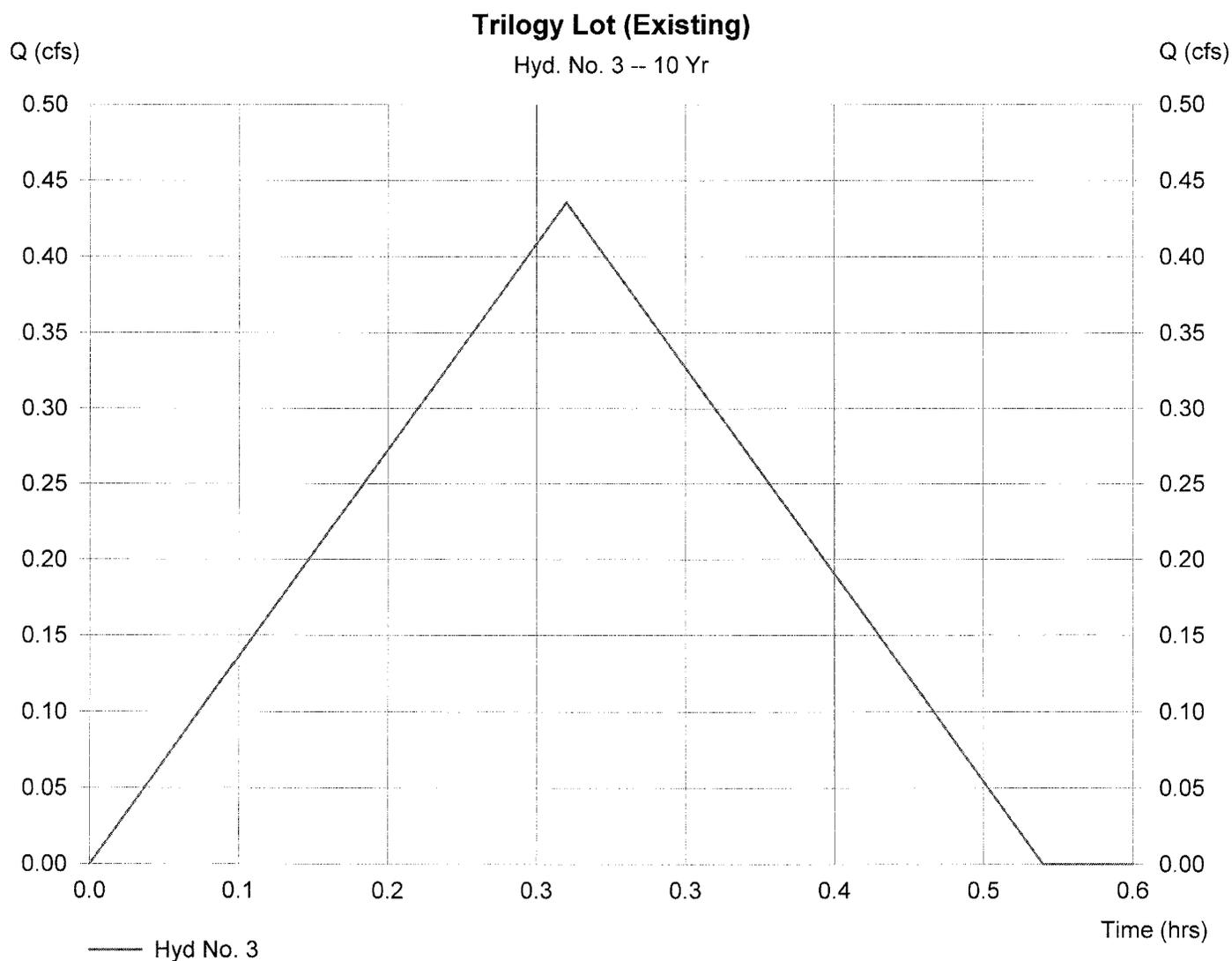
Hyd. No. 3

Trilogy Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.149 ac
 Intensity = 3.657 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.44 cfs
 Time interval = 1 min
 Runoff coeff. = 0.8
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 418 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

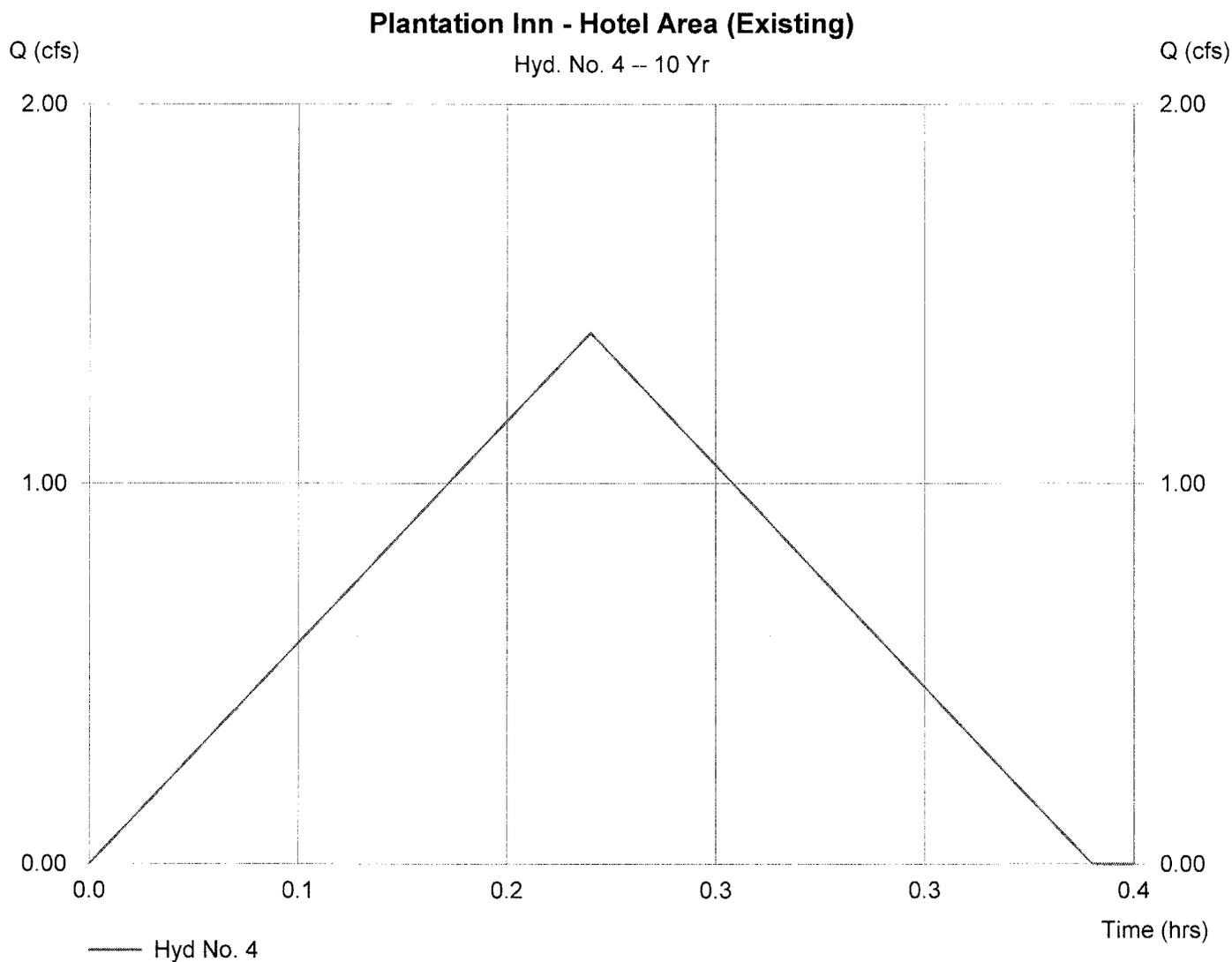
Hyd. No. 4

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 0.492 ac
 Intensity = 4.057 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.40 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 1,006 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

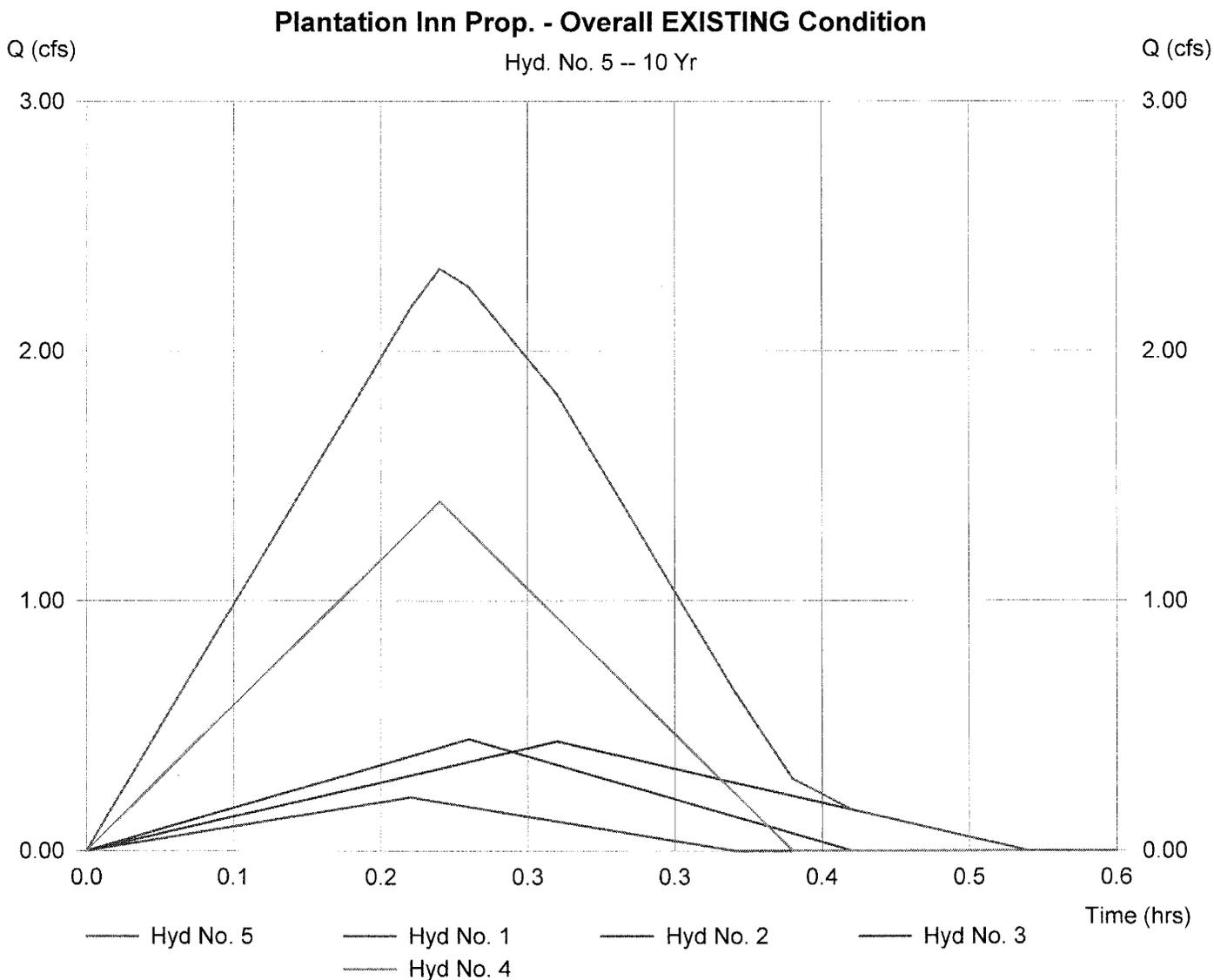
Hyd. No. 5

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Inflow hyds. = 1, 2, 3, 4

Peak discharge = 2.33 cfs
 Time interval = 1 min

Hydrograph Volume = 1,912 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

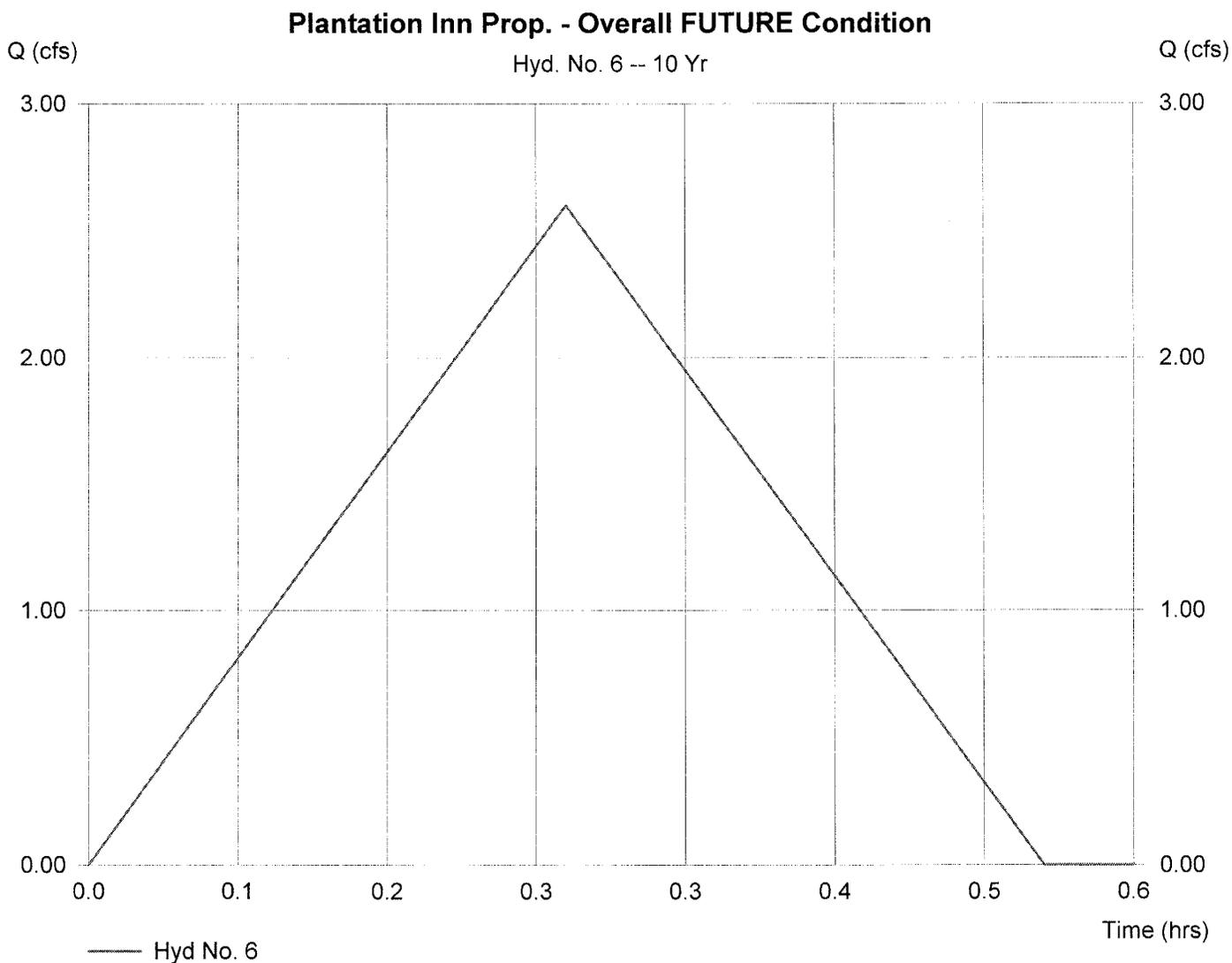
Hyd. No. 6

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Drainage area = 1.016 ac
 Intensity = 3.657 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 2.60 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 2,497 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

Hyd. No. 7

Plantation Inn - Parking Area (Exisitng)

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 0.170 ac
 Intensity = 3.215 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.16 cfs
 Time interval = 1 min
 Runoff coeff. = 0.3
 Tc by User = 11.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 216 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

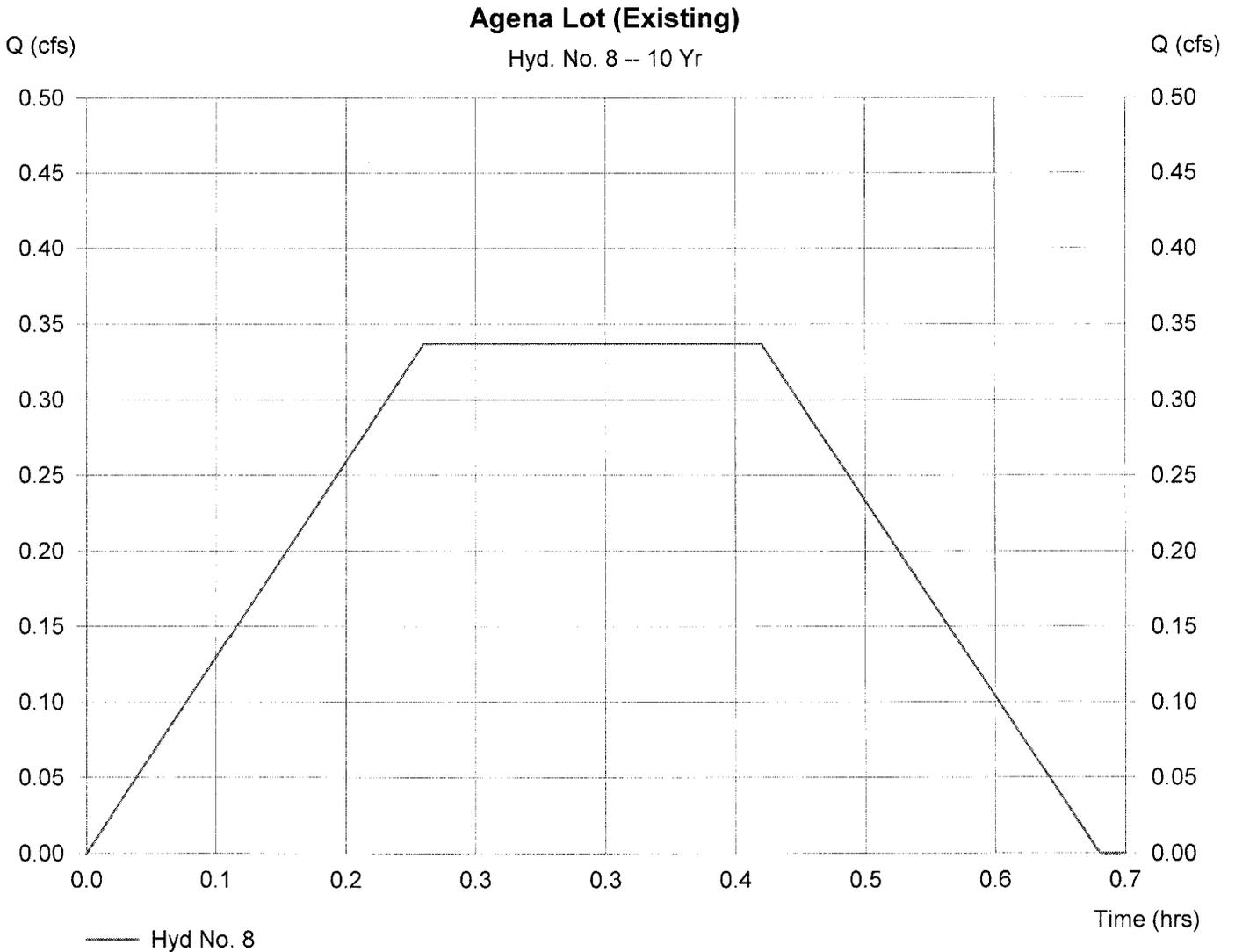
Hyd. No. 8

Agena Lot (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 0.205 ac
 Intensity = 2.989 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.34 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 526 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

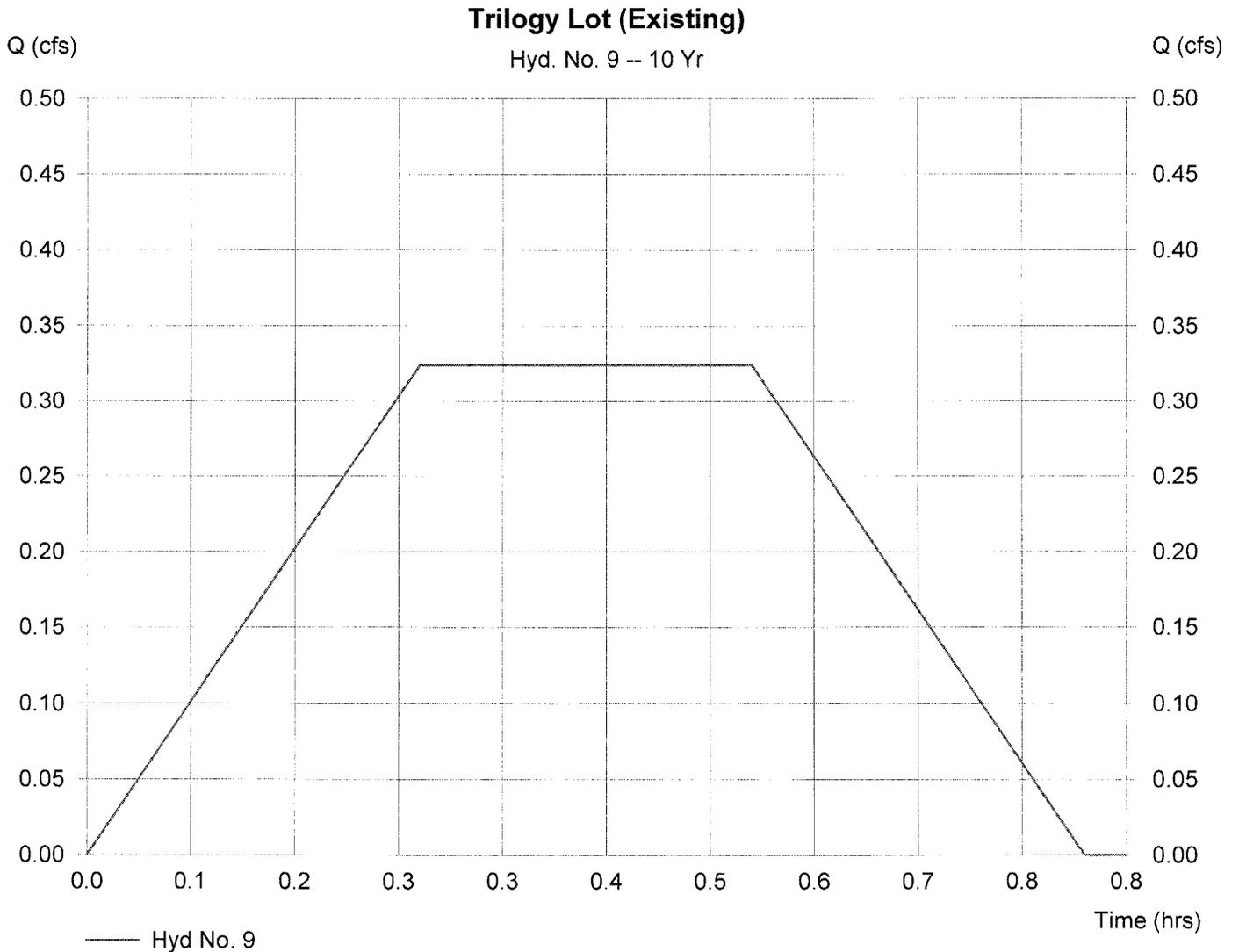
Hyd. No. 9

Trilogy Lot (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 0.149 ac
 Intensity = 2.717 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.32 cfs
 Time interval = 1 min
 Runoff coeff. = 0.8
 Tc by User = 16.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 622 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

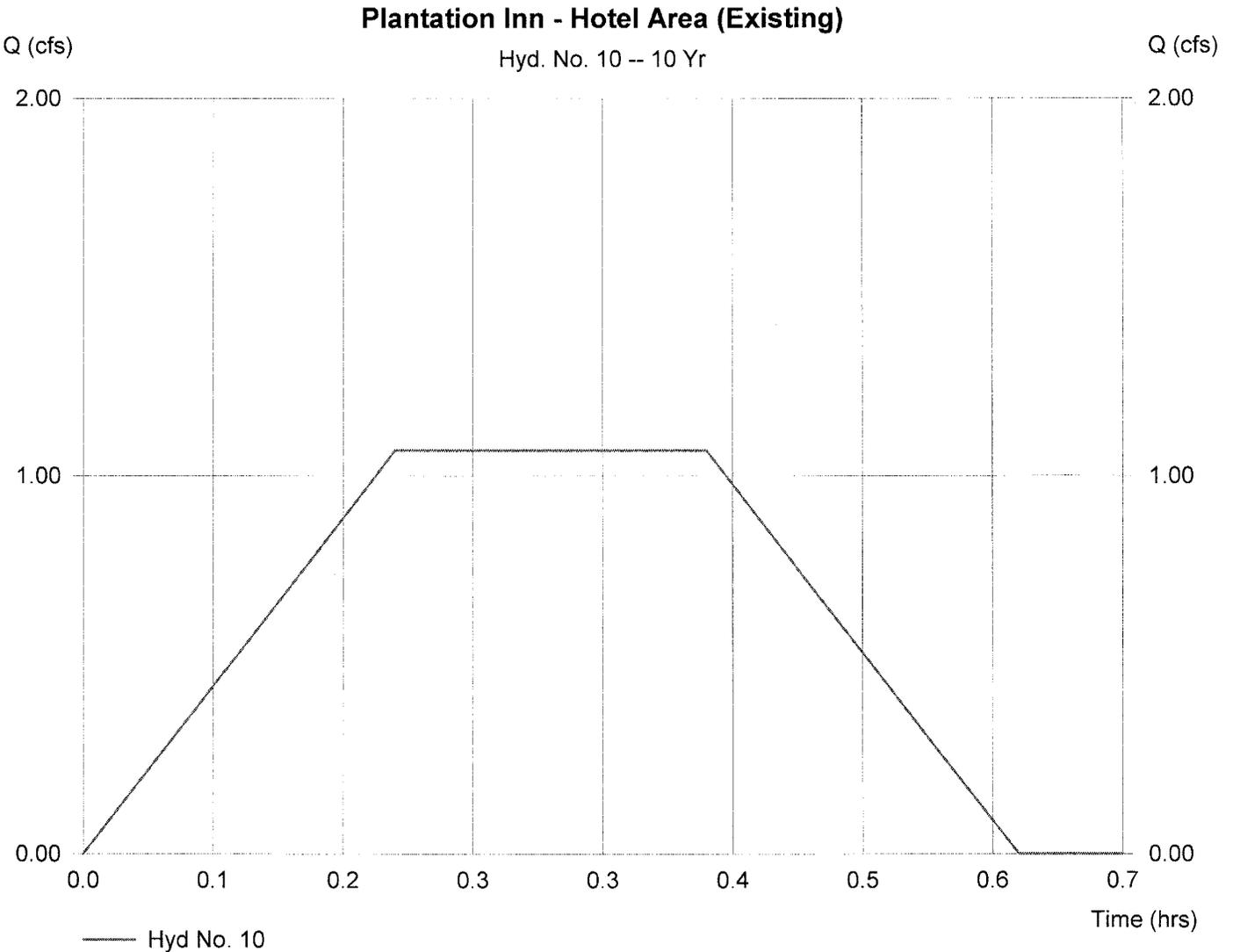
Hyd. No. 10

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 0.492 ac
 Intensity = 3.097 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.07 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 1,536 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

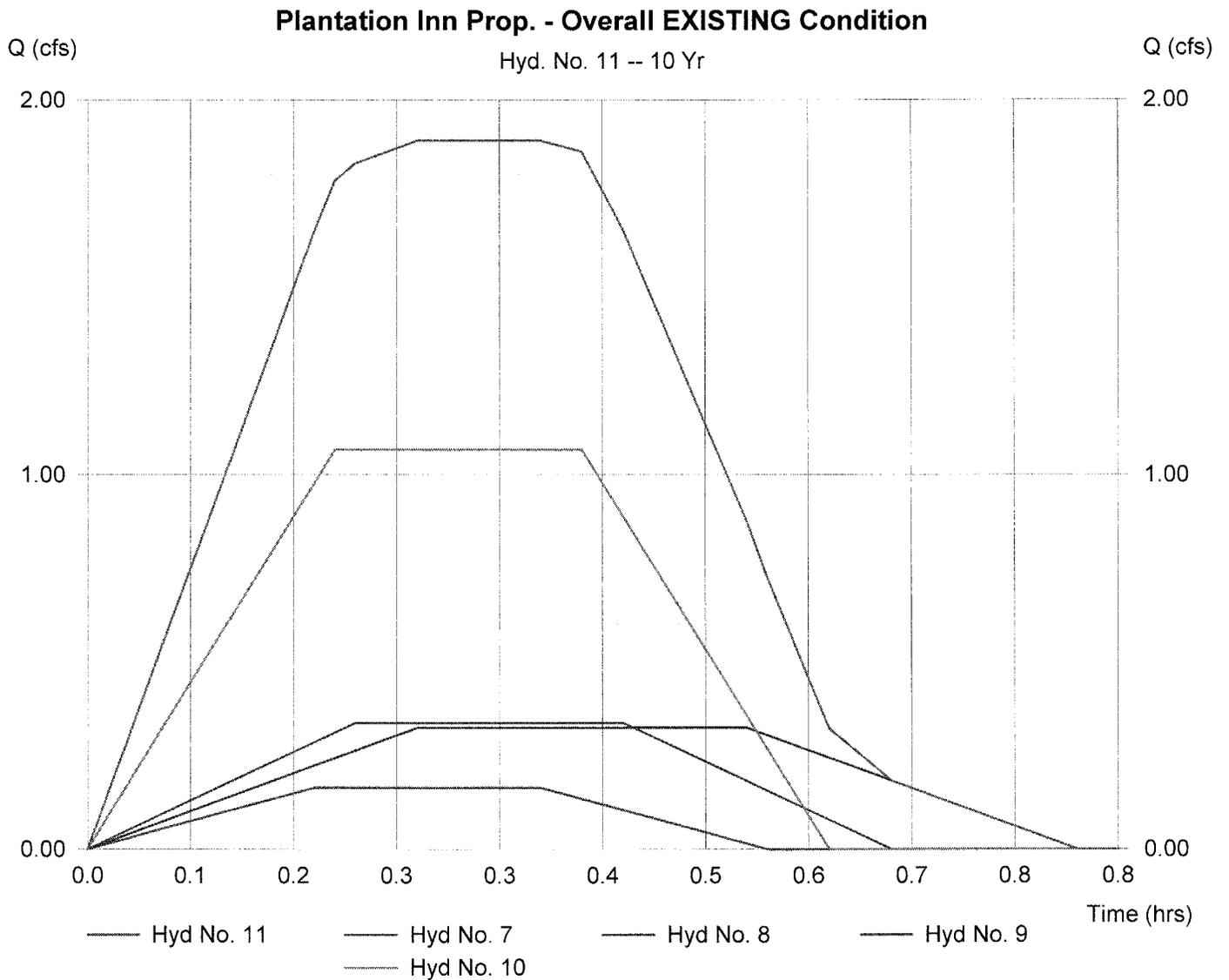
Hyd. No. 11

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Inflow hyds. = 7, 8, 9, 10

Peak discharge = 1.89 cfs
 Time interval = 1 min

Hydrograph Volume = 2,900 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

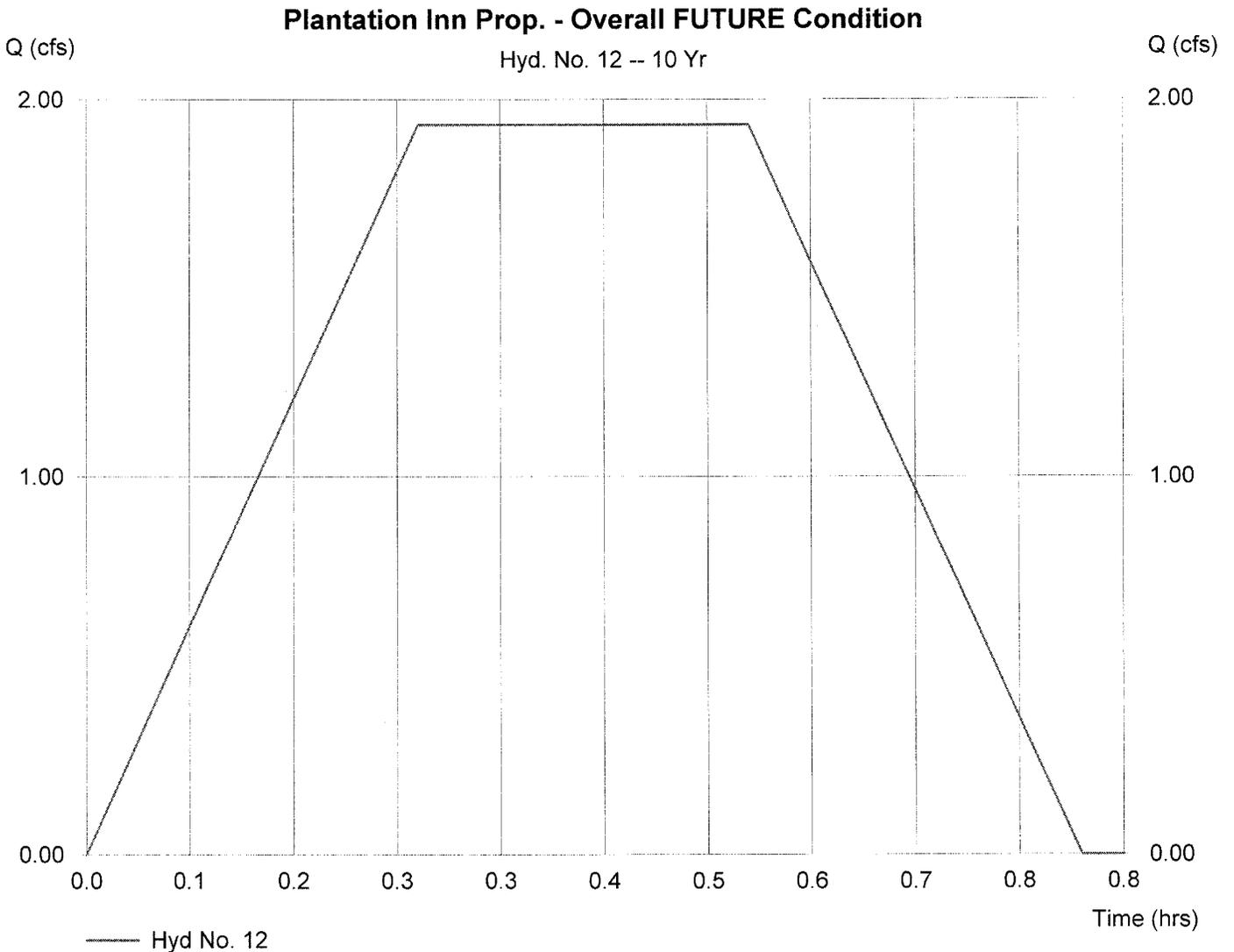
Hyd. No. 12

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Mod. Rational
 Storm frequency = 10 yrs
 Drainage area = 1.016 ac
 Intensity = 2.717 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.93 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 3,710 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	Rational	0.27	1	11	176	---	----	----	Plantation Inn - Parking Area (Existin	
2	Rational	0.56	1	13	434	---	----	----	Agena Lot (Existing)	
3	Rational	0.54	1	16	523	---	----	----	Trilogy Lot (Existing)	
4	Rational	1.75	1	12	1,258	---	----	----	Plantation Inn - Hotel Area (Existing)	
5	Combine	2.91	1	12	2,390	1, 2, 3, 4	----	----	Plantation Inn Prop. - Overall EXISTI	
6	Rational	3.25	1	16	3,120	---	----	----	Plantation Inn Prop. - Overall FUTUR	
7	Mod. Rational	0.20	1	11	270	---	----	----	Plantation Inn - Parking Area (Exisitn	
8	Mod. Rational	0.42	1	13	657	---	----	----	Agena Lot (Existing)	
9	Mod. Rational	0.40	1	16	777	---	----	----	Trilogy Lot (Existing)	
10	Mod. Rational	1.33	1	12	1,919	---	----	----	Plantation Inn - Hotel Area (Existing)	
11	Combine	2.36	1	16	3,624	7, 8, 9, 10	----	----	Plantation Inn Prop. - Overall EXISTI	
12	Mod. Rational	2.42	1	16	4,637	---	----	----	Plantation Inn Prop. - Overall FUTUR	
PlantationInnProperties.gpw					Return Period: 50 Year		Wednesday, May 8 2013, 11:19 AM			

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

Hyd. No. 1

Plantation Inn - Parking Area (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.170 ac
 Intensity = 5.221 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.27 cfs
 Time interval = 1 min
 Runoff coeff. = 0.3
 Tc by User = 11.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 176 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

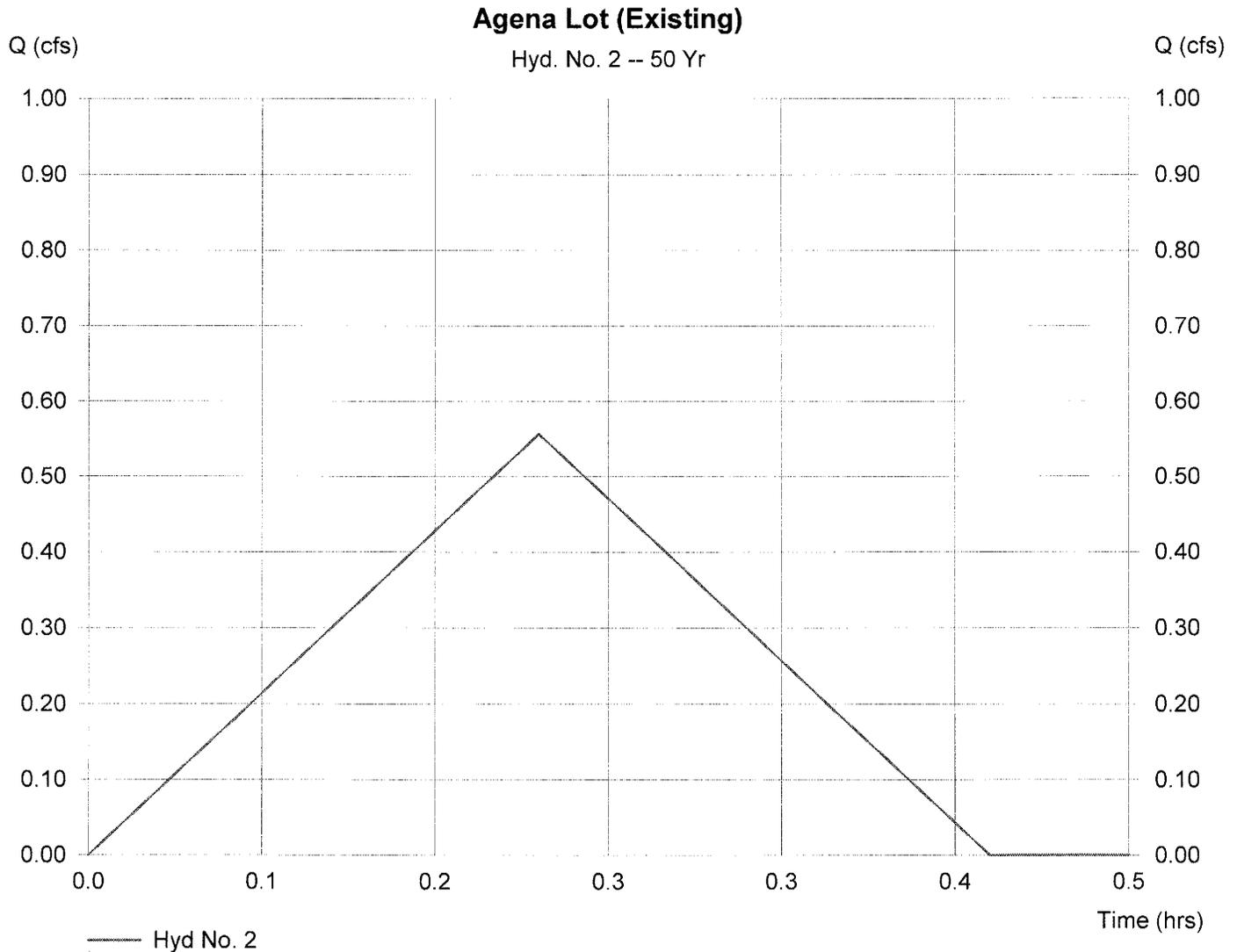
Hyd. No. 2

Agena Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.205 ac
 Intensity = 4.933 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.56 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 434 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

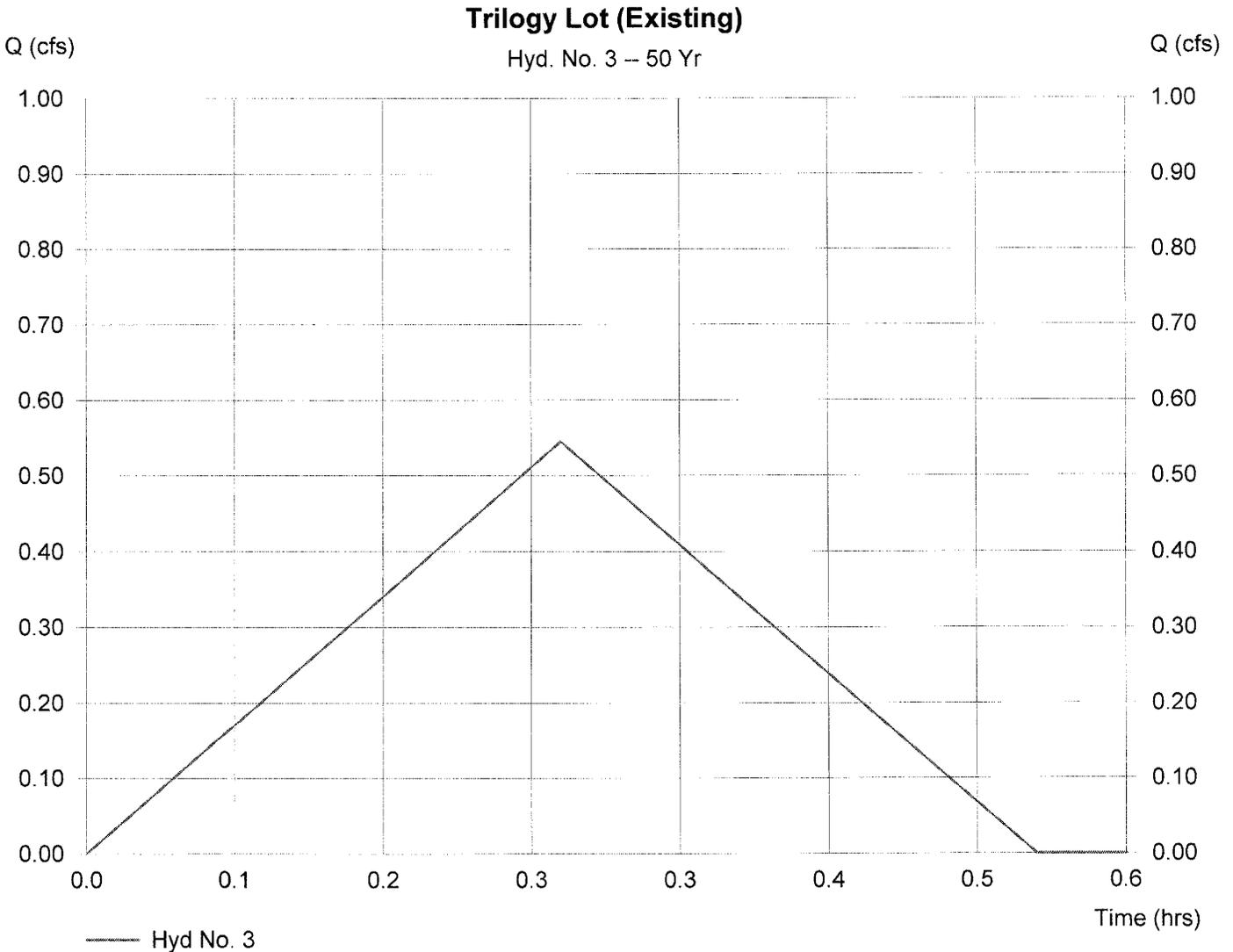
Hyd. No. 3

Trilogy Lot (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.149 ac
 Intensity = 4.570 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.54 cfs
 Time interval = 1 min
 Runoff coeff. = 0.8
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 523 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

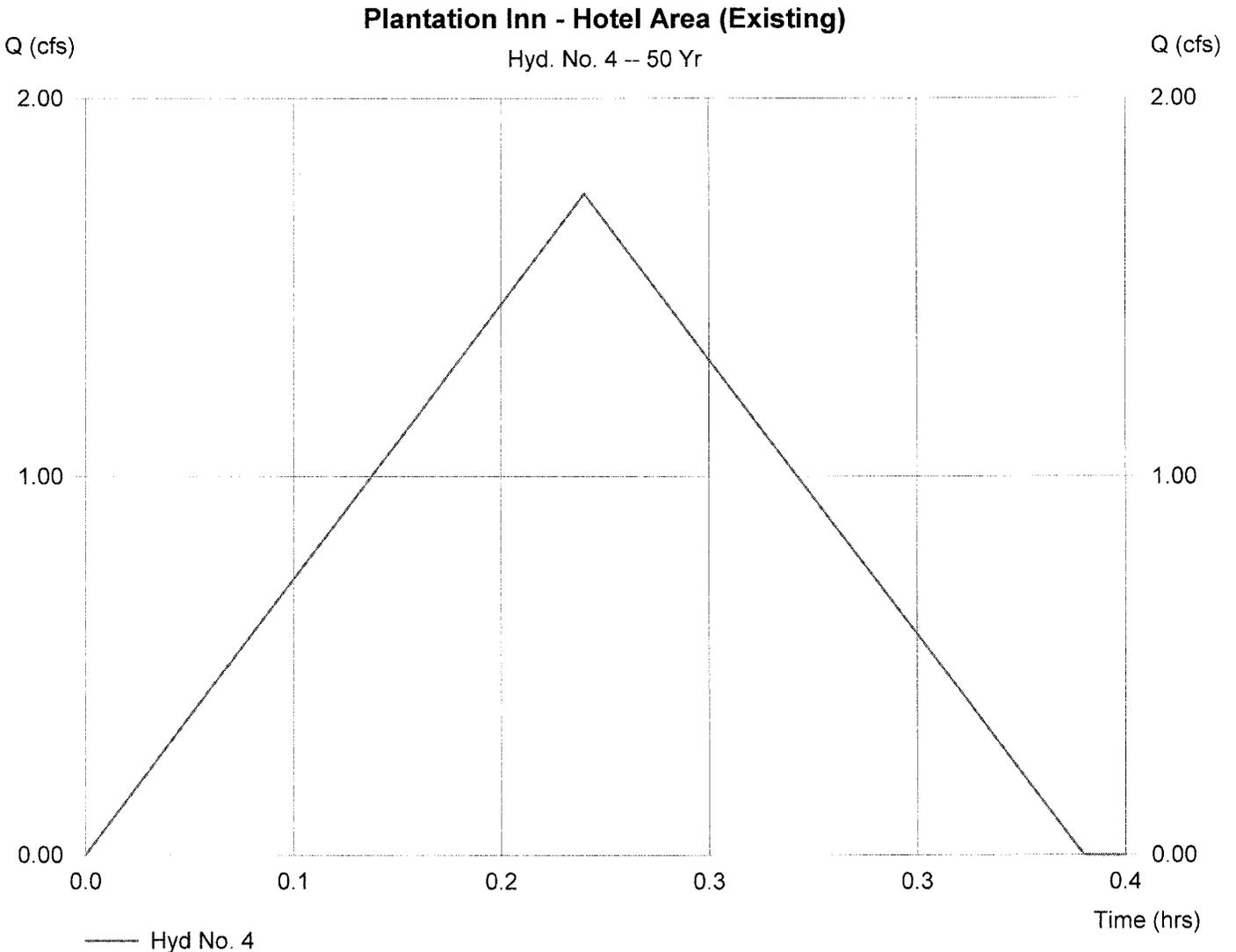
Hyd. No. 4

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 0.492 ac
 Intensity = 5.071 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.75 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 1,258 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

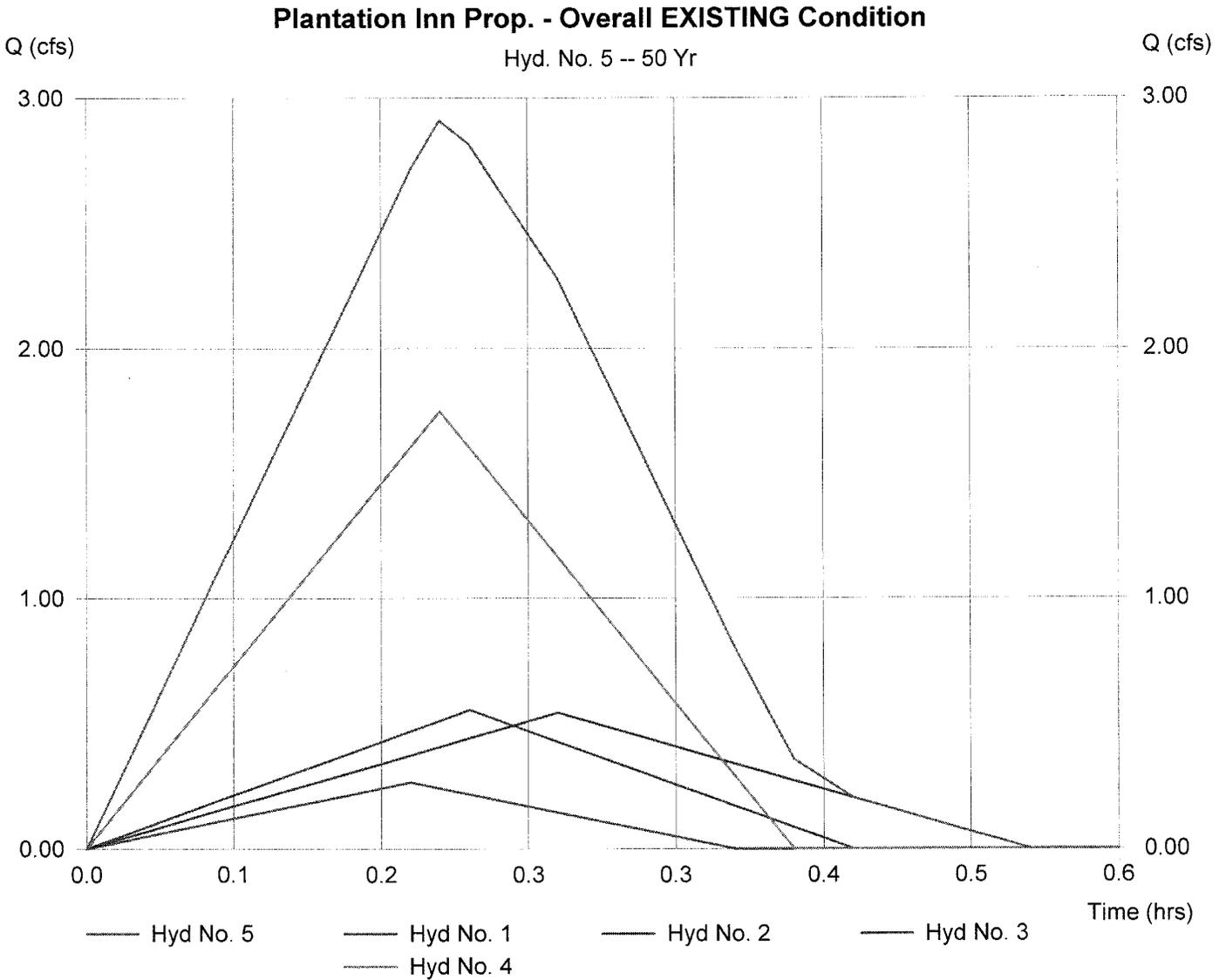
Hyd. No. 5

Plantation Inn Prop. - Overall EXISTING Condition

Hydrograph type = Combine
Storm frequency = 50 yrs
Inflow hyds. = 1, 2, 3, 4

Peak discharge = 2.91 cfs
Time interval = 1 min

Hydrograph Volume = 2,390 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

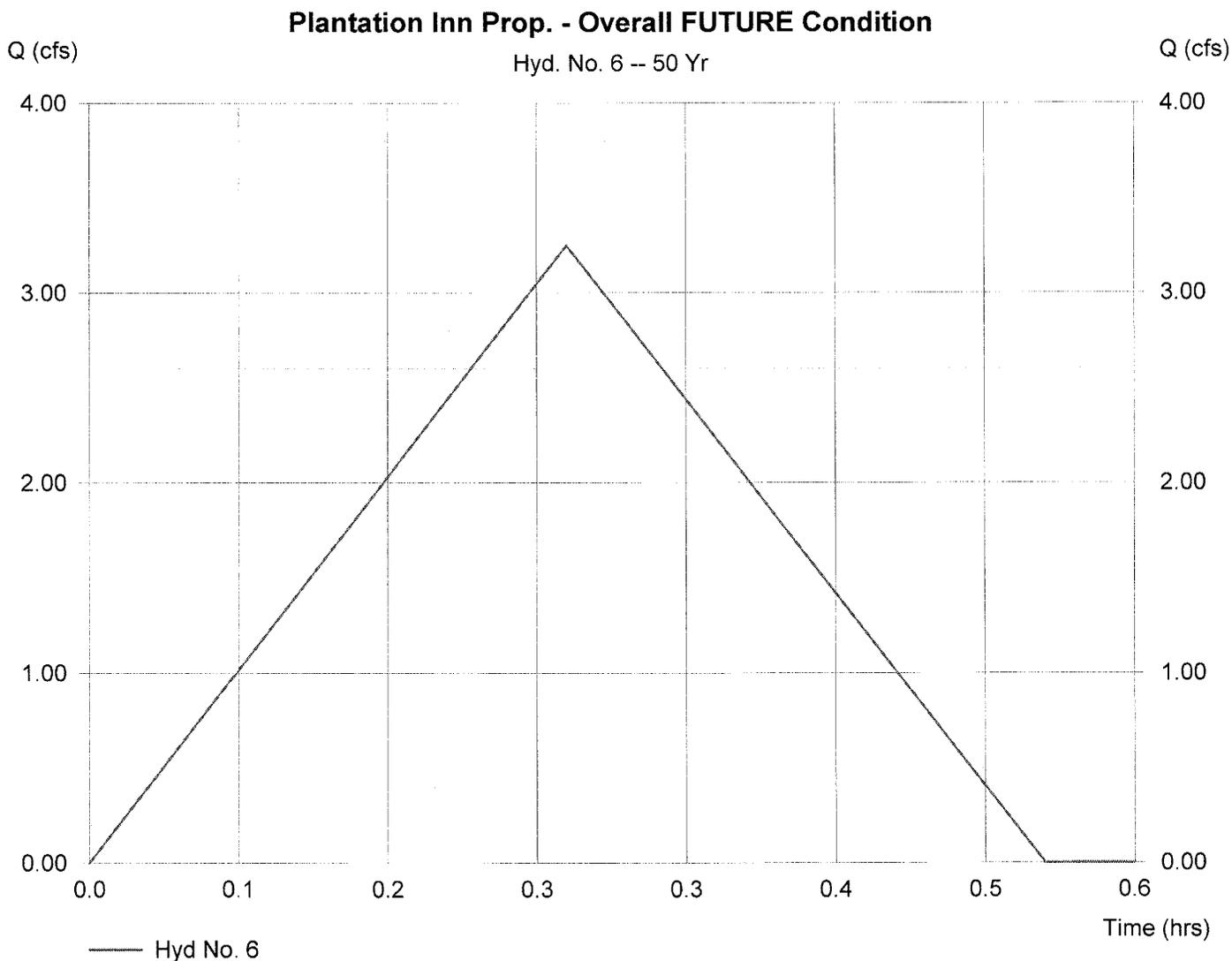
Hyd. No. 6

Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Drainage area = 1.016 ac
 Intensity = 4.570 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 3.25 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Asc/Rec limb fact = 1/1

Hydrograph Volume = 3,120 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

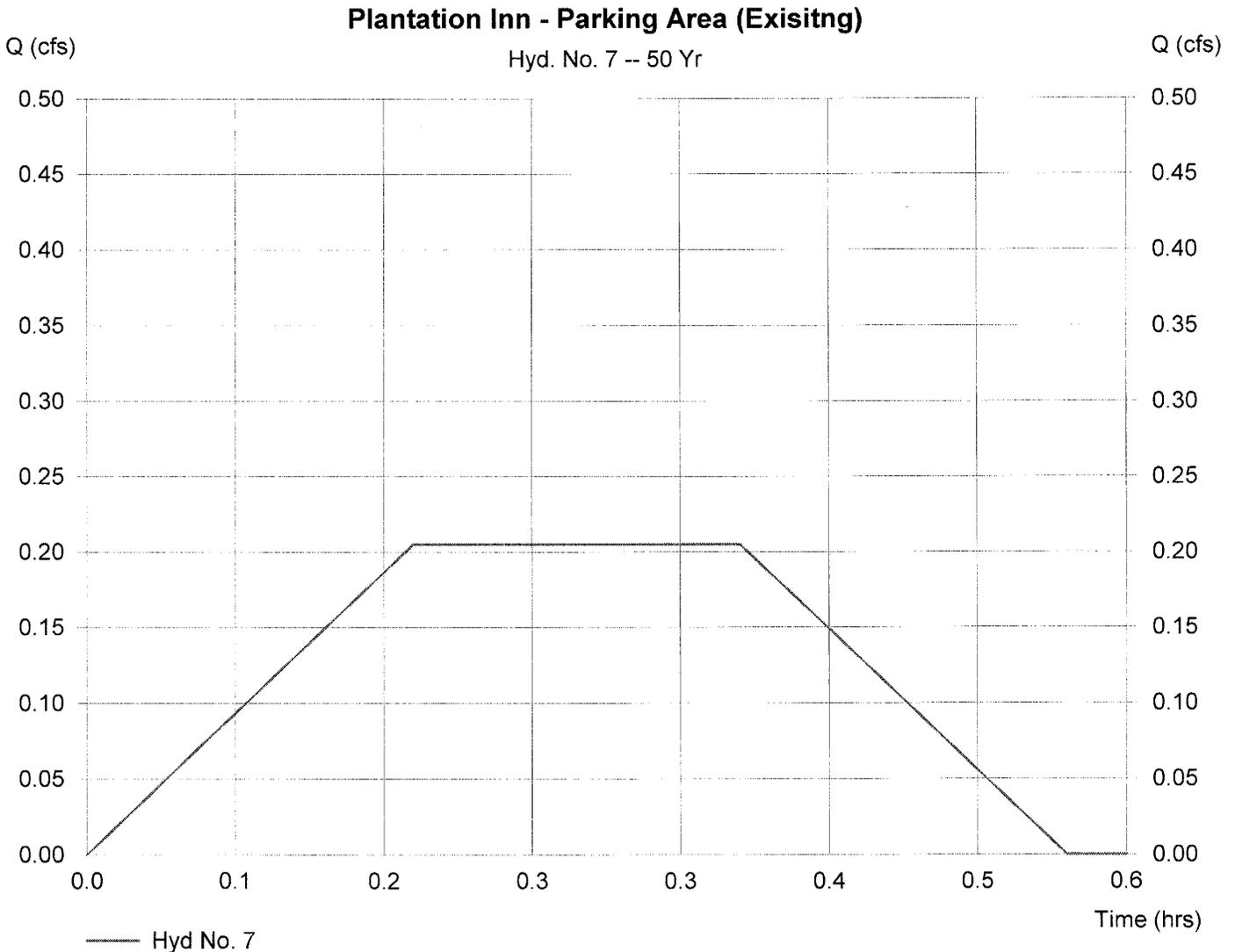
Hyd. No. 7

Plantation Inn - Parking Area (Exisitng)

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 0.170 ac
 Intensity = 4.018 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.20 cfs
 Time interval = 1 min
 Runoff coeff. = 0.3
 Tc by User = 11.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 270 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

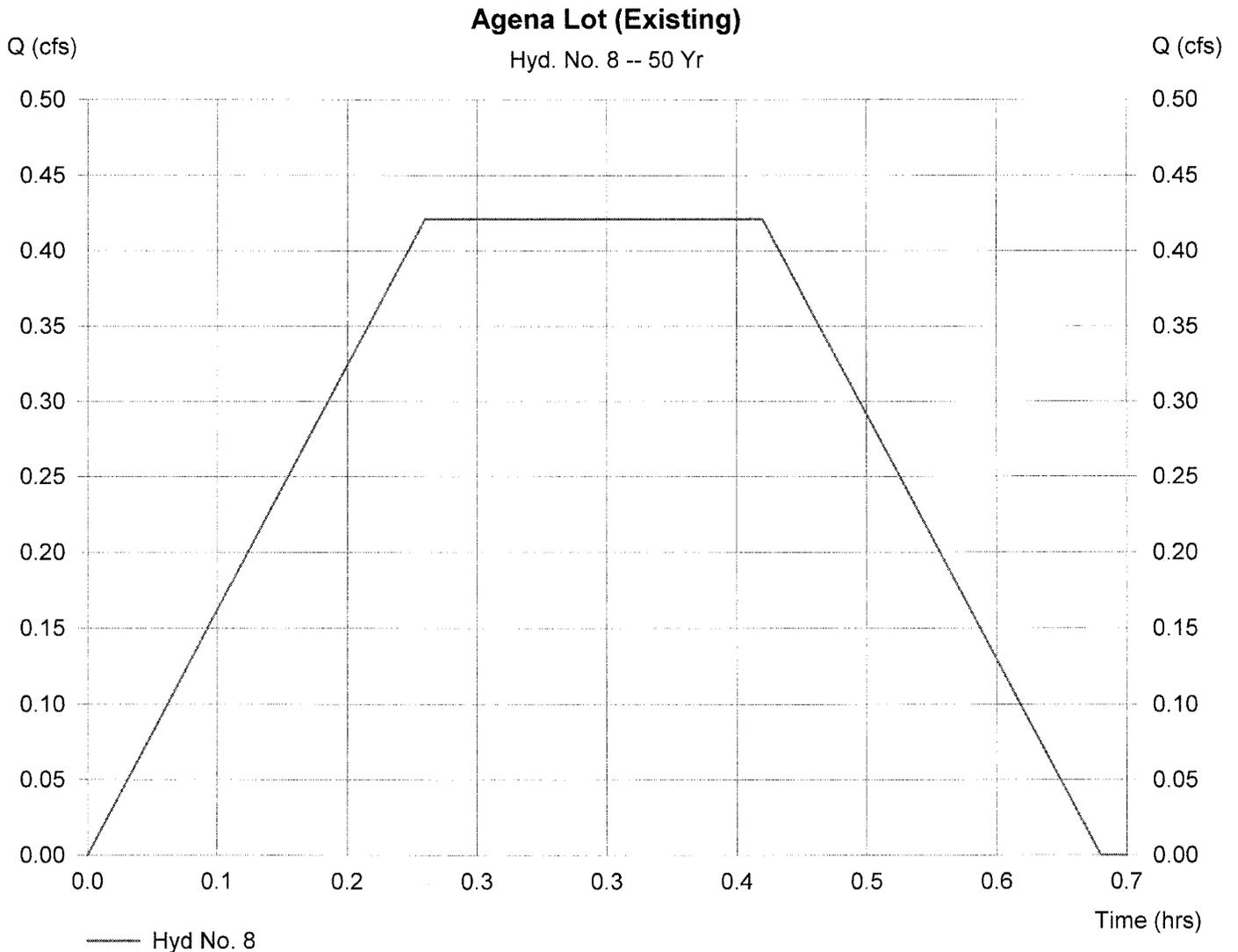
Hyd. No. 8

Agena Lot (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 0.205 ac
 Intensity = 3.735 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.42 cfs
 Time interval = 1 min
 Runoff coeff. = 0.55
 Tc by User = 13.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 657 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

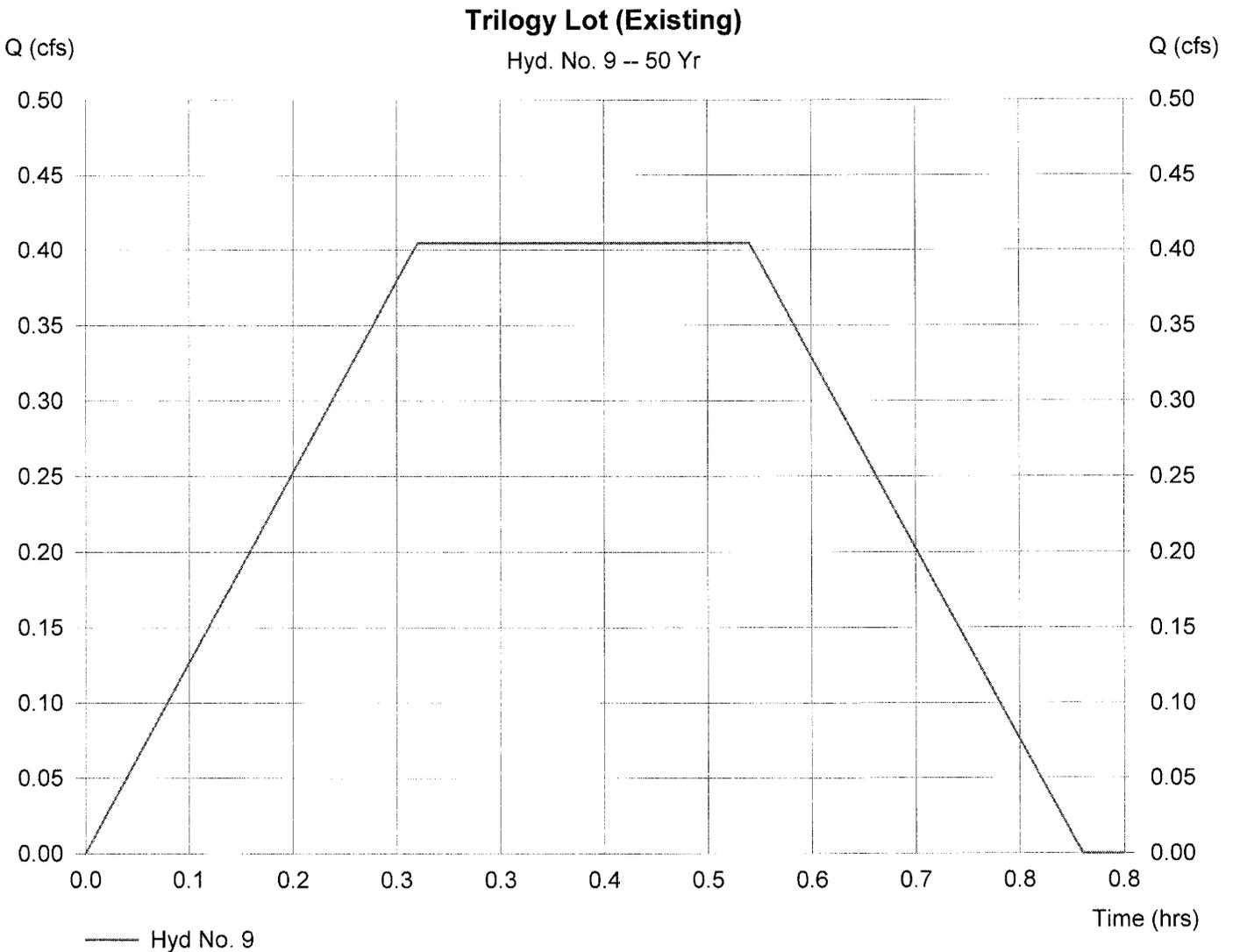
Hyd. No. 9

Trilogy Lot (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 0.149 ac
 Intensity = 3.396 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 0.40 cfs
 Time interval = 1 min
 Runoff coeff. = 0.8
 Tc by User = 16.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 777 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

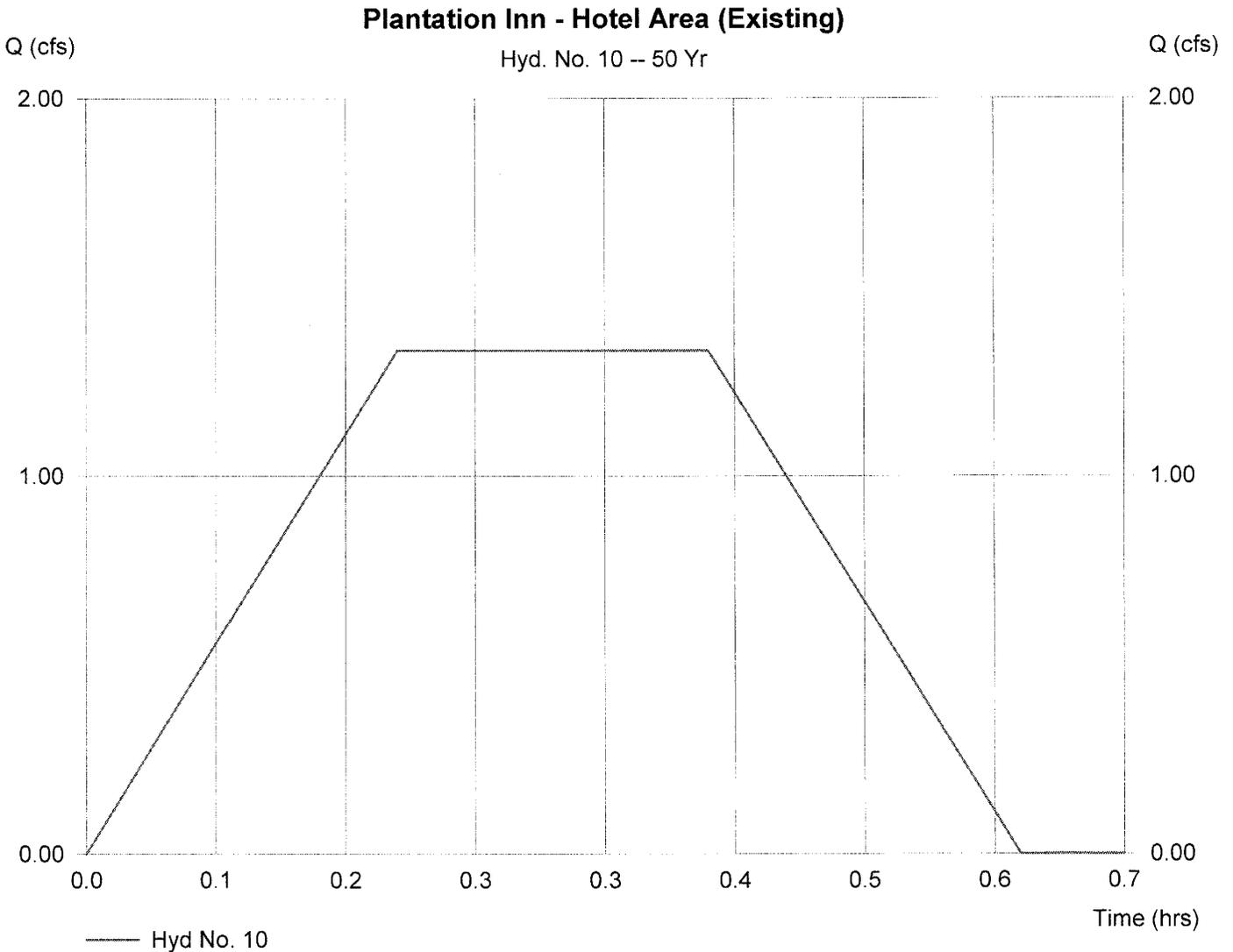
Hyd. No. 10

Plantation Inn - Hotel Area (Existing)

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 0.492 ac
 Intensity = 3.870 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 1.33 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 12.00 min
 Storm duration = 2 x Tc

Hydrograph Volume = 1,919 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

Hyd. No. 11

Plantation Inn Prop. - Overall EXISTING Condition

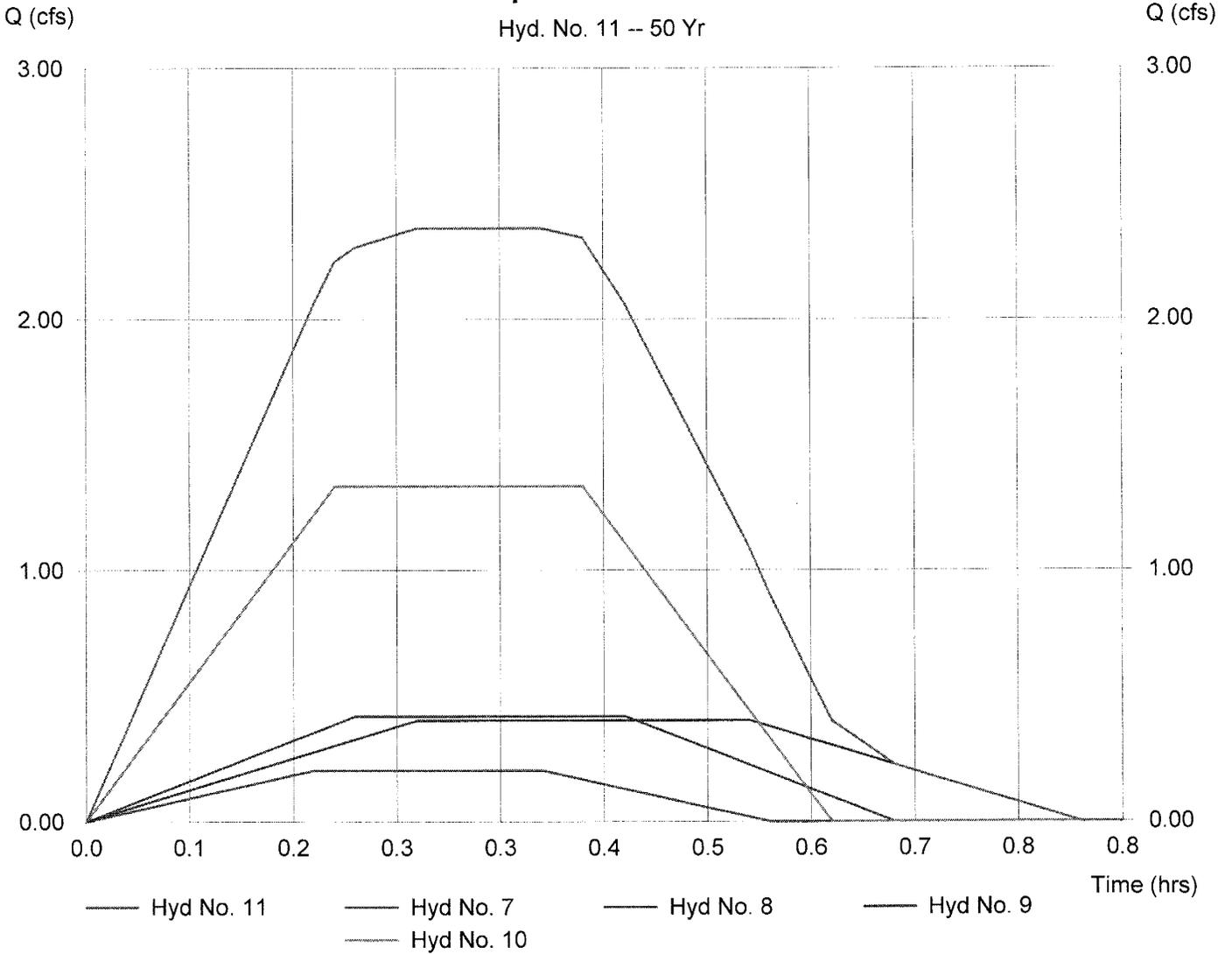
Hydrograph type = Combine
Storm frequency = 50 yrs
Inflow hyds. = 7, 8, 9, 10

Peak discharge = 2.36 cfs
Time interval = 1 min

Hydrograph Volume = 3,624 cu ft
= 3,625 cu ft

Plantation Inn Prop. - Overall EXISTING Condition

Hyd. No. 11 -- 50 Yr



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, May 8 2013, 11:19 AM

Hyd. No. 12

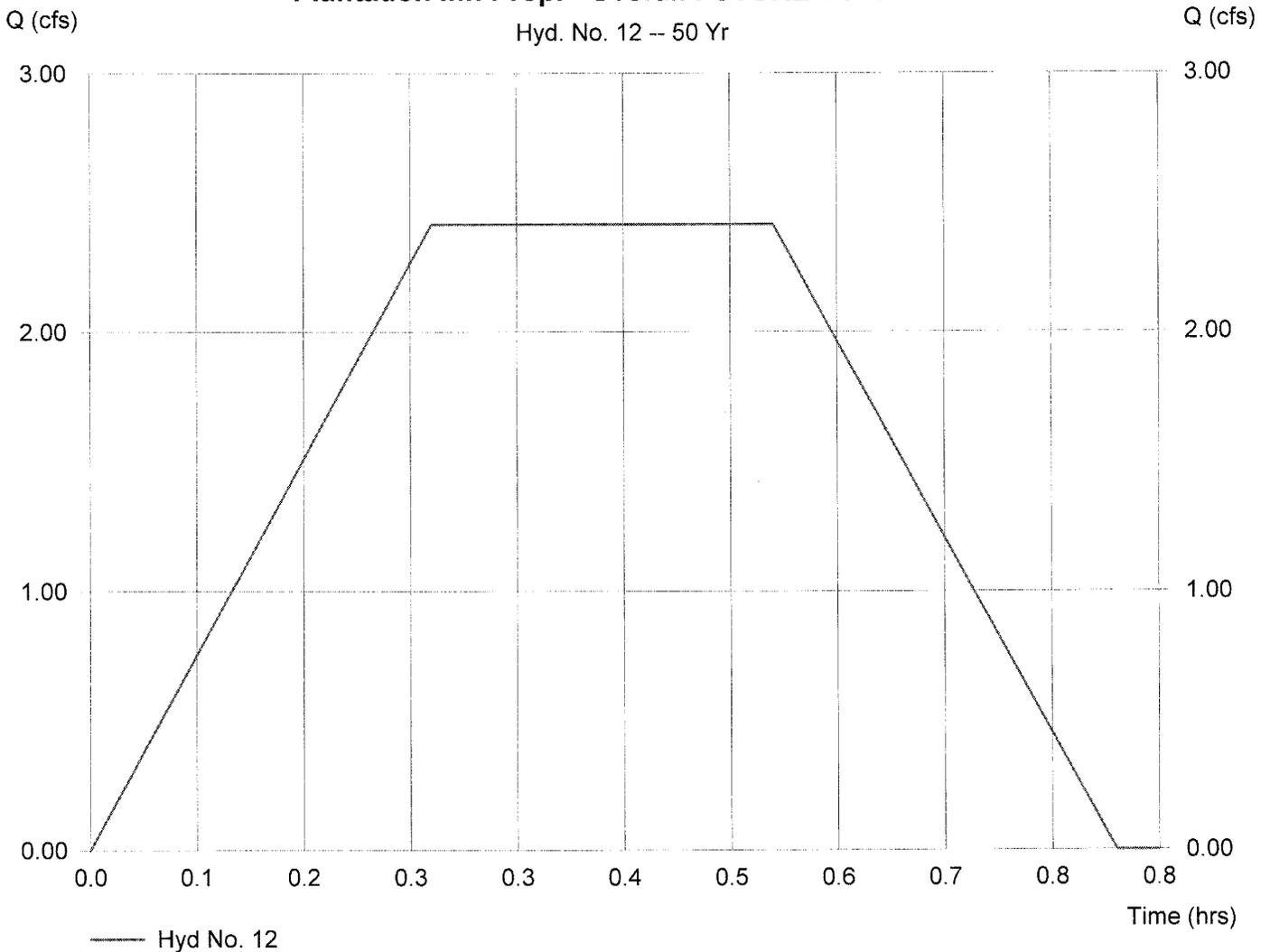
Plantation Inn Prop. - Overall FUTURE Condition

Hydrograph type = Mod. Rational
 Storm frequency = 50 yrs
 Drainage area = 1.016 ac
 Intensity = 3.396 in/hr
 IDF Curve = Plantation Inn Properties.IDF

Peak discharge = 2.42 cfs
 Time interval = 1 min
 Runoff coeff. = 0.7
 Tc by User = 16.00 min
 Storm duration = 2 x Tc

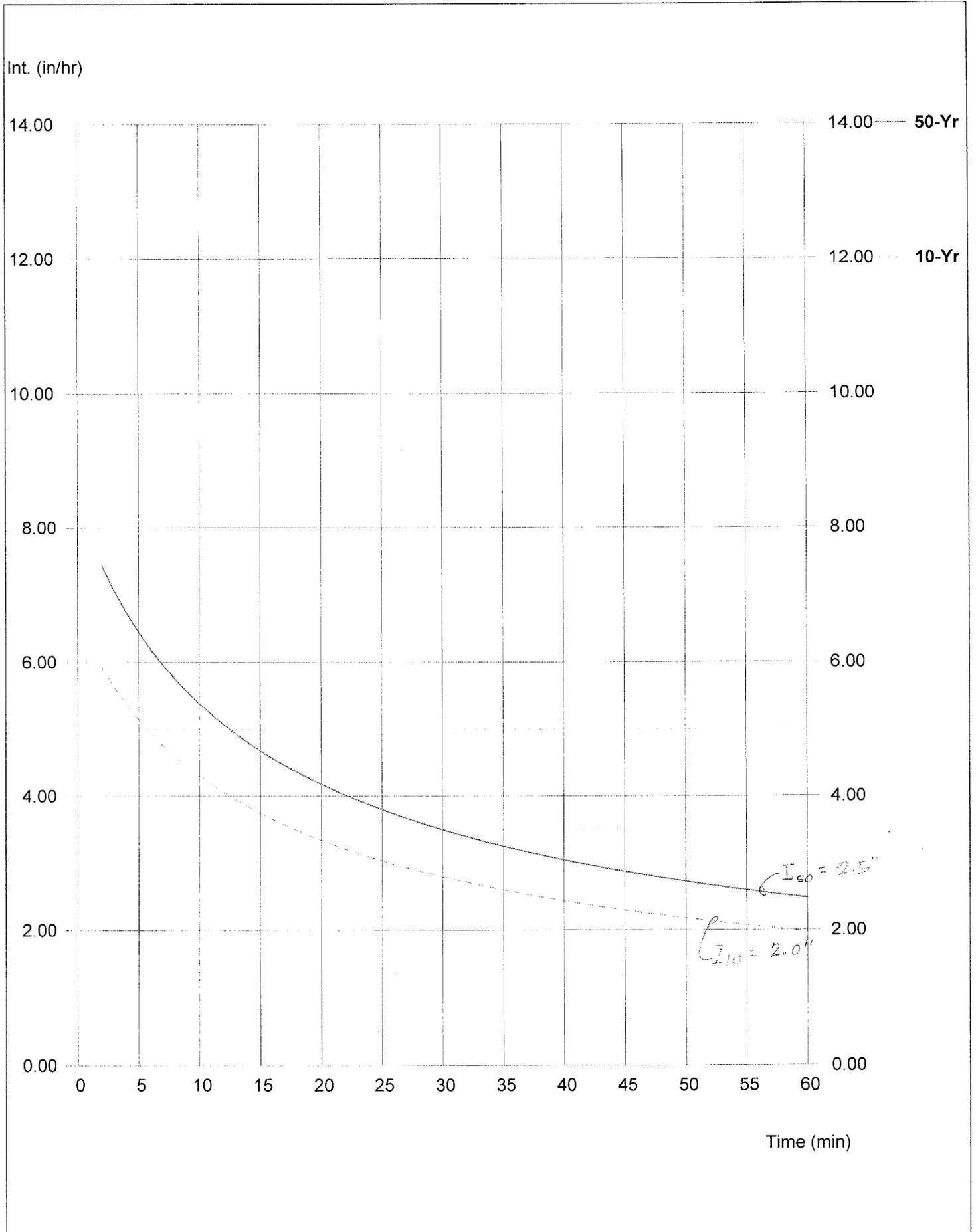
Hydrograph Volume = 4,637 cuft
 = 4,640 cu.ft.

Plantation Inn Prop. - Overall FUTURE Condition



Hydrograph IDF Curves

IDF file: Plantation Inn Properties.IDF



Hydraflow IDF Report

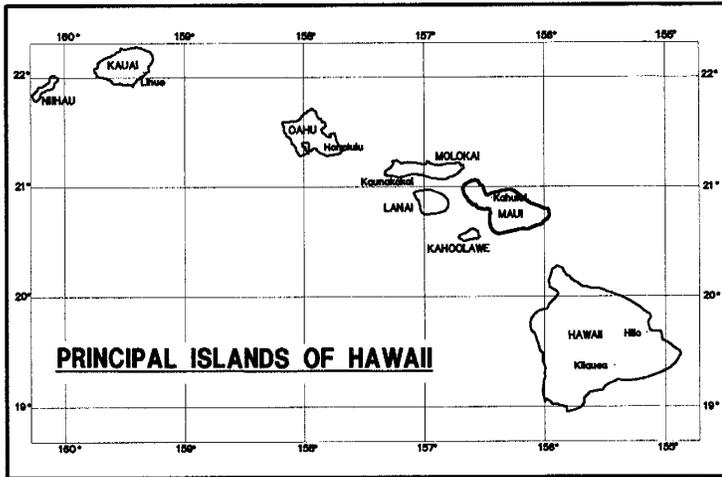
Return Period (Yrs)	Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	0.0000	0.0000	0.0000	-----
3	0.0000	0.0000	0.0000	-----
5	0.0000	0.0000	0.0000	-----
10	27.3279	9.9000	0.6180	-----
25	0.0000	0.0000	0.0000	-----
50	32.9258	9.5000	0.6097	-----
100	0.0000	0.0000	0.0000	-----

C:\Program Files\Hydraflow\Hydrographs 2004\Plantation Inn Properties.IDF

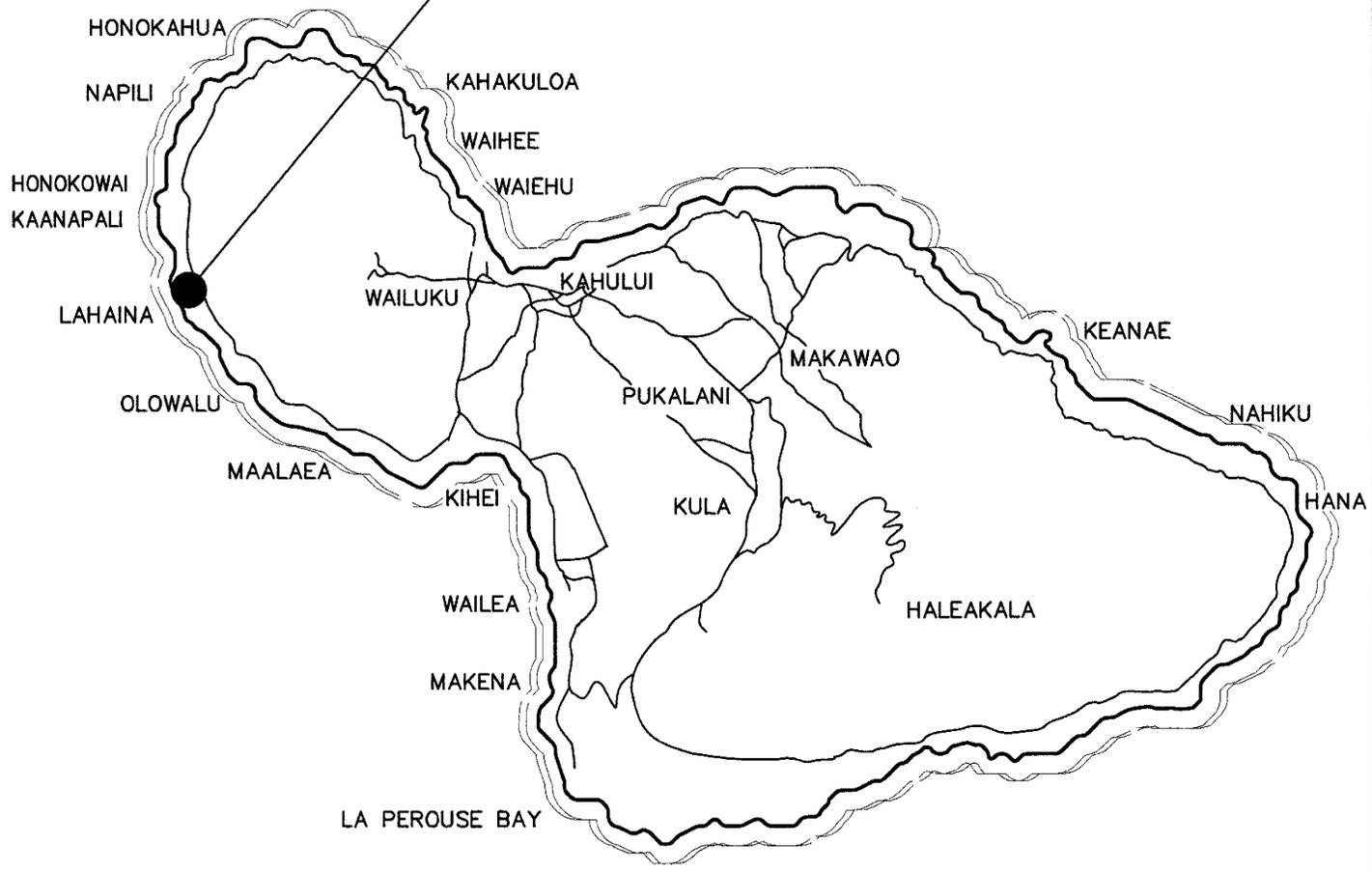
Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	5.15	4.30	3.75	3.35	3.04	2.80	2.60	2.44	2.30	2.18	2.07	1.98
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	6.45	5.38	4.68	4.18	3.80	3.50	3.25	3.05	2.88	2.73	2.60	2.48
100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tc = time in minutes



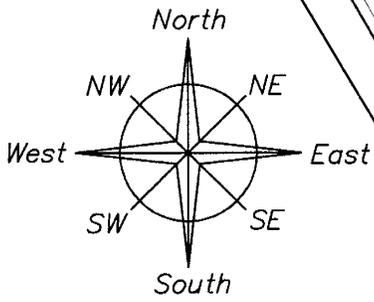
PROJECT SITE



**LOCATION MAP
ISLAND OF MAUI**

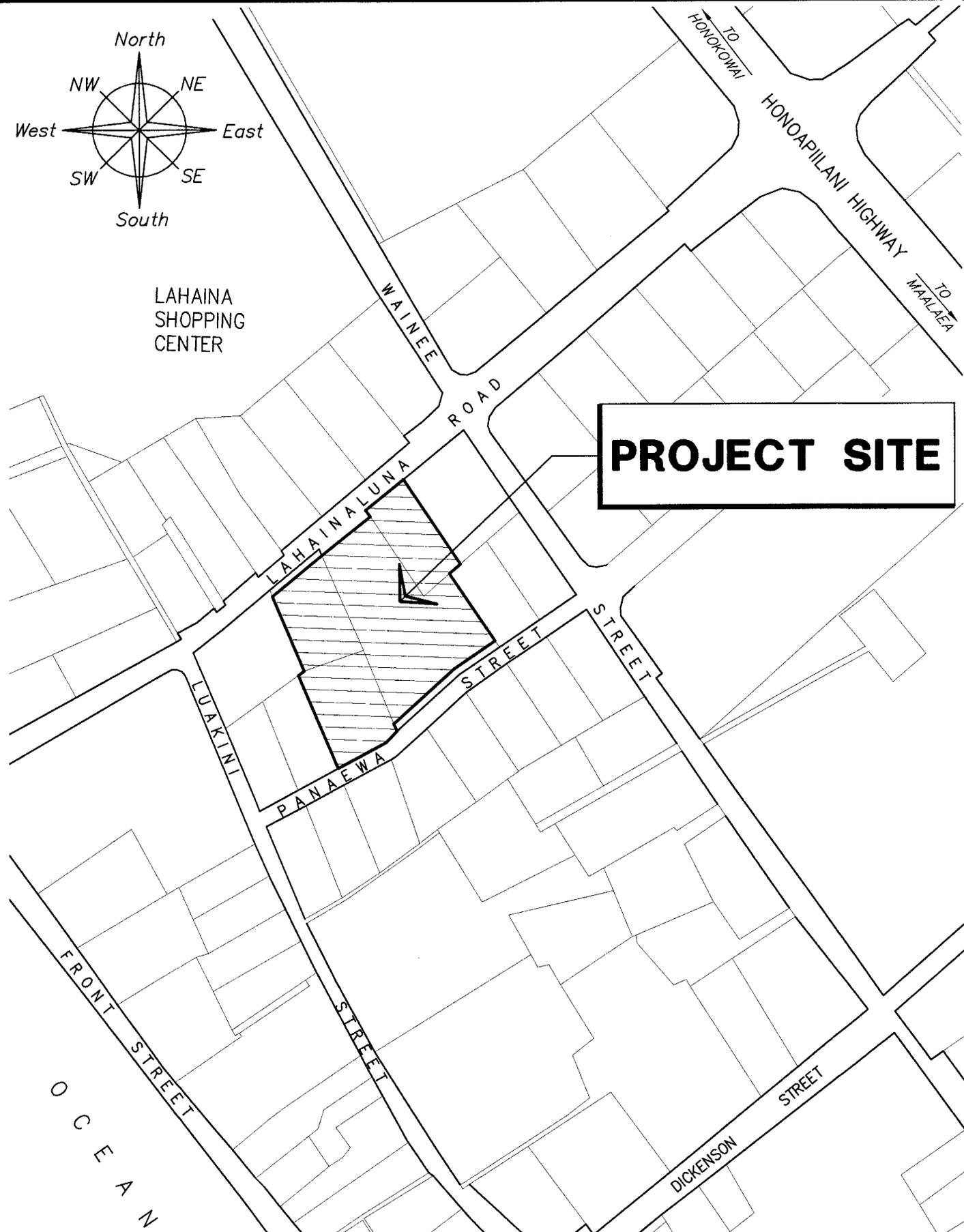
FIGURE 1

(ISL OF MAUI)
 Z:\DRAW1\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy



LAHAINA SHOPPING CENTER

PROJECT SITE

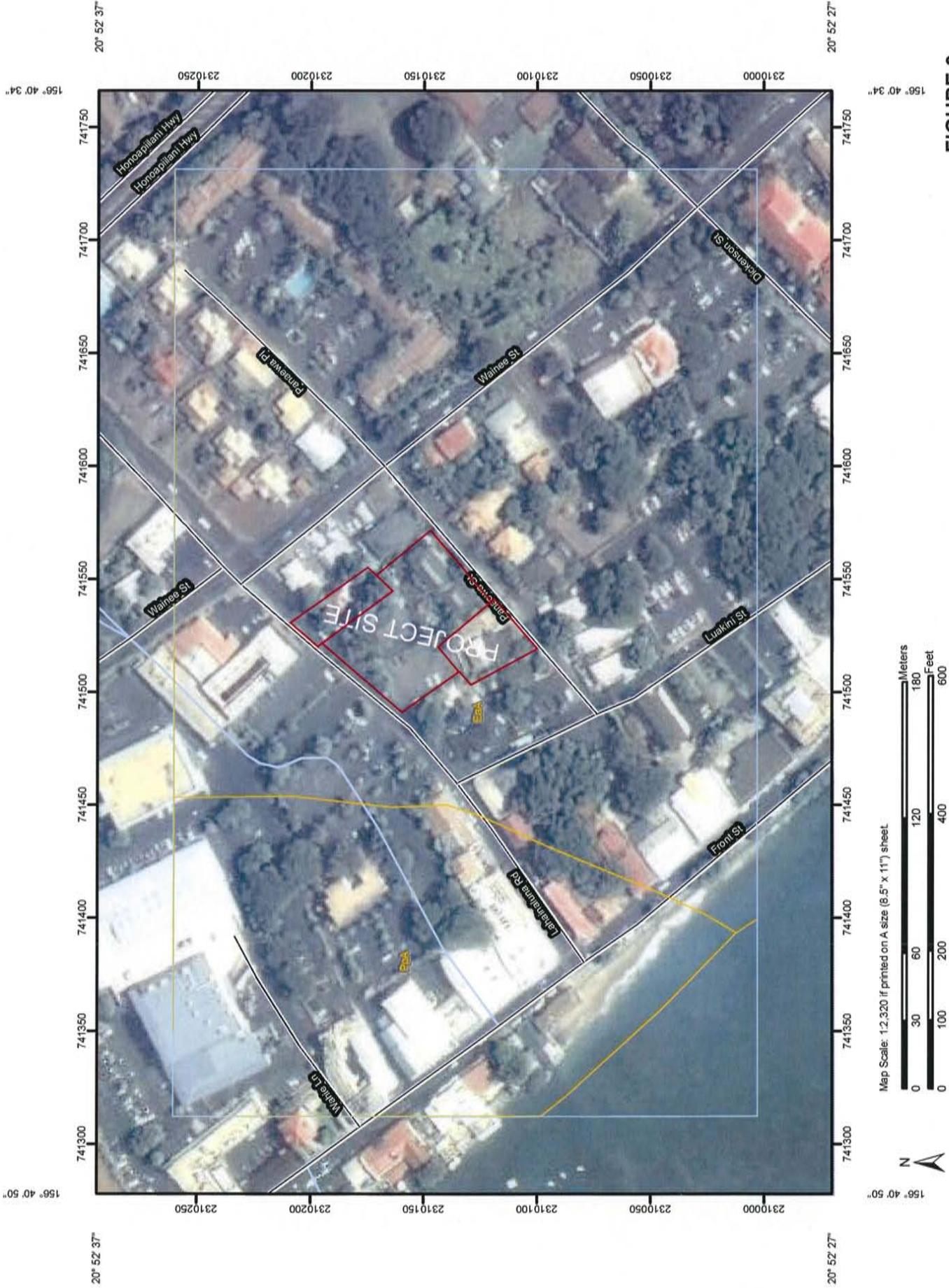


VICINITY MAP

NOT TO SCALE

FIGURE 2

(VICINITY)
Z:\DRAWING\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy



Map Scale: 1:2,320 if printed on A size (8.5" x 11") sheet.



FIGURE 3

ance Program at 1-800-538-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0361F

FIRM
FLOOD INSURANCE RATE MAP
MAUI COUNTY,
HAWAII

PANEL 361 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY: MAUI COUNTY
NUMBER: 150003
PANEL SUFFIX: 0361 F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
1500030361F
MAP REVISED
SEPTEMBER 19, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

JOINS PANEL 0362

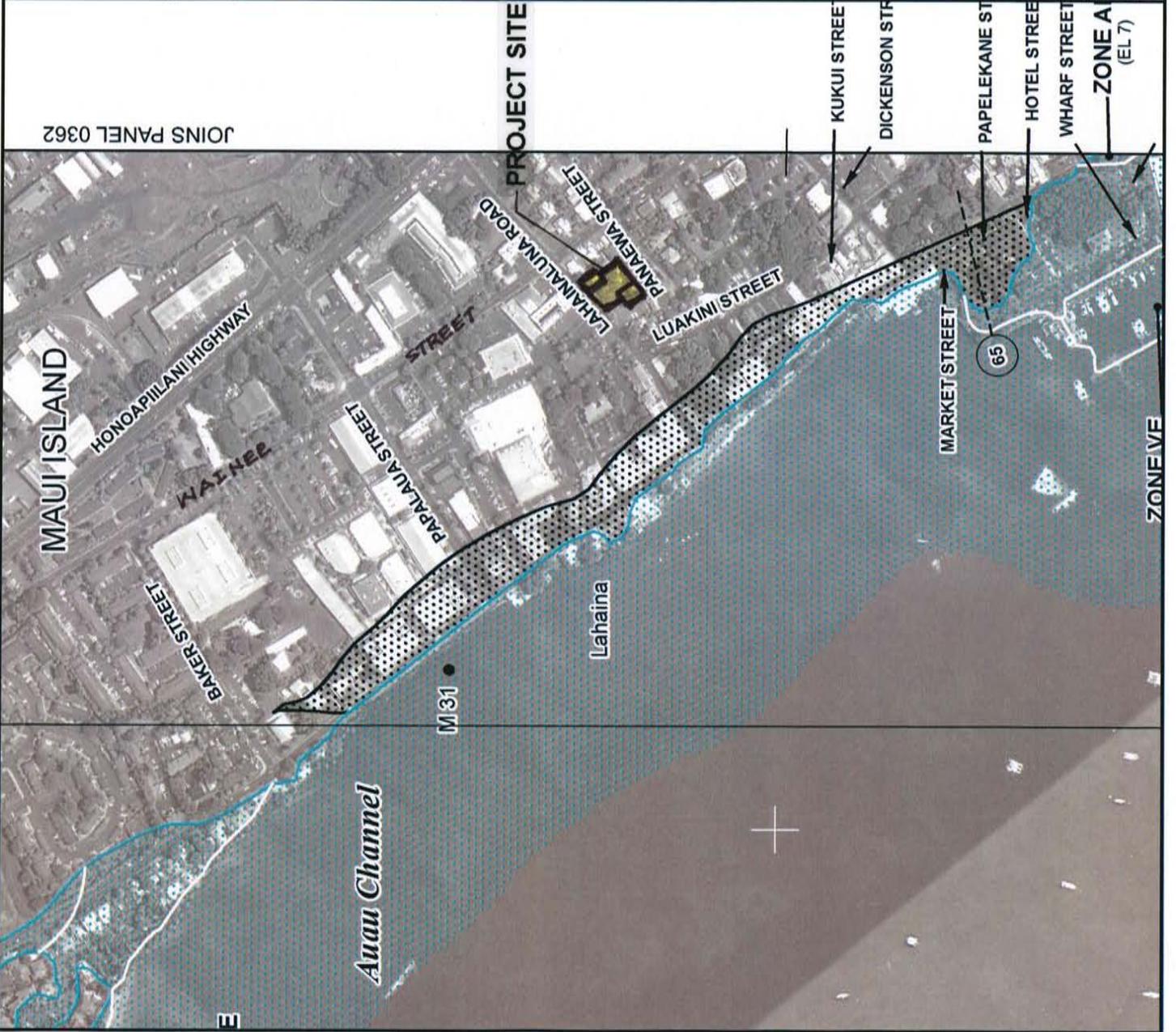
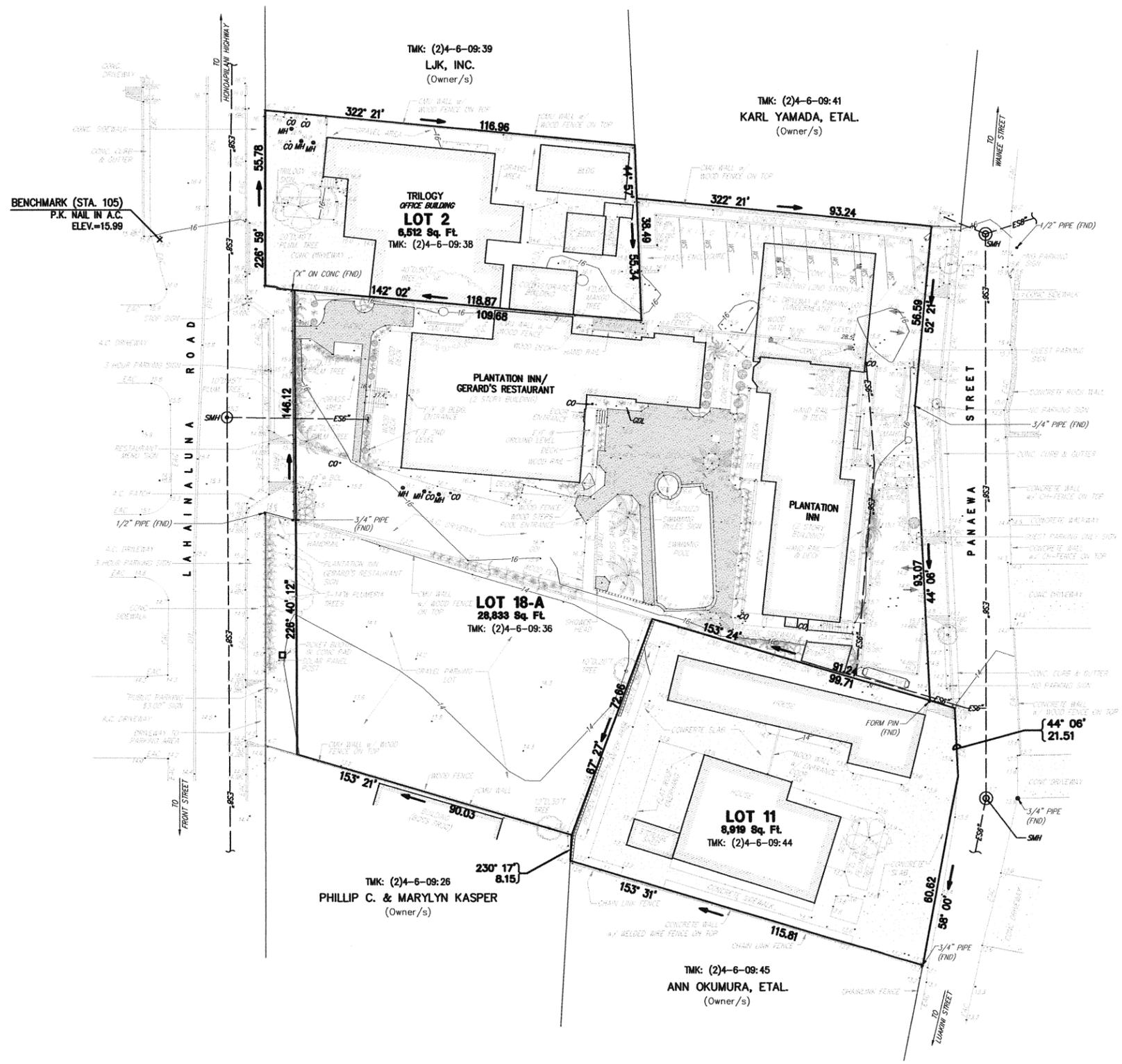


FIGURE 4

SEWER) Z:\DRAWING\2012\12-048\PLANTATION INN Engg. Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy



EXISTING WASTEWATER SYSTEM



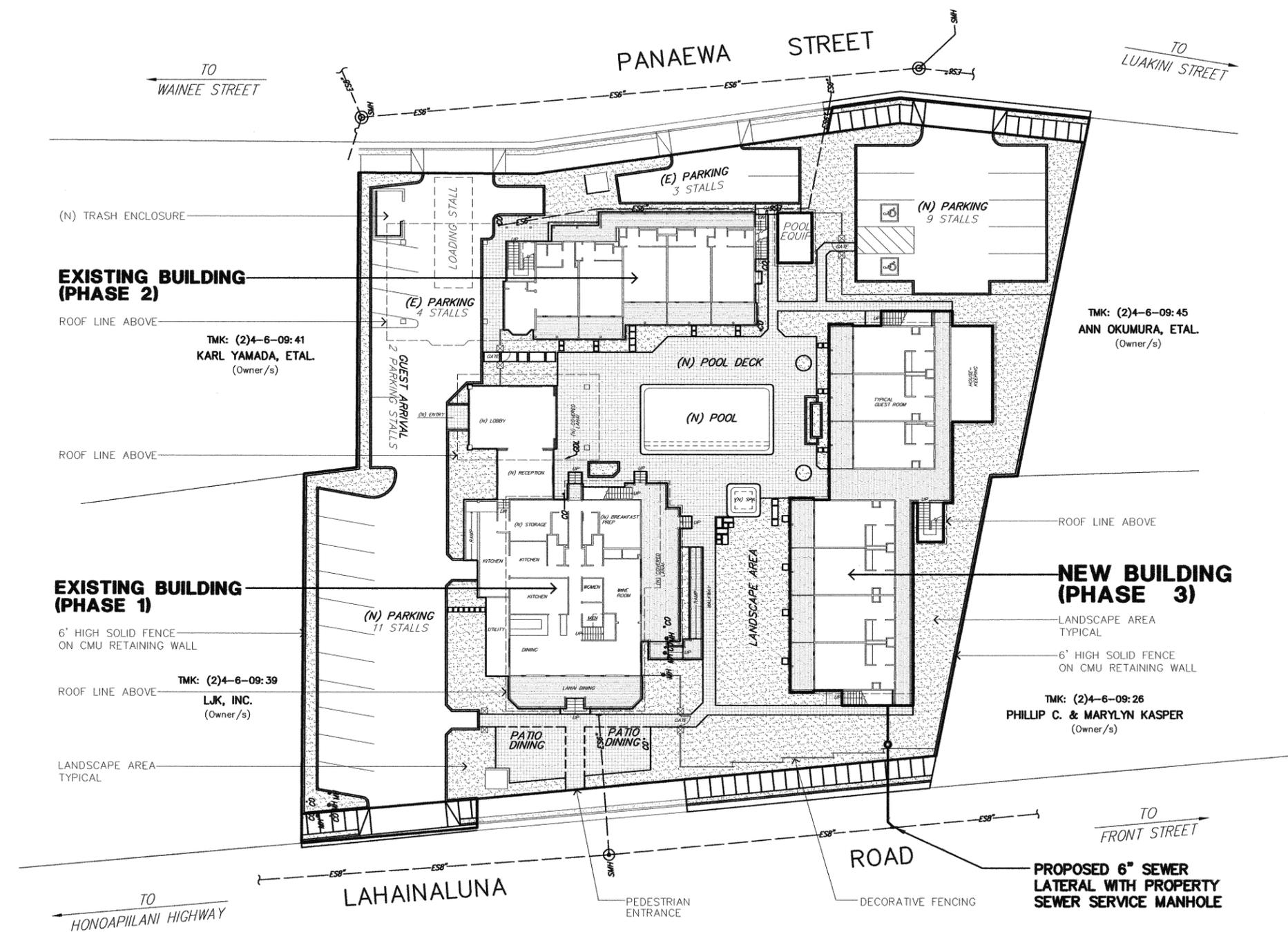
FIGURE 6

Z:\DRAWING\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 31-MAY-2013 : Revised By:Nancy (NSEWER)

Tax Map Key (2)4-6-09: 36, 38 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

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

JOB NO. 12-048



WASTEWATER SYSTEM SCHEME (CONCEPTUAL LAYOUT)



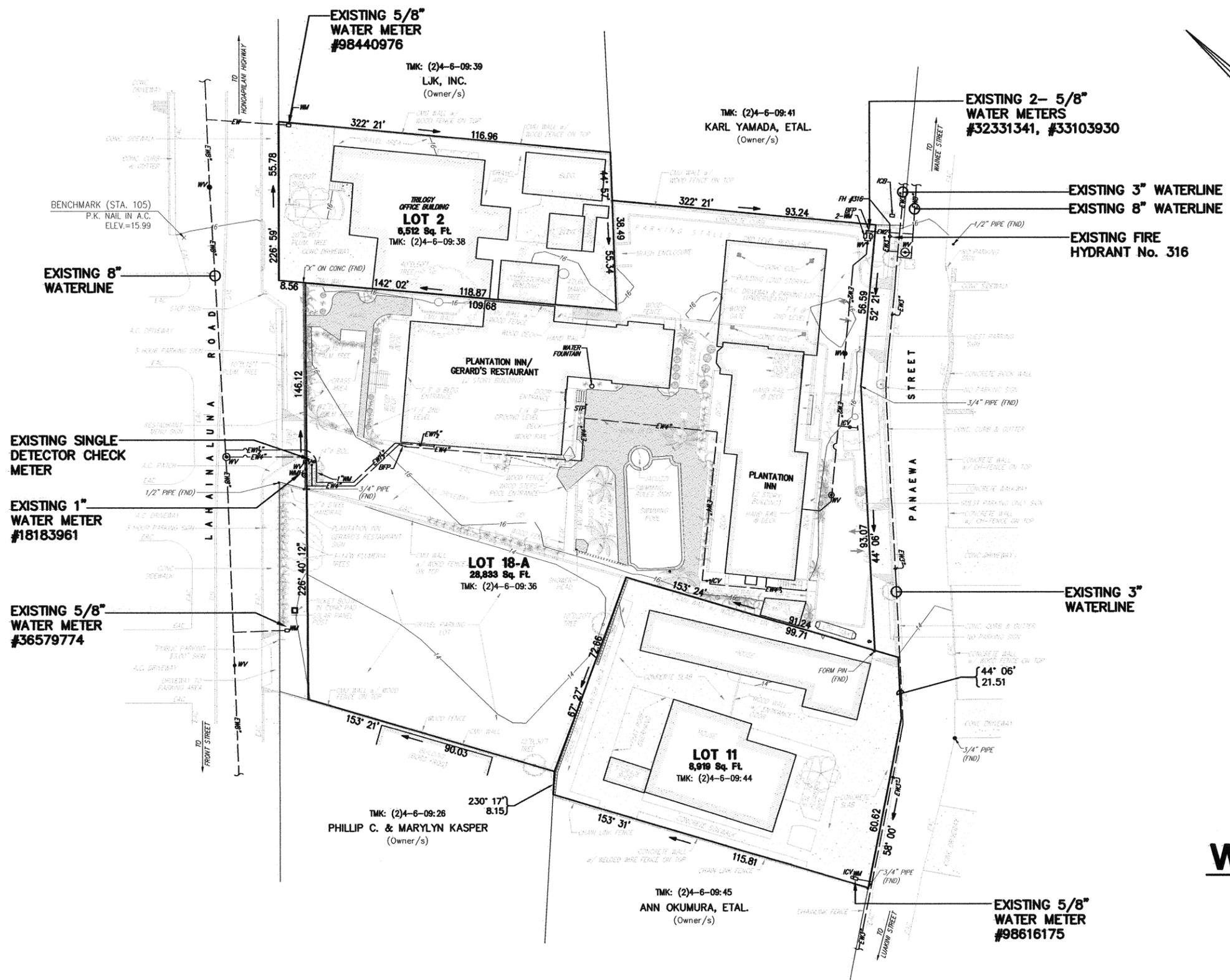
FIGURE 7

C:\DRAWING\2012\12-048\PLANTATION INN Engg. Report Exhibit.dwg 24-MAY-2013 11:51:13 AM : Revised By: Nancy

Tax Map Key (2)4-6-09: 36, 38 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

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

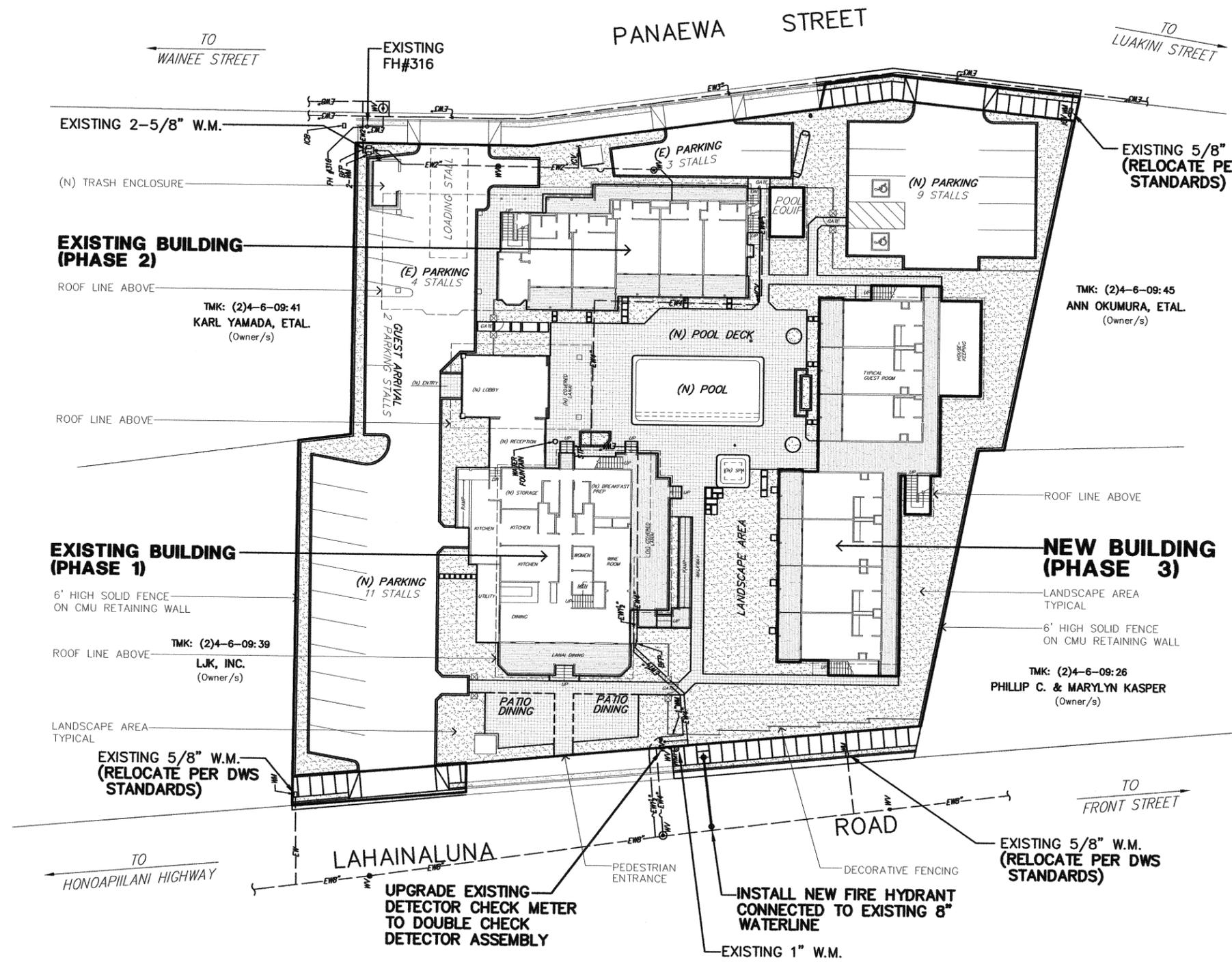
JOB NO. 12-048



EXISTING WATER SYSTEM

FIGURE 8

31-MAY-2013 : Revised By:Nancy
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WATER SYSTEM SCHEME (CONCEPTUAL LAYOUT)



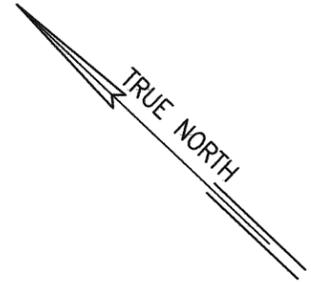
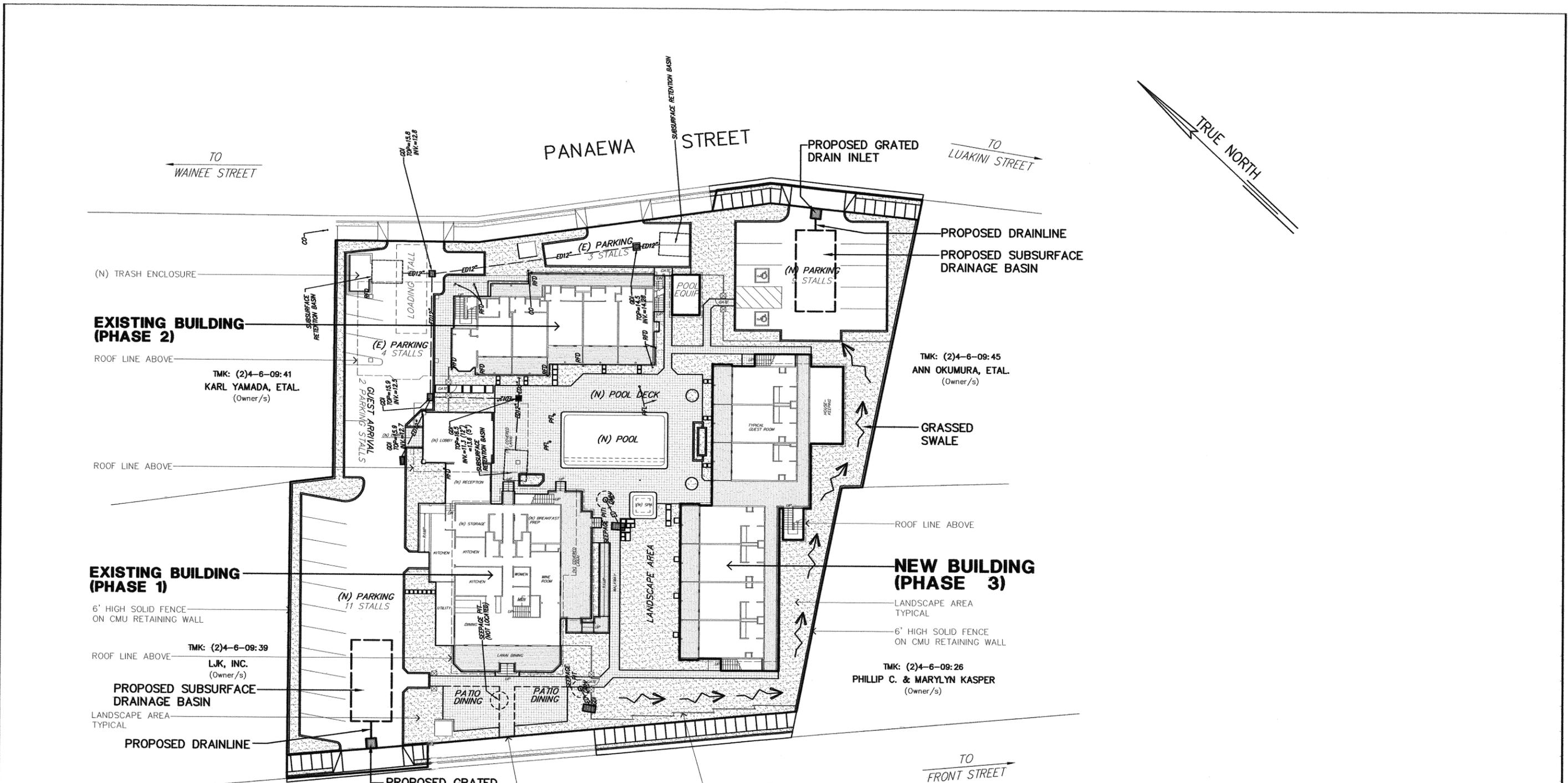
Tax Map Key (2)4-6-09: 36, 38 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

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

FIGURE 9

JOB NO. 12-048

Z:\DRAWING\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 24-MAY-2013 1: Revised BY:Nancy



DRAINAGE SYSTEM SCHEME

(CONCEPTUAL LAYOUT)



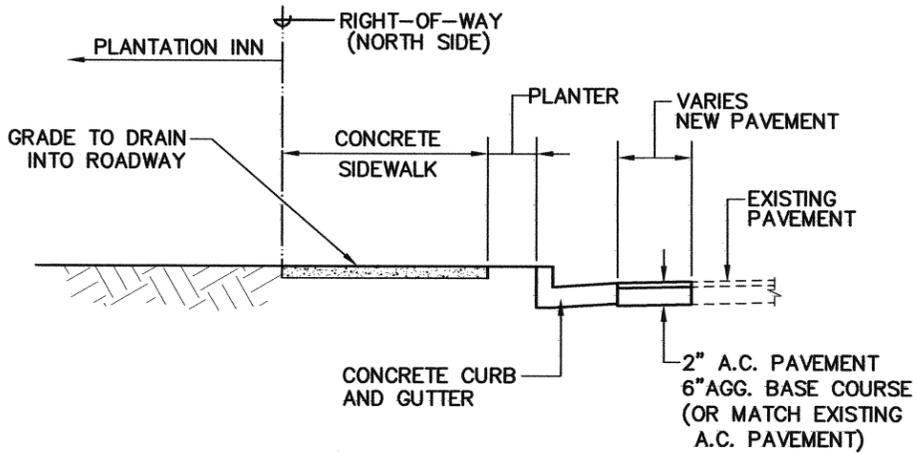
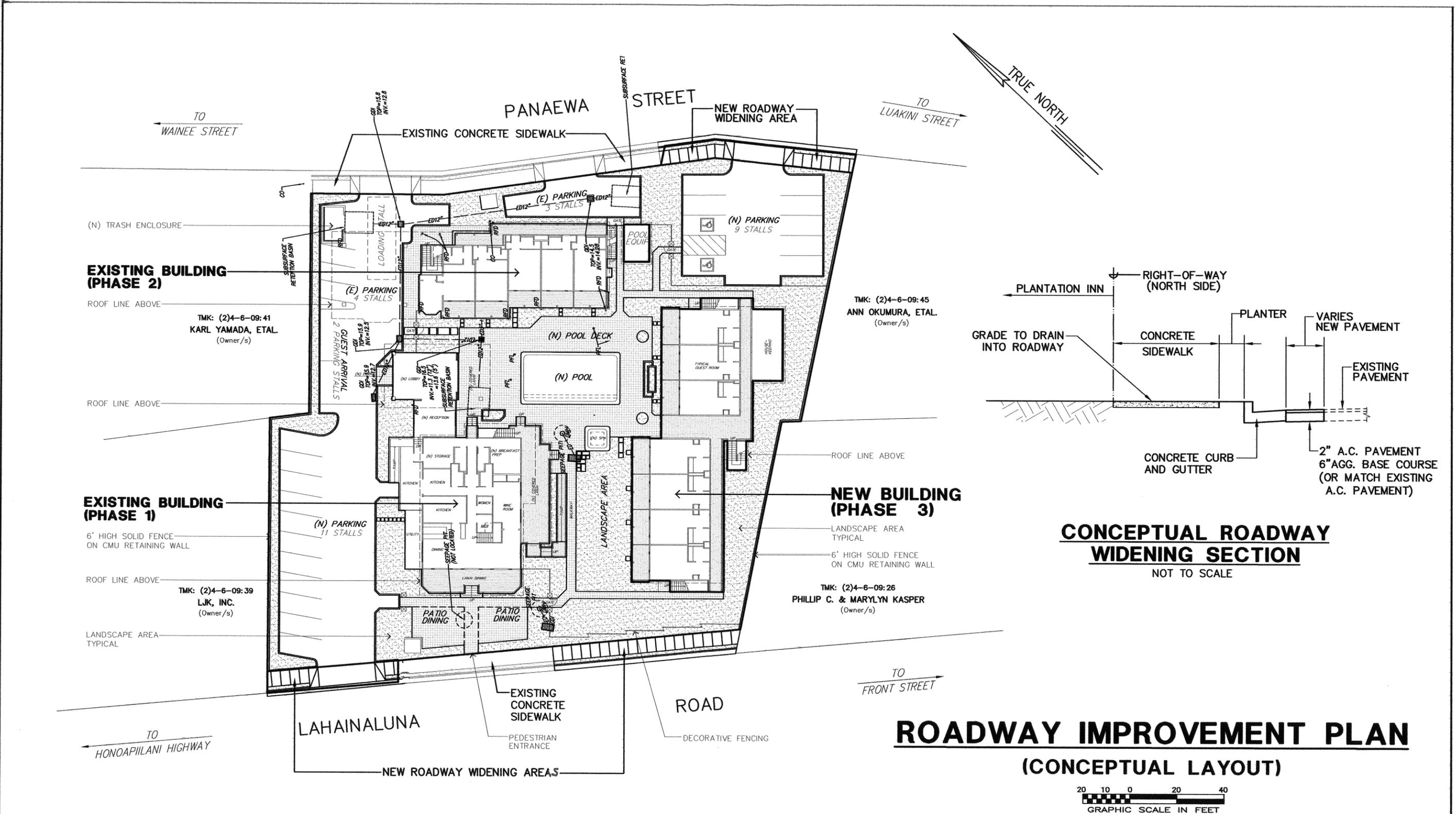
FIGURE 10

Tax Map Key (2)4-6-09: 36, 38 & 44
 871 KOLU STREET, SUITE 201
 WAILUKU, MAUI, HAWAII 96793

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

JOB NO. 12-048

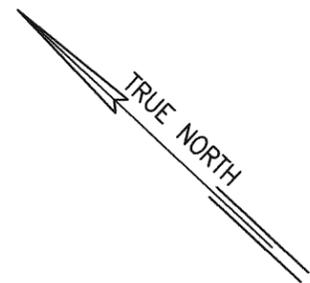
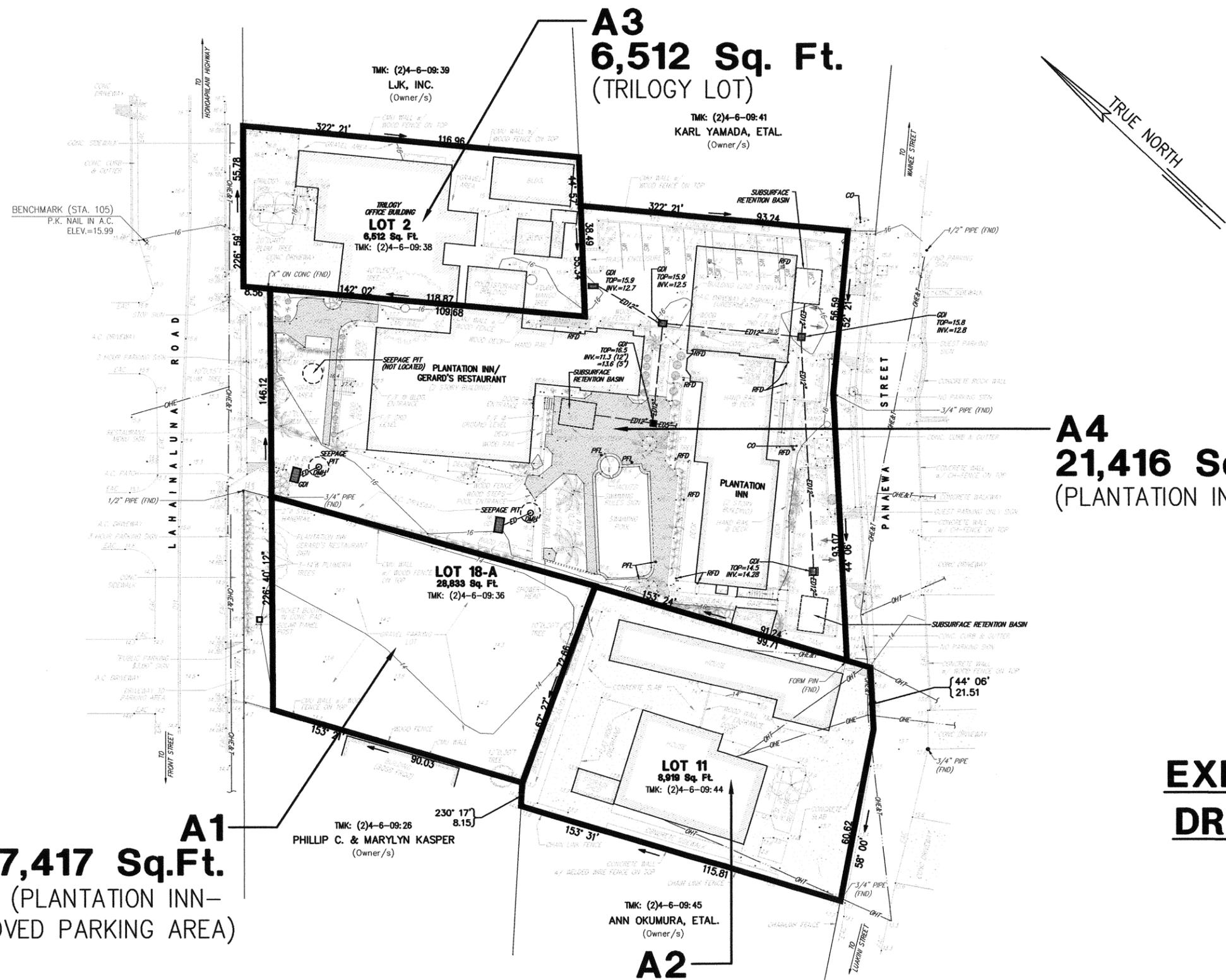
(GRADING PLAN) Tax Map Key (2)4-6-09: 36, 38 & 44
 871 KOLU STREET, SUITE 201
 WAILUKU, MAUI, HAWAII 96793
 24-MAY-2013 : Revised By: Nancy
 24-MAY-2013 : Revised By: Nancy



ROADWAY IMPROVEMENT PLAN
(CONCEPTUAL LAYOUT)



FIGURE 11



A4
21,416 Sq. Ft.
 (PLANTATION INN – HOTEL AREA)

A1
7,417 Sq. Ft.
 (PLANTATION INN – UNIMPROVED PARKING AREA)

A2
8,919 Sq. Ft.
 (AGENA LOT)

A3
6,512 Sq. Ft.
 (TRILOGY LOT)

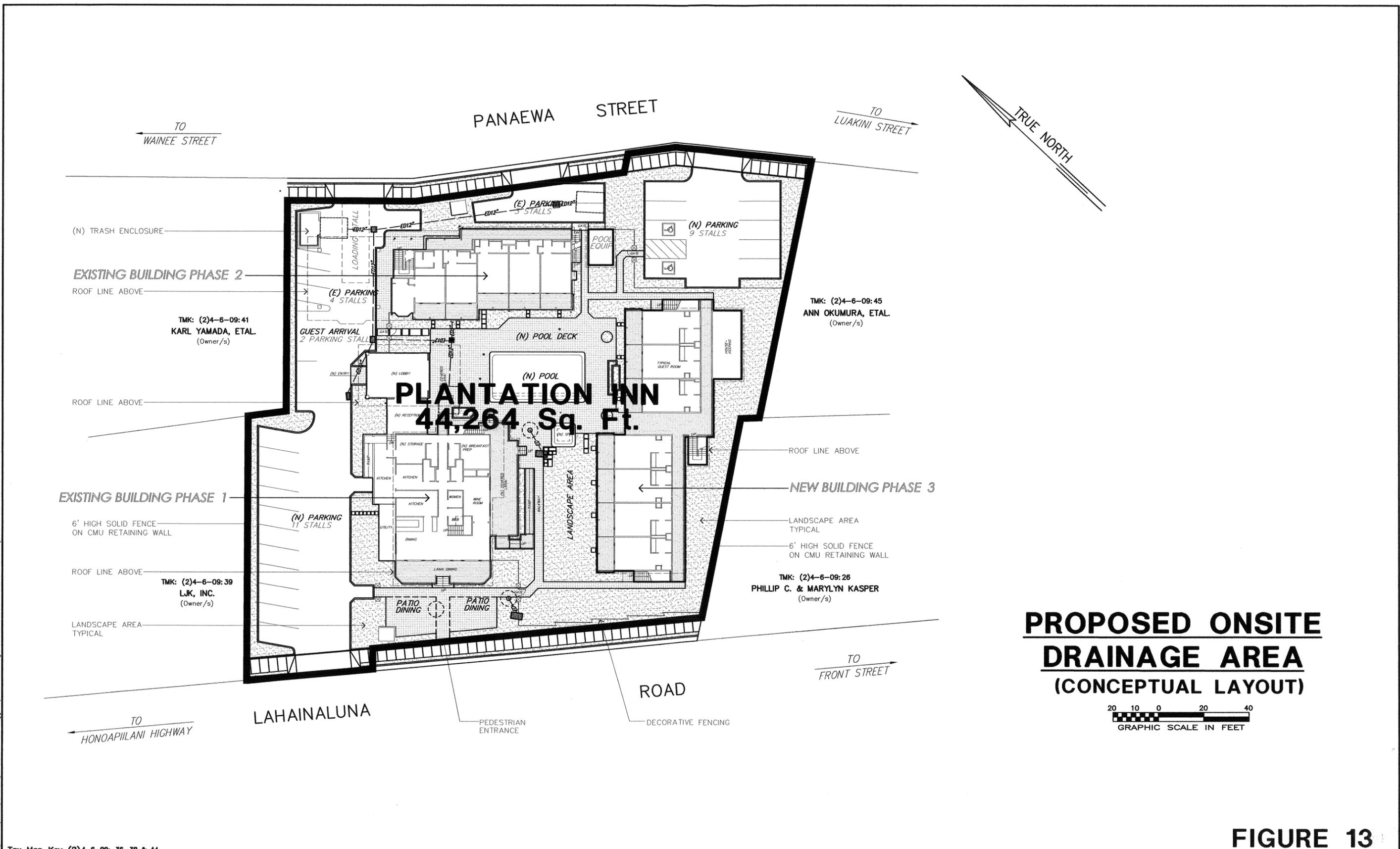
EXISTING ONSITE DRAINAGE AREA



FIGURE 12

(EXIST DRAINAGE AREA) Z:\DRAWING\2012\12-048\PLANTATION INN Engg Report Exhibit.dwg 07-MAY-2013 : Revised By:Nancy

PROF. DRAIN AREA
Z:\DRAWING\2012\12-048\PLANTATION INN Eng. Report Exhibit.dwg 07-MAY-2013 : Revised By:Nancy



**PROPOSED ONSITE
DRAINAGE AREA
(CONCEPTUAL LAYOUT)**



FIGURE 13

LOT 18-A-2
510 Sq.Ft.

HONOPILANI HIGHWAY
TO
LAHAIANALUNA ROAD
TO
FRONT STREET

TMK: (2)4-6-09:39
LJK, INC.
(Owner/s)

TMK: (2)4-6-09:41
KARL YAMADA, ETAL.
(Owner/s)

TRILOGY LOT
LOT 2
6,512 Sq. Ft.
TMK: (2)4-6-09:38

LOT 18-A-1
43,097 Sq.Ft.

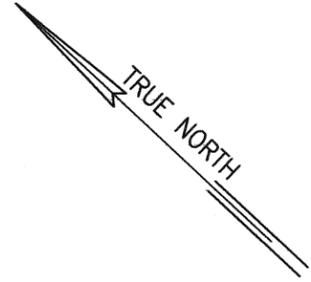
PLANTATION INN
LOT 18-A
28,833 Sq. Ft.
TMK: (2)4-6-09:38

AGENA LOT
LOT 11
8,919 Sq. Ft.
TMK: (2)4-6-09:44

LOT 18-A-3
657 Sq.Ft.

TMK: (2)4-6-09:26
PHILLIP C. & MARYLYN KASPER
(Owner/s)

TMK: (2)4-6-09:45
ANN OKUMURA, ETAL.
(Owner/s)



**(CONCEPTUAL LAYOUT)
PLANTATION INN PROPERTIES
SUBDIVISION**

**CONSOLIDATION OF LOTS 2, 11 AND 18-A
PLANTATION INN PROPERTIES
AND SUBDIVISION OF SAID CONSOLIDATION
INTO LOTS 18-A-1, 18-A-2 AND 18-A-3**

AT LAHAINA, MAUI, HAWAII



FIGURE 14

PLANTATION INN Engg. Report Exhibit.dwg 07-MAY-2013 : Revised BY:Nancy

APPENDIX K
Traffic Impact
Assessment

Phillip Rowell and Associates

47-273 'D' Hui Iwa Street

Kaneohe, Hawaii 96744

Phone: (808) 239-8206

FAX: (808) 239-4175

Email: prowell@hawiiia.rr.com

February 27, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Maui, HI 96793

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

Dear Jordan:

A. Introduction and Background

Phillip Rowell and Associates has been retained to prepare a Traffic Impact Assessment for the proposed expansion of Plantation Inn in Lahaina, Maui. The first task was to perform a traffic generation analysis as input into defining the scope of the study. The trip generation analysis concluded that the proposed project would generate a small amount of additional traffic. Based on this conclusion, it was determined that a Traffic Impact Analysis was not warranted and that a traffic assessment discussing the traffic characteristics of the proposed project would be sufficient.

The following is a summary of the proposed project, the traffic generation analysis and the conclusion of this analysis.

B. Project location and Description

The Plantation Inn is located along the south side of Lahainaluna Road, midway between Luakini Street and Wainee Street. The parcel on which the inn is located nearly extends the full length of the block between Lahainaluna Road and Panaewa Street. There is access to and from the site via both Lahainaluna Road and Panaewa Street.

The existing inn consists of 19 units, 17 parking stalls and a restaurant.

The proposed expansion consists of the following:

1. The inn will be expanded to include the parcel immediately south of the existing hotel. There will be fourteen (14) rooms and nine (9) parking spaces added on this parcel. Access will be via a one-way driveway from Lahainaluna Drive to Panaewa Street.
2. A new parking lot with eleven (11) spaces will be constructed on an adjacent parcel to the north owned by Plantation Inn. The two parcels will be consolidated with the Plantation Inn property to form a single parcel.

C. Study Approach

The following tasks were performed:

1. A reconnaissance of the project site was performed. The existing roadways serving the site and the configurations of adjacent intersections were noted.
2. A traffic generation analysis of the proposed project was performed.
3. The results of the trip generation analysis were compared with established standards for traffic impact studies.
4. The analyses performed and conclusions were summarized in this letter report.

D. Existing Roadway and Traffic Conditions

Access to the hotel expansion will be via a driveway along the south side of Lahainaluna Road. This driveway will exit onto Panaewa Street.

Lahainaluna Road is a two-lane, two-way, east-west roadway between Front Street and Honoapiilani Highway. Panaewa Street is parallel and one block south of Lahainaluna Road. Panaewa Street is a one-lane, one-way street for westbound traffic.

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

Wainee Street is a two-way street east of the project. Wainee Street also intersects Panaewa Street and Lahainaluna Road. The intersection with Lahainaluna Road is a four-way, STOP sign controlled intersection. The intersection with Panaewa Street is a STOP sign controlled intersection. The STOP sign is along the westbound approach. The west leg of the intersection is one-way westbound. The northbound and southbound approaches of Wainee Street are at free flow.

[Attachment A](#) is a schematic drawing of the existing roadway network and intersection configurations.

E. Project Trip Generation

Future traffic volumes generated by the project were estimated using procedures described in the *Trip Generation Handbook*¹ and data provided in *Trip Generation*,² both published by the Institute of Transportation Engineers. This method uses trip generation rates to estimate the number of peak hour trips that a project will generate during the morning and afternoon peak hours.

¹ Institute of Transportation Engineers, *Trip Generation Handbook*, Washington, D.C., p. 7-12

² Institute of Transportation Engineers, *Trip Generation, 8th Edition*, Washington, D.C., 2008

The trip generation analysis was performed using the following assumptions:

1. The proposed expansion of the inn will include 14 additional units.
2. The additional rooms will have traffic characteristics comparable to those of a motel as defined by the Institute of Transportation Engineers. Rates for hotels were not used because the Institute of Transportation Engineers defines hotels as including convention and large meeting facilities.
3. Parking for the hotel expansion will be provided by 20 new parking spaces on the consolidated Plantation Inn parcel.
4. All new rooms are occupied.
5. Six of the eleven stalls in the off-site parking lot are used by restaurant patrons. The remaining five stalls will be used by guests of the inn.
6. The turnover of the restaurant users is 90 minutes. This results in a trip generation rate of 0.67 trips per space. Half, or 50%, arrive or depart during the peak hour.
7. The restaurant is not open during the morning peak hour and, therefore, will generate no trips during the morning peak hour.

Based on the above assumptions, the project will generate six (6) trips (two inbound and four outbound) trips during the morning peak hour and twelve (12) trips during the afternoon peak hour (six inbound and six outbound).

The Institute of Transportation Engineers recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, the development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour³. Based on this criterion, a traffic impact study is not warranted. To date, the County of Maui has not established criteria for projects within its jurisdiction.

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

F. Summary and Conclusions

1. The project is the expansion of the Plantation Inn in Lahaina, Maui. The number of rooms will be increased from 19 to 32 and the number of on-site parking stalls will be increased from 17 to 29.

³ Institute of Transportation Engineers, *Transportation Impact Analyses for Site Development: A Recommended Practice*, 2006, page 5

Mr. Jordan E. Hart
February 27, 2013
Page 4

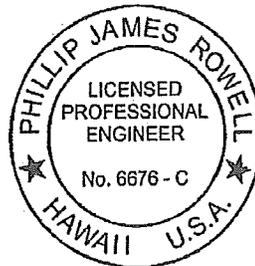
2. The proposed project will generate an additional six (6) trips during the morning peak hour and twelve (12) during the afternoon peak hour. This analysis assumes that all this will be new traffic. It does not consider that some, or all, of the restaurant traffic may be redistributed from the existing off-site parking lot across Lahainaluna Street from the inn.
3. The ITE recommends that a traffic impact study should be performed if, in lieu of another locally preferred criterion, the development generates an additional 100 vehicle trips in the peak direction (inbound or outbound) during the site's peak hour. Based on this criterion, a traffic impact study is not warranted because the project generates only twelve trips (six inbound plus six outbound) during the afternoon peak hour. To date, the County of Maui has not established criteria for projects within it's jurisdiction.
4. Since the project generates only six (6) trips in the peak direction during the afternoon peak hour, a traffic impact analysis would not result in a noticeable change in the volume-to-capacity ratio or the average vehicle delay at the adjacent intersections. Since there would be no noticeable change, the impact would be insignificant.

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

Respectfully submitted,
PHILLIP ROWELL AND ASSOCIATES



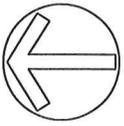
Phillip J. Rowell, P.E.
Principal



EXPIRATION DATE: 30 APRIL 2014

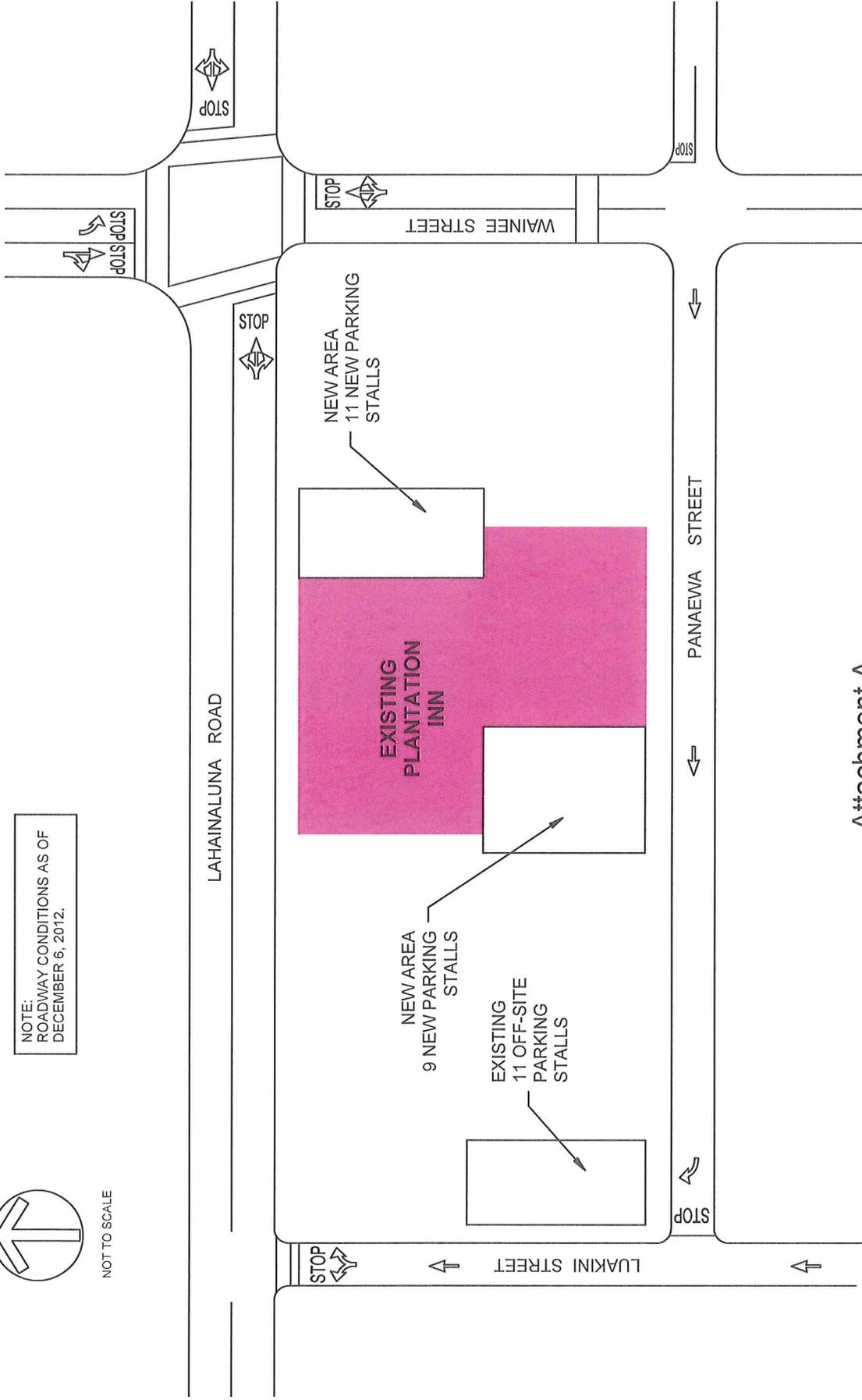


THIS WORK WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION



NOTE:
ROADWAY CONDITIONS AS OF
DECEMBER 6, 2012.

NOT TO SCALE



Attachment A
SCHEMATIC DRAWING OF EXISTING ROADWAY CONDITIONS

APPENDIX K-1
Supplemental
Traffic Impact
Assessment

DRAFT REPORT

June 30, 2014

The Plantation Inn
174 Lahainaluna Road
Lahaina, Maui, HI 96761

Attn: Dee Coyle

Re: **Response to Maui Planning Commission Comments
The Plantation Inn Redevelopment
174 Lahainaluna Road, Maui, Hawaii**

Dear Dee:

Phillip Rowell and Associates have completed our studies in response to questions from the Maui Planning Commission. As the purpose of this letter is to provide additional information to that provided in the traffic impact report dated February 27, 2013, only the responses are provided herein to facilitate review.

Our report is presented in the following format:

- A. Purpose and Objective of Study
- B. Study Approach
- C. Existing Peak Hour Traffic Volumes
- D. Level-of-Service Concept
- E. Existing (2014) Levels-of-Service
- F. Background Plus Project Projections
- G. Traffic Impact Assessment

A. Purpose and Objective of Study

This report is in response to comments from the Maui Planning Commission transmitted in correspondence from the County of Maui Department of Planning dated February 6, 2014. The specific comments are as follows:

Comment 3. That the Applicant re-evaluate the traffic peak hours in the subject area utilized in the traffic study as well as re-examine the proposed project's possible impacts to traffic:

Comment 4. That the Traffic Report re-examine and address concerns about entering the hotel property from Lahainaluna Road and the impacts to traffic due to the nearby intersection Wainee Road.

B. Study Approach

1. A field reconnaissance was performed to confirm existing roadway cross-sections, intersection lane configurations, right-of-way controls, traffic control devices, bus stops and surrounding land uses. Attachment A is a schematic drawing of the roadway network.

2. Existing weekday morning and afternoon peak hour traffic volumes for the study intersections were obtained from manual traffic counts of the study intersections. This counts were performed during May 2014. The hours of the traffic count were extended beyond the normal hour typically counted as a concern was expressed that the actual peak hours may be later than 8:30 AM. Public schools were in session during the counts.

The intersections counted were:

- a. Lahainaluna Road at Wainee Street, and
- b. Lahainaluna Road at Luakini Street

Traffic volumes at the intersection of Lahainaluna Road at the Plantation Inn driveway were estimated from the traffic counts at the adjacent intersections.

3. A level-of-service analysis of the study intersections was performed using the methodology described in the *Highway Capacity Manual* (HCM). The purpose of this analysis was to identify any existing traffic operating deficiencies.
4. Future traffic volumes along Lahainaluna Road at the study intersections were estimated by superimposing project trip assignments on the existing traffic volumes determined in Task 2 described above. The trip generation analysis of the proposed action was discussed in the February 27, 2013, report.
5. The impacts of traffic generated by the proposed project at the study intersections were quantified by analyzing the changes in peak hour traffic levels-of-service at the study intersections and the project driveway. In addition to assessing the levels-of-service, a queue analysis was performed to determine the impacts of the queues on the study intersections and the adjacent intersections.

C. Existing Peak Hour Traffic Volumes

Current weekday peak hour traffic volumes at the study intersections were obtained from manual traffic counts. The counts were performed during March and April, 2014. The AM and PM peak hour counts are summarized on [Attachment B](#). The traffic counts include mopeds, motorcycles, buses, trucks and other large vehicles.

The traffic counts were performed between 7:30 AM and 10:00 AM and between 3:30 PM and 6:00 PM on either a Tuesday or Thursday.

The traffic counts determined the following:

1. The morning peak hour is between 8:45 AM and 9:45 AM.
2. The afternoon peak hour is between 4:30 PM and 5:30 PM.

D. Level-of-Service Concept

Signalized Intersections

"Level-of-Service" is a term which denotes any of an infinite number of combinations of traffic operating conditions that may occur on a given lane or roadway when it is subjected to various traffic volumes. Level-of-service (LOS) is a qualitative measure of the effect of a number of factors which include space, speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience.

There are six levels-of-service, A through F, which relate to the driving conditions from best to worst, respectively. The characteristics of traffic operations for each level-of-service are summarized in [Table 1](#). In general, LOS A represents free-flow conditions with no congestion. LOS F, on the other hand, represents severe congestion with stop-and-go conditions. Level-of-Service D is typically considered acceptable for peak hour conditions in urban areas.¹

Corresponding to each level-of-service shown in the table is a volume/capacity ratio. This is the ratio of either existing or projected traffic volumes to the capacity of the intersection. Capacity is defined as the maximum number of vehicles that can be accommodated by the roadway during a specified period of time. The capacity of a particular roadway is dependent upon its physical characteristics such as the number of lanes, the operational characteristics of the roadway (one-way, two-way, turn prohibitions, bus stops, etc.), the type of traffic using the roadway (trucks, buses, etc.) and turning movements.

Table 1 Level-of-Service Definitions for Signalized Intersections⁽¹⁾

Level of Service	Interpretation	Volume-to-Capacity Ratio ⁽²⁾	Stopped Delay (Seconds)
A, B	Uncongested operations; all vehicles clear in a single cycle.	0.000-0.700	<10.0
C	Light congestion; occasional backups on critical approaches.	0.701-0.800	10.1-20.0
D	Congestion on critical approaches but intersection functional. Vehicles must wait through more than one cycle during short periods. No long standing lines formed.	0.801-0.900	20.1-35.0
E	Severe congestion with some standing lines on critical approaches. Blockage of intersection may occur if signal does not provide protected turning movements.	0.901-1.000	35.1-80.0
F	Total breakdown with stop-and-go operation.	>1.001	>80.0

Notes:

(1) Source: *Highway Capacity Manual*, 2000.

(2) This is the ratio of the calculated critical volume to Level-of-Service E Capacity.

¹ Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, Washington, D.C., 1991, p.39.

Unsignalized Intersections

Like signalized intersections, the operating conditions of intersections controlled by stop signs can be classified by a level-of-service from A to F. However, the method for determining level-of-service for unsignalized intersections is based on the use of gaps in traffic on the major street by vehicles crossing or turning through that stream. Specifically, the capacity of the controlled legs of an intersection is based on two factors: 1) the distribution of gaps in the major street traffic stream, and 2) driver judgement in selecting gaps through which to execute a desired maneuver. The criteria for level-of-service at an unsignalized intersection is therefore based on delay of each turning movement. [Table 2](#) summarizes the definitions for level-of-service and the corresponding delay.

Table 2 Level-of-Service Definitions for Unsignalized Intersections⁽¹⁾

Level-of-Service	Expected Delay to Minor Street Traffic	Delay (Seconds)
A	Little or no delay	>10
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	See note (2) below	>50.1

Notes:

- (1) Source: *Highway Capacity Manual*, 2000.
- (2) When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement of the intersection.

E. Existing (2014) Levels-of-Service

The results of the level-of-service analysis of the unsignalized study intersections are summarized in [Attachment C](#). As the study intersection are unsignalized, delays and levels-of-service of the overall intersection and the controlled lanes groups are shown. The *Highway Capacity Manual* does not estimated delays or levels-of-service of uncontrolled lane groups. Also shown in the table are the estimated 95th percentile queue lengths. Synchro reports the queue lengths is feet. The queue lengths shown in the table are estimated vehicles using an average vehicle length of 25 feet.

F. Background Plus Project Projections

Background plus project traffic projections were estimated by superimposing the peak hourly traffic generated by the proposed project on the background (without project) peak hour traffic projections. This assumes that the peak hourly trips generated by the project coincide with the peak hour of the adjacent street. This represents a worse-case condition as it assumes that the peak hours of the intersections coincide with the peak hour of the study project. The resulting background plus project peak hour traffic projections are shown in [Attachment B](#).

G. Traffic Impact Assessment

The level-of-service analysis was performed for “without project” (existing) and “with project” conditions. The incremental difference between the two conditions quantifies the impacts of the project generated traffic.

The results of the level-of-service analysis of the study intersections are summarized in [Attachment C](#). Shown are the delays and levels-of-service of the overall intersection and each controlled lane group. The methodology for unsignalized intersections does not estimate delays and levels-of-service for uncontrolled movements. Also shown in the table are the estimated queue lengths without and with project generated traffic. Synchro reports the queue lengths in feet. The queue lengths shown in the table are estimated vehicles using an average vehicle length of 25 feet.

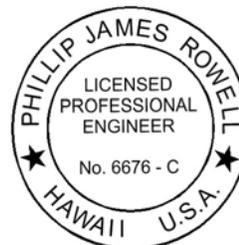
The conclusions of the level-of-service analysis of the unsignalized intersections are:

1. There is no change in the level-of-service of queue of any lane group as a result of project generated traffic. All lane groups operate at Level-of-Service A or B, which are the highest levels-of-service. Level-of-Service A or B represent good operating conditions with minimal delays along all controlled lane groups.
2. The 95th percentile queue of the westbound left and through lane group is less than one vehicle during both peak periods, without and with project generated traffic. The distance along Lahainaluna Road between the Plantation Inn driveway and Wainee Street is 315 feet. Traffic turning into Plantation Inn from Lahainaluna Road will have no impact on the intersection of Lahainaluna Road at Wainee Street. This is further confirmed by the level-of-service analysis that concluded that the westbound left turn and through lane group will operate at Level-of-Service A during the morning peak hour and Level-of-Service B during the afternoon peak hour. The delay of this lane group increases only 0.1 second as a result of project generated traffic.

Respectfully submitted,
PHILLIP ROWELL AND ASSOCIATES



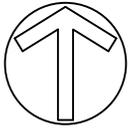
Phillip J. Rowell, P.E.
Principal



EXPIRATION DATE: 30 APRIL 2016

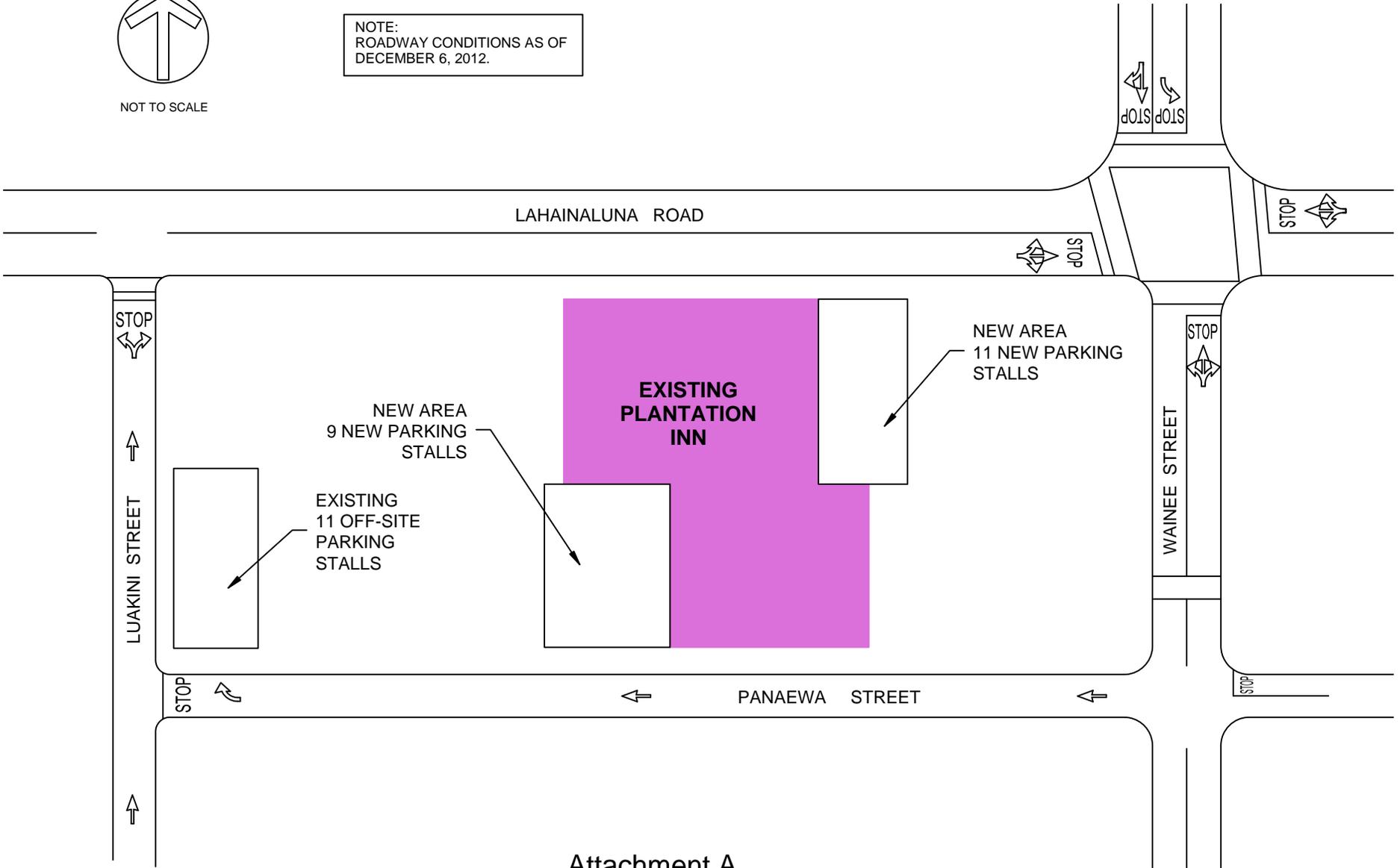


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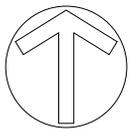
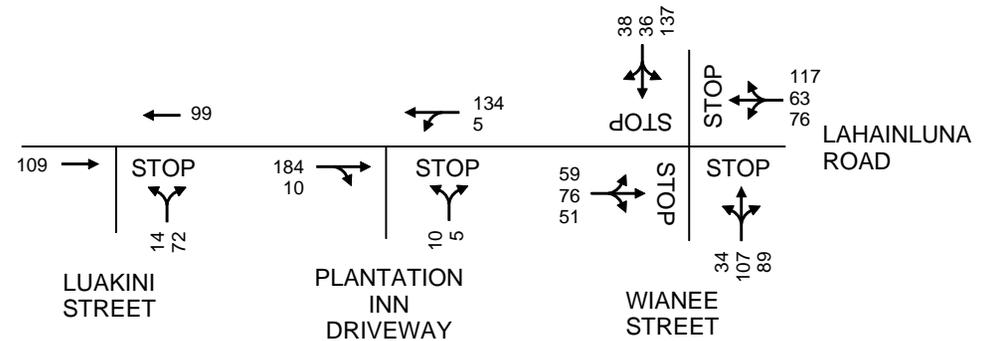
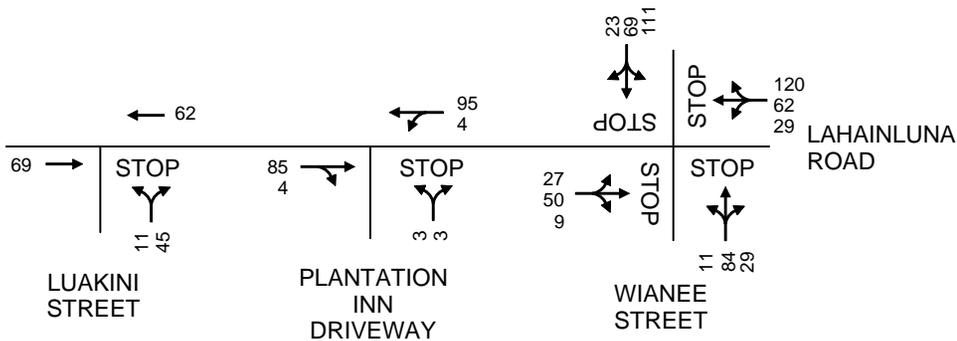
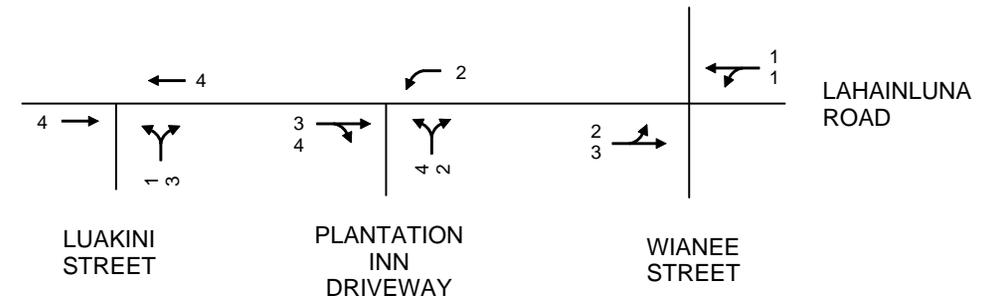
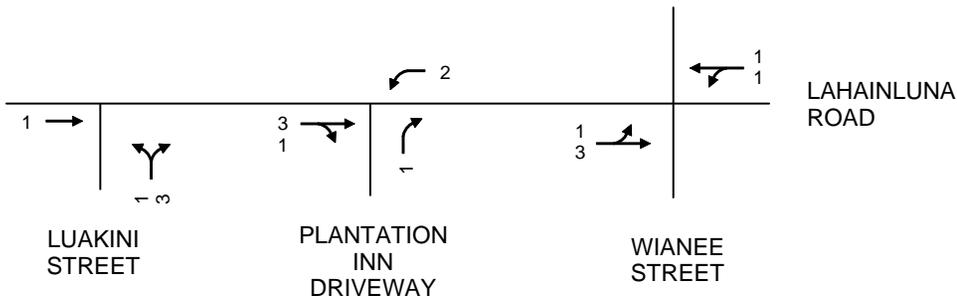
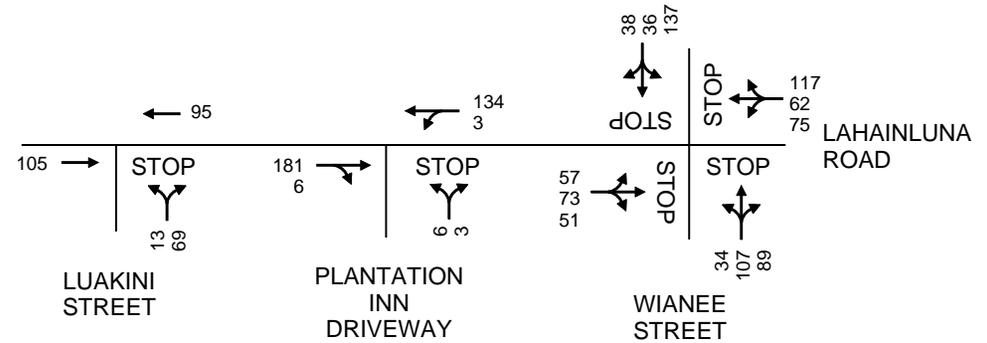
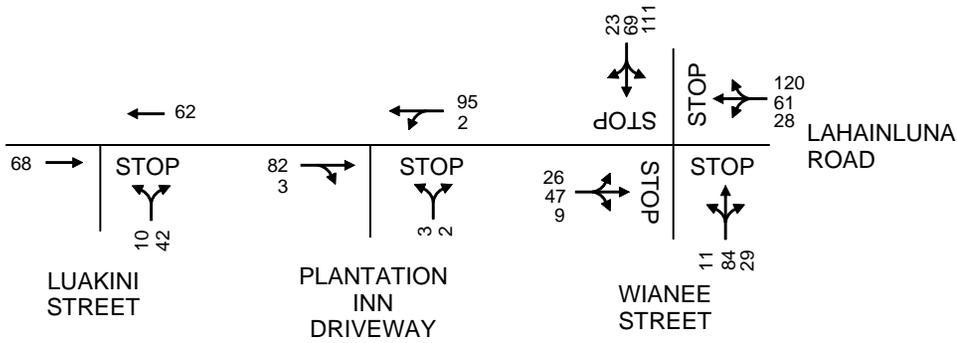


NOT TO SCALE

NOTE:
ROADWAY CONDITIONS AS OF
DECEMBER 6, 2012.



Attachment A
SCHEMATIC DRAWING OF EXISTING ROADWAY CONDITIONS



NOT TO SCALE

Attachment B
EXISTING (2014) TRAFFIC COUNTS AND FUTURE TRAFFIC PROJECTIONS

Attachment C Future Levels-of-Service

Intersection, Approach and Movement	AM Peak Hour						PM Peak Hour					
	Without Project			With Project			Without Project			With Project		
	Delay ⁽¹⁾	LOS ⁽²⁾	95 th Queue ⁽³⁾	Delay	LOS	95 th Queue	Delay	LOS	95 th Queue	Delay	LOS	95 th Queue
<i>Lahainaluna Road at Wainee Street</i>	9.5	A	NC	9.6	A	NC	11.9	B	NC	12.0	B	NC
Eastbound Left, Thru & Right	8.9	A	NC	8.9	A	NC	11.3	B	NC	11.4	B	NC
Westbound Left, Thru & Right	9.6	A	NC	9.6	A	NC	12.3	B	NC	12.4	B	NC
Northbound Left, Thru & Right	9.0	A	NC	9.0	A	NC	11.9	B	NC	12.0	B	NC
Southbound Left, Thru & Right	10.1	B	NC	10.1	B	NC	12.0	B	NC	12.1	B	NC
<i>Lahainaluna Road at Driveway</i>	0.3	A	NC	0.4	A	NC	0.4	A	NC	0.6	A	NC
Westbound Left & Thru	0.2	A	<1	0.3	A	<1	0.2	A	<1	0.3	A	<1
Northbound Left & Right	9.3	A	<1	9.2	A	<1	10.2	B	<1	10.3	B	<1
<i>Lahainaluna Road at Luakini Street</i>	2.6	A	NC	2.7	A	NC	2.7	A	NC	2.8	A	NC
Northbound Left & Right	9.0	A	<1	9.0	A	<1	9.4	A	<1	9.5	A	<1

NOTES:

- (1) Delay is in seconds per vehicle.
- (2) LOS denotes Level-of-Service.
- (3) 95th percentile queue in vehicles.
- (4) NC = Not calculated
- (5) See [Attachment D](#) for Level-of-Service Worksheets for the AM peak hour without project conditions.

Attachment D
Level-of-Service Worksheets

HCM Unsignalized Intersection Capacity Analysis
 1: LAHAINALUNA ROAD & WAINEE ST

6/30/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	26	47	9	28	61	120	11	84	29	111	69	23
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	28	51	10	30	66	130	12	91	32	121	75	25
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	89	227	135	221								
Volume Left (vph)	28	30	12	121								
Volume Right (vph)	10	130	32	25								
Hadj (s)	0.03	-0.28	-0.09	0.08								
Departure Headway (s)	5.1	4.6	4.9	4.9								
Degree Utilization, x	0.13	0.29	0.18	0.30								
Capacity (veh/h)	633	719	676	681								
Control Delay (s)	8.9	9.6	9.0	10.1								
Approach Delay (s)	8.9	9.6	9.0	10.1								
Approach LOS	A	A	A	B								
Intersection Summary												
Delay			9.5									
HCM Level of Service			A									
Intersection Capacity Utilization			37.8%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: LAHAINALUNA ROAD & Driveway

6/30/2014

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	82	3	2	95	3	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	89	3	2	103	3	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			92		198	91
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			92		198	91
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1502		789	967
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	92	105	5			
Volume Left	0	2	3			
Volume Right	3	0	2			
cSH	1700	1502	852			
Volume to Capacity	0.05	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.2	9.3			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.2	9.3			
Approach LOS			A			
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			16.6%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: LAHAINALUNA ROAD & LUAKINI ST

6/30/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↘↙	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	68	0	0	62	10	42
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	74	0	0	67	11	46
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			74		141	74
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			74		141	74
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		99	95
cM capacity (veh/h)			1526		852	988
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	74	67	57			
Volume Left	0	0	11			
Volume Right	0	0	46			
cSH	1700	1700	958			
Volume to Capacity	0.04	0.04	0.06			
Queue Length 95th (ft)	0	0	5			
Control Delay (s)	0.0	0.0	9.0			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	9.0			
Approach LOS			A			
Intersection Summary						
Average Delay			2.6			
Intersection Capacity Utilization			13.6%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: LAHAINALUNA ROAD & WAINEE ST

6/30/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	27	50	9	29	62	120	11	84	29	111	69	23
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	29	54	10	32	67	130	12	91	32	121	75	25
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	93	229	135	221								
Volume Left (vph)	29	32	12	121								
Volume Right (vph)	10	130	32	25								
Hadj (s)	0.03	-0.28	-0.09	0.08								
Departure Headway (s)	5.2	4.7	4.9	5.0								
Degree Utilization, x	0.13	0.30	0.18	0.30								
Capacity (veh/h)	632	717	672	678								
Control Delay (s)	8.9	9.6	9.0	10.1								
Approach Delay (s)	8.9	9.6	9.0	10.1								
Approach LOS	A	A	A	B								
Intersection Summary												
Delay			9.6									
HCM Level of Service			A									
Intersection Capacity Utilization			37.9%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: LAHAINALUNA ROAD & Driveway

6/30/2014

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	85	4	4	95	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	92	4	4	103	3	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			97		207	95
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			97		207	95
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1497		780	962
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	97	108	7			
Volume Left	0	4	3			
Volume Right	4	0	3			
cSH	1700	1497	861			
Volume to Capacity	0.06	0.00	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.0	0.3	9.2			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.3	9.2			
Approach LOS			A			
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			18.2%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: LAHAINALUNA ROAD & LUAKINI ST

6/30/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↘	↗
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	69	0	0	62	11	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	75	0	0	67	12	49
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			75		142	75
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			75		142	75
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		99	95
cM capacity (veh/h)			1524		850	986
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	75	67	61			
Volume Left	0	0	12			
Volume Right	0	0	49			
cSH	1700	1700	956			
Volume to Capacity	0.04	0.04	0.06			
Queue Length 95th (ft)	0	0	5			
Control Delay (s)	0.0	0.0	9.0			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	9.0			
Approach LOS			A			
Intersection Summary						
Average Delay			2.7			
Intersection Capacity Utilization			13.7%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: LAHAINALUNA ROAD & WAINEE ST

6/30/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	57	73	51	75	62	117	34	107	89	137	36	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	62	79	55	82	67	127	37	116	97	149	39	41
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	197	276	250	229								
Volume Left (vph)	62	82	37	149								
Volume Right (vph)	55	127	97	41								
Hadj (s)	-0.07	-0.18	-0.17	0.06								
Departure Headway (s)	5.7	5.5	5.5	5.8								
Degree Utilization, x	0.31	0.42	0.38	0.37								
Capacity (veh/h)	564	606	593	568								
Control Delay (s)	11.3	12.3	11.9	12.0								
Approach Delay (s)	11.3	12.3	11.9	12.0								
Approach LOS	B	B	B	B								
Intersection Summary												
Delay			11.9									
HCM Level of Service			B									
Intersection Capacity Utilization			53.5%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: LAHAINALUNA ROAD & Driveway

6/30/2014

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	181	6	3	134	6	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	197	7	3	146	7	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			203		352	200
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			203		352	200
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		99	100
cM capacity (veh/h)			1368		644	841
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	203	149	10			
Volume Left	0	3	7			
Volume Right	7	0	3			
cSH	1700	1368	698			
Volume to Capacity	0.12	0.00	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.0	0.2	10.2			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.2	10.2			
Approach LOS			B			
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			19.9%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: LAHAINALUNA ROAD & LUAKINI ST

6/30/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↘	↗
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	105	0	0	95	13	69
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	114	0	0	103	14	75
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			114		217	114
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			114		217	114
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		98	92
cM capacity (veh/h)			1475		771	938
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	114	103	89			
Volume Left	0	0	14			
Volume Right	0	0	75			
cSH	1700	1700	907			
Volume to Capacity	0.07	0.06	0.10			
Queue Length 95th (ft)	0	0	8			
Control Delay (s)	0.0	0.0	9.4			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	9.4			
Approach LOS			A			
Intersection Summary						
Average Delay			2.7			
Intersection Capacity Utilization			17.2%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: LAHAINALUNA ROAD & WAINEE ST

6/30/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	59	76	51	76	63	117	34	107	89	137	36	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	64	83	55	83	68	127	37	116	97	149	39	41
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	202	278	250	229								
Volume Left (vph)	64	83	37	149								
Volume Right (vph)	55	127	97	41								
Hadj (s)	-0.07	-0.18	-0.17	0.06								
Departure Headway (s)	5.7	5.5	5.5	5.8								
Degree Utilization, x	0.32	0.42	0.38	0.37								
Capacity (veh/h)	563	604	590	564								
Control Delay (s)	11.4	12.4	12.0	12.1								
Approach Delay (s)	11.4	12.4	12.0	12.1								
Approach LOS	B	B	B	B								
Intersection Summary												
Delay			12.0									
HCM Level of Service			B									
Intersection Capacity Utilization			53.7%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: LAHAINALUNA ROAD & Driveway

6/30/2014

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	184	10	5	134	10	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	200	11	5	146	11	5
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			211		362	205
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			211		362	205
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		98	99
cM capacity (veh/h)			1360		635	835
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	211	151	16			
Volume Left	0	5	11			
Volume Right	11	0	5			
cSH	1700	1360	690			
Volume to Capacity	0.12	0.00	0.02			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	0.3	10.3			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.3	10.3			
Approach LOS			B			
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			21.1%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: LAHAINALUNA ROAD & LUAKINI ST

6/30/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↘↙	
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	109	0	0	99	14	72
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	118	0	0	108	15	78
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			118		226	118
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			118		226	118
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		98	92
cM capacity (veh/h)			1470		762	933
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	118	108	93			
Volume Left	0	0	15			
Volume Right	0	0	78			
cSH	1700	1700	900			
Volume to Capacity	0.07	0.06	0.10			
Queue Length 95th (ft)	0	0	9			
Control Delay (s)	0.0	0.0	9.5			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	9.5			
Approach LOS			A			
Intersection Summary						
Average Delay			2.8			
Intersection Capacity Utilization			17.6%	ICU Level of Service		A
Analysis Period (min)			15			

APPENDIX L

Ordinance 3244

ORDINANCE NO. 3244

BILL NO. 92 (2004)

A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI
COMMUNITY PLAN AND LAND USE MAP FROM BUSINESS/COMMERCIAL
TO HOTEL FOR THE PLANTATION INN PROJECT FOR PROPERTIES
SITUATED AT 174 LAHAINALUNA ROAD AND
7820 B PANAEWA STREET, LAHAINA, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapter 2.80A, Maui County Code, the West Maui Community Plan and Land Use Map is hereby amended from Business/Commercial to Hotel for the Plantation Inn Project for properties situated at 174 Lahainaluna Road and 7820 B Panaewa Street, Lahaina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Numbers (2) 4-6-009:036 and (2) 4-6-009:044 comprising approximately 37,752 square feet, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Community Plan Amendment Map No. 814, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:



JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

S:\CLERICAL\KAO\ORD\Planning\Plantation Inn Comm Pln Amdt.wpd

EXHIBIT "A"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakini and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamaooha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the "PANAWEA SUBDIVISION" and thus bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of Lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "LAINA" being 7512.54 feet south and 7512.54 feet south and 3530.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

1.	153° 31'	115.82	feet along Lot 13 along the remainder of L. C. Aw. 285 to J. Kamakini and L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha to the southerly boundary of Yanagihara's lot to a pipe;
2.	230° 17'	8.15	feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18;
3.	247° 27'	72.66	feet along Lot 18 to a pipe;
4.	333° 24'	99.71	feet along Lot 7 along L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha and the remainder of L. C. Aw. 285 to J. Kamakini to a pipe on the northerly edge of the new Panaewa Road;
5.	44° 06'	21.51	feet along the northerly edge of the Panaewa Road to a pipe;
6.	58° 00'	60.60	feet along same to the point of beginning and containing an area of 8,919 square feet, more or less.

DESCRIPTION
LOT 18-A
PANAWEA TRACT

All of that certain parcel of land, being Lot 18-A of the Panaewa Tract (the map thereof not being recorded), being a portion of Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha and Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi, situated at Panaewa, Lahaina, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the north-easterly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahainaluna Road widening lot) of said Panaewa Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

7,323.19 feet South
3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahainaluna Road widening lot) of the Panaewa Tract and along the remainders of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe on the southwesterly boundary of Lot 2 of said Panaewa Tract;
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaewa Tract;
4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaewa Street widening lot) of said Panaewa Tract;
5. 52° 21' 00" 56.59 feet along said Lot B (8-ft. wide Panaewa Street widening lot) of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;
6. 44° 06' 00" 93.07 feet along same to a 3/4-inch pipe on the northeasterly boundary of Lot 11 of said Panaewa Tract;
7. 153° 24' 00" 91.24 feet along said Lot 11 of the Panaewa Tract and along the remainders of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi and said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha to a found 3/4-inch pipe;
8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaewa Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha to a 3/4-inch pipe at the east corner of said Lot A;

9. 153° 21' 00" 90.03 feet along said Lot A and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaoha to the point of beginning and containing an area of 28,833 Square Feet, more or less.

Prepared by:

**NEWCOMER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation**



This description was prepared from a survey on the ground performed by me or under my direct supervision.

A handwritten signature in cursive script that reads "Bruce R. Lee".

BRUCE R. LEE

Licensed Professional Land
Surveyor Certificate No. 5983-LS

9/23/99
KEH/WHITE
File No. 98-4354
d22/4354L18A.wps

WE HEREBY CERTIFY that the foregoing BILL NO. 92 (2004)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 18th day of February, 2005, by the following vote:

G. Riki HOKAMA Chair	Robert CARROLL Vice-Chair	Michelle ANDERSON	Jo Anne JOHNSON	Dain P. KANE	Dennis A. MATEO	Michael J. MOLINA	Joseph PONTANILLA	Charmaine TAVARES
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Excused

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 18th day of February, 2005.

DATED AT WAILUKU, MAUI, HAWAII, this 18th day of February, 2005.

RECEIVED
2005 FEB 18 PM 1:18
OFFICE OF THE MAYOR

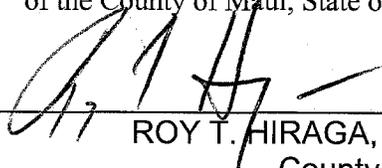

G. RIKI HOKAMA, CHAIR
Council of the County of Maui


ROY T. HIRAGA, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 21 DAY OF February, 2005.


ALAN M. ARAKAWA, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 3244 of the County of Maui, State of Hawaii.


ROY T. HIRAGA, COUNTY CLERK
County of Maui

Passed First Reading on December 14, 2004.
Effective date of Ordinance February 21, 2005.

RECEIVED
2005 FEB 22 AM 8:17
OFFICE OF THE
COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3244, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

APPENDIX M

Ordinance 3245

ORDINANCE NO. 3245

BILL NO. 93 (2004)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
B-2 COMMUNITY BUSINESS DISTRICT AND THE R-1 RESIDENTIAL
DISTRICT TO THE H-M HOTEL DISTRICT (CONDITIONAL ZONING) FOR
PROPERTIES SITUATED AT 174 LAHAINALUNA ROAD
AND 7820 B PANAWEA STREET, LAHAINA, MAUI, HAWAII

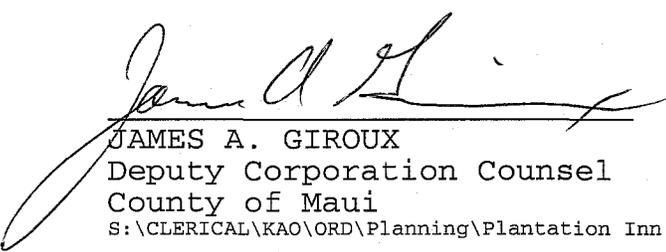
BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.14 and 19.510, Maui County Code, a change in zoning from B-2 Community Business District and the R-1 Residential District to the H-M Hotel District (conditional zoning) is hereby granted for those certain parcels of land located at 174 Lahainaluna Road and 7820 B Panaewa Street, Lahaina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Nos. (2) 4-6-009:036 and (2) 4-6-009:044, comprising approximately 37,752 square feet, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. 867, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. Pursuant to Section 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof, and the Unilateral Agreement and Declaration for Conditional Zoning, attached hereto and made a part hereof as Exhibit "C".

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

APPROVED AS TO FORM
AND LEGALITY:


JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

S:\CLERICAL\KAO\ORD\Planning\Plantation Inn Cond CIZ .wpd

EXHIBIT "A"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakini and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamaooha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the "PANAWEA SUBDIVISION" and thus bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of Lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "LAINA" being 7512.54 feet south and 7512.54 feet south and 3530.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

- | | | | |
|----|----------|--------|--|
| 1. | 153° 31' | 115.82 | feet along Lot 13 along the remainder of L. C. Aw. 285 to J. Kamakini and L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha to the southerly boundary of Yanagihara's lot to a pipe; |
| 2. | 230° 17' | 8.15 | feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18; |
| 3. | 247° 27' | 72.66 | feet along Lot 18 to a pipe; |
| 4. | 333° 24' | 99.71 | feet along Lot 7 along L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha and the remainder of L. C. Aw. 285 to J. Kamakini to a pipe on the northerly edge of the new Panaewa Road; |
| 5. | 44° 06' | 21.51 | feet along the northerly edge of the Panaewa Road to a pipe; |
| 6. | 58° 00' | 60.60 | feet along same to the point of beginning and containing an area of 8,919 square feet, more or less. |

DESCRIPTION
LOT 18-A
PANAWEA TRACT

All of that certain parcel of land, being Lot 18-A of the Panaewa Tract (the map thereof not being recorded), being a portion of Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaooha and Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi, situated at Panaewa, Lahaina, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the north-easterly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahainaluna Road widening lot) of said Panaewa Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

7,323.19 feet South
3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahainaluna Road widening lot) of the Panaewa Tract and along the remainders of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaooha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe on the southwesterly boundary of Lot 2 of said Panaewa Tract;

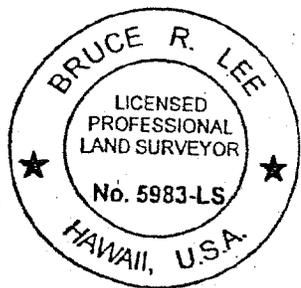
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaewa Tract;
4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaewa Street widening lot) of said Panaewa Tract;
5. 52° 21' 00" 56.59 feet along said Lot B (8-ft. wide Panaewa Street widening lot) of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;
6. 44° 06' 00" 93.07 feet along same to a 3/4-inch pipe on the northeasterly boundary of Lot 11 of said Panaewa Tract;
7. 153° 24' 00" 91.24 feet along said Lot 11 of the Panaewa Tract and along the remainders of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi and said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaouha to a found 3/4-inch pipe;
8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaewa Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamaouha to a 3/4-inch pipe at the east corner of said Lot A;

9. 153° 21' 00" 90.03 feet along said Lot A and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha to the point of beginning and containing an area of 28,833 Square Feet, more or less.

Prepared by:

NEWCOMER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation



This description was prepared from a survey on the ground performed by me or under my direct supervision.

A handwritten signature in cursive script that reads "Bruce R. Lee".

BRUCE R. LEE

Licensed Professional Land
Surveyor Certificate No. 5983-LS

9/23/99
KBH/WHITE
File No. 98-4354
d22/4354L18A.vps

EXHIBIT "B"

Conditions of Zoning

1. That building heights be limited to thirty-five (35) feet.
2. That Chapter 2.94, Maui County Code, shall apply.

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII

BUREAU OF CONVEYANCES

DATE FEB 01 2005 TIME 802
DOCUMENT NO. 2005-019739

LAND COURT

REGULAR SYSTEM

Return By Mail Pick-Up To:

Office of the County Clerk
County of Maui
200 South High Street
Wailuku, Hawaii 96793

TITLE OF DOCUMENT:

**UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING**

PARTIES TO DOCUMENT:

DECLARANT: KBHL, LLC
2525 Kaanapali Parkway
Lahaina, Maui, Hawaii 96761

TAX MAP KEY(S): (2) 4-6-9:36 and 44

(This document consists of 9 pages.)

EXHIBIT "C"

**UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING**

THIS INDENTURE, made this 30th day of November, 2004, by KBHL, LLC ("KBH"), a Hawaii limited liability company, the address of which is 2525 Kaanapali Parkway, Lahaina, Maui, Hawaii 96761, hereinafter referred to as "DECLARANT", and who is the owner of those certain parcels located at Lahaina, Maui, Hawaii, comprised of 37,750 square feet, more or less, and identified for real property tax purposes by Tax Map Key Nos. (2) 4-6-9:36 and 44, hereinafter referred to as "PARCELS" (or "PROPERTY").

W I T N E S S E T H:

WHEREAS, the Council of the County of Maui, State of Hawai'i, hereinafter referred to as "Council", is considering the establishment of zoning for the Parcels, comprised of 37,750 square feet, more or less, which is more particularly described in Exhibit "1", which is attached hereto and made a part hereof, and which is more particularly identified in Land Zoning Map No. 867, which is on file in the Office of the County Clerk of the County of Maui and

WHEREAS, the Council recommends through its Land Use Committee, Committee Report No. 04-230, that said establishment of zoning be approved for passage on first reading subject to certain conditions pursuant to Section 19.510.050, Maui County Code; and

WHEREAS, the Declarant has agreed to execute this instrument pursuant to the conditional zoning provisions of Section 19.510.050, Maui County Code;

NOW, THEREFORE, the Declarant makes the following Declaration:

1. That this Declaration is made pursuant to the provisions of Section 19.510.050, Maui County Code relating to conditional zoning;

2. That until written release by the County of Maui, the Parcels, and all parts thereof, are and shall be held subject to the covenants, conditions and restrictions which shall be effective as to the Parcels and shall run with the land, from and after the recording of this Declaration with the Bureau of Conveyances or the Land Court of the State of Hawai'i, without the execution, delivery or recordation of any further deed, instrument, document, agreement, declaration, covenant or the like with respect thereto by the Declarant, the County of Maui, or any heir, devisee, executor, administrator, personal representative, successor, and assign; that the acquisition of any right, title or interest in or with respect to the Parcels by any person or persons, entity or entities, whomsoever, shall be deemed to constitute the acceptance of all of the covenants, conditions and restrictions of this Declaration by such person or persons, entity or entities; and that upon any transfer of any right, title or interest in or with respect to the Parcels the same shall be subject to, and the transferee shall assume and be bound and obligated to observe and perform all of the covenants, conditions and restrictions of this Declaration;

3. That this Declaration and all of the covenants, conditions and restrictions contained herein shall continue to be effective as to and run with the land in perpetuity, or until

the Declarant notifies the appropriate County Department that any of said covenants, conditions and restrictions are satisfied by the Declarant, and the appropriate County Department verifies the satisfaction and provides a written release of the covenant, condition or restriction;

4. That the term "Declarant" and any pronoun in reference thereto, wherever used herein, shall be construed to mean the singular or the plural, the masculine or the feminine, or the neuter, and vice versa, and shall include any corporation, and shall be held to mean and include the "Declarant", the Declarant's heirs, devisees, executors, administrators, personal representatives, successors, and assigns;

5. That the Declaration shall become fully effective on the effective date of the zoning ordinance approving the establishment of H-M Hotel District zoning and this Declaration shall be recorded in the Bureau of Conveyances or Land Court of the State of Hawai'i;

6. That the Declarant agrees to develop said Parcels in conformance with the conditions set forth in Exhibit "2", which is attached hereto and made a part hereof and which shall be made a part of the zoning ordinance;

7. That the conditions imposed are reasonable and rationally relate to the objective of preserving the public health, safety and general welfare and such conditions fulfill the need for the public service demands created by the proposed use;

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that until released in writing by the County, the conditions imposed in this Declaration shall run with the land identified hereinabove and shall bind and constitute notice to all subsequent lessees, grantees, assignees, mortgagees, lienors and any other persons who claim an interest in said land, and the County of Maui shall have the right to enforce this Declaration by appropriate action at law or suit in equity against all such persons, provided that the Declarant or its successors and assigns may at any time file a petition for the removal of the conditions and terminate this Unilateral Agreement, such petition to be processed in the same manner as petitions for change in zoning.

IN WITNESS WHEREOF, the undersigned has executed this Declaration the day and year first above written.

DECLARANT:

KBHL, LLC, a Hawaii limited liability company

By 
Name: M. White
Title: Authorized Agent

EXHIBIT "1"

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2741, Land Commission Award Number 285 to J. Kamakini and Royal Patent Grant Number 1778, Land Commission Award Number 6729, Apana 2 to Maluo for Kamauoha) situate, lying and being at Panaewa, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT NUMBER ELEVEN (11) of the "PANAWEA SUBDIVISION" and thus bounded and described:

Beginning at an iron pipe marking the southwest corner of this lot, the same being the southeast corner of Lot 13 on the northerly edge of the new Panaewa Road, the coordinates of said pipe being referred to the Territorial Government Survey Triangulation Station "LAINA" being 7512.54 feet south and 7512.54 feet south and 3530.52 feet west, thence, the azimuths and distances measured clockwise from true South as follows:

- | | | | |
|----|----------|--------|--|
| 1. | 153° 31' | 115.82 | feet along Lot 13 along the remainder of L. C. Aw. 285 to J. Kamakini and L. C. Aw. 6729, Apana 2 to Maluo for Kamauoha to the southerly boundary of Yanagihara's lot to a pipe; |
| 2. | 230° 17' | 8.15 | feet along Yanagihara's lot a 3" pipe filled with concrete, said pipe marking the southwest corner of Lot 18; |
| 3. | 247° 27' | 72.66 | feet along Lot 18 to a pipe; |
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| 5. | 44° 06' | 21.51 | feet along the northerly edge of the Panaewa Road to a pipe; |
| 6. | 58° 00' | 60.60 | feet along same to the point of beginning and containing an area of 8,919 square feet, more or less. |

DESCRIPTION
LOT 18-A
PANAWEA TRACT

All of that certain parcel of land, being Lot 18-A of the Panaewa Tract (the map thereof not being recorded), being a portion of Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha and Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi, situated at Panaewa, Lahaina, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the west corner of this parcel of land, on the north-easterly boundary of Lot A, said point also being the south corner of Lot 18-B (Lahainaluna Road widening lot) of said Panaewa Tract, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

7,323.19 feet South
3,616.31 feet West

and running by azimuths measured clockwise from true South:

1. 226° 40' 12" 146.12 feet along said Lot 18-B (Lahainaluna Road widening lot) of the Panaewa Tract and along the remainders of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha and said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe on the southwesterly boundary of Lot 2 of said Panaewa Tract;
2. 322° 02' 00" 109.68 feet along said Lot 2 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;

3. 224° 57' 00" 38.49 feet along same to a found 3/4-inch pipe at the west corner of Lot 3 of said Panaewa Tract;
4. 322° 21' 00" 93.24 feet along said Lot 3 of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe at the north corner of Lot B (8-ft. wide Panaewa Street widening lot) of said Panaewa Tract;
5. 52° 21' 00" 56.59 feet along said Lot B (8-ft. wide Panaewa Street widening lot) of the Panaewa Tract and along the remainder of said Royal Patent 2741, Land Commission Award 285, Apana 3 to J. Kamakani within Royal Patent 8390, Land Commission Award 11,216 to Kekauonohi to a 3/4-inch pipe;
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8. 67° 27' 00" 72.66 feet along said Lot 11 of the Panaewa Tract and along the remainder of said Royal Patent 1778, Land Commission Award 6729, Apana 2 to Maluo for Kamauoha to a 3/4-inch pipe at the east corner of said Lot A;

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Prepared by:

NEWCOMER-LEE
LAND SURVEYORS, INC.,
a Hawaii Corporation



This description was prepared from a survey on the ground performed by me or under my direct supervision.

A handwritten signature in cursive script that reads "Bruce R. Lee".

BRUCE R. LEE

Licensed Professional Land
Surveyor Certificate No. 5983-LS

9/23/99
KEH/WHITE
File No. 98-4354
d22/4354L18A.wps

EXHIBIT "2"

Conditions of Zoning

Pursuant to Section 19.510.050 of the Maui County Code, the zoning established for the Parcels described herein shall be subject to the following conditions:

1. That building heights be limited to thirty-five (35) feet.
2. That Chapter 2.94, Maui County Code, shall apply.

4842-4141-0304.2.033547-00004

WE HEREBY CERTIFY that the foregoing BILL NO. 93 (2004)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 18th day of February, 2005, by the following vote:

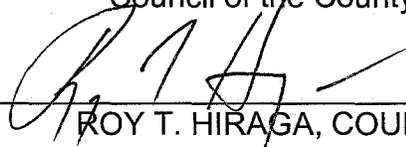
G. Riki HOKAMA Chair	Robert CARROLL Vice-Chair	Michelle ANDERSON	Jo Anne JOHNSON	Dain P. KANE	Dennis A. MATEO	Michael J. MOLINA	Joseph PONTANILLA	Charmaine TAVARES
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Excused

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 18th day of February, 2005.

DATED AT WAILUKU, MAUI, HAWAII, this 18th day of February, 2005.

RECEIVED
2005 FEB 18 PM 1:18
OFFICE OF THE MAYOR


G. RIKI HOKAMA, CHAIR
Council of the County of Maui


ROY T. HIRAGA, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 21 DAY OF February, 2005.


ALAN M. ARAKAWA, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 3245 of the County of Maui, State of Hawaii.


ROY T. HIRAGA, COUNTY CLERK
County of Maui

Passed First Reading on December 14, 2004.
Effective date of Ordinance February 21, 2005.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3245, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

RECEIVED
2005 FEB 22 AM 8:17
OFFICE OF THE
COUNTY CLERK

APPENDIX N

Early
Consultation
Letters

**Early Consultation
for the Preparation of the
Draft Environmental Assessment**

On February 28, 2013, early consultation letters requesting written comments on the proposed project were mailed to the following agencies, utility companies, organizations, and property owners/lessees adjacent to, and across the street from the Subject Property, for review and comment in accordance with Hawai`i environmental review requirements. A typical early consultation letter has been included in this section along with comment letters and responses to substantive comments.

State Agencies (5)

Patti Kitkowski, Chief
Maui District Health Office
State Dept. of Health
54 High Street
Wailuku, HI 96793

Laura McIntyre, Manager
Environmental Planning Office
State Dept. of Health
919 Ala Moana Blvd., Room 312
Honolulu, HI 96814

Russell Tsuji, Administrator
Land Division
State Dept. of Land & Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, HI 96809

Kamana`opono Crabbe, CEO
Office of Hawaiian Affairs
State of Hawai`i
711 Kapi`olani Blvd., Suite 500
Honolulu, HI 96813

Theresa Donham, Administrator
State Historic Preservation Division
State Dept. of Land & Natural Resources
Kakuhihewa Bldg, Room 555
601 Kamokila Blvd
Kapolei, HI 96707

County Agencies (10)

Kyle Ginoza, Director
Maui Dept. of Environmental Management
2200 Main Street, Suite 175
Wailuku, HI 96793

Paul Haake, Captain
Fire Prevention Bureau
Maui Dept. of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793

Jo-Ann Ridao, Director
Maui Dept. of Housing & Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

Glenn Correa, Director
Maui Dept. of Parks & Recreation
700 Halia Nakoia Street
Wailuku, HI 96793

William Spence, Director
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

Joseph Alueta, Acting Administrator
Zoning Administration & Enforcement Division
Maui Planning Department
250 S. High Street
Wailuku, HI 96793

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

David Goode, Director
Maui Dept. of Public Works
200 S. High Street
Wailuku, HI 96793

Jo Anne Johnson, Director
Maui Dept. of Transportation
2145 Kaohu Street, Suite 102
Kahului, HI 96732

David Taylor, Director
Maui Dept. of Water Supply
200 S. High Street
Wailuku, HI 96793

Utility Companies (2)

Gordon Yadao, Section Manager
Network Engineering & Planning
Hawaiian Telcom, Inc.
60 S. High Street
Wailuku, HI 96793

Dan Takahata, Manager
Engineering Division
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, HI 96733-6898

Organizations (2)

Theo Morrison, Executive Director
Lahaina Restoration Foundation
120 Dickenson St.
Lahaina, HI 96761

Lynn Donovan, Executive Director
LahainaTown Action Committee
648 Wharf Street, Suite 101
Lahaina, HI 96761

Parcels Adjacent to and Across the Street from the Subject Parcels (12)

TMK (2) 4-5-001: 029
Audrey Hayashida Trust, etal
1419 W. 173rd Street
Gardena, CA 90247

Republic Parking Northwest, Inc.
33. S. King Street, Suite 160
Honolulu, HI 96813

Tomezo Masuda Limited Partnership
c/o: David Thyne
2847 W. Lelehuna Place
Haiku, HI 96708

TMK (2) 4-5-001: 033
Maui Big Five, LLC
c/o: Marc Sakamoto
931 Makahiki Way
Honolulu, HI 96826

TMK (2) 4-5-001: 036
BRJ Lahainaluna, LLC
c/o: Avalon Commercial, LLC
841 Bishop Street, Suite 1601
Honolulu, HI 96813

TMK (2) 4-5-001: 037
MS Matsuba, Inc.
P O Box 10810
Honolulu, HI 96816 0810

TMK (2) 4-6-009: 026
Phillip & Mary Kasper
254-3 Pualei Drive
Lahaina, HI 96761

TMK (2) 4-6-009: 039
LJK, INC
c/o: Lisa Higa
220 Iao Valley Road
Wailuku, HI 96793

TMK (2) 4-6-009: 041
Karl Yamada, etal.
187 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 045
Ann Okumura, etal.
782-A Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 049
Melody Ambler
164 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 050
Lance Yamaguchi
172 Panaewa Street
Lahaina, HI 96761

TMK (2) 4-6-009: 051
Douglas Ichimura
1680 Hoolaulea Street
Pearl City, HI 96782

TMK (2) 4-6-009: 052
Lynn Tanaka & Lisa Matsuoka
182 Panaewa Street
Lahaina, HI 96761

Sabuji and Kimiko Tshako
P.O. Box 491
Lahaina, HI 96761

*Typical Early
Consultation
Letter*



Landscape Architecture
City & Regional Planning

February 28, 2013

Mr. Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Yabuta,

On behalf of the Applicant (KBHL, LLC), the owners of the Subject Parcels, Chris Hart & Partners will be preparing an Environmental Assessment (EA) and an application for a Special Management Area (SMA) Use Permit for the above-referenced project.

The Subject Parcels are located in the town of Lahaina and are situated in an area which is primarily defined by existing commercial development. The Project Area is bordered by Waine'e Street to the north, Panaewa Street to the east, Luakini Street to the south, and Lahainaluna Road to the west. See *Regional Location Map*. The Subject Property is in the "State Urban District" and is designated for "Hotel" use (Parcels 36 and 44) and "Business" use (Parcel 38) by the West Maui Community Plan and is zoned for "H-M, Hotel District" use (Parcels 36 and 44) and "B-2, Community Business District" (Parcel 38) use by the County of Maui. The Subject Property falls within Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2 which are regulated by the County of Maui. The Subject Property also lies within the limits of the Special Management Area (SMA) for the island of Maui.

The Applicant is proposing to amend their Phase III site plan which was initially approved by the Maui Planning Commission (MPC) in 1990 and was last modified in

2002. The modified 2002 site plan was included in the Applicant's request for an SMA Use Permit which the Commission approved in May 2005. Due to economic conditions following the SMA approval, the site plan modifications were not implemented and the SMA Permit was allowed to lapse.

Existing improvements on Parcel 36 (28,833 sq. ft.) include two 2-story buildings containing 19 guest rooms and one restaurant (Gerard's), as well as a swimming pool, a landscaped courtyard, and guest parking. In addition to Parcel 36, the Applicant also owns Parcel 38 (6,512 sq. ft.) and Parcel 44 (8,919 sq. ft.) and plans to consolidate these parcels with Parcel 36 to create a single lot (44,264 sq. ft.) in connection with the proposed project. The existing structures on Parcels 38 and 44 will be demolished to accommodate the proposed modifications.

More recently, the Applicant has decided to utilize their previously approved Phase III site plan as the basis for modifications to improve the Hotel grounds and amenities. The proposed modifications to the Phase III site plan will encompass a new 2-story building containing 14 guest rooms (on Parcels 36 and 44) and a new parking area (on Parcel 44), as well as related landscaping, utility line connections or modifications, and road-widening and curb, gutter, and sidewalk improvements along the adjoining half of the Hotel's Lahainaluna Road and Panaewa Street frontage. See *Architectural Site Plan*. The proposed improvements are consistent with the previous Phase III site plan modifications that the MPC approved in 2005.

In addition to the preceding improvements, a new parking area and driveway (onto Lahainaluna Road) will be constructed on Parcel 38 (a parking lot is a permitted use in the B-2, Community Business District). The existing swimming pool and a portion of the surrounding pool deck will be demolished to make way for a new pool and spa. Interior improvements to the ground floor of the existing Hotel building along Lahainaluna Road are also proposed and include converting the pavilion area to accommodate new entry, lobby, and reception areas, as well as adding new storage and utility space and new covered lanais along the south side of the building. The interior improvements will decrease the total room count for the Hotel by one guest room (32 rooms instead of 33) since one room will be eliminated to accommodate the proposed modifications. Complementary landscaping and fencing are also proposed, as are any necessary utility line connections or modifications. The preliminary plans for the proposed modifications to the Phase III site plan (which the MPC approved in 2005) are currently being prepared and will be included in the Draft EA.

Since the proposed action will occur within the Lahaina National Historic Landmark District, an Environmental Assessment will be prepared in accordance with Hawai'i environmental review requirements pursuant to Chapter 343, Hawai'i Revised Statutes

Plantation Inn Redevelopment Project
February 28, 2013
Page 3

and Title 11, Chapter 200 of the Hawai'i Administrative Rules for the State Department of Health.

In conjunction with the early consultation process for the preparation of the Draft EA, we would appreciate receiving your written comments regarding the proposed project by March 22, 2013. Please mail your comments to:

Mr. Jordan E. Hart
Chris Hart & Partners
115 N. Market Street
Wailuku, HI 96793

Thank you for participating in the environmental review process and please feel free to call me at (808) 242-1955 if you have any questions or comments about the proposed project.

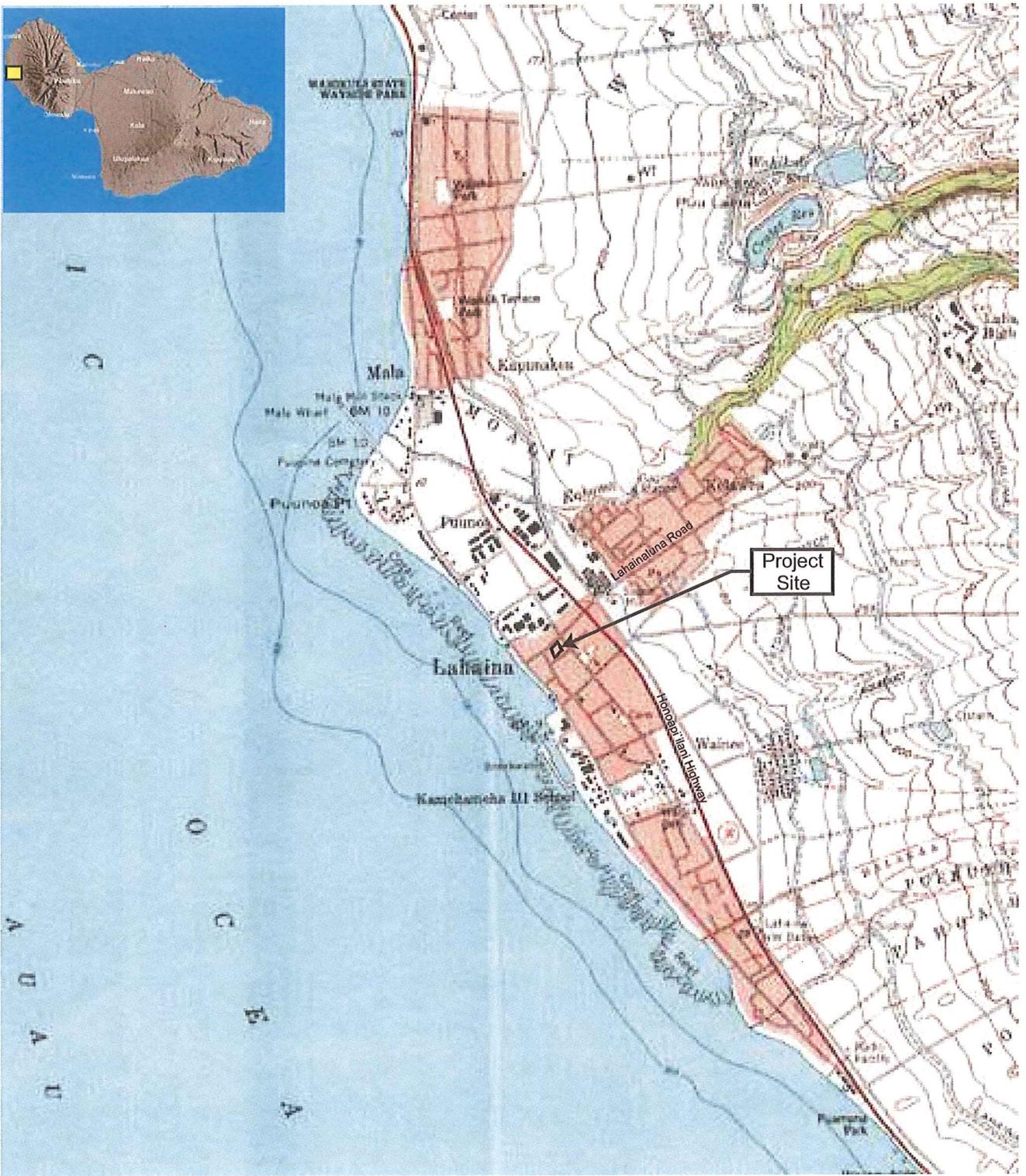
Sincerely,

A handwritten signature in black ink, appearing to read "Jordan E. Hart", with a long horizontal flourish extending to the right.

Jordan E. Hart

Enclosures

cc: Michael White, Dee Coyle, KBHL, LLC



REGIONAL LOCATION MAP



Not to Scale

Plantation Inn Redevelopment Project



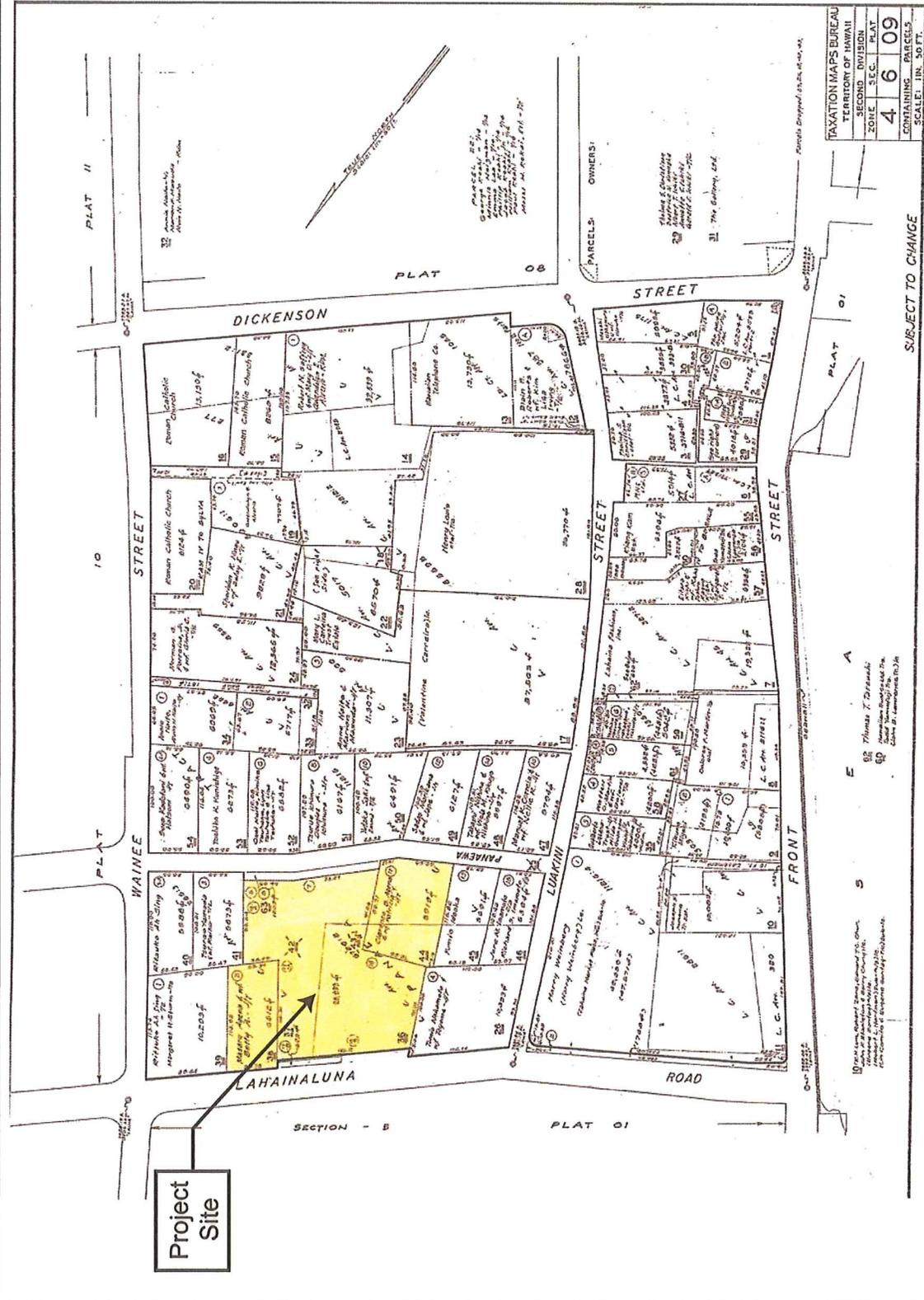
**CHRIS
HART**
& PARTNERS



Not to Scale

PARCEL LOCATION MAP

Plantation Inn Redevelopment Project



TAXATION MAPS BUREAU
TERRITORY OF HAWAII
SECOND DIVISION
SOV. SEC. PLAT
4 6 09
CONTAINING PARCELS
SCALE: IN. 30 FT.

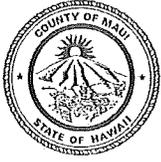
SUBJECT TO CHANGE

10-11-2009
 82 Thomas T. DeFendis
 83 Hawaiian Trust Co. Ltd.
 84 L. C. Art. 380

10-11-2009
 82 Thomas T. DeFendis
 83 Hawaiian Trust Co. Ltd.
 84 L. C. Art. 380

Project Site

*Comment and
Response Letters*



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

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



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

March 4, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
115 N. Market St.
Wailuku, HI 96793-1717

RE: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009:36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Hart:

This is in response to your letter dated February 28, 2013, requesting our review and comments for the above-referenced proposed project on behalf of the applicant. We will review and comment requests from the Department of Planning only and not from private firms. Please direct your request to the Department of Planning for appropriate action.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

GARY A. YABUTA
Chief of Police

Enclosure

CO. Glenn
RECEIVED

MAR 05 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

12/103



Landscape Architecture
City & Regional Planning

RECEIVED

2013 MAR -4 AM 10: 00

MAUI POLICE DEPARTMENT

February 28, 2013

Mr. Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Yabuta,

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The Subject Parcels are located in the town of Lahaina and are situated in an area which is primarily defined by existing commercial development. The Project Area is bordered by Waïne'e Street to the north, Panaewa Street to the east, Luakini Street to the south, and Lahainaluna Road to the west. See *Regional Location Map*. The Subject Property is in the "State Urban District" and is designated for "Hotel" use (Parcels 36 and 44) and "Business" use (Parcel 38) by the West Maui Community Plan and is zoned for "H-M, Hotel District" use (Parcels 36 and 44) and "B-2, Community Business District" (Parcel 38) use by the County of Maui. The Subject Property falls within Lahaina National Historic Landmark District but is not situated within Lahaina Historic Districts 1 and 2 which are regulated by the County of Maui. The Subject Property also lies within the limits of the Special Management Area (SMA) for the island of Maui.

The Applicant is proposing to amend their Phase III site plan which was initially approved by the Maui Planning Commission (MPC) in 1990 and was last modified in



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

Gary Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Yabuta,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 4, 2013.

Pursuant to your letter, we understand that the Maui Police Department (MPD) will review and comment on projects only if the request is from the Planning Department. Notwithstanding this, the MPD will be asked to review and comment on the proposed project during the Planning Department's processing of the EA and SMA application for the project.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378
March 7, 2013

In reply, please refer to:
File:
13-048
Plantation Inn

Mr. Jordan E. Hart
Chris Hart & Partners
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: Plantation Inn Redevelopment Project
TMK: (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawaii

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated February 28, 2013. Thank you for allowing us to review and comment on the subject document; we have no comments at this time. EPO recommends that you review the Standard Comments (www.hawaii.gov/health/epo under the land use tab). You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability
U.S. Green Building Council's LEED program: www.new.usgbc.org/leed

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at www.cdc.gov/healthyplaces/hia.htm. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to epo@doh.hawaii.gov. We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

Mahalo,

Laura Leialoha Phillips McIntyre, AICP
Manager, Environmental Planning Office

cc: Jordan + Glenn
RECEIVED

MAR 11 2013



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

Laura McIntyre, Manager
Environmental Planning Office
State Dept. of Health
919 Ala Moana Blvd., Room 312
Honolulu, HI 96814

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Ms. McIntyre,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 7, 2013 and are responding to your comments.

Copies of your letter, which included the data sources for the department's Standard Comments and the strategies and principles for sustainable design, have been furnished to the project team for their use during the detailed planning and design phase of the project.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor



JO ANNE JOHNSON-WINER
Director
MARC I. TAKAMORI
Deputy Director
Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

RECEIVED

MAR 28 2013

March 18, 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CV: Jordan Glenn
12/103

Mr. Jordan Hart
Chris Hart & Partners Inc.
115 N Market Street
Wailuku, Maui, Hawaii 96793

Subject: Plantation Inn Redevelopment

Dear Mr. Hart,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,


Jo Anne Johnson Winer
Director



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

Jo Anne Johnson, Director
Maui Dept. of Transportation
2145 Kaohu Street, Suite 102
Kahului, HI 96732

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Ms. Johnson,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 18, 2013 and understand that the Maui Department of Transportation has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauewater.org

RECEIVED

APR 12 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

cc:geann

3/19/2013
Mr. Jordan Hart
Chris Hart & Partners
115 N. Market Street
Wailuku HI 96793

Re: TMK: (2) 4-6-009:036, 38, and 44
Project Name: Plantation Inn Redevelopment Project
Early Consultation for Draft Environmental Assessment (DEA) and Special Management Area Use Permit

Dear Mr. Hart:

Thank you for the opportunity to provide comment on these applications.

Source Availability System Infrastructure and Consumption

The project area is served by the Lahaina system. There are two eight-inch waterlines in close vicinity: one runs parallel to Panaewa Street and one borders the property in the back. Fire protection is provided by two fire hydrants, one DWS and one private. According to system standards, average consumption for this property would be between approximately 11,200 and 17,000 gallons per day. Actual demand will depend on intensity of use after alterations. There are several meters associated with this property. Meter adequacy and any required system improvements will be determined in the building permit process.

Conservation

To alleviate demand on Maui's Lahaina system, we suggest that the following conservation measures be included in the DEA and implemented:

Use Non-potable Water: Use brackish or reclaimed water for construction, landscaping, dust control and other non-potable purposes when available.

Use Climate-adapted Plants: We recommend for all landscaping of the property limiting turf areas and using native climate-adapted plants. The project is located in Plant Zone 5. Our Landscape and Gardening Handbook can be found at:

<http://www.mauicounty.gov/documents/22/90/Handbook%20Publication.PDF>

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Regular maintenance programs should be established.

Prevent Over-Watering By Automated Systems: Provide rain shut offs and smart controllers on all automated irrigation systems. Any controllers which do not provide for soil moisture or evapotranspiration based response should be checked and reset at least once a month to reflect the

"By Water All Things Find Life"



monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

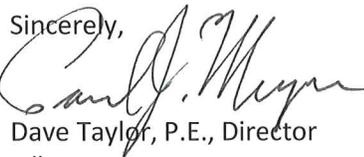
Pollution Prevention

In order to protect ground and surface water sources, Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction should be implemented during construction. In addition to the required BMPs, the following mitigation measures should be included in the DEA:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking.
- Concrete trucks and tools used for construction should be rinsed off-site.
- Properly and promptly dispose of all loosened and excavated soil and debris material.
- Properly install and maintain erosion control barriers such as silt fencing.
- Disturb the smallest area possible.
- Retain ground cover until the last possible date.
- Stabilize denuded areas by sodding or planting as soon as possible.
- Keep run-off on site.

Should you have any questions, please contact Staff Planner Marti Buckner at our Water Resources and Planning Division at 463-3104, or at marti.buckner@mauicounty.gov.

Sincerely,



Dave Taylor, P.E., Director
mlb

cc: engineering division



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

David Taylor, P.E., Director
Maui Dept. of Water Supply
200 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Mr. Taylor,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 19, 2013 and are responding to your comments.

Source Availability, System Infrastructure, and Consumption. Water service and fire protection for the proposed project will be provided in accordance with County water system standards. Domestic, fire flow, and irrigation calculations will be submitted to the department in conjunction with the building permit application review process.

Conservation. To minimize potable water use, landscaping for the proposed project will utilize native Hawaiian plants and other drought-tolerant species. Other water conservation practices include, but are not limited to, the use of low-flow plumbing fixtures, drip irrigation, rainfall sensing devices, low-flow emitters, and evening watering schedules. In addition, organic mulch will be used in planter beds to retain ground moisture and reduce evaporation. The Plantation Inn's maintenance staff will also inspect the irrigation system periodically to repair any leaks and resupply the planter beds with mulch.

Pollution Prevention. Best Management Practices will be implemented to minimize infiltration and runoff during construction of the proposed project. Appropriate

Plantation Inn Redevelopment Project

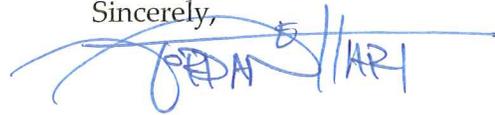
April 23, 2013

Page 2

mitigation measures, including the ones that are mentioned in your letter will be included in the Draft EA.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

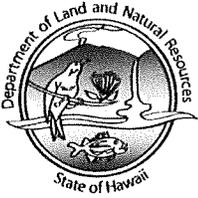
Sincerely,

A handwritten signature in blue ink that reads "JORDAN E. HART". The signature is stylized with a large, sweeping flourish that extends to the right and underlines the name.

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 20, 2013

Chris Hart & Partners, Inc.
Attention: Mr. Jordan E. Hart
115 N. Market Street
Wailuku, HI 96793

Dear Mr. Hart:

SUBJECT: Plantation Inn Redevelopment Project
TMK No.: (2) 4-6-009:036, 038 and 044

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Land Division – Maui District and (b) Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

RECEIVED

MAR 22 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning
cc: Jordan + Glenn

12.1103



RECEIVED
LAND DIVISION

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

2013 MAR 15 AM 9:53



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 7, 2013

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Maui District
- Historic Preservation

RECEIVED
MAUI DISTRICT
LAND DIVISION
2013 MAR -8 PM 1:06

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Plantation Inn Redevelopment Project

LOCATION:

Lahaina, Island of Maui, TMK: (2) 4-6-009:036, 038 and 044

APPLICANT:

KBHL, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 20, 2013.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Print Name:

Daniel Ornellas

Date:

3/12/13

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 7, 2013

MEMORANDUM

TO: FROM:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Maui District
- Historic Preservation

RECEIVED
LAND DIVISION
2013 MAR 15 PM 3:06
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

TO:

FROM: Russell Y. Tsuji, Land Administrator
 SUBJECT: Plantation Inn Redevelopment Project
 LOCATION: Lahaina, Island of Maui, TMK: (2) 4-6-009:036, 038 and 044
 APPLICANT: KBHL, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 20, 2013.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____
 Print Name: Carty S. Chang, Chief Engineer
 Date: 3/14/13

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/LydiaMorikawa
RE:LahainaPlantationInn Redevelopment
Maui.505

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program does not have any regulations for developments within Zone X.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- () Mr. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTYS CHANG, CHIEF ENGINEER
Date: 3/14/13



Landscape Architecture
City & Regional Planning

April 23, 2013

Russell Y. Tsuji, Administrator
Land Division
State Dept. of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Mr. Tsuji,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 20, 2013 which transmitted the comments of the department's Engineering and Maui Land Divisions.

We concur with the Engineering Division's statement that the Project Site is located in Flood Zone X (an area of minimal flooding) and acknowledge that the National Flood Insurance Program does not have regulations for developments within Zone X. We also understand that the Maui Land Division has no comments at this time.

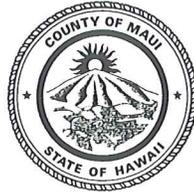
Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor



GLENN T. CORREA
Director

BRIANNE SAVAGE
Deputy Director

(808) 270-7230
FAX (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

March 20, 2013

Mr. Jordan E. Hart
Chris Hart & Partners
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

**SUBJECT: Plantation Inn Redevelopment Project TMK's (2) 4-6-009:36, 38,
and 44, Lahaina, Maui, Hawaii'i**

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has no comments at this time, and looks forward to reviewing the Environmental Assessment when it is available.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at 270-7931, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa", is written over a horizontal line.

GLENN T. CORREA
Director of Parks & Recreation

Attachments

c: Robert Halvorson, Chief of Planning and Development
Jeff Anderson, West District Supervisor

GTC:RH:pt

RECEIVED

APR 02 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Jordan + Glenn

12/103



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

Glenn T. Correa, Director
Maui Dept. of Parks & Recreation
700 Halia Nakoia Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Correa,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt letter dated March 20, 2013 and understand that your department has no comments at this time.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 25, 2013

RECEIVED

MAR 28 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CV. Jordan & Glenn
12/103

Mr. Jordan Hart
Chris Hart & Partners, Inc
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: EARLY CONSULTATION REQUEST FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PLANTATION INN REDEVELOPMENT PROJECT, LOCATED IN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, MAUI, HAWAII; TMK: (2) 4-6-009:036, 38 AND 44 (RFC 2013/0035)

The Department of Planning (Department) has reviewed the above-referenced letter dated February 28, 2013. We apologize for our delayed response and the inability to meet the March 22, 2013 deadline. We would appreciate, however, offering the following comments:

1. The Department would strongly encourage the applicant to provide the Maui County Cultural Resource Commission the opportunity to review and comment on the proposed project given its scope and location within the Lahaina National Historic Landmark District.
2. Although the project is not located in Historic Districts 1 or 2, the Department would strongly encourage the applicant to incorporate design features highlighted in the Architectural Style Book for Lahaina and the Lahaina Historic District: Sign Design Guidelines.
3. Please discuss how the proposal is consistent with the goals, policies and objectives of the Countywide Policy Plan, the newly adopted Maui Island Plan, and the West Maui Community Plan.
4. If any conditions listed in the applicant's SM1 900024 approval letters (initial and amended scope) have been satisfied, the Department suggests that these be noted in the EA.
5. Please provide the Department with one (1) hard copy and one (1) digital copy of the Draft EA.

Mr. Jordan Hart
March 25, 2013
Page 2

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Kathleen Ross Aoki at kathleen.aoki@mauicounty.gov or at (808) 270-5529.

Sincerely,



CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

xc: Joseph Alueta, Acting Planning Program Administrator (PDF)
Kathleen Ross Aoki, West Maui Planner (PDF)
Project File
General File

WRS:CIY:KRA:vb

K:\WP_DOCS\PLANNING\RFC\2013\0035_PlantationInnRedev\EarlyDEAComment.doc



CHRIS
HART
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

William Spence, Director
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Dear Mr. Spence,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated March 25, 2013 and are responding to your comments.

1. The Applicant acknowledges that the Maui County Cultural Resources Commission should be provided with the opportunity to review and comment on the proposed project since the project is located within the Lahaina National Historic Landmark District.
2. The proposed project has been designed to be consistent with the historic district standards for Lahaina including the *Architectural Style Book for Lahaina (1969)* and the *Lahaina Historic District: Sign Design Guidelines (2001)*.
3. The Draft EA will discuss the project's relationship to the applicable goals, policies, and objectives of the Countywide Policy Plan, the Maui Island Plan, and the West Maui Community Plan.
4. Your comments have been duly noted.

Plantation Inn Redevelopment Project

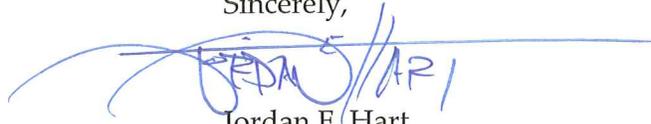
April 23, 2013

Page 2

5. A hard copy and CD of the Draft EA will be provided to the Planning Department when it becomes available.

Thank you for participating in the environmental review process.

Sincerely,



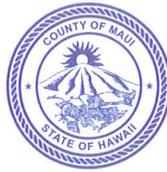
Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 10, 2013

RECEIVED

APR 11 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning
cc Jordan + Glenn
12/103

Mr. Jordan E. Hart
CHRIS HART & PARTNERS
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

**SUBJECT: PLANTATION INN REDEVELOPMENT PROJECT
LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-009: 036, 038, & 044**

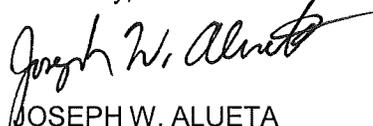
Thank you for your February 28, 2013 letter seeking zoning comments on the above project. The Department of Planning offers the following comments:

1. The above property contains the following designations:
 - A. State Land Use Urban.
 - B. Community Plan H (Hotel).
 - C. County Zoning B-2 (Community Business District) and HM (Hotel-Conditional with building heights limited to 35 feet).
 - D. National Landmark Historic District.
 - E. Special Management Area.
2. The proposed hotel use on lots 036 and 044 complies with the permitted uses in the HM Hotel district. The proposed automobile parking lot use on lot 038 complies with the permitted uses in the B-2 Community Business District.
3. Zoning standards such as but not limited to parking requirements, landscaping, height requirements, lot coverage, floor area-lot area ratio, and yard setbacks will be officially reviewed at the time of building permit application. If you would like a more detailed preliminary review submit detailed site plans, landscape plans, building plans and a comprehensive parking analysis. Based on the quality of the information provided at this time we offer the following:
 - A. The landscaped area between the property line and the parking areas may not meet the minimum four (4) feet requirement.
 - B. A portion of the parking area within lots 036, 038 and 044 abut residential zoning; therefore, a five (5) foot high minimum solid fence/wall shall be built in conformance with §19.36A.070.
 - C. The front yard setback requirements along both Lahainaluna Rd and Panewa St are 15 feet and the side yard setbacks are 10 feet. It appears as though the setbacks are not being complied with along Panewa St and possibly the western property line.
 - D. The building height is limited to 35 feet by the conditional zoning Ordinance No. 3245.
4. A Special Management Area Permit and a Historic District Permit are required.

Mr. Jordan E. Hart
April 10, 2013
Page 2 of 2

Should you have any questions or concerns, you may contact Paul Critchlow, Planner, at paul.critchlow@mauicounty.gov or 270-5795.

Sincerely,



JOSEPH W. ALUETA
Acting Planning Program Administrator

For: WILLIAM SPENCE
Planning Director

xc: Carolyn Cortez, Staff Planner (via email)
Paul Critchlow, Staff Planner (via email)
Avelina Cabais, Land Use and Building Plans Examiner (via email)
TMK (2) 4-6-009:036, 038 & 044 (KIVA Related Documents & Project File)
13/General File

WRS:JWA:CEC:PBC:ckk

K:\WP_DOCS\PLANNING\LTR\2013\1259_PlantationInnRedevelopment\Response-Comments.doc



CHRIS
HART
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 23, 2013

Joseph W. Alueta, Acting Planning
Program Administrator
Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Mr. Alueta,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated April 10, 2013 and are responding to your comments.

1. The Applicant agrees with the land use and area designations set forth in your letter and also notes that Parcel 38 is designated for "*Business/Commercial*" use by the West Maui Community Plan.
2. The Applicant acknowledges that the proposed hotel use on Parcels 36 and 44 complies with the permissible uses in the "*H-M, Hotel District*" and that the proposed parking lot use on Parcel 38 complies with the uses permitted in the "*B-2, Community Business District*".
3. The construction drawings for the proposed project will comply with the zoning performance standards for the "*H-M, Hotel District*" and the "*B-2, Community Business District*".

Plantation Inn Redevelopment Project

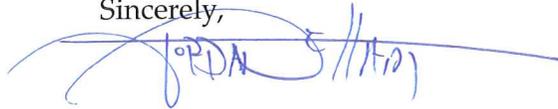
April 23, 2013

Page 2

4. An application for a Special Management Area (SMA) Use Permit is currently being prepared and will be filed with the Planning Department after it has been completed. As shown in the attached Exhibit, the Subject Property does not lie within the limits of Lahaina Historic District No. 1 or Lahaina Historic District No. 2 which are regulated by Article III of the Maui County Code (*Maui County Historic Districts*). Notwithstanding this, the proposed project is designed to be consistent with the existing architectural theme of the Plantation Inn and the historic district standards for Lahaina including the Architectural Style Book for Lahaina (1969) and the Lahaina Historic District: Sign Design Guidelines (2001). By doing so, the architectural style and character which make Lahaina unique and contribute to its charm and sense of place will be maintained and preserved for the public's benefit and enjoyment.

Thank you for participating in the environmental review process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jordan E. Hart", with a large, sweeping flourish extending to the right.

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC



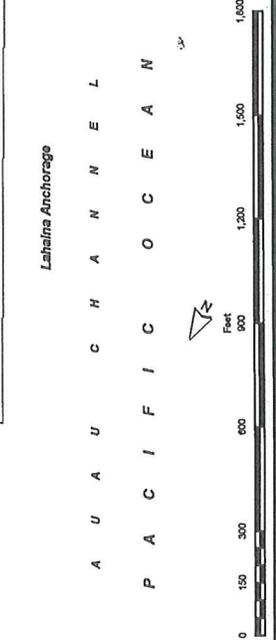
Royal Surfing Grounds
 MAUI PLANNING COMMISSION
 COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP
 SHOWING HISTORIC DISTRICTS 1 AND 2

APPROVED:	PUBLIC HEARING:	2/2/17
DATE:	APPROVED:	4/2/17
DATE:	DATE:	2/2/17
DATE:	DATE:	2/2/17
DATE:	DATE:	2/2/17

PREPARED BY: MAUI PLANNING COMMISSION
 COUNTY OF MAUI
 2017

DISTRICT MAP DEVELOPED BY MAUI PLANNING COMMISSION
 COUNTY OF MAUI
 2017



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



PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD13/0697B

April 23, 2013

Mr. Jordan E. Hart
Chris Hart & Partners, Inc.
Landscape Architecture
115 N. Market Street
Wailuku, Maui, HI 96793-1717

Re: Plantation Inn Redevelopment Project, TMK (2) 4-6-009: 36, 38 and 44. Lahaina, Maui, Hawaii

Dear Mr. Hart:

The Office of Hawaiian Affairs (OHA) is in receipt of your February 28, 2013 request for comments on your proposed Environmental Assessment (EA) and an application for a Special Management Area (SMA) Use Permit for the above-referenced project.

Lahaina is important since it once was the residence of Maui Kings and chiefs, served as a center of missionary activities, and was originally the capital of the Kingdom of Hawaii. During the heavy tourist seasons, the population can swell to nearly 40,000 people and the increased impacts to the environment and cultural sites are adverse.

It is noted in your letter that there will be significant activities that will involve ground disturbances. OHA requests your assurance that when this project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during the ground disturbance, work will cease and the appropriate agencies will be contacted pursuant to applicable law.

Given the sacredness of Lahaina, OHA would request that a cultural impact assessment and archaeological inventory study be undertaken. We also look forward to receiving your Environmental Assessment (EA) when completed.

RECEIVED

APR 29 2013

CHRIS HART & PARTNERS, INC.
Landscape Architecture and Planning

CC: Jordan & Glenn

12/103

Mr. Jordan E. Hart
April 23, 2013
Page 2

Thank you for the opportunity to comment. If you have further questions, please contact Jerry B. Norris, Compliance Specialist, at (808) 594-0227 or at jerryn@oha.org.

‘O wau iho no,



Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Officer

KC:jbn



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

April 29, 2013

Kamana`opono Crabbe, Ph.D., CEO
Office of Hawaiian Affairs
State of Hawai`i
711 Kapi`olani Blvd., Suite 500
Honolulu, HI 96813

SUBJECT: Early Consultation for the Preparation of a Draft EA
Plantation Inn Redevelopment Project
TMKs (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai`i

Dear Mr. Crabbe,

On behalf of the Applicant, (KBHL, LLC), we acknowledge the receipt of your letter dated April 23, 2013 and are responding to your comments.

An archaeological assessment (which included archaeological inventory survey-level field work), an archaeological monitoring plan, and a cultural impact assessment were prepared for the proposed project and will be included in the Draft EA.

Thank you for participating in the environmental review process. A copy of the Draft Environmental Assessment (EA) will be provided to you when it becomes available.

Sincerely,

Jordan E. Hart

cc: Michael White, Dee Coyle, KBHL, LLC

APPENDIX O
Draft EA/SMA
Comment and
Response Letters

*Comment and
Response Letters*

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



10/11/13
13 DEC 24 A10:40

DEPT OF PLANNING
LONG RANGE DIV
RECEIVED

COUNTY OF MAUI

DEPARTMENT OF PLANNING

TRANSMITTAL

December 20, 2013

STATE AGENCIES	
X	DBEDT
X	Dept of Health, Maui
X	Dept. of Health, Honolulu
X	DLNR-SHPD, Maui
X	DAGS, Survey Division (SMA only)
X	DOT, Statewide Planning Office (4)
X	Office of Planning
OTHER	
X	Maui Electric Company
X	Lahaina Town Action Committee
X	Maui Planning Commission (13 hard copies)

COUNTY AGENCIES	
X	Dept of Env Mgt (2)
X	Fire and Public Safety
X	Dept of Public Works (3 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Police Department
X	ZAED, Zoning & Enforcement Division
X	Long Range Planning – Cultural Resources
X	Department of Finance – Real Prop Tax
FEDERAL AGENCIES	
	U.S. Army Corp. of Engineers (Hard Copy)

PROJECT: PLANTATION INN REDEVELOPMENT
APPLICANT: KBHL, LLC (Mr. Mike White)
CONSULTANT: Chris Hart and Partners (Mr. Glenn Tadaki)
PROJECT DESCRIPTION: Special Management Area and Draft Environmental Assessment for the proposed redevelopment of the Plantation Inn; project includes demolition of existing structures, consolidation of parcels 36, 38 and 44, construction of a two (2) story guest building with fourteen (14) rooms, creation of separate nine (9) stall and fourteen (14) stall parking lots with driveways, construction of accessory hotel improvements, installation of landscaping, required infrastructure and utility systems.
PERMIT NO.: SM1 2013/0008 & EA 2013/0002
TMK(S): (2) 4-6-009:036, 038, and 044

TRANSMITTED TO YOU ARE THE FOLLOWING:

X Application Special Management Area Use Permit and Draft Environmental Assessment

THESE ARE TRANSMITTED AS CHECKED BELOW:

X For your Comments

Please identify any comments you would like the Department of Planning to propose as conditions of project approval. Also, please provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **January 12th, 2014**. A comment box is also provided to assist you. If no comment, please sign the "No Comment" box and fax to (808) 270-1775. Thank you for your time and assistance. For additional clarification, please contact me by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,

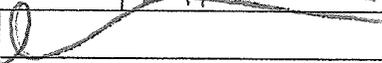
Candace R. Thackerson, Staff Planner

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

CRT;aj

K:\WP_DOCS\PLANNING\SM1\2013\0008_PlantationInnRedevAgency Transmittal.doc

NO COMMENT			
Commenting Agency:		Phone:	
Signed:		Dated:	
Print Name:		Title:	

COMMENT/RECOMMENDATION BOX			
<p>THE TWO RESIDENTIAL DEMO WILL HAVE TO GO BEFORE THE CULTURAL RESOURCES COMMISSION BECAUSE THEY ARE CONTRIBUTING RESOURCES WITHIN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, WHICH CRC HAS JURISDICTION OVER. BECAUSE THEY ARE CONTRIBUTING RESOURCES, THEIR DEMOLITION WILL INCUR ADVERSE EFFECTS ON HISTORIC PROPERTIES. THIS MEANS THE APPLICANT WILL MOST LIKELY BE ASSIGNED HISTORIC AMERICAN BUILDING SURVEY WORK TO MITIGATE THE ADVERSE EFFECT OF DEMOLITION. PLEASE ALSO NOTE THAT DEMOLITION OF THESE HOMES (TMKSA-6-009:038, 044) WILL FURTHER DETRACT FROM THE NATIONAL HISTORIC LANDMARK DISTRICT, WHICH IS CURRENTLY LISTED BY THE NATIONAL SERVICE AS THREATENED BECAUSE OF THE CONSTANT LOSS OF HISTORIC RESOURCES IN</p>			
Commenting Agency:	DEPT. OF PLANNING LONGRANGE DIV.	Phone:	270-7500
Signed:		Dated:	12/27/2013
Print Name:	ANNALISE KEHLER	Title:	CULTURAL RESOURCE PLANNER

PARK THAT ARE A FROM DEMOLITION AND INSENSITIVE ALTERATION



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

January 21, 2014

Ms. Annalise Kehler, Cultural Resources Planner
Long Range Planning Division
Maui Planning Department
2200 Main Street, Suite 335
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Ms. Kehler:

We acknowledge the receipt of your comments dated December 27, 2013 and would like to note that the Maui County Cultural Resources Commission meeting to review and comment on the proposed project has been scheduled for February 6, 2013.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Mike Dega, SCS, Inc.
Jill Engledow, MIP

12-31-13; 07:55AM;
ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



RCVD DEC 26 2013

1 / 2

COUNTY OF MAUI
DEPARTMENT OF PLANNING

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

TRANSMITTAL

December 20, 2013

STATE AGENCIES	
X	DBEDT
X	Dept of Health, Maui
X	Dept. of Health, Honolulu
X	DLNR-SHPD, Maui
X	DAGS, Survey Division (SMA only)
X	DOT, Statewide Planning Office (4)
X	Office of Planning
OTHER	
X	Maui Electric Company
X	Lahaina Town Action Committee
X	Maui Planning Commission (13 hard copies)

COUNTY AGENCIES	
X	Dept of Env Mgt (2)
X	Fire and Public Safety
X	Dept of Public Works (3 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Police Department
X	ZAED, Zoning & Enforcement Division
X	Long Range Planning - Cultural Resources
X	Department of Finance - Real Prop Tax
FEDERAL AGENCIES	
	U.S. Army Corp. of Engineers (Hard Copy)

DEC 31 10:17 AM '13

PROJECT:	PLANTATION INN REDEVELOPMENT
APPLICANT:	KBHL, LLC (Mr. Mike White)
CONSULTANT:	Chris Hart and Partners (Mr. Glenn Tadaki)
PROJECT DESCRIPTION:	Special Management Area and Draft Environmental Assessment for the proposed redevelopment of the Plantation Inn; project includes demolition of existing structures, consolidation of parcels 36, 38 and 44, construction of a two (2) story guest building with fourteen (14) rooms, creation of separate nine (9) stall and fourteen (14) stall parking lots with driveways, construction of accessory hotel improvements, installation of landscaping, required infrastructure and utility systems.
PERMIT NO.:	SM1 2013/0008 & EA 2013/0002
TMK(S):	(2) 4-6-009:036, 038, and 044

TRANSMITTED TO YOU ARE THE FOLLOWING:

<input checked="" type="checkbox"/>	Application Special Management Area Use Permit and Draft Environmental Assessment
-------------------------------------	---

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/>	For your Comments
-------------------------------------	-------------------

Please identify any comments you would like the Department of Planning to propose as conditions of project approval. Also, please provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by **January 12th, 2014**. A comment box is also provided to assist you. If no comment, please sign the "No Comment" box and fax to (808) 270-1775. Thank you for your time and assistance. For additional clarification, please contact me by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,

Candace R. Thackerson, Staff Planner

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
DEC 31 10:17 AM '13

Agency Transmittal -PLANTATION INN REDEVELOPMENT (SM1 2013/0008) (EA 2013/0002)
 December 20, 2013
 Page 2

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

CRT;aj
 K:\WP_DOCS\PLANNING\SM1\2013\0008_PlantationInnRedev\Agency Transmittal.doc

NO COMMENT			
Commenting Agency:	DEPT OF TRANSPORTATION	Phone:	270 7511
Signed:		Dated:	12-31-13
Print Name:	Jim OSTER	Title:	ENGINEER

COMMENT/RECOMMENDATION BOX			
13 DEC 31 10:17 DEPT OF PLANNING COUNTY OF HALE RECEIVED			
Commenting Agency:		Phone:	
Signed:		Dated:	
Print Name:		Title:	



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

January 21, 2014

Mr. Jim Oster, Engineer
Maui Dept. of Transportation
2145 Kaouhu Street
David Trask Building, Suite 102
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Oster:

We are in receipt of your response dated December 31, 2013 and acknowledge that the Maui Department of Transportation has no comments regarding the proposed project.

Thank you for providing us with your response and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Phillip Rowell, P.E.
Kirk Tanaka, P.E., L.S.

AGENCY TRANSMITTAL RESPONSE **FORM OF MAUI**
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI PLANNING
January 2, 2014 **CURRENT DIV RECEIVED**

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT: APPLICANT: PERMIT NO: TMK: STREET ADDRESS: PROJECT DESCRIPTION: SECURITY CODE:	Plantation Inn Redevelopment KBHL, LLC (Mr. Mike White) SM1 2013/0008 & EA 2013/0002 2-4-6-009:036, 038 and 044 Special Management Area and Draft Environmental Assessment for the proposed redevelopment of the Plantation Inn; project includes demolition of existing structures, consolidation of parcels 36,38 and 44, construction of a 2 story guest building w/ 14 rooms, creation of separate 9 stall and 14 stall parking lots w/ driveways, construction of accessory hotel improvements, installation of landscaping, required infrastructure and utility systems		
<input checked="" type="checkbox"/> COMMENTS/RECOMMENDATIONS <input type="checkbox"/> NO COMMENTS			
WASTEWATER RECLAMATION DIVISION COMMENTS a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit. b. Wastewater contribution calculations are required before building permit is issued. c. Developer is not required to pay assessment fees for this area at the current time. d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations. e. Plans shall show the existing property sewer service manhole near the property line. If a property sewer service manhole does not exist, one shall be installed. f. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.) g. Non-contact cooling water and condensate should not drain to the wastewater system. h. Hold Harmless should be executed. Signed agreement required before WWRD will give recommendations for final subdivision approval.			
<input checked="" type="checkbox"/> COMMENTS/RECOMMENDATIONS <input type="checkbox"/> NO COMMENTS			
SOLID WASTE DIVISION COMMENTS a. The Plan addresses solid waste concerns except for possible grinding of inert demolition materials for reuse.			
Signed:			

Print Name:	Michael M. Miyamoto, Deputy Director	Date
-------------	---	-------------



March 19, 2014

Mr. Michael Miyamoto, Deputy Director
Maui Dept. of Environmental Management
One Main Plaza
2200 Main Street, Suite 100
Wailuku, HI 96793

SUBJECT: The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Miyamoto:

On behalf of the Applicant (KBHL, LLC) we are responding to your department's comments dated January 2, 2014.

Wastewater Reclamation Division Comments

- a. The Applicant understands that wastewater system capacity cannot be ensured until the issuance of building permits.
- b. Wastewater contribution calculations will be submitted to the Wastewater Reclamation Division as part of the building permit application review process.
- c. The Applicant acknowledges that they will not have to pay wastewater assessment fees for the area at the present time.
- d. The Applicant will provide their pro-rata contribution toward the funding of any necessary off-site wastewater collection system and pump station improvements.
- e. Figure 7 of Preliminary Engineering Report (refer to the Draft EA) shows a proposed 6-inch sewer lateral and a sewer service manhole located near the *makai* boundary of the Plantation Inn's frontage along Lahainaluna Road. The new sewer lateral and sewer service manhole shall also be shown in the construction plans for the proposed project.

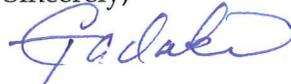
- f. The Applicant will comply with pre-treatment requirements for commercial kitchen facilities as applicable.
- g. Non-contact cooling water and condensate shall not be allowed to drain into the wastewater system.
- h. The Applicant acknowledges and will comply with this requirement.

Solid Waste Division Comments

- a. The Applicant understands that solid waste issues have been addressed. The grinding and reuse of demolition materials shall be considered and possibly implemented to the extent such services are available and feasible.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E.

14/6639

NEIL ABERCROMBIE
GOVERNOR



2014 JAN -7 P 2:53

COUNTY OF MAUI
DEPT. OF PLANNING
ADMINISTRATION

DEAN H. SEKI
COMPTROLLER

MARIA E. ZIELINSKI
DEPUTY COMPTROLLER

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

Response refer to:
Ma-298(13)

January 6, 2014

MEMORANDUM

TO: William R. Spence, Director
Department of Planning, County of Maui

ATTN: Candace R. Thackerson, Staff Planner

FROM: ~~for~~ Reid K. Siarot, State Land Surveyor *RKS*
DAGS, Survey Division

SUBJECT: Plantation Inn Redevelopment
Applicant: KBHL, LLC
Permit No.: SM1 2013/0008 & EA 2013/0002
TMK: 4-6-09: 36, 38 and 44

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.

Should you have any questions, please call me at 586-0390.



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

January 21, 2014

Mr. Reid K. Siarot, State Land Surveyor
Survey Division
Hawai'i Dept. of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Siarot:

As a follow-up to your letter dated January 6, 2014, we acknowledge that the Survey Division of the Department of Accounting and General Services has no objections to the proposed project.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E., L.S.

14/246

ALAN M. ARAKAWA
Mayor



DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

200 SOUTH HIGH STREET

WAILUKU, MAUI, HAWAII 96793-2155

www.mauiwater.org

January 8, 2014

Ms. Candace R. Thackerson, Staff Planner
County of Maui
Department of Planning
2200 Main Street Suite 215
Wailuku HI 96793

SUBJECT: Plantation Inn Redevelopment
TMK (2) 4-6-009:036, 038 and 044
SM1 2013/0008 & EA 2013/0002

Dear Ms. Thackerson:

Thank you for the opportunity to provide comments on the subject applications. We note the comments in our March 19, 2013 letter are addressed in the application material.

The project area is served by the Lahaina system. The main sources of water for this portion of the Lahaina system are wells withdrawing from Launiupoko aquifer, and surface water from Kanaha Stream. The parcels are served by 8-inch waterlines along Lahainaluna Road and Panaewa Street and two fire hydrants. Several water meters are associated with the project site. Anticipated water use would range from 11,200 – 17,000 gallons per day. Actual demand will depend on intensity of use after the alteration.

The applicant should be required to submit domestic and irrigation calculations prepared and signed by a licensed engineer or architect. The layout of the existing water system and the proposed water system improvements are included in the document. Required system improvements will be determined in the building permit process. Fire flow requirements will be determined by the Department of Fire and Public Safety.

Should you have any questions, please contact Staff Planner Edna Manzano at 463-3108 or edna.manzano@co.maui.hi.us.

Sincerely,

David Taylor, P.E., Director
eam
cc:DWS Engineering Division

"By Water All Things Find Life"



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

January 21, 2014

Mr. David Taylor, Director
Maui Dept. of Water Supply
200 S. High Street
Wailuku, HI 96793

SUBJECT: The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Taylor:

On behalf of the Applicant (KBHL, LLC) we are responding to your letter dated January 8, 2014.

Domestic, irrigation, and fireflow calculations will be submitted to the appropriate County departments during the building permit process for the proposed project.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



GARY L. GILL
ACTING DIRECTOR OF HEALTH

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

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

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

14 JAN -9 8 55

January 9, 2014

Mr. William R. Spence
Director
Department of Planning
County of Maui
2200 Main Street
Wailuku, Hawai'i 96793

Attention: Candace R. Thackerson

Dear Mr. Spence:

Subject: Plantation Inn Redevelopment Project
Applicant: KBHL, LLC (Mr. Mike White)
Permit No.: SM1 2013/0008 & EA 2013/0002
TMK: (2) 4-6-009: 36, 38, and 44
Project Description: Special Management Area & Draft Environmental Assessment for proposed redevelopment of Plantation Inn. Project includes demolition of existing structures, construction of two-story guest building with fourteen rooms, creation of separate nine stall and fourteen stall parking lots with driveways, construction of accessory hotel improvements and required infrastructure and utility systems.

Thank you for the opportunity to review this project. We have no additional comments other than what was provided to Jordan Hart, consultant for the project, in a letter dated March 19, 2013 (see attached letter).

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski
District Environmental Health Program Chief

c EPO
Attachment



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

March 19, 2013

3/19/13 - Mr. Jordon E. Hart
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawai'i 96793

Dear Mr. Hart:

Subject: Plantation Inn Redevelopment Project
TMK: (2) 4-6-009: 36, 38, and 44
Lahaina, Maui, Hawai'i

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage maybe required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. 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. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.
3. 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.

It is strongly recommended that the Standard Comments found at the Department's website: <http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html> be reviewed, and any comments specifically applicable to this project should be adhered to.

Mr. Jordon E. Hart
March 19, 2013
Page 2

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,



Patti Kitkowski
District Environmental Health Program Chief

3/14/13 - c EPO
(c - marked)



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 19, 2014

Ms. Patti Kitkowski, District Environmental
Health Program Chief
Maui District Health Office
Hawai'i Dept. of Health
54 High Street
Wailuku, HI 96793

SUBJECT: The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Ms. Kitkowski:

Thank you for your comment letter dated January 9, 2014 which refers to your early consultation comments dated March 19, 2013 (see attached). In response to your comments we would like to note the following.

1. The proposed project will comply with applicable National Pollutant Discharge Elimination System (NPDES) permit requirements for construction activities.
2. Should noise from construction activities exceed the allowable daytime threshold (60 dBA) for construction activities in areas zoned for multi-family, business, hotel, resort or other similar-type uses, the contractor shall obtain a Community Noise Permit from the Indoor and Radiological Health Branch pursuant to Chapter 11-46, HAR pertaining to "Community Noise Control".
3. Stationary noise sources and their locations will be taken into account during the project's detailed design phase and appropriate mitigation measures will be established if necessary.

Copies of your letter, including the website for the Department's Standard Comments have been furnished to our project team for their use during the detailed design phase of the project.

The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044
Page 2

Thank you for providing us with you comments and for participating in the environmental review process.

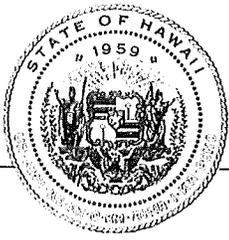
Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E.



14/246
**OFFICE OF PLANNING
STATE OF HAWAII**

NEIL ABERCROMBIE
GOVERNOR

JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

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

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

DEPT. OF PLANNING
COUNTY OF MAUI
RECEIVED

Ref. No. P-14244

January 9, 2014

'14 JAN 13 08:17

Ms. Candace R. Thackerson
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Ms. Thackerson:

Subject: Special Management Area and Draft Environmental Assessment for the Proposed Redevelopment of the Plantation Inn; SM1 2013/0008 & EA 2013/0002; Tax Map Key: (2) 4-6-009: 036, 038 and 044

Thank you for the opportunity to provide comments on the subject Special Management Area (SMA) Use Permit Application and Draft Environmental Assessment (EA).

According to the subject Application, the proposed project located within the SMA will involve construction of a 2-story, 14 guest-room building, separate 9-stall and 11-stall parking lots with driveways, and related landscaping, infrastructure, and utility improvements. The project will also include demolition of existing structures and reconstructing the existing pool deck, swimming pool, and spa.

The proposed action is within the Lahaina National Historic Landmark District and an EA is required, pursuant to Hawaii Revised Statutes (HRS) Chapter 343, and Hawaii Administrative Rules (HAR) Chapter 11-200.

The Office of Planning has reviewed the subject SMA Use Permit Application and Draft EA, and has the following comments.

1. The combined land area of three subject parcels, which are to be consolidated into a single lot, is 1.02 acres. On page 49, the Draft EA indicates that the grading area is expected to be less than 1.0 acre, and a requirement for a National Pollutant Discharge Elimination System (NPDES) Permit for general coverage is not anticipated. The applicant should contact the Clear Water Branch, State of Hawaii Department of Health, to confirm the NPDES permit requirements for the proposed action.

Ms. Candace R. Thackerson

Page 2

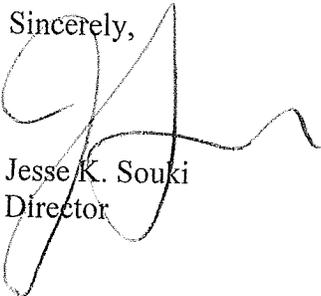
January 9, 2014

2. On page 56, the subject Application states that after completion of the project, the total number of onsite parking stalls will be increased from 17 to 27. On page 57, the proposed project includes an 11-stall parking lot on Parcel 38 and a 9-stall parking lot on Parcel 44. Guest parking will be provided by eight (8) stalls near the Phase II Building and three (3) stalls by the Phase I Building, while overflow parking will be accommodated by the 11-stall parking lot on Parcel 46 and the gravel parking lot near the Phase I Building. The subject Application should provide a plot plan or refer to the specific plot plans to illustrate these parking stalls, parking lots, and parcels.
3. The applicant should include a Section to discuss the consistency of the proposed action with the SMA guidelines set forth in HRS §205A-26 and §12-202-11 of SMA Rules, Maui Planning Commission, for the subject SMA Use Permit Application.

The comments in this letter provide guidance and are not regulatory. The planning department of the various counties is charged with assessing SMA permit applications. Final decision-making is vested in the respective county planning commissions, or the city council for the City and County of Honolulu.

If you have any questions regarding this comment letter, please contact Leo Asuncion, Coastal Zone Management Program Manager, at (808) 587-2846.

Sincerely,



Jesse K. Souki
Director



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 24, 2014

Mr. Jessie Souki, Director
Office of Planning
Hawai'i Dept. of Business, Economic
Development and Tourism
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Souki:

Thank you for your comment letter dated January 9, 2014. In response to your comments we would like to note the following.

1. Parcel 36, the current site of the existing Plantation Inn, occupies 28,833 square feet of land area. Parcel 38, the site of the proposed 11-stall parking lot, covers 6,512 square feet of area, while Parcel 44, the site of the proposed 9-stall parking lot and part of the proposed Phase 3 Building, encompasses 8,919 square feet. After the lot consolidation, the Plantation Inn campus will contain 44,264 square feet or 1.02 acre.

The Preliminary Engineering Report (Draft EA, Appendix J), indicates that principal grading will involve site work for the building pad of the new Phase 3 Building, the new 11-stall parking lot, and the new 9-stall parking lot. Grading will also include excavating the proposed subsurface drainage basin beneath the new 11-stall parking stall lot and the proposed subsurface drainage basin beneath the new 9-stall parking lot. The footings for the proposed CMU retaining wall/privacy fence along the northwest and southeast sides of the Plantation Inn campus will also require grading, as will the installation of new landscape plantings.

Based on a recent discussion with the project's civil engineer, the area to be graded is approximately 0.6 acre which is less than the 1.0 acre or more threshold that triggers the NPDES Permit requirement for general coverage.

2. A map showing the locations of the Plantation Inn's existing and proposed parking areas will be included in the Final EA.

3. Section IV.E of the Draft EA includes a discussion of the proposed project and its relationship (*i.e.*, consistency) with the objectives and polices of the Special Management Area as set forth by Section 205A-2, HRS. The Applicant notes that Section 205A-26, HRS and Section 12-202-11, SMA Rules for the Maui Planning Commission provide guidelines for the Commission's review of proposed developments in the Special Management Area.

Thank you for providing us with your comments and for participating in the environmental review process.

Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E.

141368

NEIL ABERCROMBIE
GOVERNOR



COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT

JAN 22 2014
RECEIVED

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

IN REPLY REFER TO:

STP 8.1453

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

January 10, 2014

Ms. Candace R. Thackerson
Staff Planner
County of Maui
Department of Planning
2200 Main Street, Suite 315
Maui, Hawaii 96793

Dear Ms. Thackerson:

Subject: Plantation Inn Redevelopment
Special Management Area and Draft Environmental Assessment
Permit No. SM1 2013/0008 and EA 2013/0002

The subject project is not expected to significantly impact State highway facilities, and the State Department of Transportation (DOT) has no comments to propose as conditions for the project's approval. However, please advise the applicant that a permit from DOT Highways Division, Maui District, is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If you have any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at (808) 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.
Director of Transportation



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 19, 2014

Mr. Glenn M. Okimoto, Ph.D., Director
Hawai'i Dept. of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Okimoto:

We are in receipt of your letter dated January 10, 2014 and understand that the proposed project is not expected to have a significant impact upon State highways and that your department does not have any comments to propose as conditions of approval for the project.

The Applicant also acknowledges that a permit from the Highways Division will need to be obtained for the transport of any oversized and/or overweight material and equipment on State highways.

Thank you for providing us with your response and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

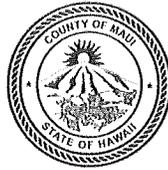

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Phillip Rowell, P.E.
Kirk Tanaka, P.E., L.S.

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director



GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION

250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT

January 14, 2014

JAN 24 2014

RECEIVED

MEMO TO: WILL SPENCE, PLANNING DIRECTOR

FROM: DAVID C. GOODE, DIRECTOR OF PUBLIC WORKS 

SUBJECT: SPECIAL MANAGEMENT AREA AND DRAFT ENVIRONMENTAL
ASSESSMENT FOR PLANTATION INN REDEVELOPMENT
TMK: (2) 4-6-009:036, 038 AND 044
SM1 2013-0008 & EA 2013-0002

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena M. Dagdag-Andaya at 270-7845.

DCG:RDA:ls

S:\LUCA\CZM\plantation_inn_redev_sma_dea_46009036_038_044_ls.wpd

c Highways Division
Engineering Division



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 19, 2014

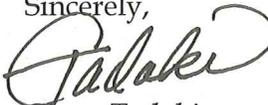
Mr. David C. Goode, Director
Maui Dept. of Public Works
200 S. High Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

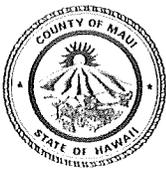
Dear Mr. Goode:

As a follow-up to your letter dated January 14, 2014, we understand that the Public Works Department has reviewed the subject application and does not have any comments at this time.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E., L.S.



14/437

POLICE DEPARTMENT COUNTY OF MAUI



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

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

GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

January 22, 2014

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT

JAN 24 2014

RECEIVED

MEMORANDUM

TO : CANDACE R. THACKERSON, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : GARY A. YABUTA, CHIEF OF POLICE

SUBJECT : PERMIT NO. : SM1 2013/0008 & EA 2013/0002
 TMK : (2) 4-6-009: 036, 038, and 044
 Project
 Name : Plantation Inn Redevelopment
 Applicant : KBHL, LLC (Mr. Mike White)

No recommendation or comment to offer.

Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.

Assistant Chief Victor Ramos
For: GARY A. YABUTA
Chief of Police

Enclosure

TO : GARY A. YABUTA, CHIEF OF POLICE
VIA : CHANNELS
FROM : SCOTT D. PERRY, SERGEANT, LAHAINA DISTRICT
SUBJECT : PLANTATION INN REDEVELOPMENT PROPOSAL

*FRANKIE TO JOE MEMORANDUM
1-13-14 ACC. [Signature] / 1/13/14*

Sir, I am writing this To/From as a comment on the Plantation Inn Redevelopment proposal which was submitted to the Department of Planning by KBHL, LLC (Mr. Mike WHITE).

After reviewing the proposal, the developer identifies the role of the Maui Police Department as to "the protection and preservation of public peace, prevention of crime and protection of life and property". The developer will be responsible for the site security and will take security measures, during construction, to prevent crime and take measures to deter and to ensure safe vehicular and pedestrian movement.

The Plantation Inn Redevelopment Project is located along Lahainaluna Road between Wainee Street and Luakini Street. Lahainaluna Road is a highly traveled roadway and a main thoroughfare to and from the Front Street area of Lahaina Town. During demolition and construction the developer should identify times that their activity will possibly impact, or potentially impede, vehicular traffic on Lahainaluna Road or Panaewa Street. I suggest traffic control measures, such as the hiring of "off duty" police officers, be put in place to deal with this possible issue. There were no other concerns identified in the proposed redevelopment project.

This To/From is being submitted for your perusal,

Respectfully,

*- Concur w/ Sgt. Perry.
No issues related to
this except for the Traffic
that will be impacted.*

*LT. ID #471
1-13-14 @ 1900 hrs.*

[Signature]
Scott PERRY E#9241
Sergeant/Lahaina Patrol
01/08/14@0500 hours

*PROVIDED APPLICANT ADDRESSES TRAFFIC
CONTROL MEASURES, RECOMMEND APPROVAL,*

[Signature]
1/14/14



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 19, 2014

Mr. Gary A. Yabuta, Chief
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Yabuta:

We are in receipt of your letter dated January 22, 2014 and are responding to your comments.

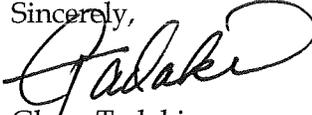
The Applicant acknowledges that they are responsible for site security during the construction of the project and will implement appropriate security measures to prevent crime and to ensure safe pedestrian and vehicular movement during the construction period.

To minimize impacts during peak hour traffic, the contractor will be responsible for implementing a Traffic Management Plan (TMP) which will be used to control the delivery of materials and the arrival and departure of construction workers. The contractor will also be responsible for ensuring that construction vehicles and equipment do not interfere with the flow of traffic along adjacent streets. The TMP will be included in the construction drawings that are submitted for the building permit review process.

Thank you for providing us with your comments and for participating in the environmental review process.

The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044
Page 2

Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Phillip Rowell, P.E.
Kirk Tanaka, P.E., L.S.

Candace Thackerson - Plantation Inn Redevelopment SM1 2013/0008 & EA 2013/0002

From: Paul Haake
To: Candace Thackerson
Date: 1/28/2014 3:18 PM
Subject: Plantation Inn Redevelopment SM1 2013/0008 & EA 2013/0002

Hi Candace,

Sorry for the late response. Fortunately for our office this response is a generic one.

Thanks,

Paul

January 28, 2014

Candace R. Thackerson, Staff Planner
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

**Re: Plantation Inn Redevelopment
Lahaina, Maui
(2) 4-6-009: 036, 038, and 044
SM1 2013/0008 & EA 2013/0002**

Dear Candace:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- Our office reserves the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.
- Our office reserves the right to comment on the subdivision process should review and comments be requested from DSA.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23.

Sincerely,

Paul Haake
Captain, Fire Prevention Bureau

Dept. of Fire & Public Safety
Maui County

313 Manea Place Wailuku, HI 96793
244-9161 ext. 23
244-1363 fax



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

February 19, 2014

Mr. Paul Haake, Captain
Fire Prevention Bureau
Maui Dept. of Fire and Public Safety
313 Manea Place
Wailuku, HI 96793

SUBJECT: The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Haake:

On behalf of the Applicant (KBHL, LLC) we are responding to the Bureau's comments which were e-mailed to staff planner Candace Thackerson on January 8, 2014.

The Applicant acknowledges that fire department access and water supply, as well as fire and life safety requirements will be reviewed during the building permit review process and that the Bureau may be asked to comment on the lot consolidation if requested.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Kirk Tanaka, P.E.

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 3, 2014

Mr. Ivan Lay, Chairman
and Members of the Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Chairman Lay:

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

At a regular meeting held on January 7, 2014, the Urban Design Review Board (Board) reviewed the SMA Use Permit Application, referenced above. Based upon the discussion and questions to the Applicant and Applicant's representatives, the Board voted unanimously to recommend approval of the project to the Maui Planning Commission (Commission) as presented.

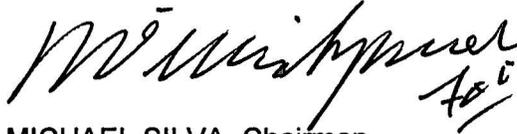
The Board also issued three (3) design-related recommendations, as stated below:

1. That the Applicant include bike racks in the final site plan that will be presented before the Commission at the time of the SM1 public hearing;
2. That the Applicant will consider energy and water conservations measures to the extent possible within the scope and design of this project;
3. That the rear view elevation windows on Building Three be narrower in profile on the final site plan that will be presented before the Commission at the time of the SM1 public hearing.

Mr. Ivan Lay, Chairman
and Members of the Maui Planning Commission
February 3, 2014
Page 2

Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Candace Thackerson by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Silva" with a stylized flourish at the end.

MICHAEL SILVA, Chairman
Maui County Urban Design Review Board

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Candace R. Thackerson, Staff Planner (PDF)
Glenn Tadaki, Chris Hart and Partners, Inc.
Urban Design Review Board Members
Project File
General File

WRS:CRT:cr

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**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

March 12, 2014

The Honorable Chairman and Members of the
Maui Planning Commission
c/o: Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Chairman Lay and Commissioners:

During their meeting on January 7, 2014, the Maui County Urban Design Review Board reviewed the SMA application for the above-referenced project and unanimously recommended approval of the project to the Maui Planning Commission.

In response to the design-related recommendations that were provided by the Board, the Applicant would like to note the following.

1. Bicycle racks will be shown in the updated Architectural Site Plan which will be included in the Final EA.
2. Energy and water conservation measures will be implemented to the greatest extent practicable.
3. The rear view of the exterior elevation of Building 3 will be updated to show windows that are narrower in width and included in the Final EA.

Thank you for providing us with your comments and for participating in the environmental review process.

The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044
Page 2

Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Tadaki". The signature is fluid and cursive, with a large loop at the end.

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Steven Heller, Architect

HISTORIC HAWAII FOUNDATION

VIA EMAIL: Maui County Department of Planning
planning@mauicounty.gov

To: Maui County Cultural Resources Commission
Mr. Warren Osako, Chair

From: Kiersten Faulkner
Executive Director, Historic Hawai'i Foundation

Subject: Redevelopment of Plantation Inn, Lahaina
TMK (2) 4-6-009:036, 038, 044

Meeting: Thursday, February 6, 2014
Planning Conference Room
250 South High Street
Kalana Pakui Bldg #200
Wailuku, Maui 96793

I am writing on behalf of Historic Hawai'i Foundation (HHF) to express our concerns regarding the proposed redevelopment of the Plantation Inn located within the Lahaina National Historic Landmark District.

Since 1974, Historic Hawai'i Foundation has been a statewide leader for historic preservation. HHF works to preserve Hawai'i's unique architectural and cultural heritage and believes that historic preservation is an important element in the present and future quality of life and economic viability of the state.

The proposed project includes construction of two new buildings, renovation of existing hotel structures, a new parking lot, and demolition of two historic structures. In addition, landscaping, road widening, demolition of current pool, and construction of a new pool are also within the proposed scope of work.

The applicant has proposed a finding of no historic properties affected by the project. Historic Hawai'i Foundation does not concur with this determination, because the project proposes to demolish the former Trilogy Office and the former Agena residence. These structures appear to be eligible or contributing historic resources, and need further evaluation.

As the summary of the Cultural Impact Assessment (CIA) states, the former Agena residence was one of six residences in the Lahaina Store Camp, and thus eligible under criterion A as a representation of social and economic patterns in Lahaina. Though the CIA highlights the significance of the dwelling, the Historic Properties Assessment section contradicts this finding and states that the dwelling is not eligible under criterion A.

Based on this limited information I would recommend that the eligibility of the structure be reanalyzed, as it does appear to be a contributing resource in the Lahaina National Historic

HISTORIC HAWAII FOUNDATION

Landmark District. Furthermore, it remains unclear in the provided information if the former Trilogy Office is a contributing resource. The report states that the structure is not eligible, but does not clarify the reasons behind that determination.

Historic Hawai'i Foundation recommends that the developers examine alternatives to demolishing historic structures for parking lots. Rehabilitating eligible contributing structures will benefit the longevity of the Lahaina National Historic Landmark District. Federal or local tax credits may be available for the Plantation Inn Redevelopment Project if historic structures are incorporated into the scope of work.

The application states that proposed additions and renovations to existing structures and construction of new structures will comply with the Historic District Standards for Lahaina. HHF recommends that the work also follow the Secretary of Interior Standards for the Treatment of Historic Properties to ensure continued integrity of the Lahaina National Historic Landmark District.

Furthermore, much of the proposed work includes ground disturbing activities. As stated in the information provided to HHF, an Archaeological Monitoring Report has been submitted to SHPD and is pending approval. HHF supports the stipulation requiring a qualified archaeological monitor to be on site during any ground disturbing activities.

HHF urges the Maui County Cultural Resources Commission examine the determination of eligibility of the historic structures, and explore alternatives that would incorporate the structures into the redevelopment plan to address options to avoid and minimize adverse effects prior to requesting mitigation.

Historic Hawai'i Foundation commends you on your efforts to protect the irreplaceable historic and cultural resources of Hawai'i.

Very truly yours,



Kiersten Faulkner, AICP
Executive Director



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

March 12, 2014

Ms. Kiersten Faulkner, AICP
Executive Director
Hawai'i Historic Foundation
680 Iwilei Road, Suite 690
Honolulu, HI 96817

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Ms. Faulkner:

On behalf of the Applicant (KBHL, LLC), we acknowledge receiving your letter from Candace Thackerson of the Maui Planning Department on February 6, 2014. In responding to your comments, we would like to note the following.

Eligible or Contributing Resources

Both the Planning Department and the State Historic Preservation Division (SHPD) have indicated that the two (2) structures proposed for demolition – the former Trilogy office building on Parcel 38 (*built 1940*) and the former Agena family home on Parcel 44 (*built 1932*) – although altered through the years and in impaired condition – are contributing elements (*resources*) to the Lahaina National Historic Landmark District.

This eligibility determination was based on the applicability of the following eligibility criteria.

Criterion A. The structures are related to the development of Pioneer Mill which is associated with events that have made an important contribution to the broad patterns of our history.

Criterion B. The former Trilogy office building is associated with the lives of persons important in our past. Mr. Toshio Ishikawa, a veteran of the 442 Regimental Combat Team (*the most decorated infantry unit in U.S. history for its size and length of service*), was

the first recorded owner of the dwelling on the property which years later became the Trilogy office building.

Criterion C. The structures are related to plantation-style architecture which embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value.

Alternatives to Demolition

Various alternatives were discussed in the Draft Environmental Assessment (EA). As part of the Plantation Inn Redevelopment Project, the former Trilogy office building and the former Agena family home must be removed in order to provide required parking for the project and to improve ingress and egress for the hotel's guests and Gerard's restaurant patrons. Renovating, rehabilitating, or adaptively re-using the former Trilogy office building and the Agena family home for hotel purposes are not viable alternatives as the long-term goal of expanding the Plantation Inn's campus and facilities in order to be more competitive with other hotel properties cannot be realized if the new guest wing and required parking cannot be provided.

Design Standards

As noted in the Draft EA, the proposed project has been designed to be consistent with the design standards for Lahaina Historic Districts 1 and 2 which are covered under Article III, Chapter 19.52 of the Maui County Code (MCC) pertaining to "Regulations on Buildings and Uses" in Maui County Historic Districts. Section 19.52.010, MCC regarding "Architectural Style" states that, "The exterior of all new buildings constructed within a historic district shall be constructed to meet the Secretary of the United States Department of the Interior's standards for infill construction, and shall reflect the architectural style of the district so as not to impair the value of their buildings, structures, or parks in the immediate vicinity in order that the general character of the district shall not be injured."

Mitigation Determination

At their meeting on March 6, 2014, the Maui County Cultural Resources Commission concurred with the recommendations of the Planning Department and the SHPD who determined that Historic American Building Survey (HABS) Level III documentation shall be undertaken in order to mitigate the demolition of the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44.

The Applicant acknowledges and will comply with the HABS Level III requirement.

The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044
Page 3

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Tadaki". The signature is fluid and cursive, with a large initial "G" and "T".

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Mike Dega, SCS, Inc.
Jill Engledow, MIP

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

February 6, 2014

Mr. Glenn Tadaki
Chris Hart and Partners
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

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

At its regularly scheduled meeting on January 14, 2014, the Maui Planning Commission (Commission) reviewed the above-referenced Draft EA. Based upon those discussions and questions to the Applicant and Applicant's representatives, the Commission provided comments related to the Draft EA as presented:

1. That the Applicant will clearly identify where the ADA compliant units are located within the hotel;
2. That the Applicant reexamine the parallel street parking on Lahainaluna Road and it's possible effects on traffic;
3. That the Applicant re-evaluate the traffic peak hours in the subject area utilized in the traffic study as well as reexamine the proposed project's possible impacts to traffic;
4. That the Traffic Report reexamine and address concerns about entering the hotel property from Lahainaluna Road and the impacts to traffic due to the nearby intersection at Waive'e Road; and

Mr. Glenn Tadaki
February 6, 2014
Page 2

5. That the Applicant should look into a minimum of forty percent (40%) of the proposed project's energy use to come from renewable energy sources.

A written response will be required for each of the aforementioned recommendations. Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Candace Thackerson by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely, ←



WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Candace R. Thackerson, Staff Planner (PDF)
Glenn Tadaki, Chris Hart and Partners, Inc.
Maui Planning Commission
Project File
General File

WRS:CRT:cr

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**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

March 7, 2014

The Honorable Chairman and Members of the
Maui Planning Commission
c/o: Maui Dept. of Planning
250 S. High Street
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Chairman Lay and Commissioners:

Thank you for reviewing the Draft EA during your meeting on January 14, 2014 and for providing us with your comments via the Maui Planning Department's letter dated February 6, 2014. In response to the Commission's comments we would like to note the following.

1. The locations of all ADA-compliant guest rooms shall be identified in the Architectural Site Plan and included in the Final EA.
2. As part of the proposed project, road-widening lots along the Plantation Inn's frontage with Lahainaluna Road and Panaewa Street will be provided and improved to include curbs, gutters, and sidewalks. See attached "*Roadway Improvement Plan*." By increasing the width of the adjoining travel lane, the pavement widening will create greater separation between on-street (parallel) parking and vehicles in the travel lane thereby improving traffic safety. Notwithstanding this, the Applicant will work with the Department of Public Works to address any requirements the Department may have for on-street public parking.
3. The Final EA will re-evaluate peak hour traffic in the project area and re-examine possible project-related impacts to traffic.

4. The Final EA will also re-examine and address any potential impacts that vehicles turning from Lahainaluna Road into the Plantation Inn may have on the intersection of Waine`e Street and Lahainaluna Road.
5. The Applicant is examining the feasibility of utilizing a photo voltaic (PV) system to help address the energy needs of the proposed project. Based on a feasibility assessment, the actual implementation of a PV system would be based on cost, operations, and maintenance considerations, and whether or not the PV system would be allowed by MECO.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Phillip Rowell, P.E.
Kirk Tanaka, P.E., L.S.
Steven Heller, Architect

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD STE 555
KAPOLEI HI 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: March 3, 2014

LOG: 2014.00760

DOC: 1403AB03

TO: Annalise Kehler
Department of Planning
County of Maui
2200 Main Street
Wailuku, HI 96793

SUBJECT: **Section 6E-42 Historic Preservation Review**
Project: Demolition – Plantation Inn
Owner Name: KBHL Properties
Building Permit: None Submitted
Address: 174 Lahainaluna Road – Lahaina
Tax Map Key: (2) 4-6-009:036, 038 & 044

Date Received by SHPD: February 20, 2014

Description of Project/Undertaking: The project consists of improvements to the Plantation Inn in Lahaina. As part of those improvements, a barber shop and office building will be demolished.

Area of Potential Effect (APE): Parcels [Located within the Lahaina Special Management District]

Description of Resource: The office building located on parcel 038 was originally a single family dwelling and garage that were constructed in 1940 and altered throughout the years for commercial purposes. On parcel :044 there is a circa 1930 dwelling. The barbershop on parcel 044 was constructed in 1975. Both buildings are wood framed plantation style buildings and are one story tall.

Eligibility: Based on the information provided, the structures are contributing elements to the Lahaina National Historic Landmark District under Criteria A and C for their association with the development of Pioneer Mill and their plantation style architecture. In addition, the single family dwelling on Lahainaluna Street (TMK (2) 4-6-009:038) is eligible under Criterion B for its association with Toshio Ishikawa.

Documentation Received: Environmental Assessment: Plantation Inn Redevelopment Project

SHPD Determination: Based on the information provided, *effect with proposed mitigation*. The demolition of the historic buildings will negatively affect the National Historic Landmark. As mitigation, SHPD requests an intensive level survey of the buildings to be demolished. As part of the intensive level survey, SHPD asks for:

- A completed survey spreadsheet
- A statement of significance that includes a comprehensive history of the buildings composed by a Secretary of the Interior qualified historian or architectural historian.
- Photographs of at least each elevation and interior space, no less than 1600x1200 pixels
- Site and floor plans
- Copies of research materials and archival documentation

Any questions should be addressed to Anna Broverman, SHPD Architectural Historian at Anna.E.Broverman@hawaii.gov

Aloha,

A handwritten signature in black ink, appearing to read "Mike Gushard". The signature is fluid and cursive, with the first name "Mike" and last name "Gushard" clearly distinguishable.

Mike Gushard
Acting Architecture Branch Chief

In the event that historic resources, including human skeletal remains, cultural layers, cultural deposits, features, artifacts, or sinkholes, lava tubes or lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

March 17, 2014

Mr. Mike Gushard, Acting Chief
Architecture Branch
State Historic Preservation Division
Kakuhihewa Building
601 Kamokila Boulevard, Suite 555
Kapolei, HI 96707

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Mr. Gushard:

On behalf of the Applicant (KBHL, LLC), we acknowledge receiving a copy of your March 3, 2014 letter (LOG: 2014.00760; DOC: 1403AB03) from the Maui Planning Department. In response to your comments, we would like to note the following.

Eligibility. The Applicant recognizes that the two (2) structures proposed for demolition - the former Trilogy office building on Parcel 38 (*built 1940*) and the former Agena family home on Parcel 44 (*built 1932*) - although modified over the years and in impaired condition - are contributing elements to the Lahaina National Historic Landmark District and that this determination was based on the following criteria:

- Criterion A.* The structures are associated with the development of the Pioneer Mill, an event that has made an important contribution to the broad patterns of our history.
- Criterion B.* The former Trilogy office building is associated with the life of a person important in our past. Mr. Toshio Ishikawa, a veteran of the 442 Regimental Combat Team (*the most decorated infantry unit in U.S. history for its size and length of service*), was the first recorded owner of the dwelling on Parcel 38 which years later became the Trilogy office building.

Criterion C. The plantation-style architecture of the structures embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.

SHPD Determination. On March 6, 2014, the Maui County Cultural Resources Commission reviewed the proposed project and agreed with the findings of the Maui Planning Department and the State Historic Preservation Division who determined that mitigation in the form of Historic American Building Survey Level III documentation be undertaken to address the demolition of the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44. The Applicant acknowledges and will comply with the HABS Level III requirement prior to demolition of the structures.

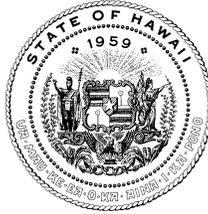
Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Mike Dega, SCS, Inc.
Jill Engledow, MIP



**HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

March 6, 2014

Candace R. Thackerson, Staff Planner
County of Maui, Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Via email to: candace.thackerson@mauicounty.gov

LOG NO: 2014.00010
DOC NO: 1402MD19
Archaeology

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
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AQUATIC RESOURCES
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Dear Ms. Thackerson,

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Maui County
Special Management Area Application for the Plantation Inn (SM1 2013/0008)
Polanui Ahupua‘a, Lāhainā District, Island of Maui
TMK (2) 4-6-009:036, 038 and 044 (all, pors.)**

Thank you for the application submittal, which was received by our Maui staff on February 11, 2014. This permit application, for the Plantation Inn (Inn) redevelopment, includes the aforementioned SM1 application and also a draft environmental assessment (2013/0002). Please note that the draft EA was not received by our office so this review/recommendation letter only applies to the SMA application. The proposed renovations will include: demolition of existing structures; consolidation of parcels 036, 038 and 044; construction of a two-story guest building with fourteen rooms; creation of separate nine-stall and fourteen-stall parking lots with driveways; construction of accessory hotel improvements; installation of landscaping; and required infrastructure and utility systems. The existing Inn is constructed in a historic style appropriate to its location in the Lahaina Historic District, which is listed on the National and State Registers of Historic Places (50-50-03-3001, NRHP nomination 12/29/1962).

Archaeology Branch

Our records indicate that an archaeological inventory survey was not conducted prior to the 1990 construction of the existing Plantation Inn. However, an inventory survey with subsurface testing was recently completed for the 0.15-acre planned expansion area in parcel 036 (Medrano and Dega 2013). No historic properties were identified during that survey, and the report was reviewed and accepted by our office with requested revisions (letter dated November 19, 2013; *Log 2013.0514, Doc 1308DD01*). The report recommends archaeological monitoring during land altering activities, and SHPD concurs with that recommendation. The SHPD Archaeology Branch recommends submittal of a monitoring plan pursuant to Hawaii Administrative Rule §13-279, in anticipation that sub-surface historic properties could be present in the project area. We recommend that you work with Maui's Cultural Resources Commission and the SHPD Architecture Branch on Oahu to come to an agreement on architectural mitigation measures, if needed.

Architecture Branch

The architecture branch previously commented on this project (letter dated March 3, 2014; Log 2014.00760, Doc 1403AB03). In these comments we requested intensive level survey to mitigate the demolition of the subject buildings, which are contributing resources to the Lahania National Historic Landmark. As stated previously, this mitigation should include:

- A completed survey spreadsheet
- A statement of significance that includes a comprehensive history of the buildings composed by a Secretary of the Interior qualified historian or architectural historian.
- Photographs of at least each elevation and interior space, no less than 1600x1200 pixels
- Site and floor plans
- Copies of research materials and archival documentation

Candance Thackerson
March 6, 2013
Page 2

Please contact Morgan Davis at (808) 243-4641 or Morgan.E.Davis@hawaii.gov if you have any questions or concerns regarding the Archaeology Branch comments; if you have questions regarding the Architecture Branch comments contact Anna Broverman SHPD architectural Historian at (808) 692-8023 or anna.e.broverman@hawaii.gov

Mahalo,

A handwritten signature in black ink, appearing to read 'Theresa K. Donham', with a horizontal line extending to the right.

Theresa K. Donham
Archaeology Branch Chief

cc: Maui County Cultural Resources Commission via fax to: (808) 270-7634
Michael Gushard, Architecture Branch Acting Chief (Michael.J.Gushard@hawaii.gov)



**CHRIS
HART**
& PARTNERS, INC.

Landscape Architecture
City & Regional Planning

March 19, 2014

Ms. Theresa Donham, Chief
Archaeology Branch
State Historic Preservation Division
Kakuhihewa Building
601 Kamokila Boulevard, Suite 555
Kapolei, HI 96707

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Ms. Donham:

On behalf of the Applicant (KBHL, LLC), we acknowledge the receipt of the Archaeology Branch's letter dated March 6, 2014 (LOG NO: 2014.00010; DOC NO: 1402MD19). In response to your comments, we would like to note the following.

Archaeology Branch Comments

Archaeological Assessment (AA) and Archaeological Monitoring Plan (AMP). As noted in your letter, a *draft* AA documenting the findings of an inventory survey-level investigation for a 0.15-acre portion of Parcel 36 was accepted by the State Historic Preservation Division (SHPD) with requested revisions via letter dated November 19, 2013 (LOG NO: 2013.0514; DOC NO: 1308DD01).

We would like to note that an updated *draft* AA (dated February 2013) encompassing Parcels 36, 38, and 44 (1.02 acre) was submitted to the SHPD in February 2013. An AMP (dated February 2013) was submitted to the SHPD that same month.

A *final* AA with the requested revisions was submitted to the SHPD in December 2013. SHPD approval of the *final* AA and the AMP are pending as of this date.

Architectural Mitigation. Refer to the following section.

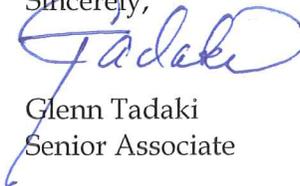
The Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044
Page 2

Architecture Branch Comments

During their meeting on March 6, 2014, the Maui County Cultural Resources Commission concurred with the Maui Planning Department and the State Historic Preservation Division's findings that mitigation for the demolition of the former Trilogy office building on Parcel 38 and the former Agena family home on Parcel 44 can be accomplished through Historic American Building Survey (HABS) Level III documentation. As such, the Applicant acknowledges and will comply with the HABS Level III requirement prior to the demolition of the structures.

Thank you for providing us with your comments and for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn Tadaki". The signature is stylized and written over the printed name and title.

Glenn Tadaki
Senior Associate

cc: Candace Thackerson, Maui Planning Department
Dee Coyle, KBHL, LLC
Mike Dega, SCS, Inc.
Jill Engledow, MIP

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 21, 2014

Mr. Ivan Lay, Chairman
and Members of the Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Chairman Lay:

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

At a regular meeting held on March 6, 2014, the Cultural Resources Commission (CRC) reviewed the Draft EA and SMA Application, referenced above. Based upon the discussion and questions to the Applicant and Applicant's representatives, the CRC issued the following recommendations to be included in the Final EA, as stated below:

1. That the Applicant include a comprehensive history of the families for the two (2) buildings on Parcels 38 and 44 (former Trilogy office and Agena Home, respectively) within the HABS III survey (the HABS III survey may not be completed in time for inclusion within the Final EA, but shall be completed prior to final approval of demolition permits for both structures);
2. The Applicant is strongly encouraged to obtain grafts from the Hayden Mango tree on site which is proposed to be removed, and utilize the grafts within the new proposed landscaping of the final project;
3. That the Applicant consider not removing the Common Mango tree, however, if the Common Mango tree must be removed, the CRC recommends that the tree be utilized for Native Hawaiian cultural practices, such as the Kaanapali Beach Hotel's Makahiki Festival (KBHL, LLC. is the owner of the subject property);

Mr. Ivan Lay, Chairman
and Members of the Maui Planning Commission
April 21, 2014
Page 2

4. That during the removal of both the Common Mango and Hayden Mango trees, Native Hawaiian Cultural protocol be observed; and
5. The CRC would also like to emphasize their concern over the Department of Land and Natural Resources-State Historic Preservation Division – Architecture Branch’s comment in their letter dated March 3, 2014, that “demolition of the historic buildings will negatively affect the National Historic Landmark.” The CRC is concerned that Lahaina may face the possibility of losing its National Historic Landmark District designation by continuation of projects that include demolition of historic structures; “piece by piece, one building at a time.”

Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Candace Thackerson by email at candace.thackerson@mauicounty.gov or by phone at (808) 270-7180.

Sincerely,



WARREN OSAKO, Chairman
Maui County Cultural Resources Commission

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Candace R. Thackerson, Staff Planner (PDF)
Suzette Esmeralda, Secretary to Boards and Commissions (PDF)
Glenn Tadaki, Chris Hart & Partners, Inc.
Project File
General File

WRS:CRT:nt

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May 2, 2014

The Honorable Chairman and Members of the
Maui Planning Commission

c/o: Maui Dept. of Planning
2200 Main Street, Suite 619

Attention: Candace Thackerson
Wailuku, HI 96793

SUBJECT: Plantation Inn Redevelopment Project
SM1 2013/0008 and EA 2013/0002
TMKs (2) 4-6-009: 036, 038, and 044

Dear Chairman Lay and Commissioners:

During their regular meeting on March 6, 2014, the Maui County Cultural Resources Commission (CRC) reviewed the Draft EA and SMA application for the above-referenced project and provided recommendations for the Final EA.

In response to the recommendations provided by the CRC, the Applicant would like to note the following.

1. Historic American Building Survey (HABS) Level III reports will be prepared for the former Trilogy office building which was built on Parcel 38 in 1940 and the former Agena family home which was constructed on Parcel 44 in 1932. The HABS III reports for these two (2) buildings will be completed prior to the issuance of demolition permits for both structures.
2. During the CRC meeting, the Applicant offered to provide grafts to interested individuals since the Hayden mango tree will have to be removed in order to construct the new parking lot on Parcel 38. Recent discussions between the Applicant and the Planning Department have clarified that providing grafts of the Hayden mango tree to interested parties will satisfy the intent of this recommendation. It should also be noted that utilizing grafts from the mango tree for project landscaping is not practicable due to potential safety, liability, and security concerns.

3. The common mango tree on Parcel 38 will also need to be removed for the new parking lot. The wood from this mango tree will be used to support Native Hawaiian cultural practices and activities at the Ka'anapali Beach Hotel and may also be offered to Native Hawaiian cultural practitioners.
4. Native Hawaiian cultural protocol will be observed when the Hayden and common mango trees are removed.
5. The Applicant acknowledges the CRC's concerns about the possible loss of Lahaina's National Historic Landmark status due to the cumulative effect resulting from the demolition of historic structures within the district.

Thank you for participating in the environmental review process. Please feel free to call me or Jordan Hart at (808) 242-1955 should you have any questions.

Sincerely,



Glenn Tadaki
Senior Associate

cc: Dee Coyle, KBHL, LLC
Mike Dega, SCS
Jill Engledow, MIP
Steven Heller, Architect

APPENDIX P

State of Hawaii Intensive Level Survey
Historic American Building Survey Level III –
Ishikawa Agena House

**State of Hawaii Intensive Level Survey
Historic American Building Survey level III**

Ishikawa Agena House



180 Lahainaluna Road
Lahaina, Maui, Hawaii
TMK (2) 4-6-009:044

Brandis Sarich, AIA,



**State of Hawaii Intensive Level Survey
Historic American Building Survey level III**

Ishikawa Agena House

180 Lahainaluna Road, Lahaina, Hawaii

<u>Section</u>	<u>Contents</u>
1	Hawaii Historic Site Form Spreadsheet
2	HABS III report
3	Plans and Maps Research Materials
4	Color Photos HABS Photos
5	Photos with descriptions on back CD with all digital files

This Historic American Building Survey (HABS) and Intensive Level Survey recording project was undertaken and funded by Ka'anapali Beach Hotel, Ltd., LLC (KBHL, LLC) as part of the Plantation Inn Redevelopment Project, to mitigate the adverse effect of the demolition of the Ishikawa Agena House, as required by the Maui County Planning Department and the Architecture Branch, State Historic Preservation Division (SHPD) of the Hawai'i Department of Land and Natural Resources. The fieldwork was conducted by Brandis Sarich, AIA and Kevin Sarich, who also produced the floor plans. Architectural and historical research was

Section 1 - Hawaii Historic Site Form Spreadsheet

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

LOCATION AND PROPERTY NAME

address:	historic Name: Ishikawa-Agena House
street: 180 Lahainaluna Road	current Name:
city: Lahaina	other name: Paragon Sailing Offices
county: Maui	block number:
assoc address:	lot number:
location description:	tax lot number: (2) 4-6-009:038
East of the current Plantation Inn	township:
0.2 mi. SW of Pioneer Mill Sugar Co.	range:
	section:
USGS Lahaina, Hawai'i Quadrangle,	1/4:
Universal Transverse Mercator Coordinates 2310188.258456	zip: 96761

PROPERTY CHARACTERISTICS

resource type: Building	total # eligible resources: 1
height: 1 story	total # ineligible resources:
primary construction date: 1950	original use comments:
primary original use: Single Family	primary style comments: Post WWII
secondary original use:	secondary style comments:
primary style: Plantation Vernacular	siding comments: Original
secondary style:	architect:
primary siding: vertical plank	builder:
secondary siding:	eligib eval: Contributing Lahaina NHL
plan type: L shaped	
notes:	

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Raod
Lahaina, Maui, Hawaii

GROUPINGS/ASSOCIATIONS

survey project name: Plantation Inn ILS and HABS III mitigation for 2 houses 2014
grouping name:
farmstead/cluster name: Panaewa Tract.
other:

SHPO INFO FOR THIS PROPERTY

NR listed date:
ILS survey date: April 15, 2014
RLS survey date: April 15, 2014
Gen file date:
external site # (TMK): (2) 4-6-009:038



Front (North) elevation

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period.)

A. General Statement:

1. History:

The Ishikawa-Agena House at 180 Lahainaluna Road is a Plantation Vernacular dwelling that appears to have been built by an independent contractor after 1950 on a former company-owned parcel that was identified as Lot 2 of the Panaewa Tract.¹ The Panaewa Tract appears to have been platted by PMCo by 1916 but utilized as a cane field through 1950. The property was acquired by Toshio Ishikawa and his wife Kikuyo on November 20 of the latter year.²

Toshio Ishikawa was born in Lahaina in 1917, a “Nisei” or “second generation” son of Masasuke and Toyo Ishikawa. They were “Issei” or “first generation” parents who had been born in Japan in 1880 and had immigrated along with two sons—Yukio and Seichi—who had also been born in Japan in 1903 and 1906, respectively, from an unidentified prefecture to Hawai‘i. The Ishikawas had a fourth son named Kiyoshi who was born in Lahaina in 1919.³

Toshio’s father, Masasuke, was first listed in the Maui directories in 1910 as “M. Ishikawa,” an employee of a merchant who was identified as J. Uneda and operated a general store in Lahaina.⁴ Neither Masasuke nor Uneda were listed in the Maui directories of 1915 or 1920, however, M. Ishikawa was again featured in the 1925 directory and listed as an “auto opr,” or taxi driver along with his son Seichi, who was identified as “S. Ishikawa” in Lahaina.⁵ Four years later, M. Ishikawa was still described as an “auto opr,” along with his eldest son named Yukio, who was recorded as “Y. Ishikawa.”⁶

In 1930 “S. Ishikawa” was identified as “Seichi Ishikawa,” and manager of the Fujimura Garage in Lahaina.⁷ By 1935, however, Seichi had left Fujimura Garage to work at a service station operated by “Y. Ishikawa” and “M. Ishikawa” was also employed in the business.⁸ In 1940 Seichi appears to have left Lahaina altogether and was replaced by his younger brother, Toshio Ishikawa, who worked as a “mechanic,” while Masasuke was finally fully identified and described as working with Y. Ishikawa in the family-owned service station at 701 Front Street.⁹

In 1940 census taker Adolph Leong recorded Masusake as the “proprietor” of the service station. In that year, he was residing with his wife in the house of their son Yukio, daughter-

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

in-law Shiguko, and their three children. Toshio was also living in the house and was described as an “attendant” at the service station.¹⁰

Masasuke’s ownership of the service station caused him to be arrested by authorities in late 1942 or early 1943 under martial law and sent to Sand Island, then transported to the U.S. mainland on March 3, 1943 for internment.¹¹ He is known to have been sent to Sharp Park Detention Station, a temporary immigration detention station that was operated from March 30, 1942 – 1946, in the vicinity of Pacifica, California, but his other internment sites remain unknown.¹²

Despite his father’s arrest and confinement, Toshio, who had graduated from Lahainaluna High school in the Class of 1935, volunteered for service in the U.S. Army at the age of 26. On March 23, 1943, he joined the 442nd Regimental Combat Team (RCT) with the rank of Private First Class and served in Company F, Military Intelligence Service. The 442nd RCT initially consisted of the 442nd Infantry, 522nd Field Artillery Battalion, and the 232nd Engineers Company, and had been activated earlier on January 28, 1943. In 1944 it was combined with the 100th Infantry Battalion. Presumably, Toshio was included in a group photograph of 77 Lahaina volunteers for the 442nd RCT which was taken in front of the Lahaina courthouse on March 25, 1943 although he has not yet been identified.¹³ Toshio appears to have seen service through the end of the war in Europe when “V-E Day” was declared on May 7, 1945 and remained in the 100th/442nd until six months after war’s end.¹⁴

Masasuke was returned to Lahaina but at an indeterminate date in 1945 or 1946. He was not among the first shipload of 46 internees from Maui who arrived in Honolulu aboard the U.S. Army transport, Yarmouth, from the Port of Seattle in November 1945.¹⁵ Lahaina internees who were passengers on that vessel were identified as Seichi Fukunaga, Mitsutaka Horiuchi, Uichi Kinashita, Kosubaro Seki, and Takayuke Watanabe.¹⁶ Like a number of other internees such as Kosubaro and Chiyo Seki from Honolua Store, Masasuke was curiously absent from the Maui directories after the war.¹⁷

Conversely, his son, Toshio, after returning from the war, married Kikuyo, and they purchased the house site at 180 Lahainaluna Road from PMCo in 1950 and hired a building contractor to erect a new dwelling. Unfortunately, the couple appears to have remained in Lahaina for less than a decade, however. On December 29, 1955, they sold the property to Masaru Agena and his wife Betty,¹⁸ relocated to the U.S. mainland, and eventually settled in California.

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

Masaru Agena was the “Nisei” or “second generation” son of Kana and Kasue Agena. Both parents were “Issei” or “first generation” parents who had been born in 1890 and 1891, respectively, and had immigrated from Okinawa to Hawai‘i in 1907.¹⁹ The Agenas had nine children—seven sons and two daughters—all of whom were Nisei born in Hawai‘i. The first child was a son named Kyoshi, born in 1913, and the last child was a daughter christened Sumiko, who was born in 1929. Masaru was the sixth child, born in 1923, and he appears to have been close to two older brothers—second and fourth sons, Clarence S. (Shoichi) and Hideo, who were born in 1915 and 1919—as well as a younger brother named Masanobu, who was born in 1927.²⁰

In 1940 Masaru was identified in the census as living with his brothers Clarence, Hideo, and Masanobu.²¹ Clarence was recorded as the head of the household and they resided in Kelawea Village, formerly known as Kelawea Camp, which was also referred to in the vernacular as New Mill Camp or New Mill Village. Their residence in a camp that was close to the mill was enigmatic since Clarence was a sales clerk at the “sugar plantation store” on Front Street, also known as the Lahaina Store, and the retailer maintained its own camp for store employees under the moniker of “Lahaina Store Village.”²²

Despite being enumerated in the census, however, none of the members of Masaru’s large family appear to have been listed in the Maui directories for Lahaina before 1940. The first listing for an Agena occurred in the directory of 1920-21, when an “S. Agena” was identified as a “clothes cleaner” who operated a laundry in Lahaina.²³ This was not any of Masaru’s brothers because the eldest—Shoichi (Clarence S.)—was only six years of age in that year. In 1925-26 S. Agena was identified as a “farmer” in “Kahana,” which suggests that he may have either grown cane on contract for PMCo, vegetables or taro. His listing remained unchanged through 1930-31 but by the printing of the 1934-35 directory, he had moved to Makawao and maintained his livelihood as an independent farmer.²⁴

Clarence was listed in the directory of 1940 under his Japanese first name and identified as a “checker” at the Lahaina Store.²⁵ Curiously, however, throughout the 1940s and 1950s, neither Masaru nor Betty were included in the Maui directories; only Clarence and his wife and another brother named Hideo. By 1954, Clarence was employed as an insurance agent in Lahaina while Patricia was identified as a “barber.”²⁶ Hideo had left Lahaina for Waiakoa where he was identified as a “hog raiser.”²⁷ Masaru was finally identified in the Maui directory of 1964 as employed as a supervisor at Baldwin Packers and residing at 180 Lahainaluna Road.²⁸

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

Prior to the dwelling's construction, the vacant house lot, identified on land documents as "Parcel 2, Panaewa Tract," was shown on a PMCo map in 1935 (Figure 1) as well as included in a field book with the title, "Residences Along Lahainaluna Road," (Figure 2) that was produced in the following year.²⁹ In 1947 and 1950 when an aerial photograph was taken of Lahaina and a San-born Insurance Company map was updated, respectively, the parcel was still unimproved (Figures 4-5). The house was finally recorded in an aerial photograph that was taken of the town in 1975 (Figure 6). The Agenas maintained ownership of the property from 1955 through 1984 when they sold it to James and Randolph Coon on February 21 of that year.³⁰ It was subsequently sold to a number of owners and used as rental property before being proposed for demolition as part of the Lahaina Inn Redevelopment Project in 2014.

ARCHITECTURAL/ PROPERTY DESCRIPTIONS

(include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

The Ishikawa-Agena House is a variation of a plank frame building, known in the vernacular as a “single-wall house,” which became the dominant method for construction of all classes of buildings in Hawai‘i during the Plantation Period. It has been suggested that this building technique originated with Japanese carpenters in Hawai‘i in the mid-1880s but there is sufficient evidence to conclude that it is an American construction method which was brought to the islands by American sugar companies.³¹ It was more cost efficient than the dominant U.S. mainland technique of balloon frame construction and Japanese carpenters employed by American companies adopted and refined it for widespread use throughout the Hawaiian archipelago.

Plank Framing (without corner posts) and its predecessor, Box Framing (with corner posts) were initially developed as simplifications of traditional Timber Framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks which were secured to sills and top plates. The planks also provided a building’s exterior and interior wall surfaces.³²

Plank Framing and Box Framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire and Maine well into the nineteenth century.³³ Introduced into Kentucky by 1800, Plank and Box Framing became consolidated under the term “Box Frame” in the oral tradition of Anglo- American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for widespread use in the construction of sugar and pineapple plantation dwellings that were erected during the same period. Variations of plank framing continued to be popular in Hawai‘i for domestic, institutional, and commercial construction for the majority of the twentieth century.³⁴

The Ishikawa-Agena House appears to have been constructed after 1950 and reflects the advances in residential design that had been adopted for Dream City in Kahului, a planned development initiated by Hawaiian Commercial & Sugar Company, Ltd. in 1948 and designed by Harland Bartholomew & Associates of Kansas City. It was the first major post-war housing development in Maui County and provided home ownership opportunities for sugar company workers.

Hawaii Historic Site Form

Ishikawa-Agena House
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2. Architectural Character: The Ishikawa-Agena House is a one-story building with a three-bay width and six-pile depth that has entrances that are located on the northwest, northeast, southeast and southwest facades.

B. Description of the Exterior:

1. Overall Dimensions: The building measures 49'-10" in width and is 65'-8" in depth and is oriented north-south.
2. Foundations: The foundations consist of circular-sawn wood posts which are nominal 4" x 4" members that have been placed on the upper surfaces of undressed lava rocks. There are three rear additions which have been erected on concrete slabs of indeterminate depths.
3. Wall Construction: The building is covered with vertically-laid tongue and groove wood boards which are nominal 1" x 6" (both vertical- or pith-sawn and circular-sawn) and comprise the wall framing as well as the primary exterior and interior wall finishes. Nominal 1" x 6" and 1" x 8" wood trim boards are also used to secure the corners of the building and case doors and windows.
4. Wall System, Framing: The Ishikawa-Agena House is of "single-wall" construction and is a variation of box framing. The building's sills are nominal 4" x 6" and its top plates are presumably paired 2" x 4" members. The house's floor system consists of nominal 4" x 6" beams with nominal 2" x 6" circular-sawn wood floor joists spaced at 2'-0" centers and nominal 2" x 4" "X" bracing. The roof framing system is comprised of circular-sawn wood rafters which are also nominal 2" x 4" members which have been spaced at 2'-0" centers. The rafter tails are plain and unembellished. Wall construction of the rear additions are nominal 2" x 4" balloon frame.
5. Porches: The building has been built without any porches.
6. Chimneys: No chimneys or other sources of heat have been provided.
7. Openings:
 - a. Doorways and Doors: The front entry door is a modern slab door. Side and rear entry doors are modern slab doors as well. All doors have been simply cased with nominal 1" x 6" or 1" x 8" wood trim that has been painted. They also feature plain wood drip caps and thresholds.
 - b. Windows: All windows include original two-over-two light wood sash and replacement one-over-one light wood sash. They have been cased with nominal 1" x 6" wood trim that has been painted, and feature plain wood drip caps.

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

8. Roof:

a. Shape and Covering: The roof of the Ishikawa-Agena House is gabled with a slope of 4 in 12. The roof is covered with corrugated metal over asbestos shingles. The three additions have shed roofs.

b. Cornice: The building does not have a cornice but instead features a wood frieze board that has been painted and supports nominal 2" x 4" rafter tails which are spaced at 2'-0" centers.

C. Description of the Interior:

1. Floor Plan: Entry is made into a living room from three entry steps and an entry door in the south (front) façade. The living room provides access to a hall, bedrooms, as well as a bathroom. An original rear entry stair is located on the south side of the building that has been incorporated into an original room of unidentified use. There are three additions of indeterminate dates of construction which are accessed from the rear stair. One addition contains a kitchen, pantry, and a second bathroom. The other two additions provide storage, a hall and den, a bedroom and two more bedrooms in a converted garage.
2. Flooring: The original ca. 1950 floor finish is intact in the living room but is covered with carpet in the bedrooms. It consists of circular-sawn wood tongue and groove boards which are nominal 1" x 4" members. The original wood flooring has been replaced entirely by modern linoleum flooring in the bathrooms and ceramic tile in the kitchen.
3. Wall Finishes: Interior wall finishes throughout include painted vertical wall boards and painted wood baseboards, the latter of which are nominal 1" x 4" members. Ceiling finishes consist of 1/4" Canek panels. Plain nominal 1" x 4" wood trim with 1/4 round has been used to transition from wall to ceilings.
4. Doorways and Doors: Original wood single-panel interior doors from the 1950s remain extant and are trimmed with nominal 1" x 4" members that have been painted. Metal hardware such as metal hinges and plain escutcheons from the 1950s are also present on these doors. There is an exterior nine-light, three panel exterior door which has been installed in a bedroom .
5. Light Fixtures: Light fixtures are ca. 1950 or later.
6. Heating: No method for heating the house has been provided.

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

NOTES:

¹ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.

² Bureau of Conveyances, Bk. 2410: 308.

³ “Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 2A, lines 6-17, 1930.

⁴ Husted 1910: 816, 846.

⁵ Polk-Husted 1925: 663.

⁶ Ibid. 1929-30: 714.

⁷ Ibid.

⁸ Ibid. 1935-36: 611.

⁹ Ibid. 1940-41: 826.

¹⁰ “Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 15A, lines 3-10, 1940.

¹¹ Soga 2008: 226, 234.

¹² “Sharp Park [detention facility],” *Densho Encyclopedia*; “Hawaii: Civilian Internees: Ishikawa, Masasuke”; National

Archives Identifier: 900520; HMS Entry No. A1 461, War Department, 1942; Record Group 389; Records of the Office of the Provost Marshal General, 1930-75.

¹³ Nisei Veteran’s Center, October 2013: 10.

¹⁴ “Toshio Ishikawa: Enlistment Record for WW2[,]” n.d., n.p.

¹⁵ *Maui News*, November 17, 1945: 3: 6. ¹⁶ Ibid.

¹⁷ Solamillo 2013: 8-9, 8-11.

¹⁸ Ibid.: Bk. 3057: n.p.

¹⁹ “Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 2A, lines 6-17, 1930.

²⁰ Ibid.

²¹ “Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 31B, lines 91-94, 1940. ²² Pioneer Mill Co., Ltd., “Lahaina Store Village,” Lahaina, Maui, T.H.[,] Sheet 29, July 8, 1935.

²³ Polk-Husted 1920-21: 1197.

²⁴ Ibid. 1930-31: 700; 1934-35: 601.

²⁵ Polk’s 1940-41: 812.

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

²⁶ Ibid. 1954: 210.

²⁷ Ibid.

²⁸ Ibid. 1964: 10.

²⁹ "Residences Along Lahainaluna Road." Sheet 27. Lahaina: Pioneer Mill Co., Ltd., March 24, 1936.

³⁰ Bureau of Conveyances, Bk. 17695: 418. ³¹ Goto et al 1983: 166-167.

³² Upton 1981: 46-47.

³³ Ibid.

³⁴ Schmitt and Nordyke 1999: 119.

Hawaii Historic Site Form

Ishikawa-Agena House
 180 Lahainaluna Raod
 Lahaina, Maui, Hawaii

RESEARCH INFORMATION

(check all the basic resources consulted and cite specific important sources)

<input checked="" type="checkbox"/>	title records	<input checked="" type="checkbox"/>	census records	<input checked="" type="checkbox"/>	prop. tax records	<input checked="" type="checkbox"/>	local histories
<input checked="" type="checkbox"/>	sanborn maps	<input checked="" type="checkbox"/>	biographical		SHPO files		interviews
<input checked="" type="checkbox"/>	obituaries	<input checked="" type="checkbox"/>	newspapers	<input checked="" type="checkbox"/>	state archives	<input checked="" type="checkbox"/>	historic photos
<input checked="" type="checkbox"/>	city directories		bldg. permits	<input checked="" type="checkbox"/>	state library		

local library	Kahalui Public Library
historical society	Lahaina Restoration Foundation
university library	UH Manoa
other repository	S. Solamillo personal library

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

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(continued)

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

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"Lahaina Quadrangle." Washington, D.C. Department of the Interior, 1997.

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Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

APPENDIX
MAPS & PHOTOGRAPHS
ISHIKAWA-AGENA HOUSE

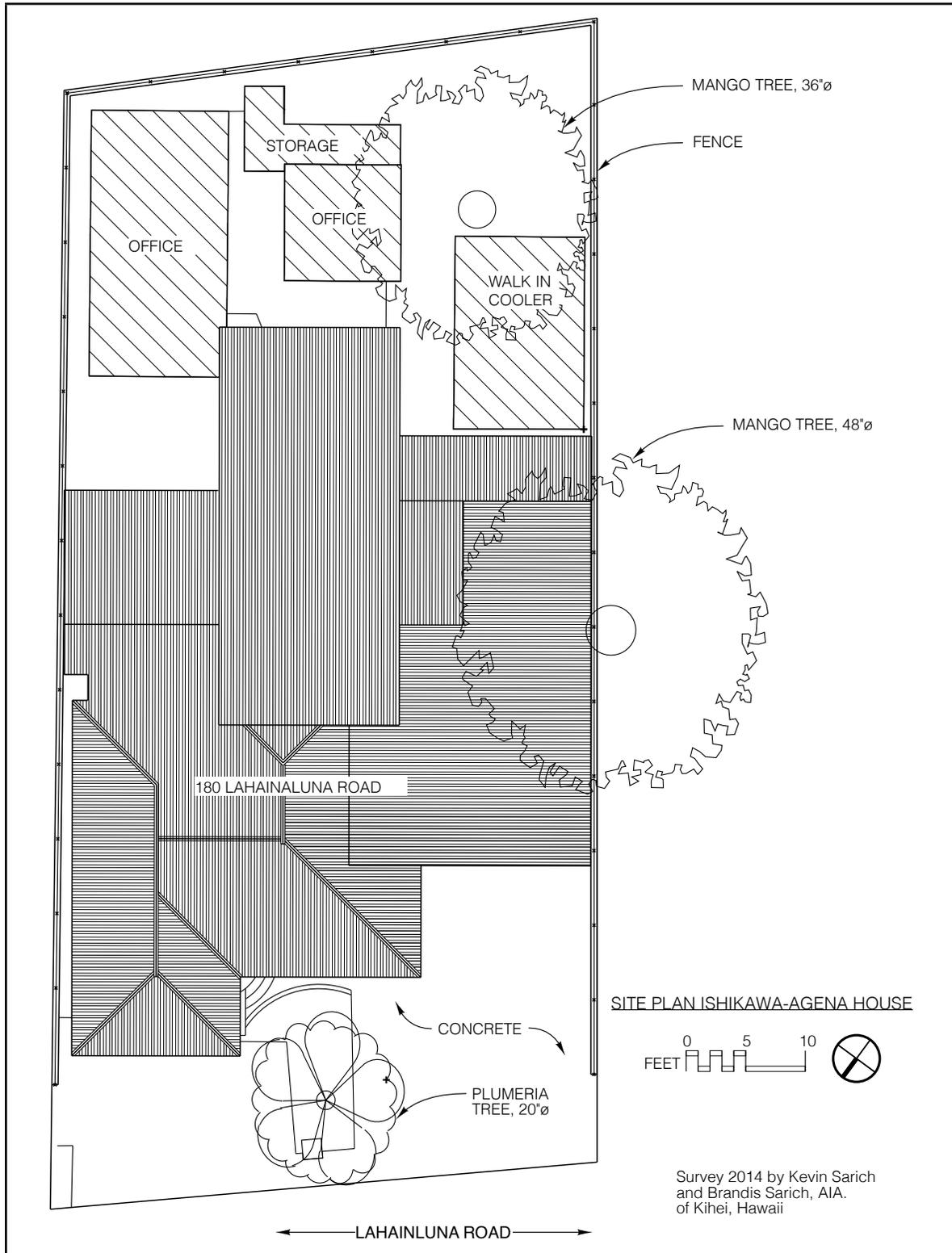


figure 1. Site plan for Ishikawa-Agena House
(file: 2014_IshikawaAgena-1_site1.pdf)

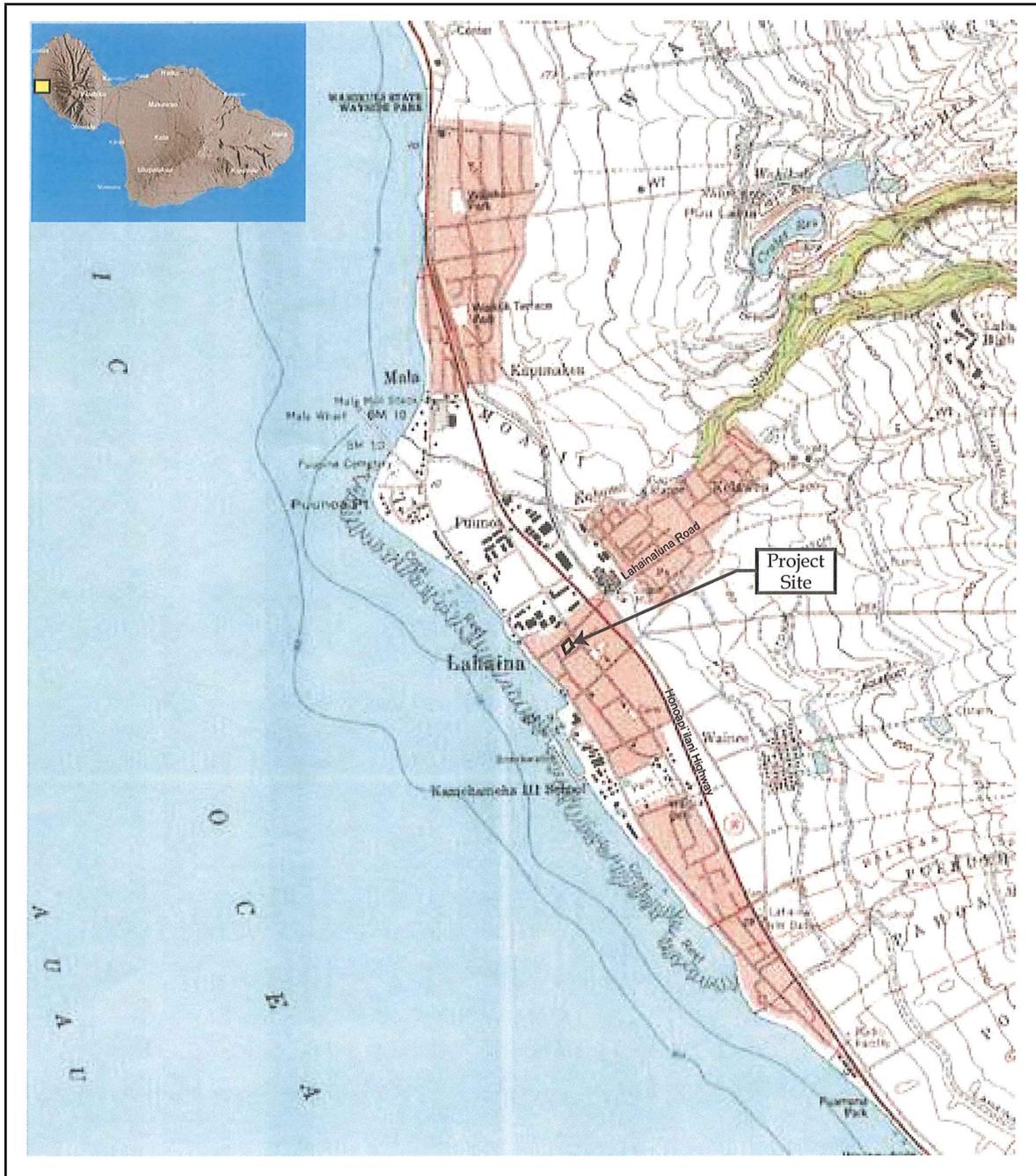
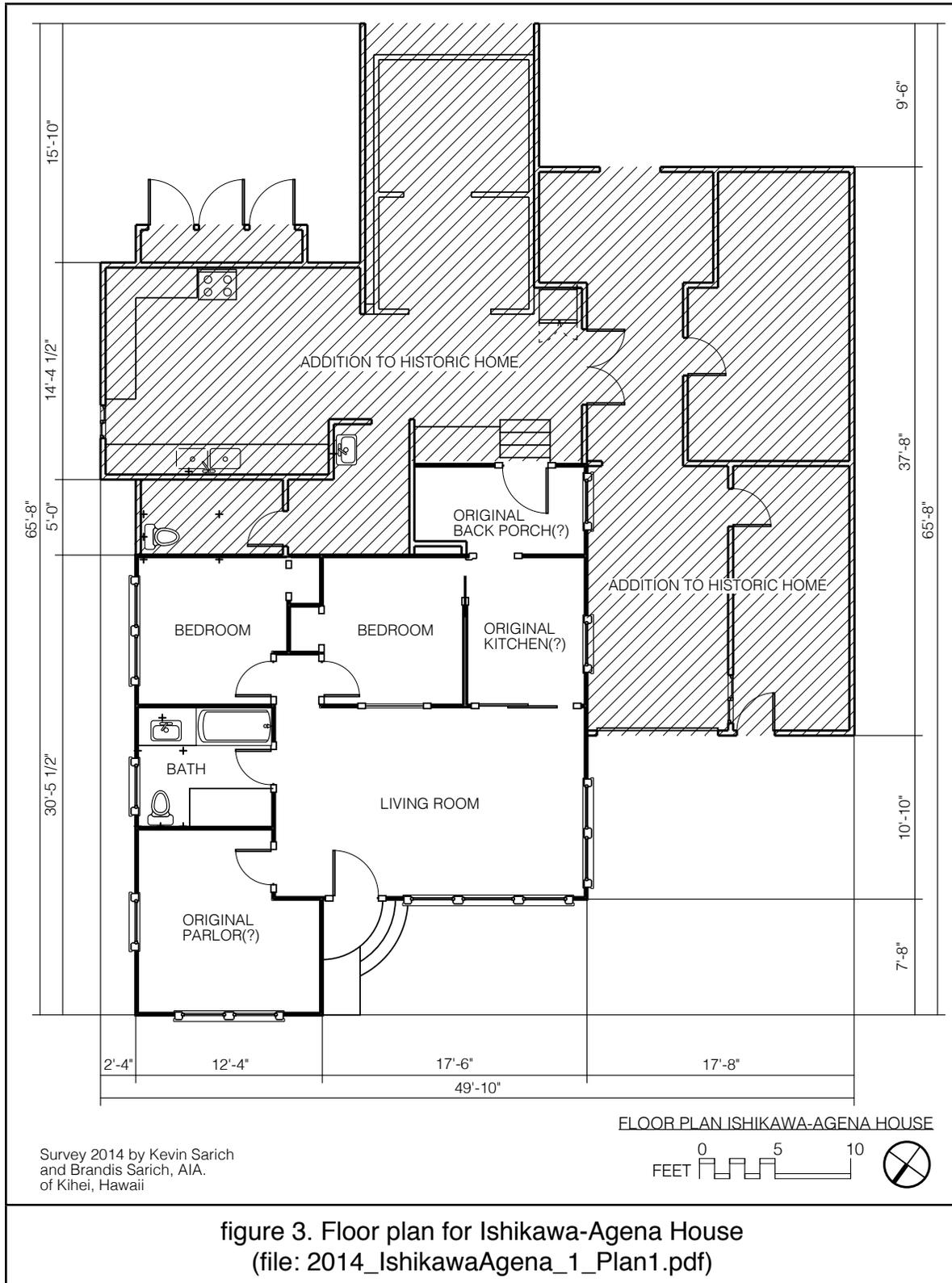


figure 2. Vicinity map for Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_Vicinity1.pdf)

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii



Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Road
Lahaina, Maui, Hawaii

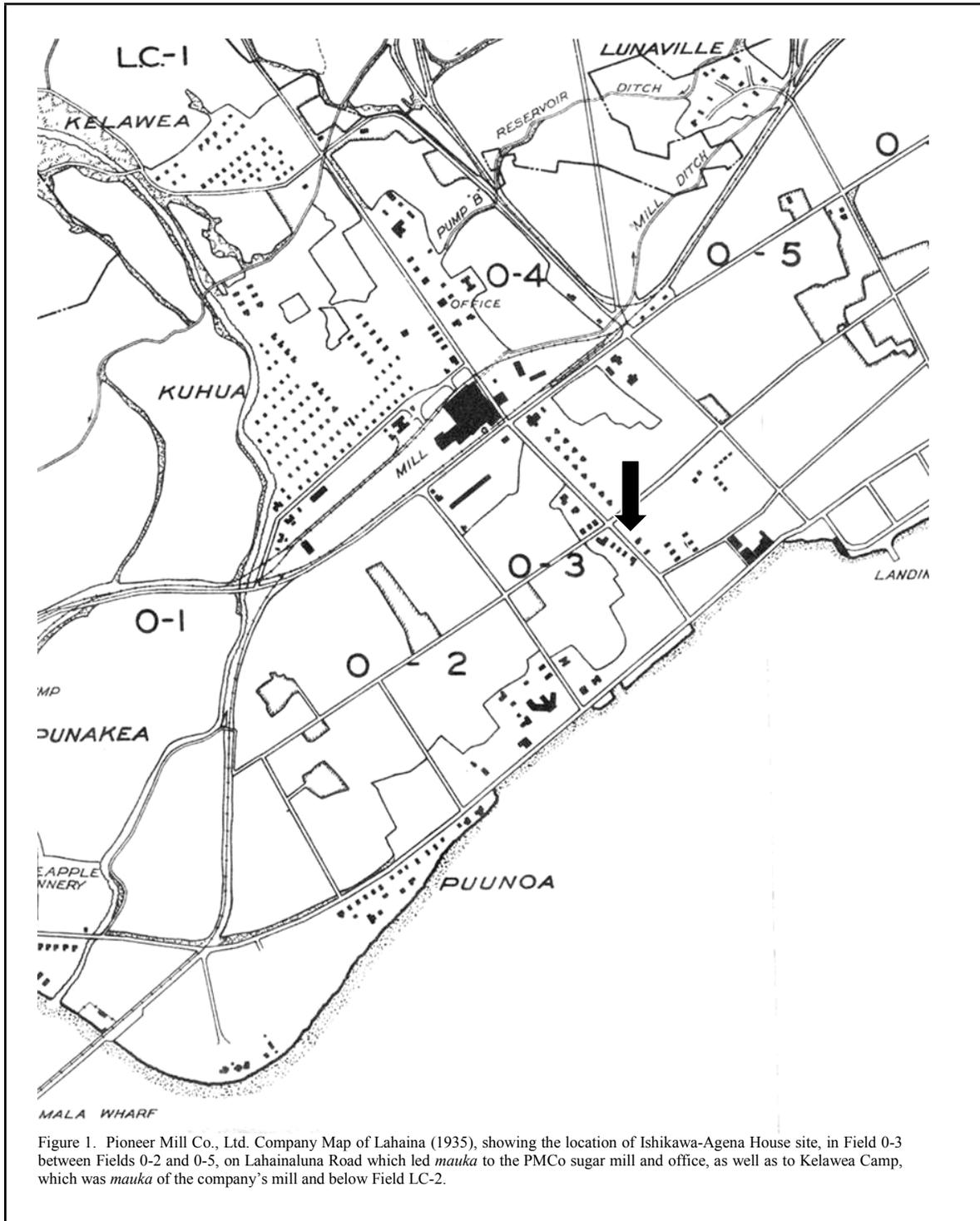


Figure 1. Pioneer Mill Co., Ltd. Company Map of Lahaina (1935), showing the location of Ishikawa-Agena House site, in Field 0-3 between Fields 0-2 and 0-5, on Lahainaluna Road which led *mauka* to the PMCo sugar mill and office, as well as to Kelawea Camp, which was *mauka* of the company's mill and below Field LC-2.

figure 4. 1935 Pioneer Mill Co. Map of Lahaina
(file: 2014_IshikawaAgena_1_Research1.pdf)



Figure 3. Group photograph of 77 Lahaina volunteers for the 442nd RCT which was taken in front of the Lahaina courthouse on March 25, 1943. *Courtesy Nisei Veteran's Center, Kahului, Hawaii.*

figure 5. Photo of Lahaina Volunteers for the 442nd RCT
(file: 2014_IshikawaAgena_1_research2.pdf)

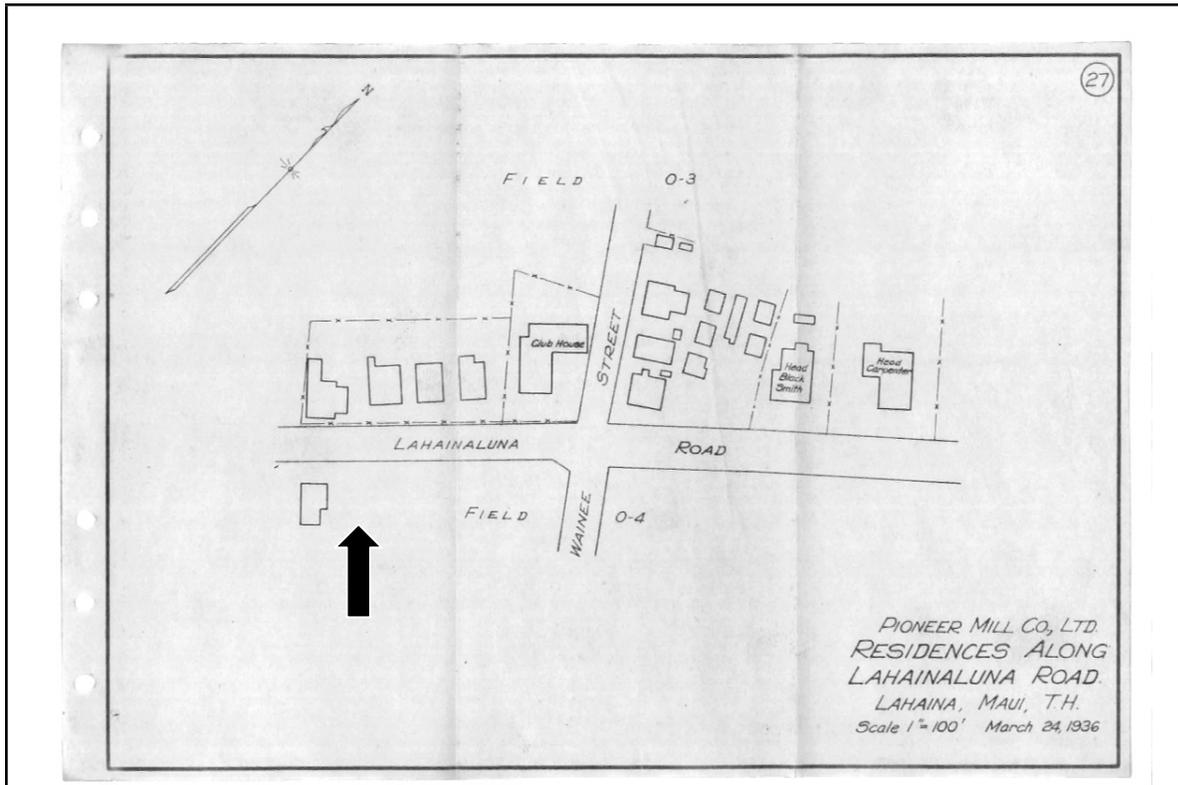


Figure 2. Pioneer Mill Co., Ltd. Field Book illustration showing Ishikawa-Agena House site with other PMCo-owned "Residences Along Lahainaluna Road," March 24, 1936: 21.

figure 6. Pioneer Mill Co. Field Book
(file:2014_IshikawaAgena_1_research3.pdf)

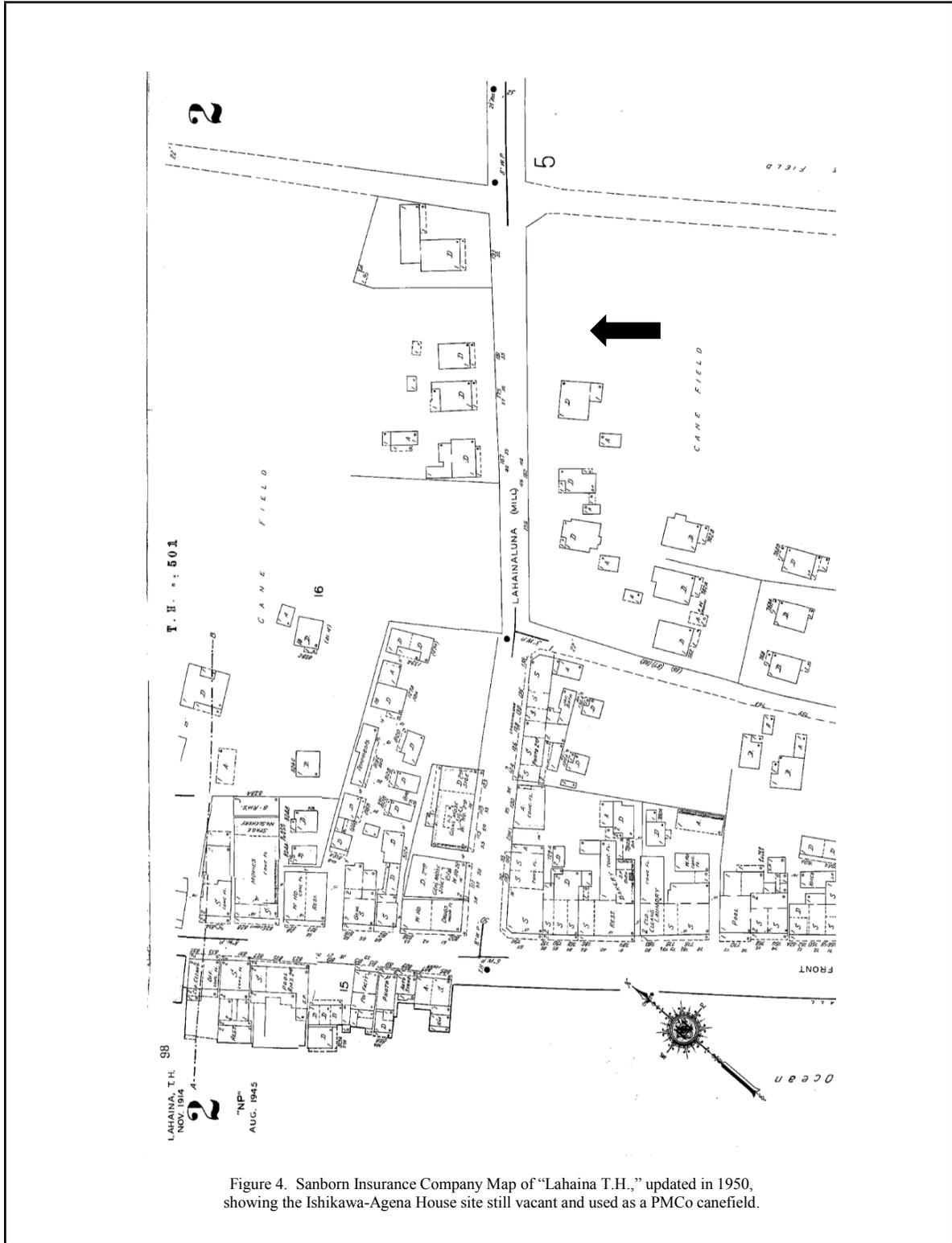


Figure 4. Sanborn Insurance Company Map of "Lahaina T.H.," updated in 1950, showing the Ishikawa-Agena House site still vacant and used as a PMCo cane field.

figure 7. 1950 Sanborn Insurance Company Map of Lahaina
(file:2014_IshikawaAgena_1_research4.pdf)

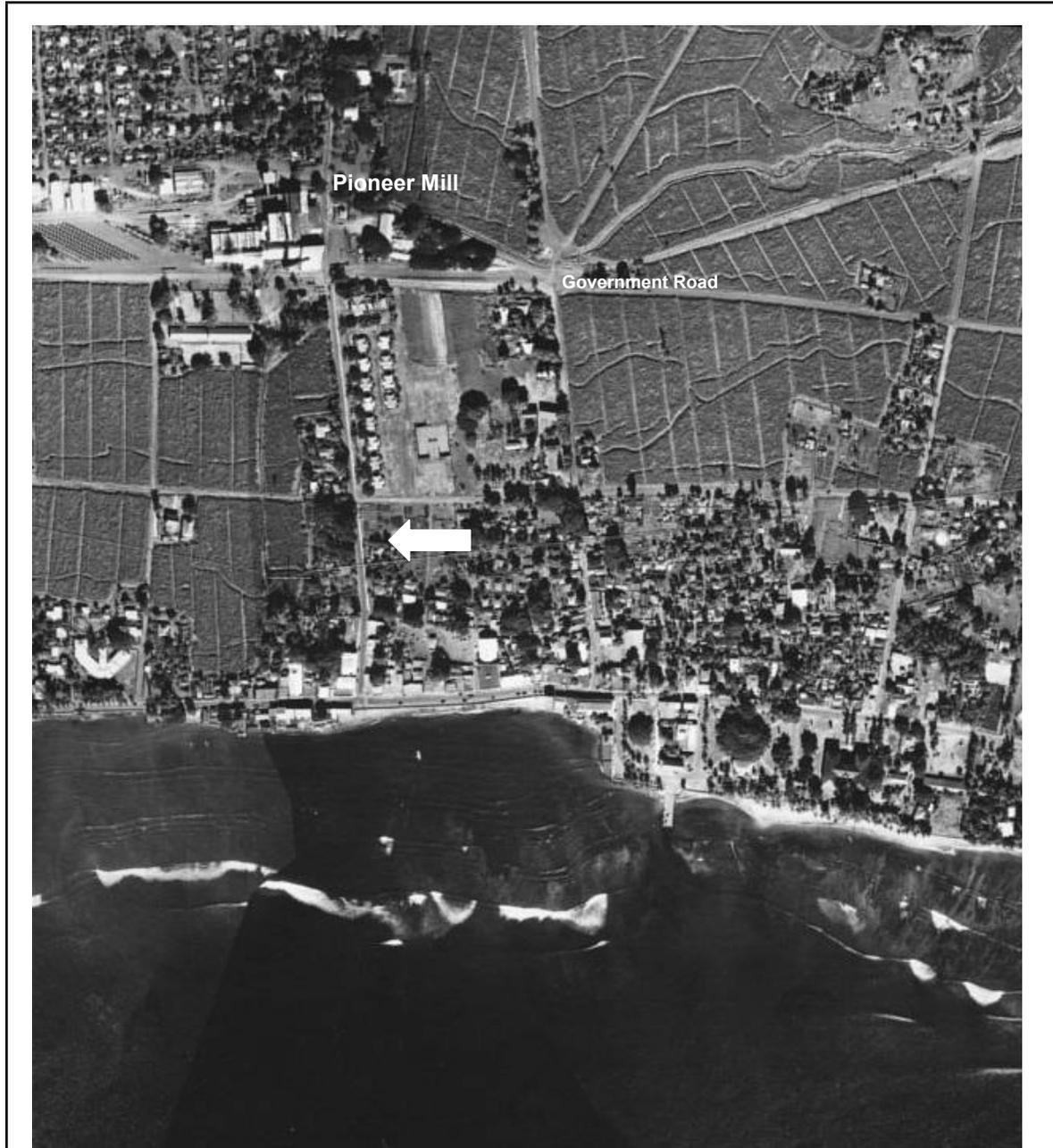


Figure 5. Aerial Photograph (1947) showing location of the Ishikawa-Agena House site at 180 Lahainaluna Road. *Courtesy UH Mānoa.*

figure 8. Aerial photograph of Lahaina 1947
(file: 2014_IshikawaAgena_1_research5.pdf)



Figure 6. Aerial Photograph (1975) showing location of the Ishikawa-Agena House near the southeast corner of the former Government Road, renamed Honoapi'ilani Highway following its construction in 1957. *Courtesy UH Mānoa.*

figure 9. Aerial photograph of Lahaina 1975
(file: 2014_IshikawaAgena_1_Research6.pdf)

Hawaii Historic Site Form

Ishikawa-Agena House
180 Lahainaluna Raod
Lahaina, Maui, Hawaii



figure 10. photograph of North elevation from NE of Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_photo1.jpg)



figure 11. photograph of North elevation from NW of Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_photo2.jpg)



figure 12. photograph of East elevation from NE of Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_photo3.jpg)



figure 13. photograph of living room looking NW
(file: 2014_IshikawaAgena_1_photo4.jpg)



figure 14. photograph of West elevation from SW of Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_photo5.jpg)



figure 15. photograph of South elevation from SE of Ishikawa-Agena House
(file: 2014_IshikawaAgena_1_photo6.jpg)



figure 16. photograph of living room looking SE
(file: 2014_IshikawaAgena_1_photo7.jpg)

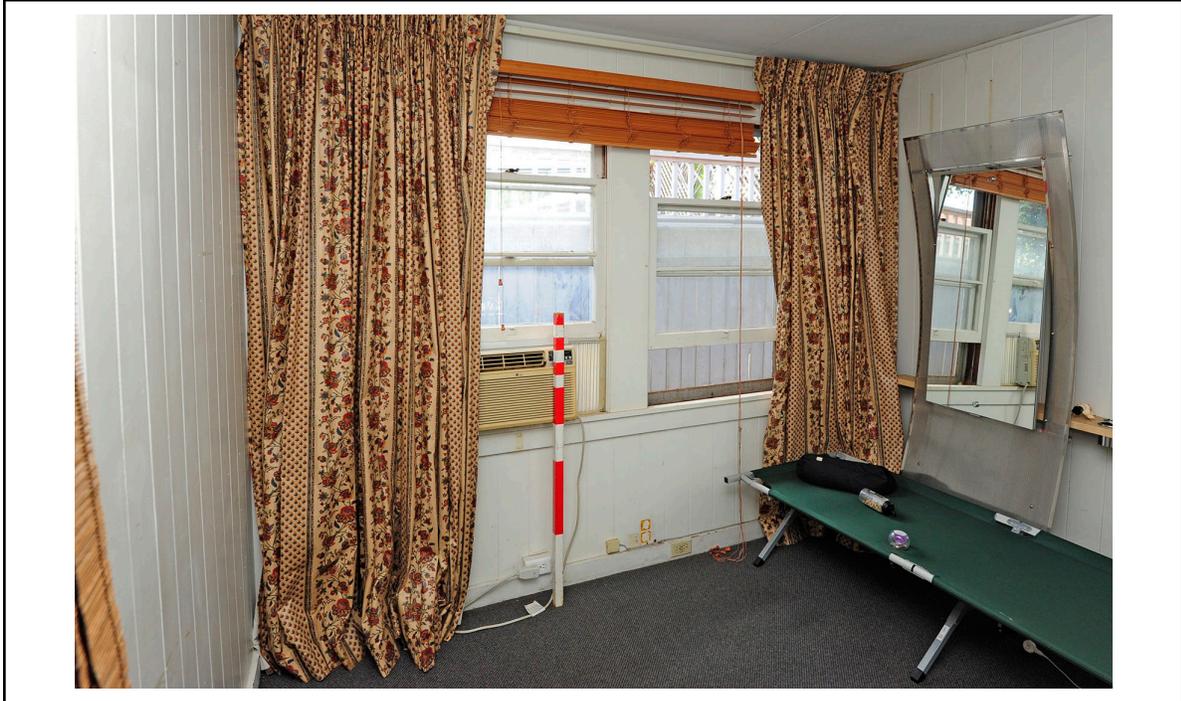


figure 17. photograph of bedroom Ishikawa-Agena house
(file: 2014_IshikawaAgena_1_photo8.jpg)

Hawaii Historic Site Form

Ishikawa-Agena House
 180 Lahainaluna Road
 Lahaina, Maui, Hawaii

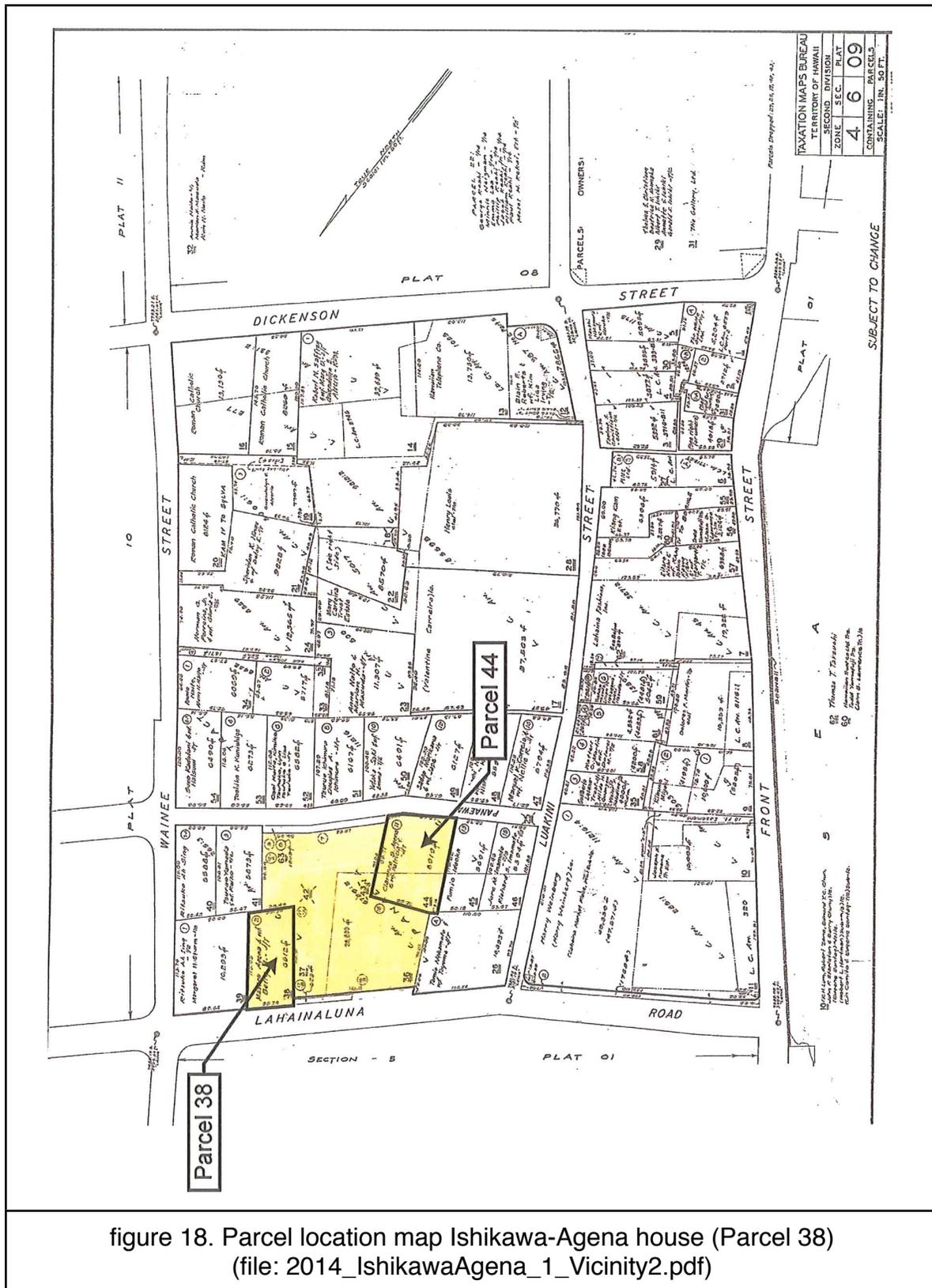


figure 18. Parcel location map Ishikawa-Agena house (Parcel 38)
 (file: 2014_IshikawaAgena_1_Vicinity2.pdf)

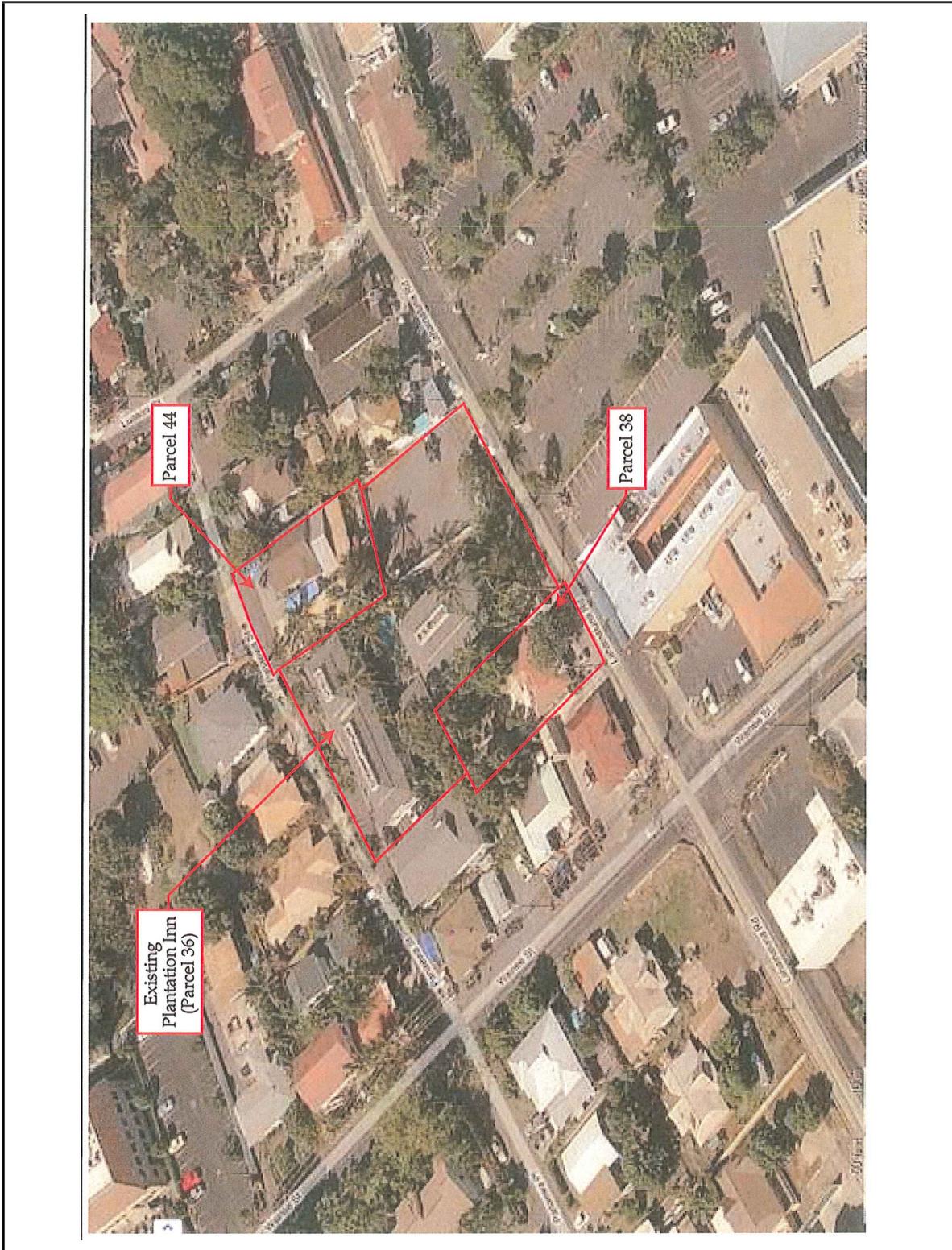


figure 19. Aerial view Ishikawa-Agena house (Parcel 38)
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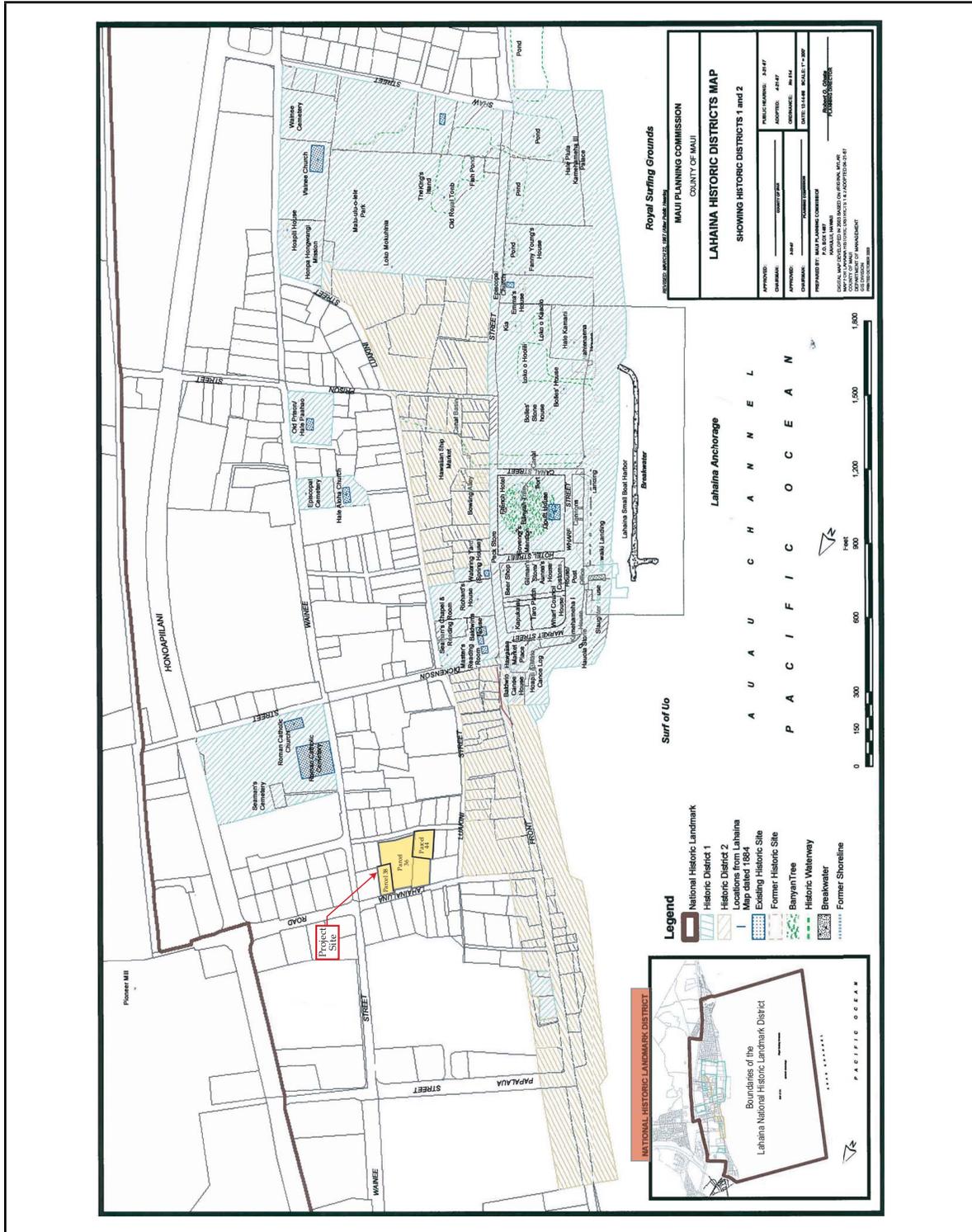


figure 21. Lahaina Historic District Map showing Ishikawa-Agena house (parcel 38) (file: 2014_IshikawaAgena_1_Vicinity3.jpg)

Section 2 - HABS III Report

ISHIKAWA-AGENA HOUSE
180 Lahainaluna Road
Lahaina
Maui County
Hawai'i

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FLOOR PLAN

HISTORIC AMERICAN BUILDING SURVEY

INDEX TO PHOTOGRAPHS

Ishikawa-Agena House
Lahaina
Maui County
Hawai'i

180 LAHAINALUNA ROAD

Documentation: 8 Exterior Photographs (2014)
7 Interior Photographs (2014)

Steve Brinkman, Photographer

June 2014

<u>PHOTO NO.</u>	<u>DESCRIPTION</u>
180 LAHAINALUNA ROAD-01	ISHIKAWA-AGENA HOUSE, LOOKING SOUTH
180 LAHAINALUNA ROAD-02	ISHIKAWA-AGENA HOUSE, LOOKING SOUTH-EAST
180 LAHAINALUNA ROAD-03	ISHIKAWA-AGENA HOUSE, LOOKING SOUTH-EAST
180 LAHAINALUNA ROAD-04	ISHIKAWA-AGENA HOUSE, LOOKING SOUTH-EAST
180 LAHAINALUNA ROAD-05	ISHIKAWA-AGENA HOUSE, LOOKING NORTH-EAST
180 LAHAINALUNA ROAD-06	ISHIKAWA-AGENA HOUSE, LOOKING NORTH-WEST
180 LAHAINALUNA ROAD-07	ISHIKAWA-AGENA HOUSE, LOOKING NORTH
180 LAHAINALUNA ROAD-08	ISHIKAWA-AGENA HOUSE, LOOKING SOUTH-WEST
180 LAHAINALUNA ROAD-09	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 100), LOOKING SOUTHEAST
180 LAHAINALUNA ROAD-10	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 100), LOOKING NORTHEAST
180 LAHAINALUNA ROAD-11	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 100), LOOKING WEST
180 LAHAINALUNA ROAD-12	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 103), LOOKING SOUTHWEST

HISTORIC AMERICAN BUILDING SURVEY

INDEX TO PHOTOGRAPHS CONTINUED

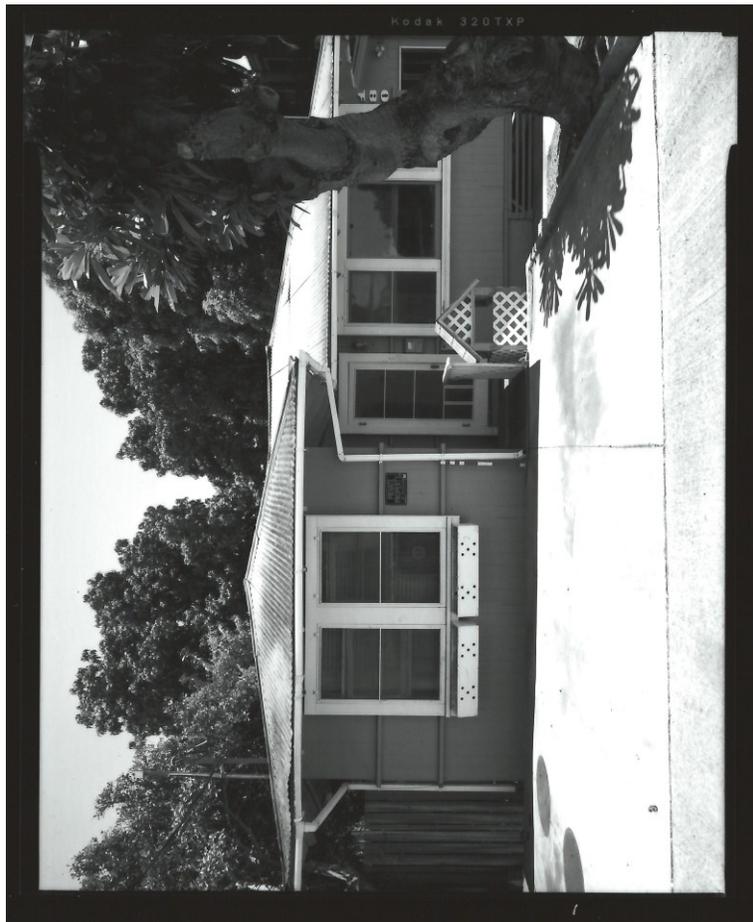
180 LAHAINALUNA ROAD
(Page 2)

<u>PHOTO NO.</u>	<u>DESCRIPTION</u>
180 LAHAINALUNA ROAD-13	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 109), LOOKING NORTHEAST
180 LAHAINALUNA ROAD-14	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 109), LOOKING EAST
180 LAHAINALUNA ROAD-15	ISHIKAWA-AGENA HOUSE INTERIOR (ROOM 104), LOOKING SOUTHEAST

Note: 101, 102, etc., refer to room identification numbers in the narrative.

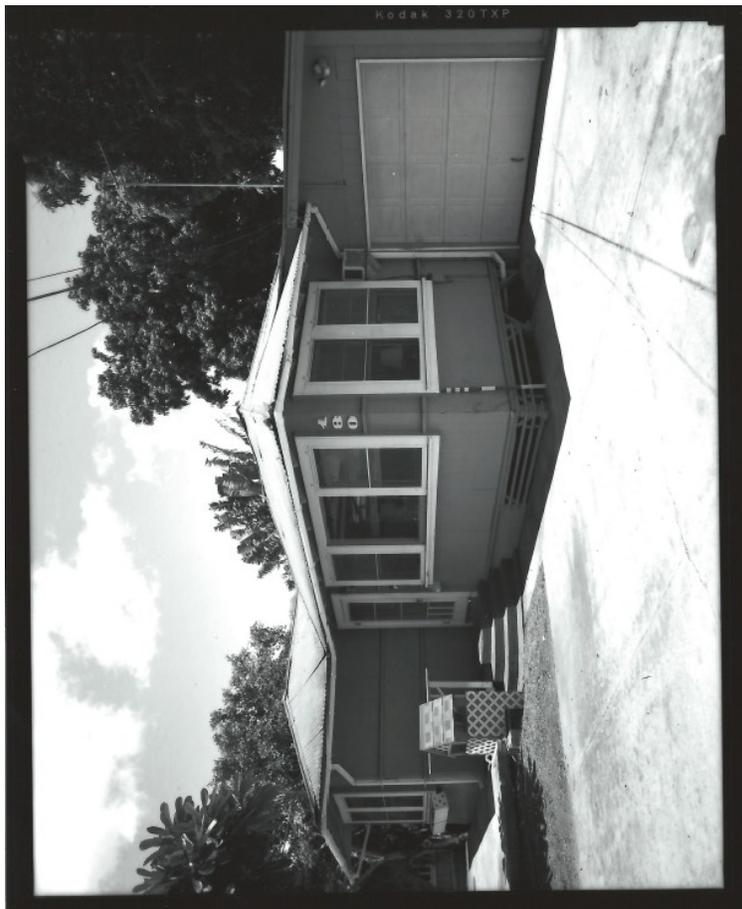
HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-01



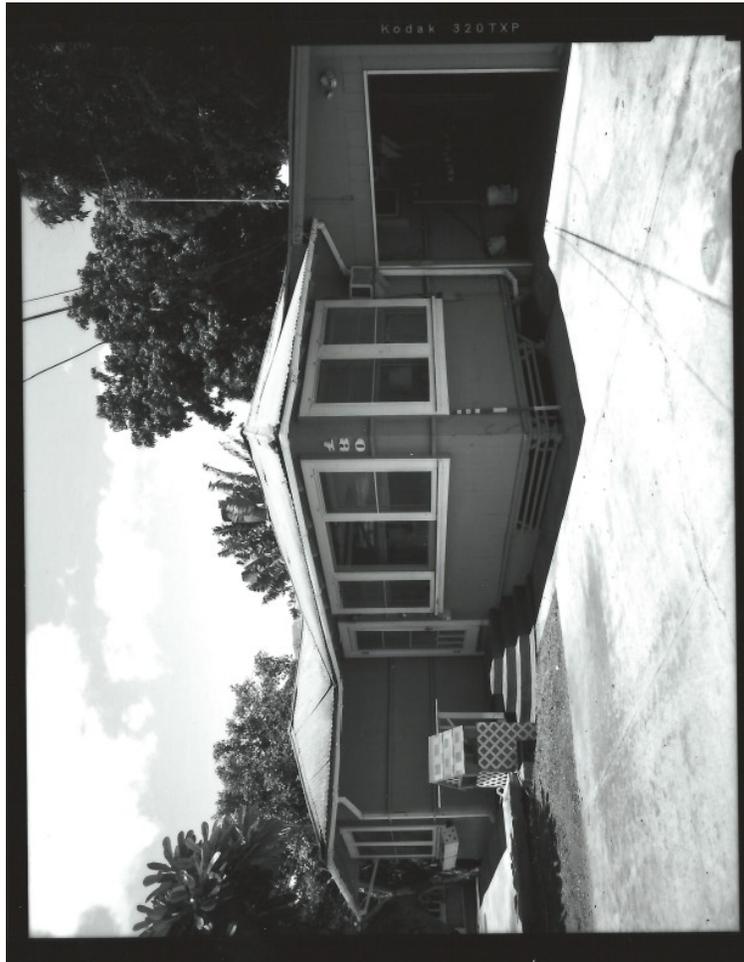
HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-02



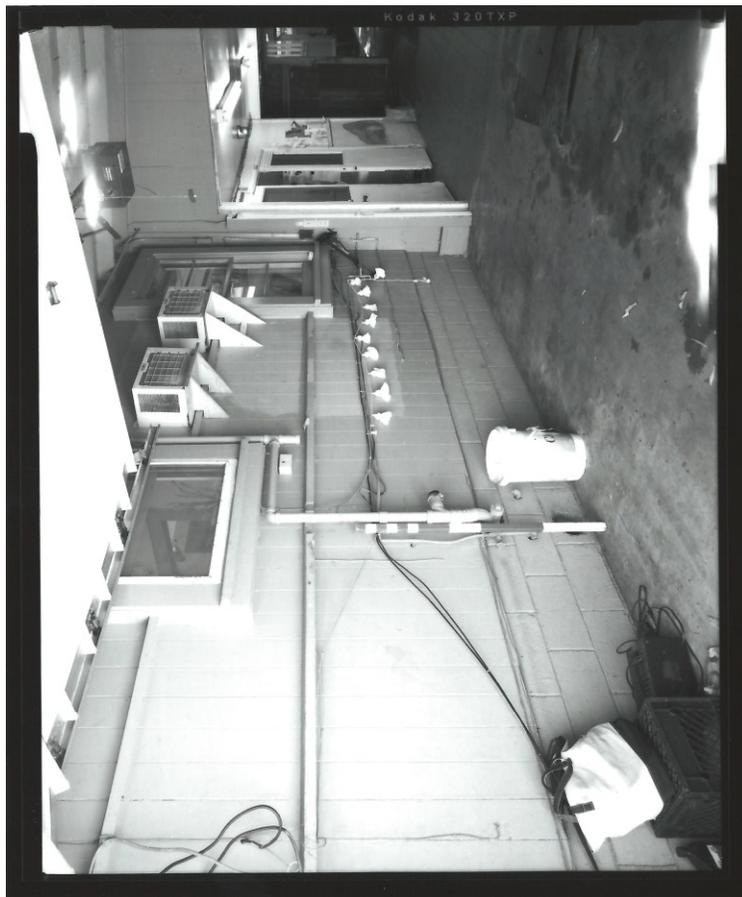
HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-03



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-04



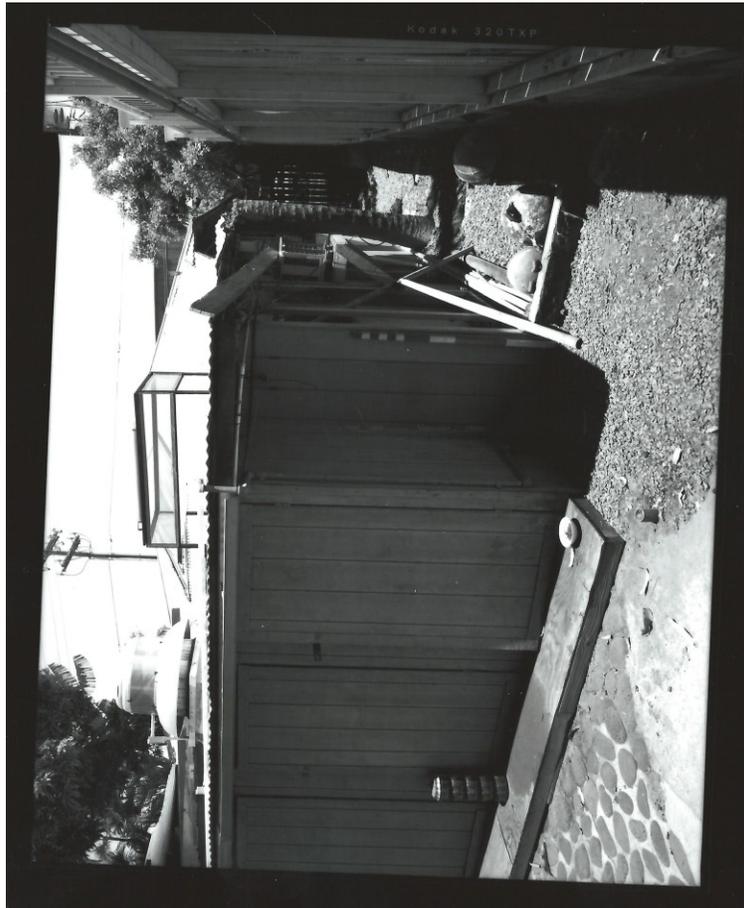
HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-05



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-06



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-07



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-08



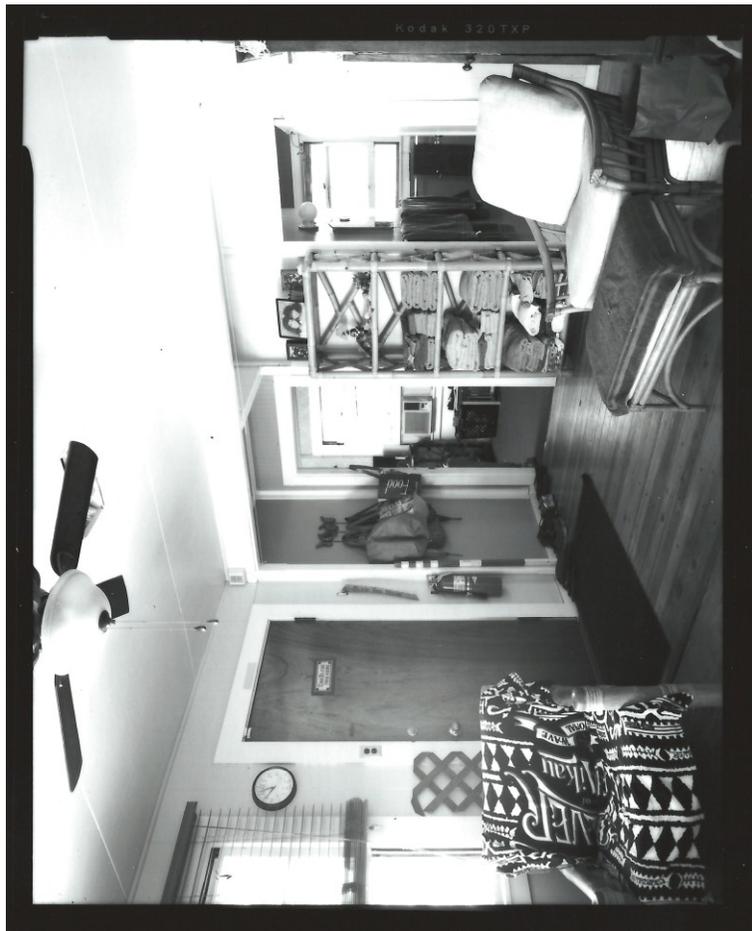
HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-09



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-10



HISTORIC AMERICAN BUILDING SURVEY
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180 LAHAINALUNA ROAD-11



HISTORIC AMERICAN BUILDING SURVEY
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180 LAHAINALUNA ROAD-12



HISTORIC AMERICAN BUILDING SURVEY
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180 LAHAINALUNA ROAD-13



HISTORIC AMERICAN BUILDING SURVEY
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180 LAHAINALUNA ROAD-14



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

180 LAHAINALUNA ROAD-15



HISTORIC AMERICAN BUILDING SURVEY

ISHIKAWA-AGENA HOUSE

Location: 180 Lahainaluna Road
Lahaina, Maui County, Hawai'i

USGS Lahaina, Hawai'i Quadrangle,
Universal Transverse Mercator Coordinates
2310188.258456

Present Owner: Ka'anapali Beach Hotel, Ltd, LLC (KBHL, LLC)
2525 Ka'anapali Parkway
Lahaina, Hawai'i 96761

Present Occupant: Unidentified tenant

Present Use: Dwelling

Significance: The Ishikawa-Agena House at 180 Lahainaluna Road is a one-story Plantation Vernacular style building. Although recorded in real property tax records as having been erected in 1940, the dwelling does not appear in aerial photographs taken as late as 1947 or on a Sanborn Insurance Company map that was prepared in 1950. Consequently, the dwelling appears to have been built after the latter year, presumably by an independent contractor. The house is a slightly altered but intact example of post-World War II, late plantation period housing that was produced by Lahaina carpenters, most of whom were Nisei.

Located 0.20 miles southeast of the former site of the Pioneer Mill Company Co., Ltd. (PMCo) sugar mill, near the boundary of Fields 0-3 and 0-4, as well as 0.31 miles *mauka* or uphill from the Lahaina courthouse, the building site appears to have been sold as a vacant parcel to Toshio Ishikawa and his wife Kikuyo in 1950, who then hired an independent contractor to build the house. It was later sold to Masaru Agena and his wife Betty in 1955. Although the Ishikawa's ownership of the dwelling was brief, the family had operated a taxi service as well as opened one of the town's first service stations, and its history includes internment of the patriarch Masasuke Ishikawa along with service by Toshio Ishikawa in the 442nd Regimental Combat Team. In contrast, the Agenas were members of the workforce at PMCo and Baldwin Packers, Ltd.

In 1984 the Agenas sold the property to James and Randolph Coon and the house was later occupied by a succession of owners and tenants until it was acquired by Ka'anapali Beach Hotel, Ltd, LLC (KBHL, LLC) in 1999 and proposed for demolition as part of the Lahaina Inn Redevelopment Project in 2014.

A. General Statement:

1. History:

The Ishikawa-Agena House at 180 Lahainaluna Road is a Plantation Vernacular dwelling that appears to have been built by an independent contractor after 1950 on a former company-owned parcel that was identified as Lot 2 of the Panaewa Tract.¹ The Panaewa Tract appears to have been platted by PMCo by 1916 but utilized as a cane field through 1950. The property was acquired by Toshio Ishikawa and his wife Kikuyo on November 20 of the latter year.²

Toshio Ishikawa was born in Lahaina in 1917, a “Nisei” or “second generation” son of Masasuke and Toyo Ishikawa. They were “Issei” or “first generation” parents who had been born in Japan in 1880 and had immigrated along with two sons—Yukio and Seichi—who had also been born in Japan in 1903 and 1906, respectively, from an unidentified prefecture to Hawai‘i. The Ishikawas had a fourth son named Kiyoshi who was born in Lahaina in 1919.³

Toshio’s father, Masasuke, was first listed in the Maui directories in 1910 as “M. Ishikawa,” an employee of a merchant who was identified as J. Uneda and operated a general store in Lahaina.⁴ Neither Masasuke nor Uneda were listed in the Maui directories of 1915 or 1920, however, M. Ishikawa was again featured in the 1925 directory and listed as an “auto opr,” or taxi driver along with his son Seichi, who was identified as “S. Ishikawa” in Lahaina.⁵ Four years later, M. Ishikawa was still described as an “auto opr,” along with his eldest son named Yukio, who was recorded as “Y. Ishikawa.”⁶

In 1930 “S. Ishikawa” was identified as “Seichi Ishikawa,” and manager of the Fujimura Garage in Lahaina.⁷ By 1935, however, Seichi had left Fujimura Garage to work at a service station operated by “Y. Ishikawa” and “M. Ishikawa” was also employed in the business.⁸ In 1940 Seichi appears to have left Lahaina altogether and was replaced by his younger brother, Toshio Ishikawa, who worked as a “mechanic,” while Masasuke was finally fully identified and described as working with Y. Ishikawa in the family-owned service station at 701 Front Street.⁹

In 1940 census taker Adolph Leong recorded Masusake as the “proprietor” of the service station. In that year, he was residing with his wife in the house of their son Yukio, daughter-in-law Shiguko, and their three children. Toshio was also living in the house and was described as an “attendant” at the service station.¹⁰

¹ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.

² Bureau of Conveyances, Bk. 2410: 308.

³ “Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 2A, lines 6-17, 1930.

⁴ Husted 1910: 816, 846.

⁵ Polk-Husted 1925: 663.

⁶ Ibid. 1929-30: 714.

⁷ Ibid.

⁸ Ibid. 1935-36: 611.

⁹ Ibid. 1940-41: 826.

¹⁰ “Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 15A, lines 3-10, 1940.

Masasuke's ownership of the service station caused him to be arrested by authorities in late 1942 or early 1943 under martial law and sent to Sand Island, then transported to the U.S. mainland on March 3, 1943 for internment.¹¹ He is known to have been sent to Sharp Park Detention Station, a temporary immigration detention station that was operated from March 30, 1942 – 1946, in the vicinity of Pacifica, California, but his other internment sites remain unknown.¹²

Despite his father's arrest and confinement, Toshio, who had graduated from Lahainaluna High school in the Class of 1935, volunteered for service in the U.S. Army at the age of 26. On March 23, 1943, he joined the 442nd Regimental Combat Team (RCT) with the rank of Private First Class and served in Company F, Military Intelligence Service. The 442nd RCT initially consisted of the 442nd Infantry, 522nd Field Artillery Battalion, and the 232nd Engineers Company, and had been activated earlier on January 28, 1943. In 1944 it was combined with the 100th Infantry Battalion. Presumably, Toshio was included in a group photograph of 77 Lahaina volunteers for the 442nd RCT which was taken in front of the Lahaina courthouse on March 25, 1943 although he has not yet been identified.¹³ Toshio appears to have seen service through the end of the war in Europe when "V-E Day" was declared on May 7, 1945 and remained in the 100th/442nd until six months after war's end.¹⁴

Masasuke was returned to Lahaina but at an indeterminate date in 1945 or 1946. He was not among the first shipload of 46 internees from Maui who arrived in Honolulu aboard the U.S. Army transport, Yarmouth, from the Port of Seattle in November 1945.¹⁵ Lahaina internees who were passengers on that vessel were identified as Seichi Fukunaga, Mitsutaka Horiuchi, Uichi Kinashita, Kosubaro Seki, and Takayuke Watanabe.¹⁶ Like a number of other internees such as Kosubaro and Chiyo Seki from Honolua Store, Masasuke was curiously absent from the Maui directories after the war.¹⁷

Conversely, his son, Toshio, after returning from the war, married Kikuyo, and they purchased the house site at 180 Lahainaluna Road from PMCo in 1950 and hired a building contractor to erect a new dwelling. Unfortunately, the couple appears to have remained in Lahaina for less than a decade, however. On December 29, 1955, they sold the property to Masaru Agena and his wife Betty,¹⁸ relocated to the U.S. mainland, and eventually settled in California.

Masaru Agena was the "Nisei" or "second generation" son of Kana and Kasue Agena. Both parents were "Issei" or "first generation" parents who had been born in 1890 and 1891, respectively, and had immigrated from Okinawa to Hawai'i in 1907.¹⁹ The Agenas had nine

¹¹ Soga 2008: 226, 234.

¹² "Sharp Park [detention facility]," *Densho Encyclopedia*; "Hawaii: Civilian Internees: Ishikawa, Masasuke"; National Archives Identifier: 900520; HMS Entry No. A1 461, War Department, 1942; Record Group 389; Records of the Office of the Provost Marshal General, 1930-75.

¹³ Nisei Veteran's Center, October 2013: 10.

¹⁴ "Toshio Ishikawa: Enlistment Record for WW2[.]" n.d., n.p.

¹⁵ *Maui News*, November 17, 1945: 3: 6.

¹⁶ *Ibid.*

¹⁷ Solamillo 2013: 8-9, 8-11.

¹⁸ *Ibid.*: Bk. 3057: n.p.

¹⁹ "Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui," Sheet 2A, lines 6-17, 1930.

children—seven sons and two daughters—all of whom were Nisei born in Hawai‘i. The first child was a son named Kyoshi, born in 1913, and the last child was a daughter christened Sumiko, who was born in 1929. Masaru was the sixth child, born in 1923, and he appears to have been close to two older brothers—second and fourth sons, Clarence S. (Shoichi) and Hideo, who were born in 1915 and 1919—as well as a younger brother named Masanobu, who was born in 1927.²⁰

In 1940 Masaru was identified in the census as living with his brothers Clarence, Hideo, and Masanobu.²¹ Clarence was recorded as the head of the household and they resided in Kelawea Village, formerly known as Kelawea Camp, which was also referred to in the vernacular as New Mill Camp or New Mill Village. Their residence in a camp that was close to the mill was enigmatic since Clarence was a sales clerk at the “sugar plantation store” on Front Street, also known as the Lahaina Store, and the retailer maintained its own camp for store employees under the moniker of “Lahaina Store Village.”²²

Despite being enumerated in the census, however, none of the members of Masaru’s large family appear to have been listed in the Maui directories for Lahaina before 1940. The first listing for an Agena occurred in the directory of 1920-21, when an “S. Agena” was identified as a “clothes cleaner” who operated a laundry in Lahaina.²³ This was not any of Masaru’s brothers because the eldest—Shoichi (Clarence S.)—was only six years of age in that year. In 1925-26 S. Agena was identified as a “farmer” in “Kahana,” which suggests that he may have either grown cane on contract for PMCo, vegetables or taro. His listing remained unchanged through 1930-31 but by the printing of the 1934-35 directory, he had moved to Makawao and maintained his livelihood as an independent farmer.²⁴

Clarence was listed in the directory of 1940 under his Japanese first name and identified as a “checker” at the Lahaina Store.²⁵ Curiously, however, throughout the 1940s and 1950s, neither Masaru nor Betty were included in the Maui directories; only Clarence and his wife and another brother named Hideo. By 1954, Clarence was employed as an insurance agent in Lahaina while Patricia was identified as a “barber.”²⁶ Hideo had left Lahaina for Waiakoa where he was identified as a “hog raiser.”²⁷ Masaru was finally identified in the Maui directory of 1964 as employed as a supervisor at Baldwin Packers and residing at 180 Lahainaluna Road.²⁸

Prior to the dwelling’s construction, the vacant house lot, identified on land documents as “Parcel 2, Panaewa Tract,” was shown on a PMCo map in 1935 (Figure 1) as well as included in a field book with the title, “Residences Along Lahainaluna Road,” (Figure 2) that was produced in the following year.²⁹ In 1947 and 1950 when an aerial photograph was taken of Lahaina and a San-

²⁰ Ibid.

²¹ “Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 31B, lines 91-94, 1940.

²² Pioneer Mill Co., Ltd., “Lahaina Store Village,” Lahaina, Maui, T.H.[.] Sheet 29, July 8, 1935.

²³ Polk-Husted 1920-21: 1197.

²⁴ Ibid. 1930-31: 700; 1934-35: 601.

²⁵ Polk’s 1940-41: 812.

²⁶ Ibid. 1954: 210.

²⁷ Ibid.

²⁸ Ibid. 1964: 10.

²⁹ “Residences Along Lahainaluna Road.” Sheet 27. Lahaina: Pioneer Mill Co., Ltd., March 24, 1936.

born Insurance Company map was updated, respectively, the parcel was still unimproved (Figures 4-5). The house was finally recorded in an aerial photograph that was taken of the town in 1975 (Figure 6). The Agenas maintained ownership of the property from 1955 through 1984 when they sold it to James and Randolph Coon on February 21 of that year.³⁰ It was subsequently sold to a number of owners and used as rental property before being proposed for demolition as part of the Lahaina Inn Redevelopment Project in 2014.

The Ishikawa-Agena House is a variation of a plank frame building, known in the vernacular as a “single-wall house,” which became the dominant method for construction of all classes of buildings in Hawai‘i during the Plantation Period. It has been suggested that this building technique originated with Japanese carpenters in Hawai‘i in the mid-1880s but there is sufficient evidence to conclude that it is an American construction method which was brought to the islands by American sugar companies.³¹ It was more cost efficient than the dominant U.S. mainland technique of balloon frame construction and Japanese carpenters employed by American companies adopted and refined it for widespread use throughout the Hawaiian archipelago.

Plank Framing (without corner posts) and its predecessor, Box Framing (with corner posts) were initially developed as simplifications of traditional Timber Framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks which were secured to sills and top plates. The planks also provided a building’s exterior and interior wall surfaces.³²

Plank Framing and Box Framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire and Maine well into the nineteenth century.³³ Introduced into Kentucky by 1800, Plank and Box Framing became consolidated under the term “Box Frame” in the oral tradition of Anglo-American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for widespread use in the construction of sugar and pineapple plantation dwellings that were erected during the same period. Variations of plank framing continued to be popular in Hawai‘i for domestic, institutional, and commercial construction for the majority of the twentieth century.³⁴

The Ishikawa-Agena House appears to have been constructed after 1950 and reflects the advances in residential design that had been adopted for Dream City in Kahului, a planned development initiated by Hawaiian Commercial & Sugar Company, Ltd. in 1948 and designed by Harland Bartholomew & Associates of Kansas City. It was the first major post-war housing development in Maui County and provided home ownership opportunities for sugar company workers.

³⁰ Bureau of Conveyances, Bk. 17695: 418.

³¹ Goto et al 1983: 166-167.

³² Upton 1981: 46-47.

³³ Ibid.

³⁴ Schmitt and Nordyke 1999: 119.

2. Architectural Character: The Ishikawa-Agena House is a one-story building with a three-bay width and six-pile depth that has entrances that are located on the northwest, northeast, southeast and southwest facades. (See photographic documentation for 180 LAHAINALUNA ROAD - 01 through 15 and HABS FLOOR PLAN, page 17. Room numbers are indicated in parentheses).

- B. Description of the Exterior:
 1. Overall Dimensions: The building measures 49'-10" in width and is 65'-8" in depth and is oriented north-south.
 2. Foundations: The foundations consist of circular-sawn wood posts which are nominal 4" x 4" members that have been placed on the upper surfaces of undressed lava rocks. There are three rear additions which have been erected on concrete slabs of indeterminate depths.
 3. Wall Construction: The building is covered with vertically-laid tongue and groove wood boards which are nominal 1" x 6" (both vertical- or pith-sawn and circular-sawn) and comprise the wall framing as well as the primary exterior and interior wall finishes. Nominal 1" x 6" and 1" x 8" wood trim boards are also used to secure the corners of the building and case doors and windows.
 4. Wall System, Framing: The Ishikawa-Agena House is of "single-wall" construction and is a variation of box framing. The building's sills are nominal 4" x 6" and its top plates are presumably paired 2" x 4" members. The house's floor system consists of nominal 4" x 6" beams with nominal 2" x 6" circular-sawn wood floor joists spaced at 2'-0" centers and nominal 2" x 4" "X" bracing. The roof framing system is comprised of circular-sawn wood rafters which are also nominal 2" x 4" members which have been spaced at 2'-0" centers. The rafter tails are plain and unembellished. Wall construction of the rear additions are nominal 2" x 4" balloon frame.
 5. Porches: The building has been built without any porches.
 6. Chimneys: No chimneys or other sources of heat have been provided.
 7. Openings:
 - a. Doorways and Doors: The front entry door is a modern slab door. Side and rear entry doors are modern slab doors as well. All doors have been simply cased with nominal 1" x 6" or 1" x 8" wood trim that has been painted. They also feature plain wood drip caps and thresholds.
 - b. Windows: All windows include original two-over-two light wood sash and replacement one-over-one light wood sash. They have been cased with nominal 1" x 6" wood trim that has been painted, and feature plain wood drip caps.

8. Roof:

a. Shape and Covering: The roof of the Ishikawa-Agena House is gabled with a slope of 4 in 12. The roof is covered with corrugated metal over asbestos shingles. The three additions have shed roofs.

b. Cornice: The building does not have a cornice but instead features a wood frieze board that has been painted and supports nominal 2" x 4" rafter tails which are spaced at 2'-0" centers.

C. Description of the Interior:

1. Floor Plan: Entry is made into a living room (100) from three entry steps and an entry door in the south (front) façade. The living room provides access to a hall, bedrooms (101, 102, 104, and 106), as well as a bathroom (105). An original rear entry stair is located on the south side of the building that has been incorporated into an original room of unidentified use (103). There are three additions of indeterminate dates of construction which are accessed from the rear stair. One addition contains a kitchen (109), pantry (107), and a second bathroom (108). The other two additions provide storage (110, 111), a hall and den (115, 116), a bedroom (114) and two more bedrooms in a converted garage (112, 113, 114).

2. Flooring: The original ca. 1950 floor finish is intact in the living room (100) but is covered with carpet in the bedrooms (101, 102, 104, 106). It consists of circular-sawn wood tongue and groove boards which are nominal 1" x 4" members. The original wood flooring has been replaced entirely by modern linoleum flooring in the bathrooms (105, 106) and ceramic tile in the kitchen (109).

3. Wall Finishes: Interior wall finishes throughout include painted vertical wall boards and painted wood baseboards, the latter of which are nominal 1" x 4" members. Ceiling finishes consist of 1/4" Canek panels. Plain nominal 1" x 4" wood trim with 1/4 round has been used to transition from wall to ceilings.

4. Doorways and Doors: Original wood single-panel interior doors from the 1950s remain extant and are trimmed with nominal 1" x 4" members that have been painted. Metal hardware such as metal hinges and plain escutcheons from the 1950s are also present on these doors. There is an exterior nine-light, three panel exterior door which has been installed in a bedroom (106).

5. Light Fixtures: Light fixtures are ca. 1950 or later.

6. Heating: No method for heating the house has been provided.

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PROJECT INFORMATION

This Historic American Building Survey (HABS) recording project was undertaken and funded by Ka'anapali Beach Hotel, Ltd., LLC (KBHL, LLC) as part of the Plantation Inn Redevelopment Project, to mitigate the adverse effect of the demolition of the Ishikawa-Agena House, as required by the Maui County Planning Department and the Architecture Branch, State Historic Preservation Division (SHPD) of the Hawai'i Department of Land and Natural Resources. The fieldwork was conducted by Brandis Sarich, AIA and Kevin Sarich, who also produced the floor plans. Architectural and historical research was conducted by Stanley Solamillo, Architectural Historian. Steve Brinkman produced the HABS photographs.

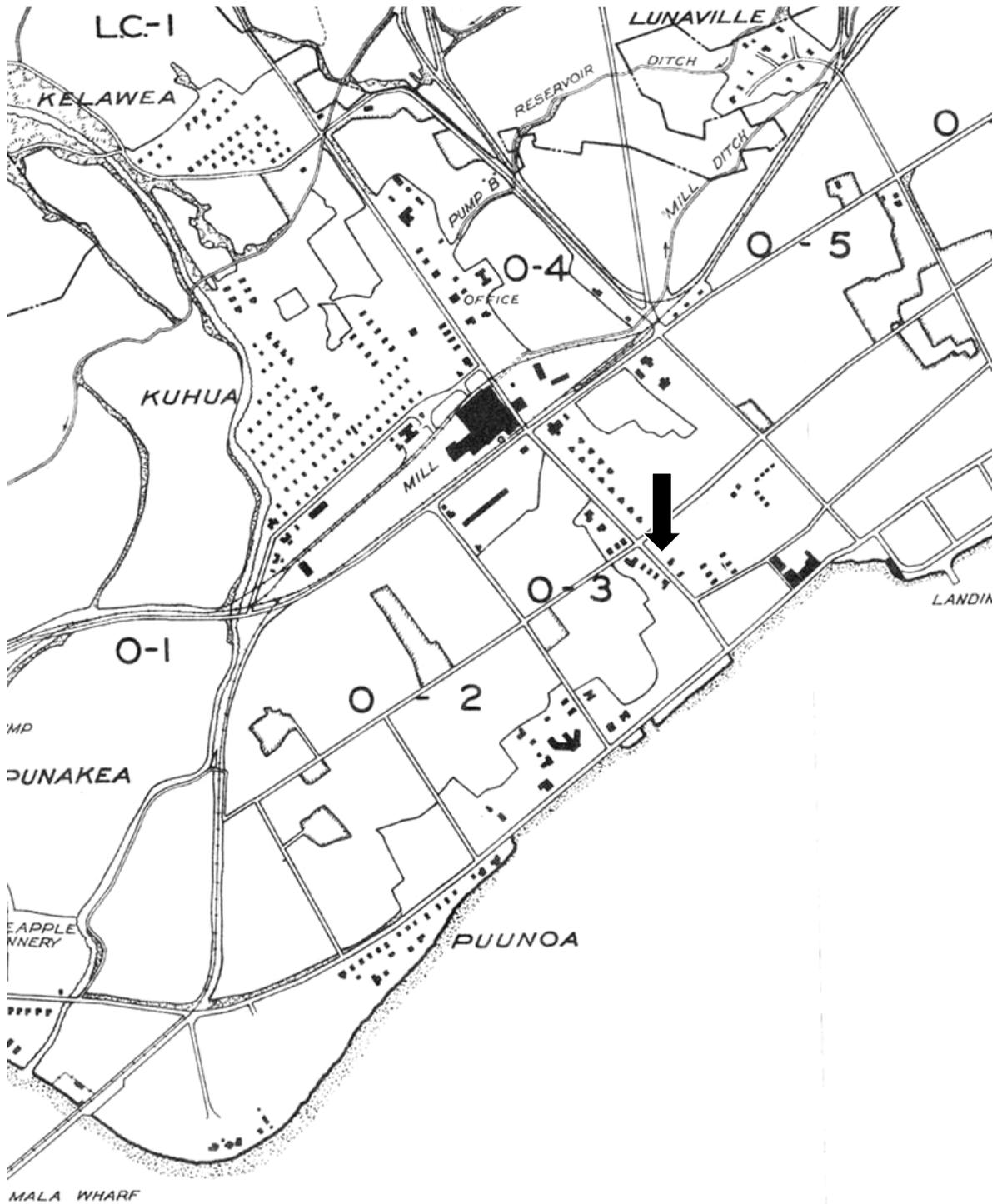


Figure 1. Pioneer Mill Co., Ltd. Company Map of Lahaina (1935), showing the location of Ishikawa-Agena House site, in Field 0-3 between Fields 0-2 and 0-5, on Lahainaluna Road which led *mauka* to the PMCo sugar mill and office, as well as to Kelawe Camp, which was *mauka* of the company's mill and below Field LC-2.

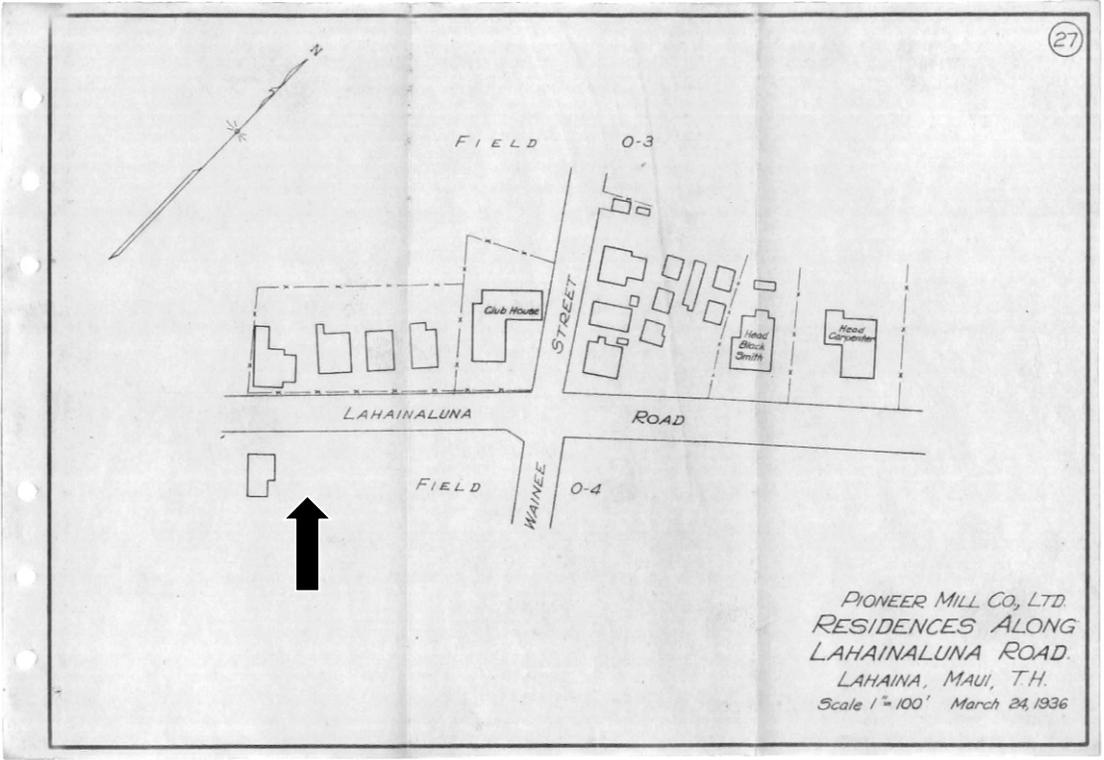


Figure 2. Pioneer Mill Co., Ltd. Field Book illustration showing Ishikawa-Agena House site with other PMCo-owned "Residences Along Lahainaluna Road," March 24, 1936: 21.



Figure 3. Group photograph of 77 Lahaina volunteers for the 442nd RCT which was taken in front of the Lahaina courthouse on March 25, 1943. *Courtesy Nisei Veteran's Center, Kahului, Hawaii.*

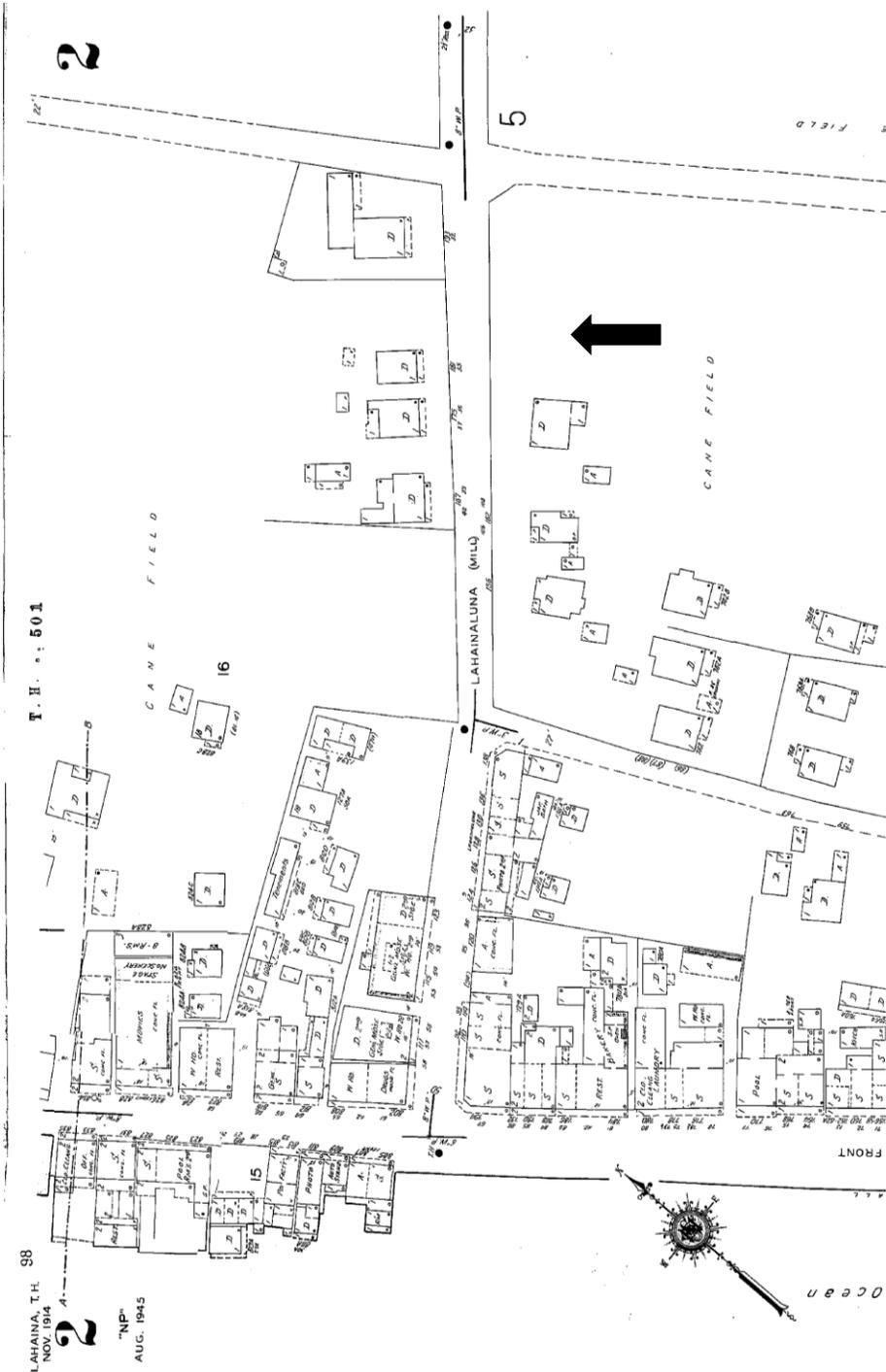


Figure 4. Sanborn Insurance Company Map of "Lahaina T.H.," updated in 1950, showing the Ishikawa-Agena House site still vacant and used as a PMCo cane field.

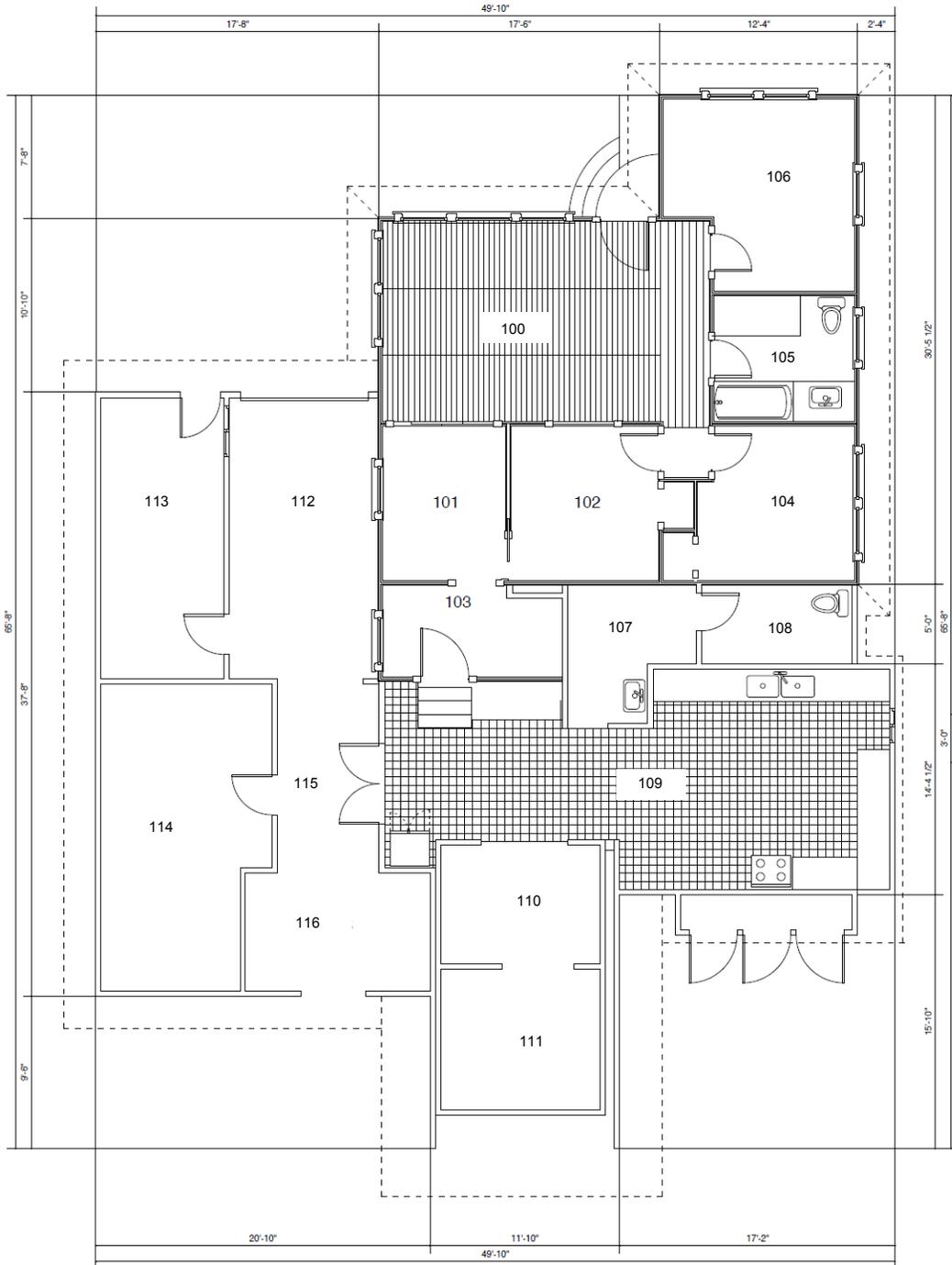


Figure 5. Aerial Photograph (1947) showing location of the Ishikawa-Agena House site at 180 Lahainaluna Road. *Courtesy UH Mānoa.*

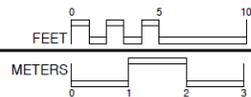


Figure 6. Aerial Photograph (1975) showing location of the Ishikawa-Agena House near the southeast corner of the former Government Road, renamed Honoapi'ilani Highway following its construction in 1957. *Courtesy UH Mānoa.*

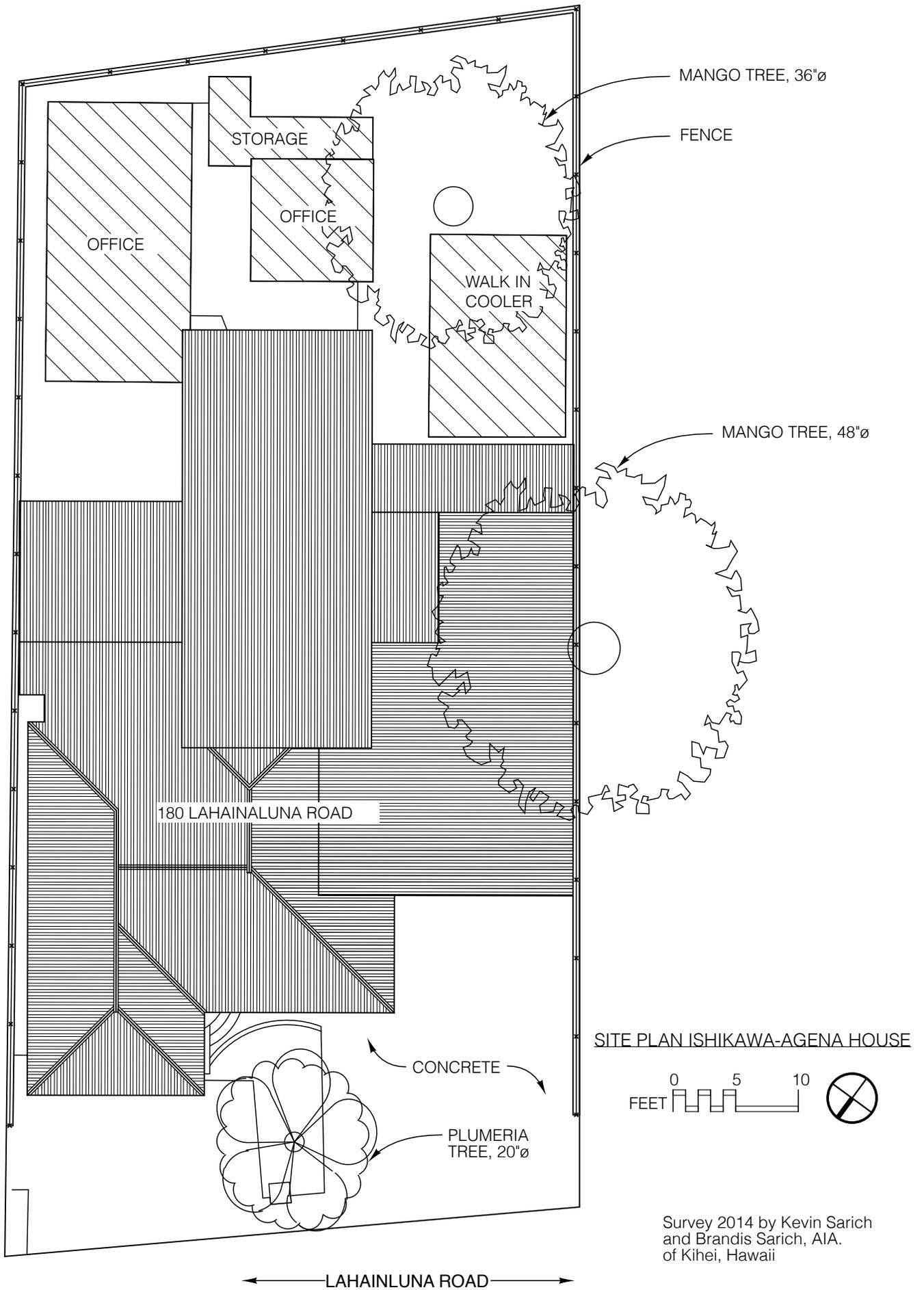
ISHIKAWA-AGENA HOUSE
180 LAHAINALUNA ROAD
Page 17



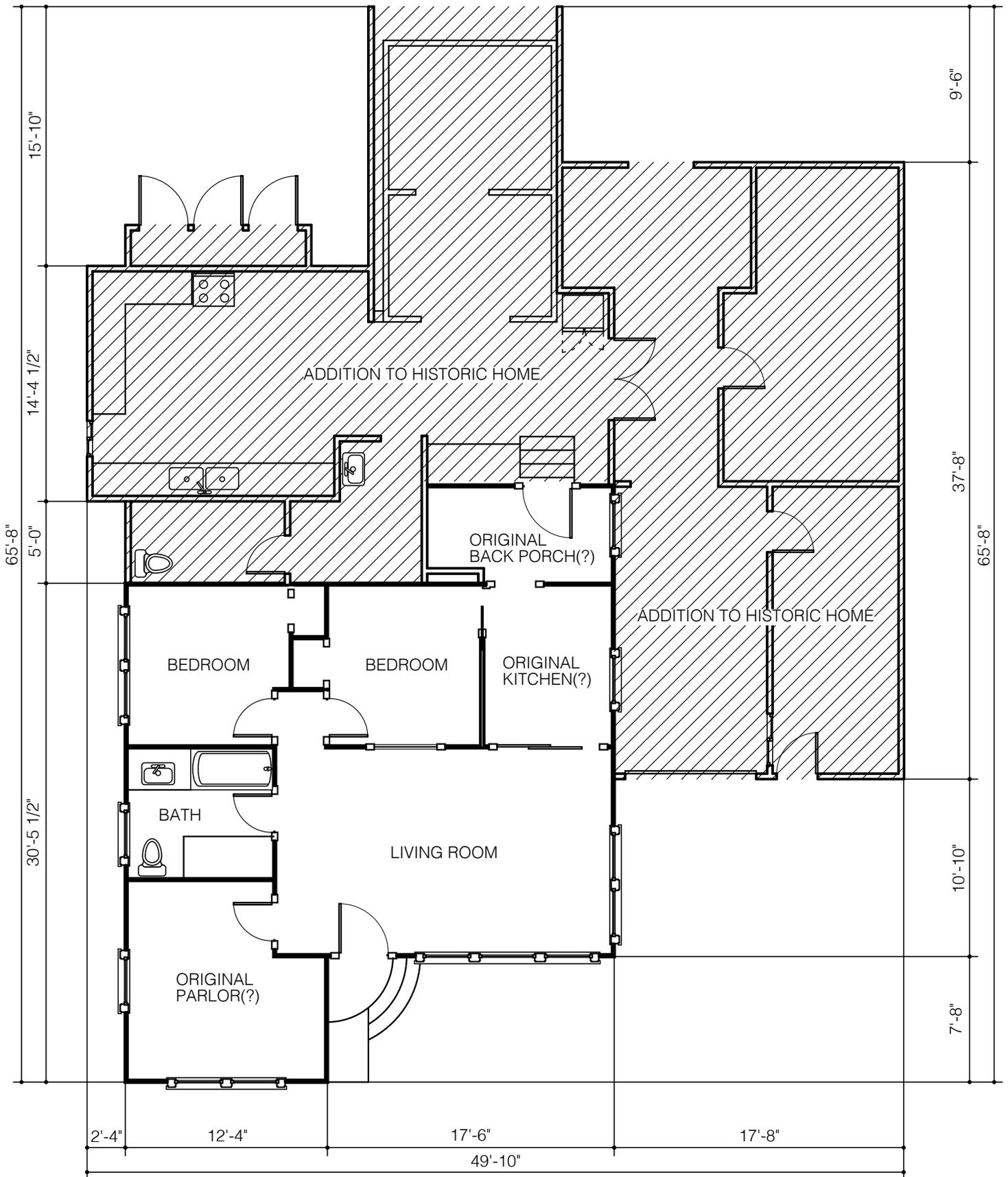
FLOOR PLAN
SCALE: 1/4" = 1'-0"



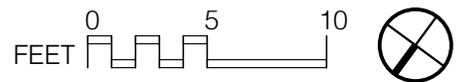
Section 3 - Plans, Maps, and Research Material



Survey 2014 by Kevin Sarich
 and Brandis Sarich, AIA.
 of Kihei, Hawaii



FLOOR PLAN ISHIKAWA-AGENA HOUSE



Survey 2014 by Kevin Sarich
and Brandis Sarich, AIA.
of Kihei, Hawaii



FIGURE 1



Not to Scale

REGIONAL LOCATION MAP

Plantation Inn Redevelopment Project



**CHRIS
HART
& PARTNERS**



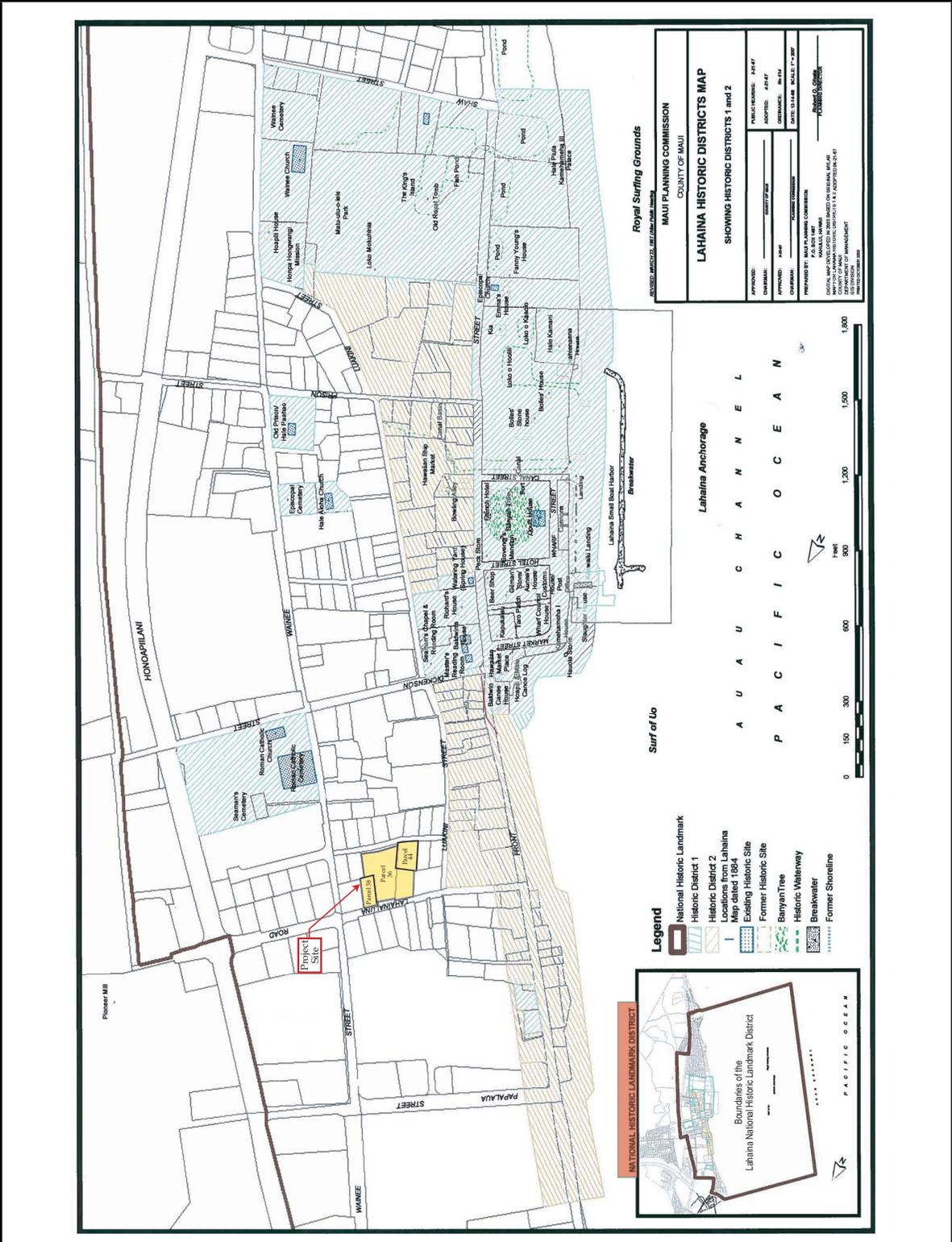


figure 21. Lahaina Historic District Map showing Ishigaw-Agena house (parcel 38) (file: 2014_IshikawaAgena_1_Vicinity3.pdf)

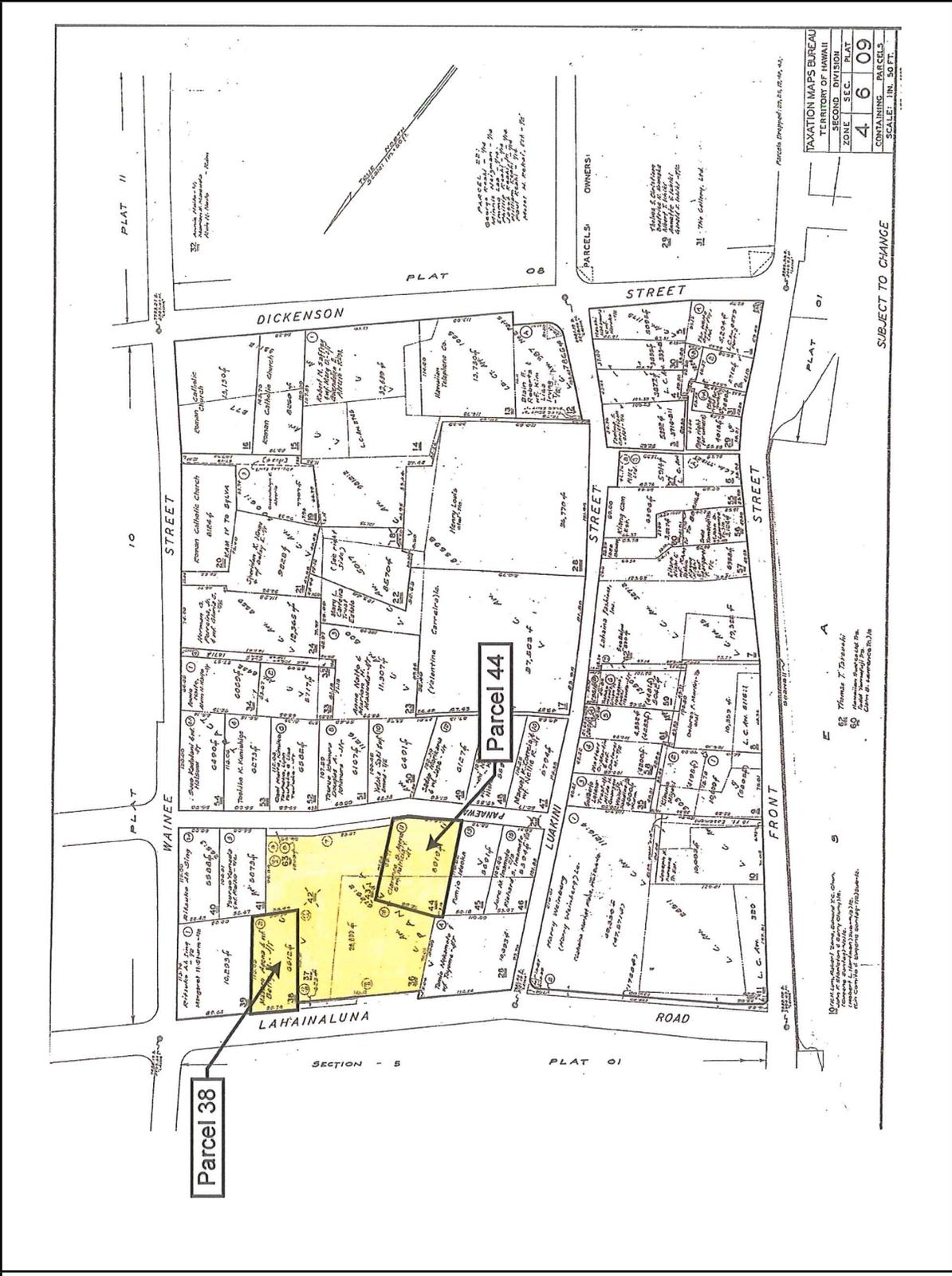


figure 18. Parcel location map Ishigawa-Agena house (Parcel 38)
 (file: 2014_IshikawaAgena_1_Vicinity2.pdf)

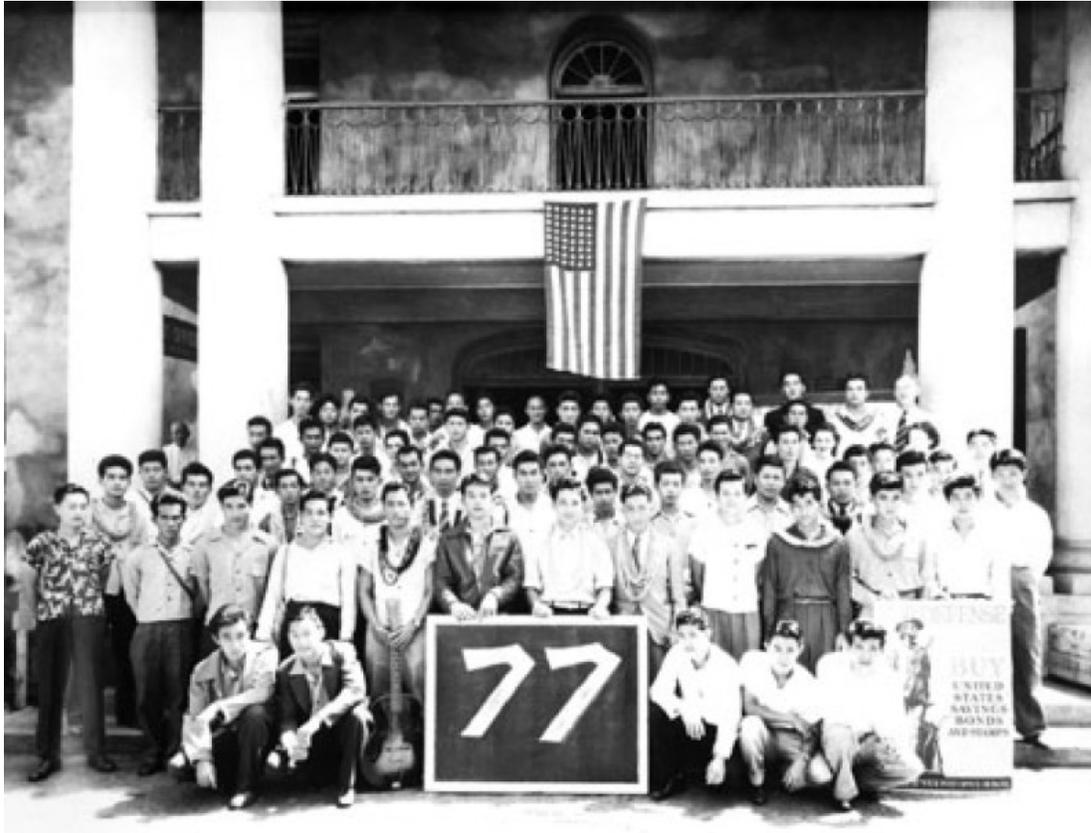


Figure 3. Group photograph of 77 Lahaina volunteers for the 442nd RCT which was taken in front of the Lahaina courthouse on March 25, 1943. *Courtesy Nisei Veteran's Center, Kahului, Hawai'i.*

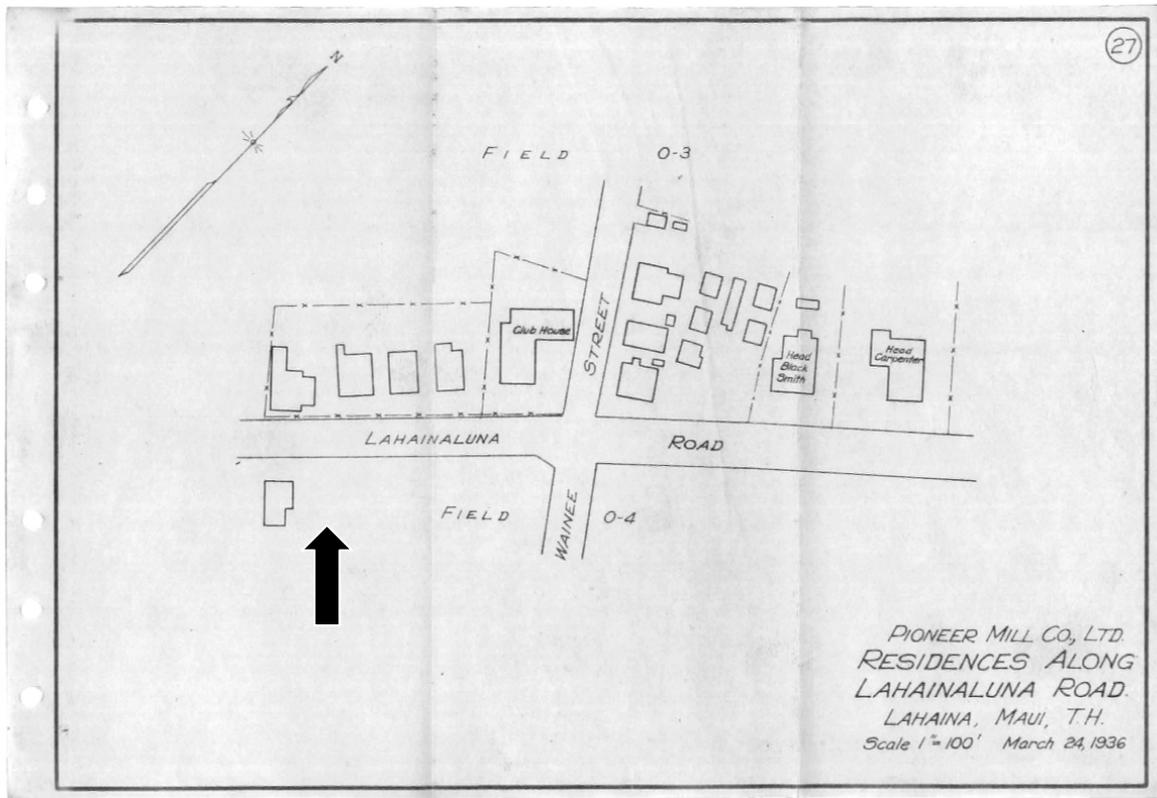


Figure 2. Pioneer Mill Co., Ltd. Field Book illustration showing Ishikawa-Agena House site with other PMCo-owned "Residences Along Lahainaluna Road," March 24, 1936: 21.

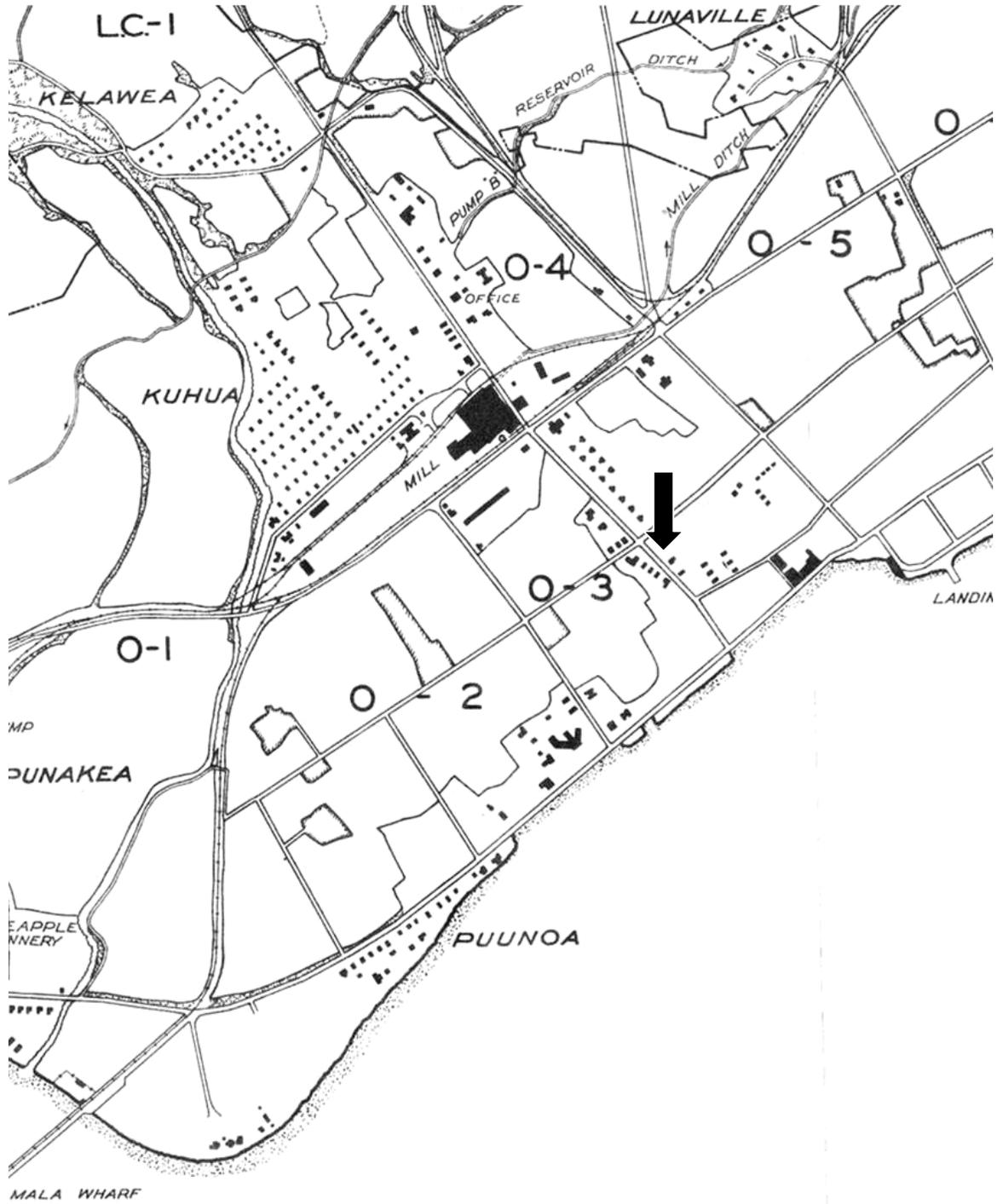


Figure 1. Pioneer Mill Co., Ltd. Company Map of Lahaina (1935), showing the location of Ishikawa-Agena House site, in Field 0-3 between Fields 0-2 and 0-5, on Lahainaluna Road which led *mauka* to the PMCo sugar mill and office, as well as to Kelawea Camp, which was *mauka* of the company's mill and below Field LC-2.

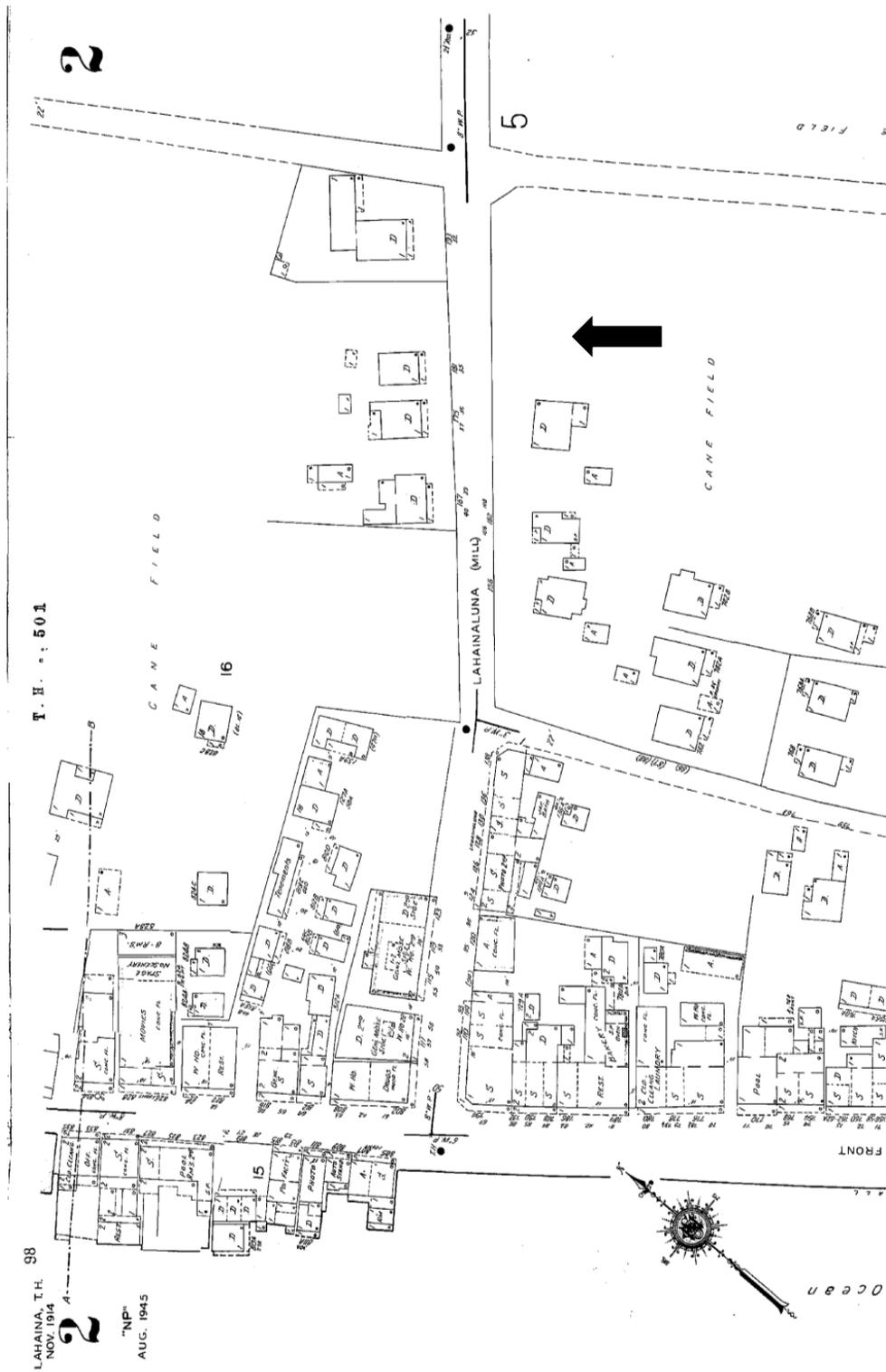


Figure 4. Sanborn Insurance Company Map of "Lahaina T.H.," updated in 1950, showing the Ishikawa-Agena House site still vacant and used as a PMCo canefield.



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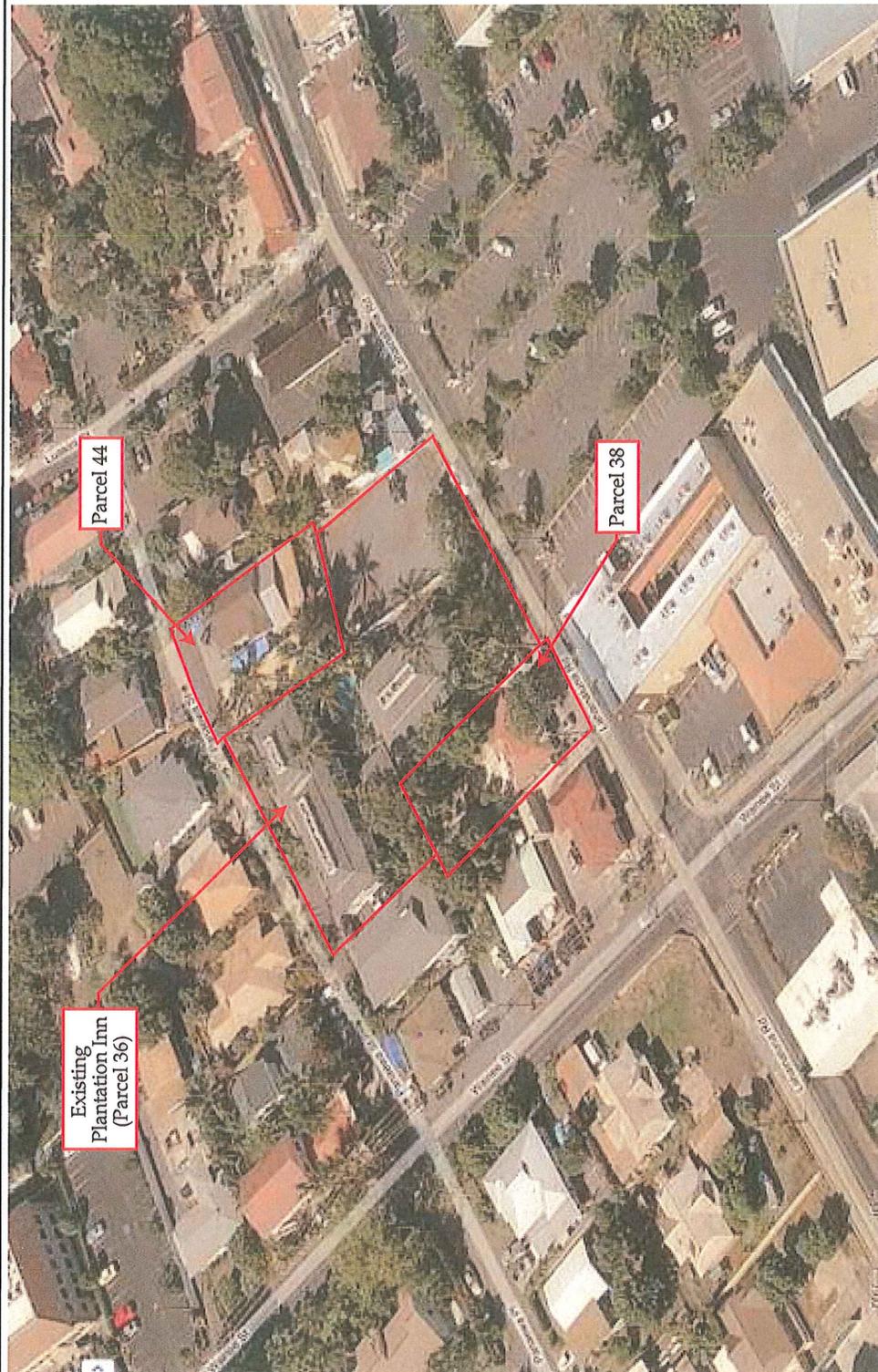


figure 19. Aerial view Ishigawa-Agena house (Parcel 38)
(file: 2014_IshikawaAgena_1_research7)

Section 4 - Color Photos and HABS Photos



180

LCM 218

MHL 868













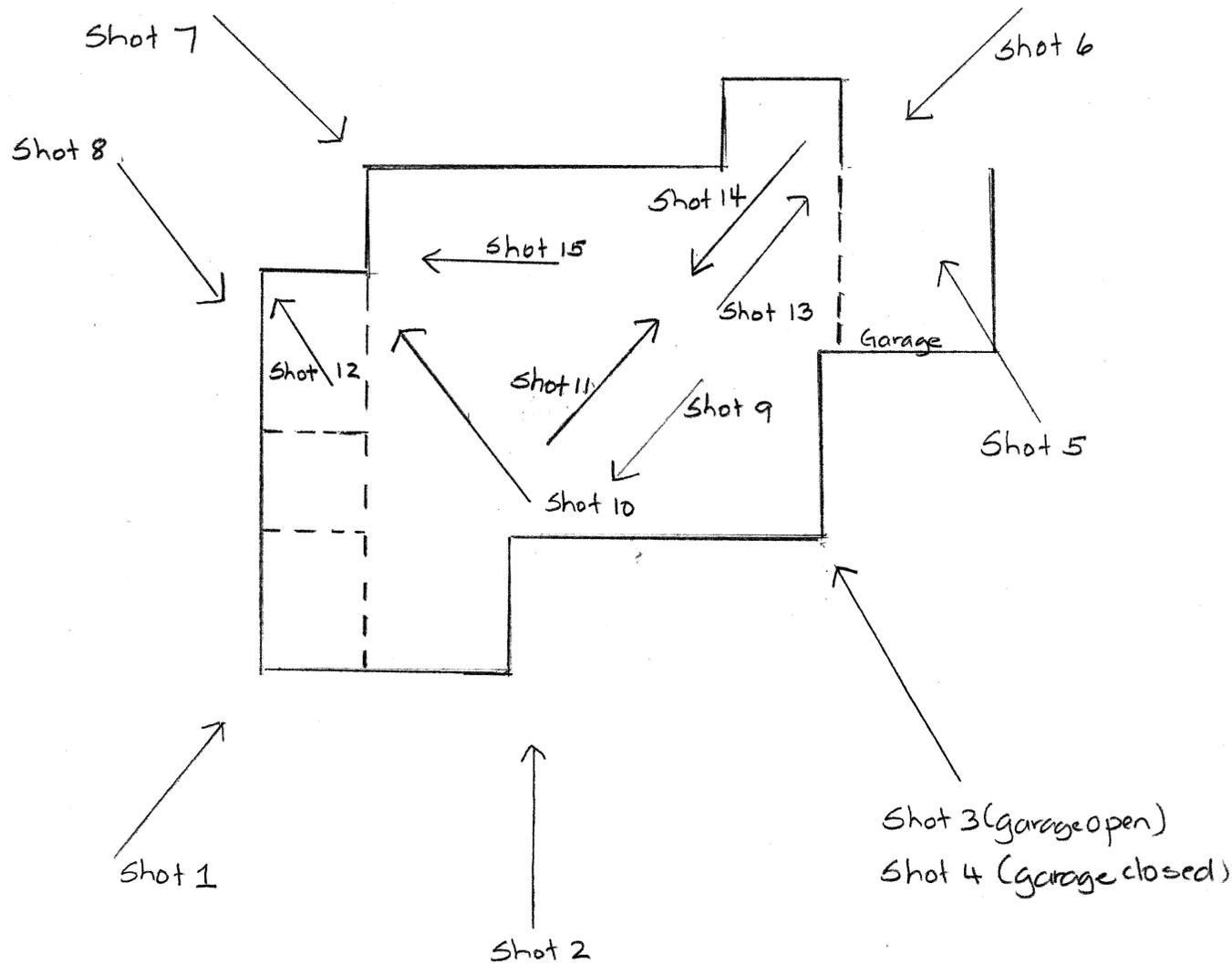


Exteriors

- Shot 1 - Southwest
- Shot 2 - South
- Shot 3 & 4 - Southeast
- Shot 5 - " "
- Shot 6 - Northeast
- Shot 7 - Northwest
- Shot 8 - North

Interiors

- Shot 9 - Northeast
- Shot 10 - Southeast
- Shot 11 - West
- Shot 12 - Southeast
- Shot 13 - Southwest
- Shot 14 - Northeast
- Shot 15 - East



180 Lahainaluna Rd.

Lahainaluna Road



MODEL 32077P



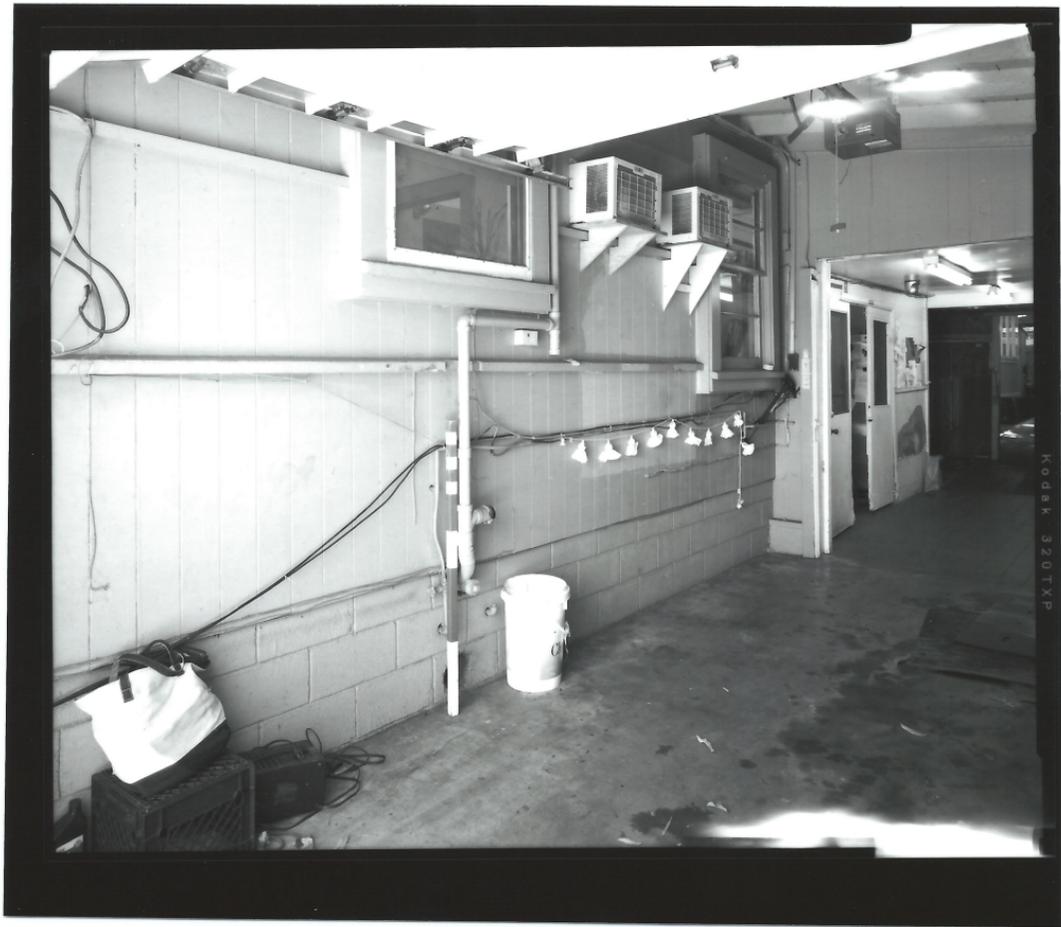
KODAK SAFETY FILM



KODAK 320TYP



KODAK SAFETY FILM



KODAK 320TXP







Kodak SAFETY FILM







Kodak I 320FXP



NOV 11 2014





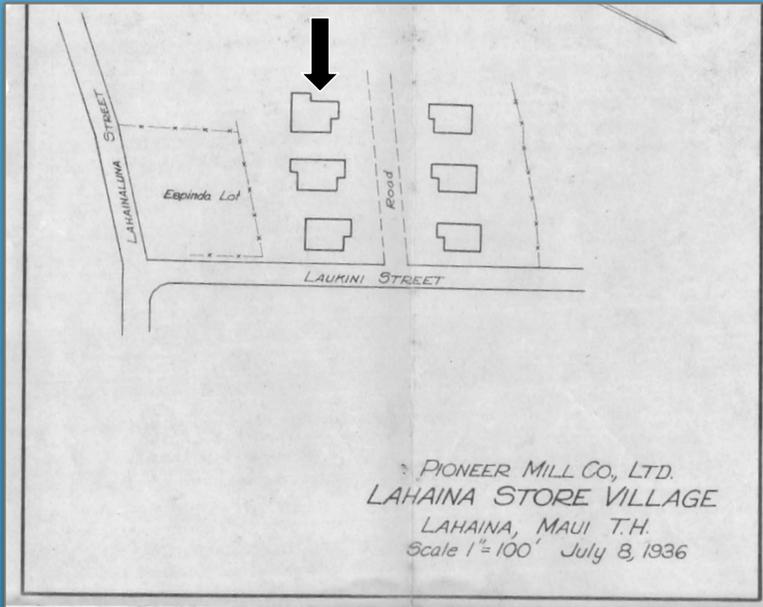
MODEL 32017A

APPENDIX Q

State of Hawaii Intensive Level Survey
Historic American Building Survey Level III –
Agena House

State of Hawaii Intensive Level Survey
Historic American Building Survey level III

Agena House



165 Panaewa Street
Lahaina, Maui, Hawaii
TMK (2) 4-6-009:038

Brandis Sarich, AIA



**State of Hawaii Intensive Level Survey
Historic American Building Survey level III**

Agena House

165 Panaewa Street, Lahaina, Hawaii

<u>Section</u>	<u>Contents</u>
1	Hawaii Historic Site Form Spreadsheet
2	HABS III report
3	Plans and Maps Research Materials
4	Color Photos HABS Photos
5	Photos with descriptions on back CD with all digital files

This Historic American Building Survey (HABS) and Intensive Level Survey recording project was undertaken and funded by Ka'anapali Beach Hotel, Ltd., LLC (KBHL, LLC) as part of the Plantation Inn Redevelopment Project, to mitigate the adverse effect of the demolition of the Agena House, as required by the Maui County Planning Department and the Architecture Branch, State Historic Preservation Division (SHPD) of the Hawai'i Department of Land and Natural Resources. The fieldwork was conducted by Brandis Sarich, AIA and Kevin Sarich, who also produced the floor plans. Architectural and historical research was conducted by Stanley

Section 1 - Hawaii Historic Site Form Spreadsheet

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

LOCATION AND PROPERTY NAME

address:	historic Name: Agena House
street: 165 Panaewa Street	current Name:
city: Lahaina	other name:
county: Maui	block number:
Alt address: 287-B Panaewa Street	lot number:
location description:	tax lot number: (2) 4-6-009:044
West of the current Plantation Inn	township:
0.25 mi. SW of Pioneer Mill Sugar Co.	range:
	section:
USGS Lahaina, Hawai'i Quadrangle,	1/4:
Universal Transverse Mercator Coordinates 2310188.258456	zip: 96761

PROPERTY CHARACTERISTICS

resource type: Building	total # eligible resources: 0
height: 1 story	total # ineligible resources: 2
primary construction date: 1932	original use comments:
primary original use: Single Family	primary style comments: HSPA std. plan
secondary original use: barber shop	secondary style comments:
primary style: Plantation Vernacular	siding comments: Original/CMU wall 1980's
secondary style:	architect:
primary siding: Vertical Board	builder: PMCo
secondary siding: CMU	eligib eval: Contributing Lahaina NHL
plan type: SHPA standard plan	
notes:	

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

GROUPINGS/ASSOCIATIONS

survey project name: Plantation Inn ILS and HABS III mitigation for 2 houses 2014
grouping name: Lahaina Store Camp/Village
farmstead/cluster name: Panaewa Tract.
other:

SHPO INFO FOR THIS PROPERTY

NR listed date:
ILS survey date: April 15, 2014
RLS survey date: April 15, 2014
Gen file date:
external site # (TMK): (2) 4-6-009:044



Front (South) elevation

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

HISTORY

(Chronological, descriptive history of the property from it's construction through at least the historic period.)

A. General Statement:

1. History:

The Agena House at 165 Panaewa Street in Lahaina is a Plantation Vernacular dwelling that appears to have been built by Pioneer Mill Company, Ltd. (PMCo) carpenters in 1932 on a company-owned parcel that was identified from 1916 through the 1920s as “Lahaina Store Camp,” and then as “Lahaina Store Village” after 1930.¹ On December 12, 1950 the house was sold by the company to Clarence S. Agena and his wife, Patricia.² The Agenas constructed a 924 s.f. barbershop on the property in 1974 and a rear addition to the house in 1982.³

Clarence S. (Shoichi) was the “Nisei” or “second generation” son of Kana and Kasue Agena. Both were “Issei” or “first generation” parents who had been born in Okinawa in 1890 and 1891, respectively, and had immigrated from the prefecture of the same name to Hawai‘i in 1907.⁴ The Agenas had nine children—seven sons and two daughters—all of whom were Nisei born in Hawai‘i. The first child was a son named Kyoshi, born in 1913, and the last child was a daughter christened Sumiko, who was born in 1929.

Clarence was the second child, born in 1914 at Pu‘ukoli‘i Camp, an enclave that reached a population of some 1,200 persons by 1930, and the largest camp operated by PMCo on West Maui. He appears to have been close to three younger brothers—fourth, sixth, and eighth sons—Hideo, who was born 1919, Masaru, born in 1923, and Masanobu, who was born in 1927. Clarence attended Lahainaluna High School and graduated with the Class of 1933.⁵

In 1940 Clarence and his three brothers—Hideo, Masaru, Masanobu—were recorded by census taker Adolph Leong as residing in Kelawea Village, formerly known as Kelawea Camp, and also referred to in the vernacular as New Mill Camp. In that year, Clarence was a sales clerk at the PMCo-owned Lahaina Store, Masaru worked at the mill, and Masanobu was identified as a brakeman who was employed by PMCo on its narrow gauge railroad.⁶ Their residence in the camp was enigmatic since Clarence was a sales clerk at the “sugar plantation store” at 744 Front Street, known as the Lahaina Store, and the retailer maintained its own camp for store employees under the moniker of “Lahaina Store Village” which had been built along with the store in 1916⁷

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

Despite being enumerated in the census, however, none of the members of Masaru's large family appear to have been listed in the Maui directories for Lahaina before 1940. The first listing for an Agena occurred in the directory of 1920-21, when an "S. Agena" was identified as a "clothes cleaner" who operated a laundry in Lahaina.⁸ This was not any of Masaru's brothers because the eldest—Shoichi (Clarence S.)—was only six years of age in that year. In 1925-26 S. Agena was identified as a "farmer" in "Kahana," which suggests that he may have either grown cane on contract for PMCo, vegetables or taro. His listing remained unchanged through 1930-31 but by the printing of the 1934-35 directory, he had moved to Makawao and maintained his livelihood as an independent farmer.⁹

Clarence was listed in the directory of 1940 under his Japanese first name and identified as a "checker" at the Lahaina Store.¹⁰ This was in contrast with a large number of his contemporaries, who opted to adopt American first names during the late 1930s as indicators of their American nativity. After the outbreak of war in 1941, Clarence continued his employment with the Lahaina Store, although he volunteered for service with the 442nd Regimental Combat Team in 1943.

His wife, Patricia, later recalled in an interview in 1999 that: "In 1943, they asked for American- Japanese volunteers...[and Clarence] volunteered. All [of] his friends went in[to] the 442nd. He even went to Wailuku and passed the test. But [Lahaina Store Manager Charles W.] Brooks¹¹ said, "Oh, no Clarence. You don't have to volunteer. You're doing a good job here"¹² Patricia remembered that Clarence regretted not having served with the 442nd but his skills and service to the Japanese merchant community during the war years made him invaluable on the home front. Through his efforts, the Lahaina Store provided local Japanese merchants with inventory after their access to California suppliers was halted and kept them in business.¹³

During the 1950s, Clarence, along with his wife Patricia, and another brother named Hideo were the only members of the Agena family who were listed in the Maui directories. By 1954, Clarence had left the Lahaina Store and was employed as an insurance agent while Patricia was identified as a "barber."¹⁴ Hideo had left Lahaina for Waiakoa where he was identified as a "hog raiser."¹⁵ In the post-war period, Clarence was heavily involved in community service. Patricia noted that, "When I got married to him, I got married to a community man. He was into everything you [could] think of—Boy Scouts, Lions Club[,] PTA[,] Lahaina Merchants Association...[He even] wrote a community column for the Maui News for more than ten years."¹⁶

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

Given his popularity, Clarence ran for the Maui County Board of Supervisors against Eddie Tam in 1964. He carried a majority of the votes in the Lahaina and West Maui precincts but nowhere else. Tam won the election and gave Clarence the nickname, “Mayor of Lahaina” which he carried proudly through his death in April 2000.¹⁷ Clarence’s other brother, Masaru, was finally identified in the Maui directory of 1964 as residing nearby at 180 Lahainaluna Road.¹⁸ In the following year, Patricia was also the subject of a brief article in the Maui News beneath the title, “Pat Agena Opens in Lahaina Shopping Center.”¹⁹ She had moved her barbershop from a storefront at 812 Front Street to the new shopping center. Patricia appears to have remained there for nearly a decade before relocating her business to her house lot in 1974, where she operated through the sale of the property in the 1990s.

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

ARCHITECTURAL/ PROPERTY DESCRIPTIONS

(include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

The Agena House is a variation of a plank frame building, known in the vernacular as a “single- wall house,” which became the dominant method for construction of all classes of buildings in Hawai‘i during the Plantation Period. It has been suggested that this building technique originated with Japanese carpenters in Hawai‘i in the mid-1880s but there is sufficient evidence to conclude that it is an American construction method which was brought to the islands by American sugar companies.²⁰ It was more cost efficient than the dominant U.S. mainland technique of balloon frame construction and Japanese carpenters employed by American companies adopted and refined it for widespread use throughout the Hawaiian archipelago.

Plank Framing and its predecessor, Box Framing were initially developed as simplifications of traditional Timber Framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks which were secured to sills and top plates. The planks also provided a building’s exterior and interior wall surfaces.²¹

Plank and Box Framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire and Maine well into the nineteenth century.²² Introduced into Kentucky by 1800, Plank and Box Framing became consolidated under the term “Box Frame” in the oral tradition of Anglo-American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for widespread use in the construction of sugar and pineapple plantation dwellings that were erected during the same period. Variations of plank and box framing continued to be popular in Hawai‘i for domestic, institutional, and commercial construction for the majority of the twentieth century.²³

The Agena House was constructed after the adoption of the Hawaiian Sugar Planters Association or “HSPA” housing standards in 1921 which were approved by the Territorial Board of Health and these included standardized construction materials and methods. Its floor plan appears to have been an HPSA Standard Plan which was later modified.

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

2. Architectural Character: The Agena House is a one-story building with a three-bay width and four-pile depth and has entrances that are located on the northeast, northwest, and southeast facades.

B. Description of the Exterior:

1. Overall Dimensions: The building measures 34'6" in width and is 62'-0" in depth and is oriented southeast-northwest.
2. Foundations: The foundations consist of circular-sawn wood posts which are nominal 4" x 4" members that have been placed on the upper surfaces of undressed lava rocks.
3. Wall Construction: The building is covered with vertically-laid tongue and groove wood boards which are nominal 1" x 6" (both vertical- or pith-sawn and circular-sawn) and comprise the wall framing as well as the primary exterior and interior wall finishes. Nominal 1" x 6" wood trim boards are also used to secure the corners of the building and case windows.
4. Wall System, Framing: The Agena House is of "single-wall" construction and is a variation of plank framing. Consequently, there are no wood posts located at the interior corners. The building's sills are nominal 4" x 4" and its top plates are presumably paired 2" x 4" members. The house's floor system consists of nominal 4" x 4" beams with nominal 2" x 4" circular-sawn wood floor joists spaced at 2'-0" centers and nominal 2" x 4" "X" bracing. The roof framing system is comprised of circular-sawn wood rafters which are also nominal 2" x 4" members which have been spaced at 2'-0" centers. The rafter tails are plain and unembellished. A modern addition, constructed of 4" concrete masonry units to a height of 8'-0" with modern wood framing above that height, has been erected on the rear of the building.
5. Porches: The building has a front porch which is located on the southeast façade of the house. It measures in width and depth, 5'-4" x 6'-0".
6. Chimneys: No chimneys or other sources of heat have been provided.
7. Openings:
 - a. Doorways and Doors: The front entry door is a modern replacement and is four-panel with a fanlight. Side and rear entry doors are modern replacements as well. All doors have been simply cased with nominal 1" x 6" wood trim that has been painted. They also feature plain wood drip caps and thresholds.
 - b. Windows: All windows are modern jalousies which replaced original six-over-six

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

light wood sash. They have been cased with nominal 1" x 6" wood trim that has been painted, and feature plain wood drip caps.

8. Roof:

a. Shape and Covering: The roof of the Agena House is gabled with a slope of 4 in 12. The roof is covered with asphalt shingles over wood shingles. The addition has a shed roof.

b. Cornice: The building does not have a cornice but instead features a wood frieze board that has been painted and supports nominal 2" x 4" rafter tails which are spaced at 2'-0" centers.

C. Description of the Interior:

1. Floor Plan: Entry is made into a living room (100) from a front porch that is accessed through a door in the southeast façade. The living room provides access to a hall, bedrooms (101, 106, 107, and 108), as well as a bathroom (102). An original rear entry stair is located in the northwest side of the building that has been incorporated into an addition which contains a kitchen (104), another bedroom (105), and a second bathroom (103). The second bathroom is accessed only from the exterior of the building.
2. Flooring: The original ca. 1930 floor finish appears to be relatively intact and is covered with carpet. It consists of circular-sawn wood tongue and groove boards which are nominal 1" x 6" members. The original wood flooring has been replaced entirely by modern linoleum flooring in the bathrooms (102, 103) and kitchen (104).
3. Wall Finishes: Interior wall finishes throughout include painted vertical wall boards and painted wood baseboards, the latter of which are nominal 1" x 4" members. Ceiling finishes consist of 1/4" Canek panels. Plain nominal 1" x 4" wood trim has been used to transition from wall to ceilings. There is exposed, nominal 2" x 4" wood framing for door and window openings as well as 2" x 4" horizontal wood belt boards located throughout.
4. Doorways and Doors: Original wood five-panel interior doors from the 1930s remain extant and are trimmed with nominal 1" x 4" members that have been painted. Metal hardware such as metal hinges and plain escutcheons from the 1930s are also present on these doors.
5. Light Fixtures: Light fixtures are ca. 1960 or later.

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

6. Heating: No method for heating the house has been provided.

NOTES:

- ¹ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.; “Lahaina Store Village,” Lahaina: Pioneer Mill Company, Ltd., July 8, 1936.
- ² Bureau of Conveyances, Bk. 2410: 25, 55.
- ³ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.
- ⁴ “Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 2A, lines 6-17, 1930.
- ⁵ Goldman 2003: 212.
- ⁶ Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 31B, lines 91-94, April 26, 1940.
- ⁷ Pioneer Mill Co., Ltd., “Lahaina Store Village,” Lahaina, Maui, T.H.[,] Sheet 29, July 8, 1935. Solamillo 2007: 8-12.
- ⁸ Polk-Husted 1920-21: 1197.
- ⁹ Ibid. 1930-31: 700; 1934-35: 601. ¹⁰ Ibid. 1940-41: 812.
- ¹¹ Ibid.: 815.
- ¹² Goldman 2003: 212.
- ¹³ Ibid.
- ¹⁴ Polk’s 1954: 210.
- ¹⁵ Ibid.
- ¹⁶ Goldman 2003: 212.
- ¹⁷ Ibid.
- ¹⁸ Polk’s 1964: 10.
- ¹⁹ Maui News, March 10, 1965: Supp 4: 10.
- ²⁰ Goto et al 1983: 166-167.
- ²¹ Upton 1981: 46-47.
- ²² Ibid.
- ²³ Schmitt and Nordyke 1999: 119; Solamillo 2006: 1.

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

RESEARCH INFORMATION

(check all the basic resources consulted and cite specific important sources)

x	title records	x	census records	x	prop. tax records	x	local histories
x	sanborn maps	x	biographical		SHPO files		interviews
x	obituaries	x	newspapers	x	state archives	x	historic photos
x	city directories		bldg. permits	x	state library		

local library	Kahalui Public Library
historical society	Lahaina Restoration Foundation
university library	UH Manoa
other repository	S. Solamillo personal library

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

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Unpublished manuscript. Lahaina: Pioneer Mill Company, Ltd., 1936, 1938.

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Polk, R.L. Polk's Directory of the Islands of Hawaii, Maui and Kauai[,] Including Lanai, and Molokai. Honolulu: R.L. Polk & Company, Publishers, 1950, 1954, 1960, 1964, 1965.

_____. Polk's Directory of City and County of Honolulu and the Territory of Hawaii. 1941- 42.

Polk-Husted Directory Company. Directory of Honolulu and the Territory of Hawaii. Honolulu: Polk-Husted Directory Company, 1920, 1925, 1930, 1935, 1940-41.

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Solamillo, Stanley. "Pioneer Mill Co., Ltd. Office," Nomination to the National Register of Historic Places. Wailuku: Maui County Planning Department, 2007.

Upton, Dell. "Traditional Timber Framing." In Material Culture of the Wooden Age, pp. 35-93. Edited by B. Hindle. Tarrytown, New York: Sleepy Hollow Press, 1981.

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

bibliography: references

U.S. Department of Commerce, Bureau of the Census. "Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui," Sheet 2A, lines 6-17, 1930.

_____. "Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui," Sheet 31B, lines 91-94, April 26, 1940.

United States Geological Survey. "Lahaina, Maui, Hawaii." Washington, D.C.: USGS, 1933.

(end)

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

APPENDIX
MAPS & PHOTOGRAPHS
AGENA HOUSE

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

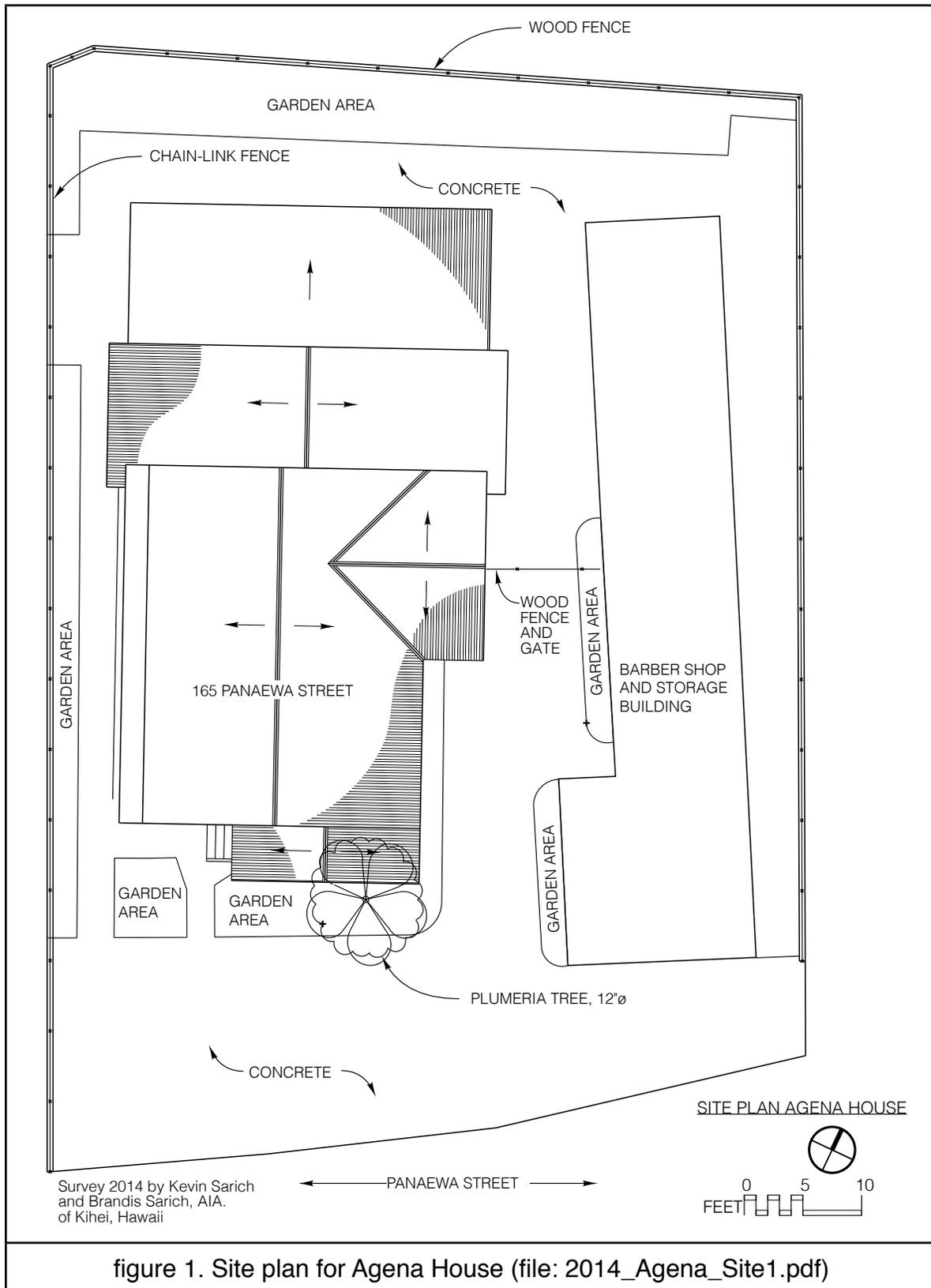


figure 1. Site plan for Agena House (file: 2014_Agena_Site1.pdf)

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

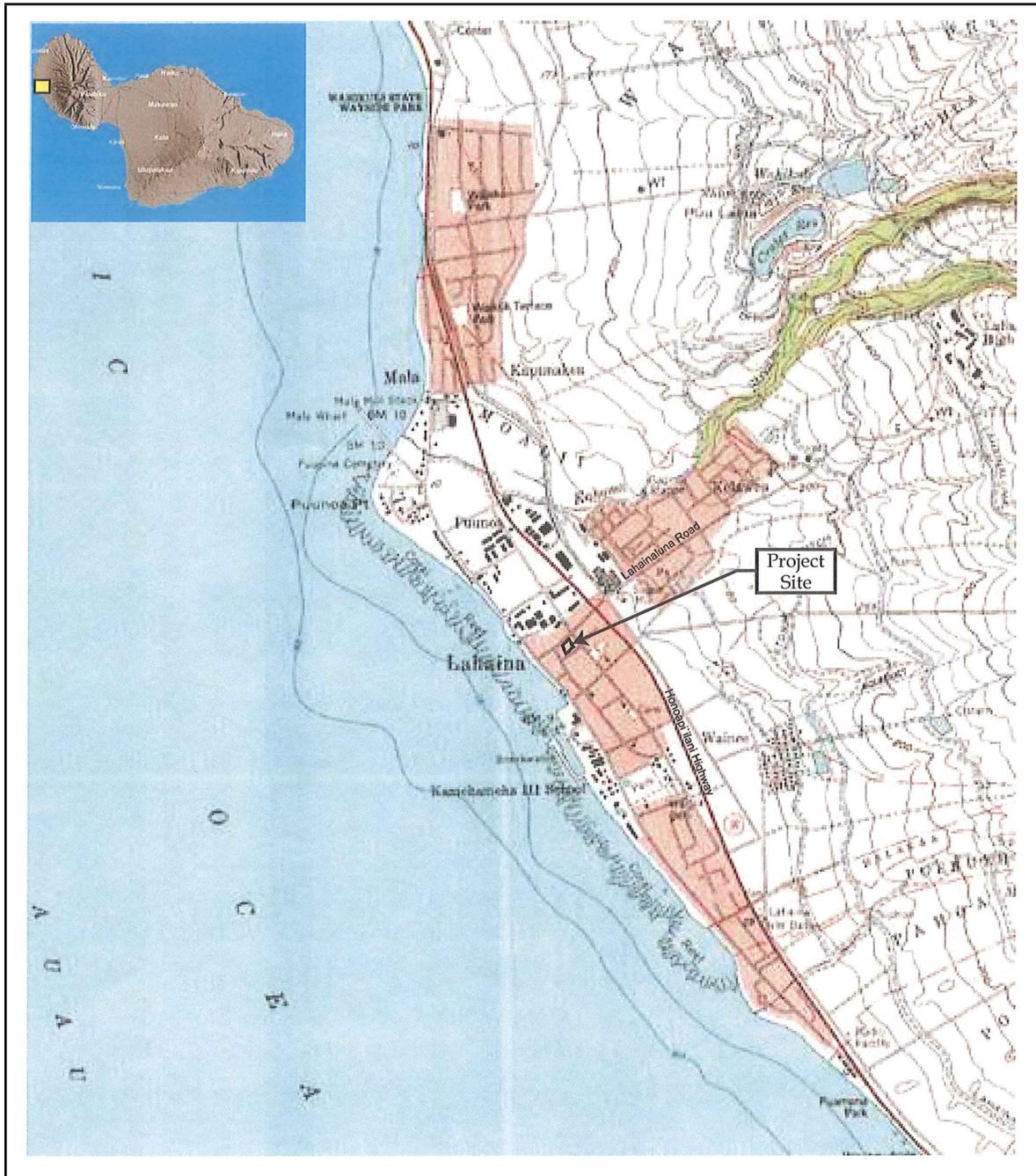


figure 2. Location map for Agena House (file: 2014_Agena_1_Vicinity1.pdf)

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

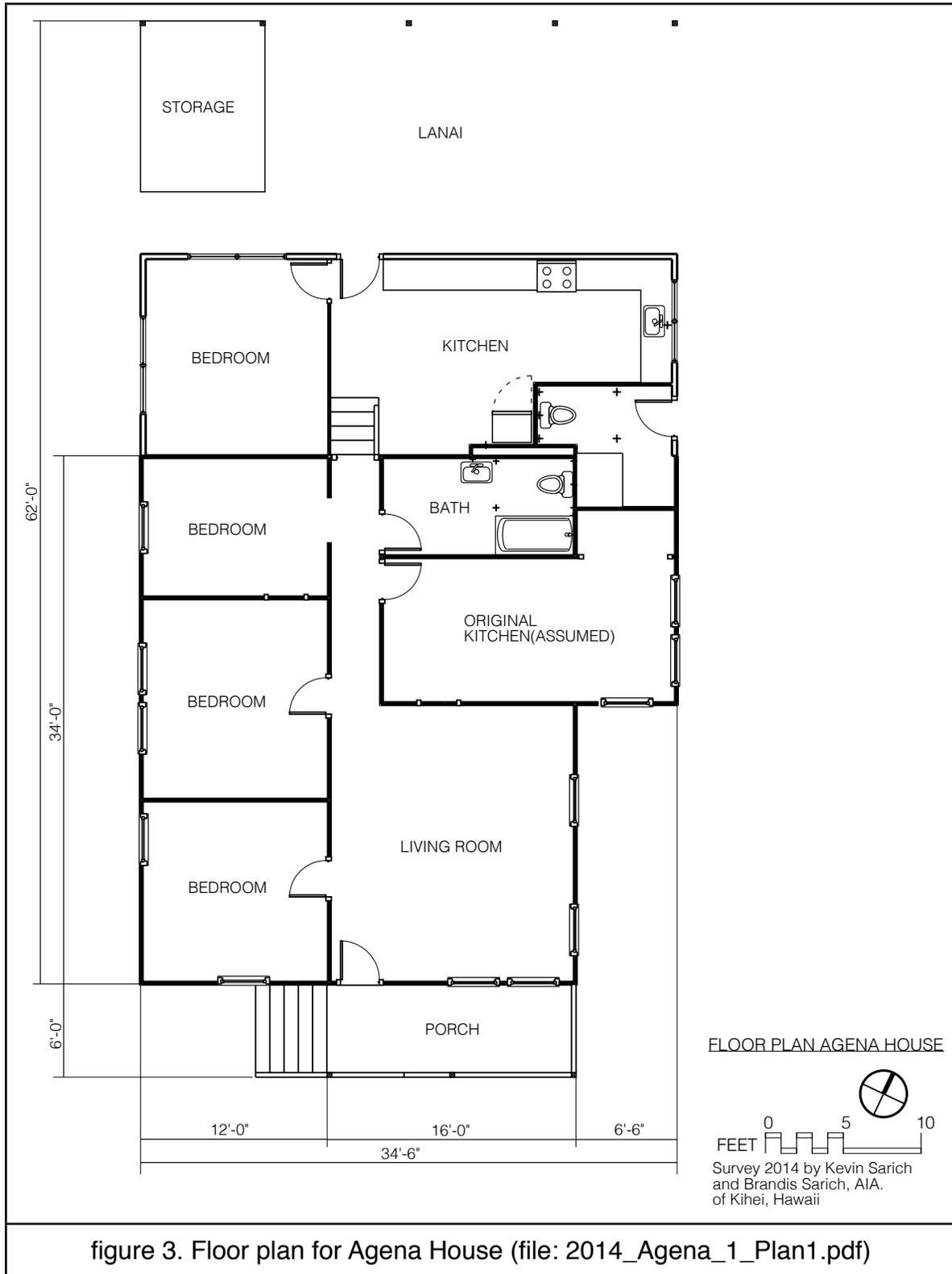


figure 3. Floor plan for Agena House (file: 2014_Agena_1_Plan1.pdf)

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii

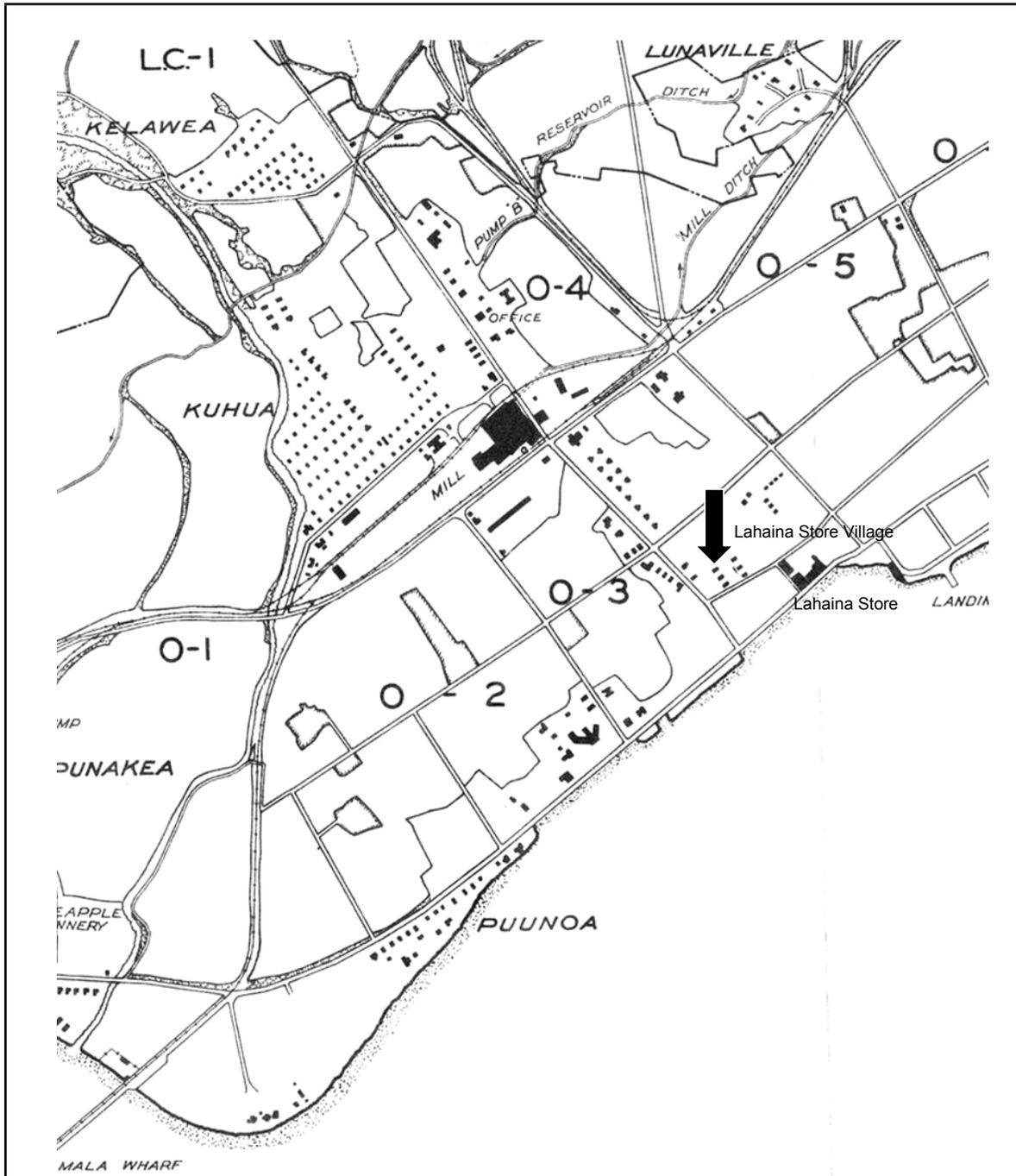


Figure 1. Pioneer Mill Co., Ltd. Company Map of Lahaina (1935), showing the location of Agena House in Lahaina Store Camp, known after 1930 as Lahaina Store Village, located near the boundary of Fields 0-3 and 0-4, as well as Luakini Street, a north-south arterial which was located behind the retailer.

figure 4. 1935 Pioneer Mill Co. Map of Lahaina
(file: 2014_Agena_1_Research1.pdf)

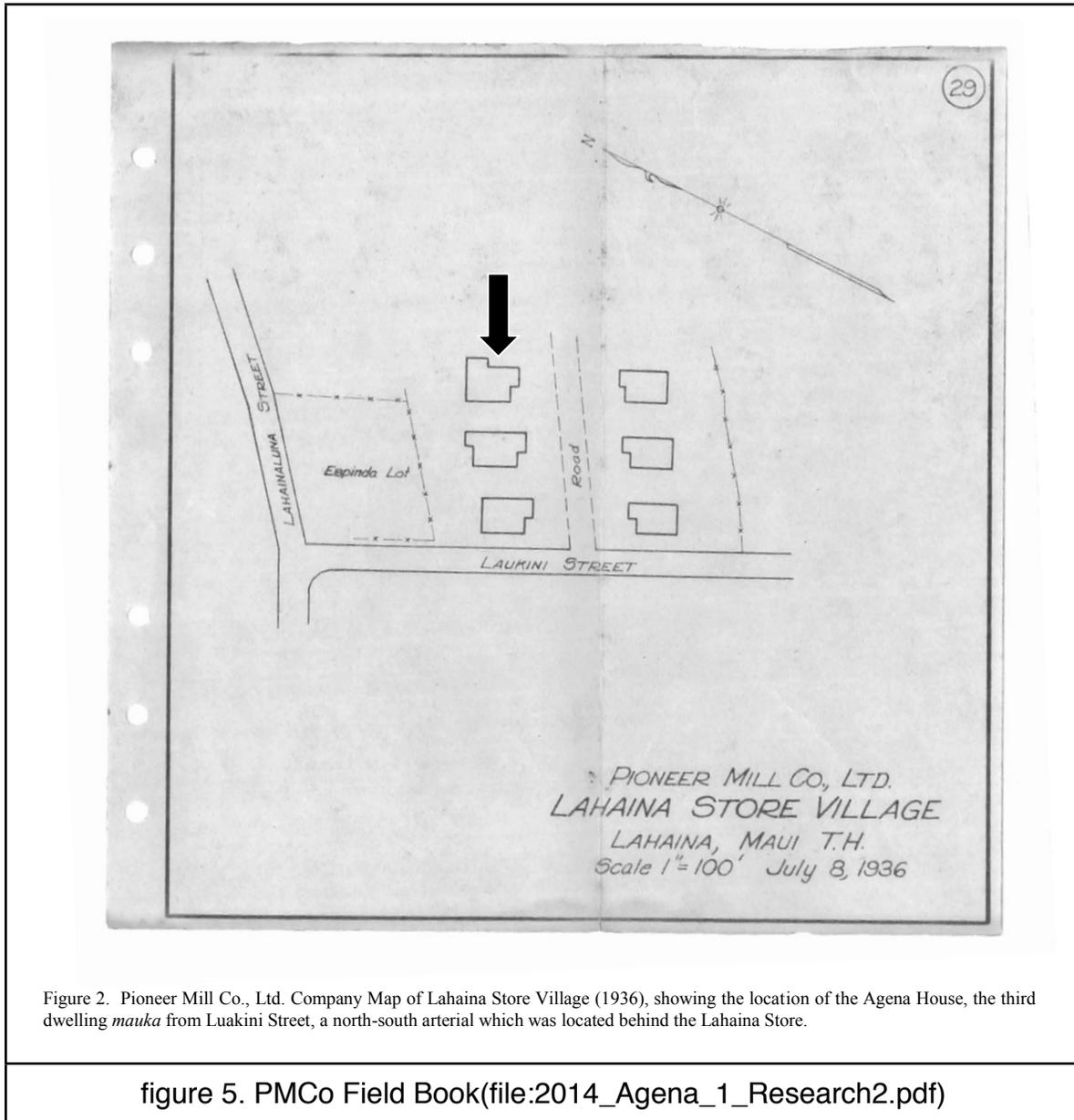


Figure 2. Pioneer Mill Co., Ltd. Company Map of Lahaina Store Village (1936), showing the location of the Agena House, the third dwelling *mauka* from Luakini Street, a north-south arterial which was located behind the Lahaina Store.

figure 5. PMCo Field Book(file:2014_Agena_1_Research2.pdf)



Figure 3. Aerial Photograph (1947) showing location of the Agena House in Lahaina Store Village near the southeast corner of Luakini Street and Lahainaluna Road. Courtesy UH Mānoa.

figure 6. Aerial photograph of Lahaina 1947 (file:2014_Agena_1_Research3.pdf)



Figure 4. Aerial Photograph (1975) showing location of the Agena House in the former Lahaina Store Village near the southeast corner of Luakini Street and Lahainaluna Road. Additional houses had been built from the Agena House *mauka* toward Waine'e Street. *Courtesy UH Mānoa.*

figure 7. Aerial photograph of Lahaina 1975 (file:2014_Agena_1_Research4.pdf)

Hawaii Historic Site Form

Agena House
165 Panaewa Street
Lahaina, Maui, Hawaii



figure 8. photograph of South elevation from SW of Agena House
(file: 2014_Agena_1_Photo1.jpg)



figure 9. photograph of West elevation from NW of Agena House (file:
2014_Agena_1_Photo2.jpg)

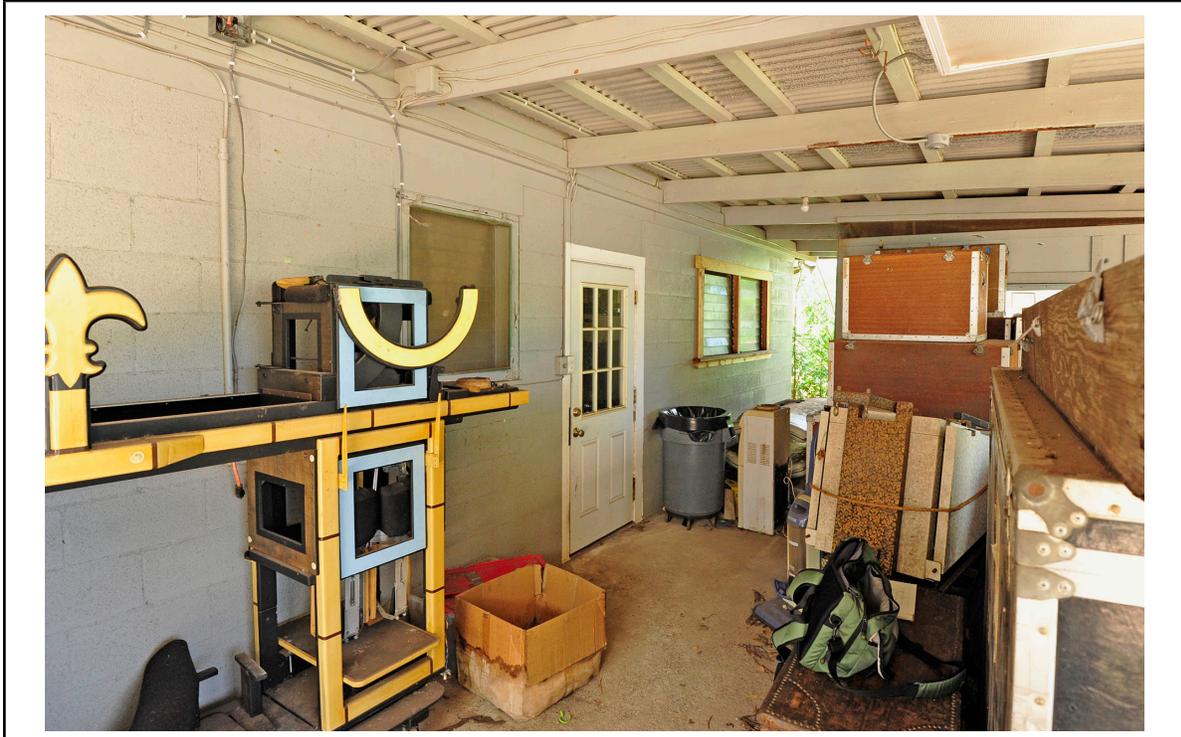


figure 10. photograph of North elevation from NE of Agena House
(file: 2014_Agena_1_Photo3.jpg)



figure 11. photograph of East elevation from NE of Agena House
(file: 2014_Agena_1_Photo4.jpg)

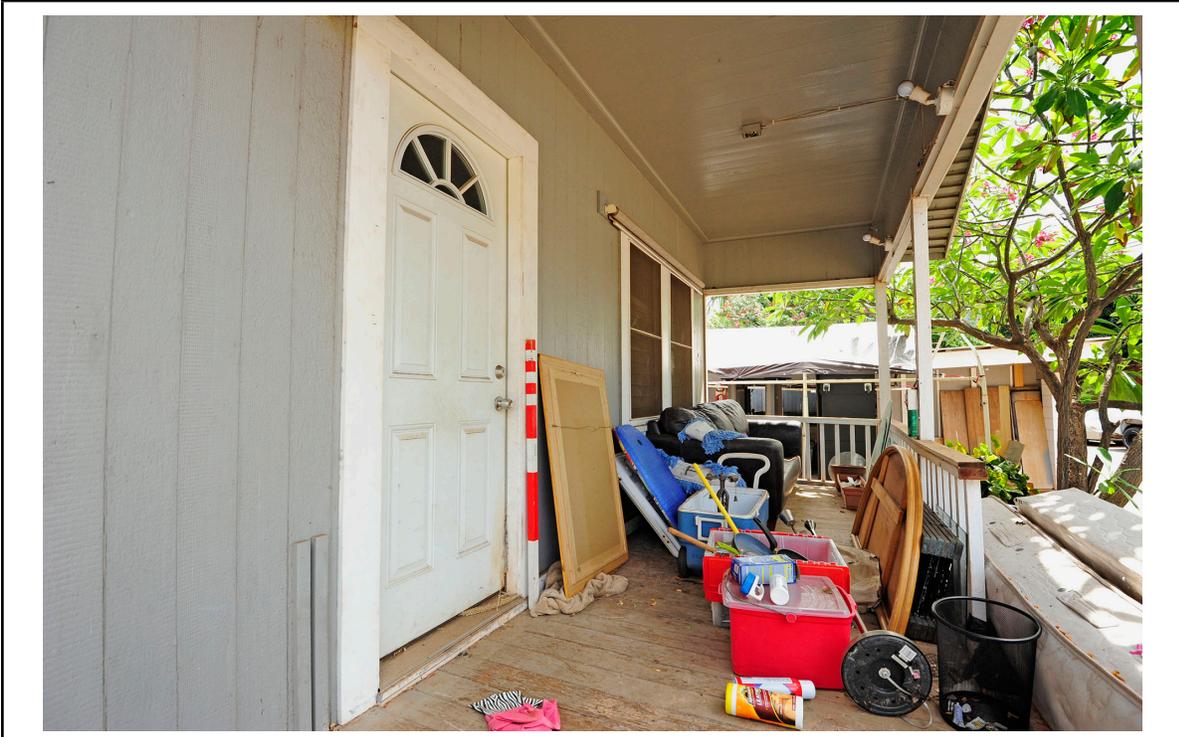


figure 12. photograph of South porch of Agena House
(file: 2014_Agena_1_Photo5.jpg)

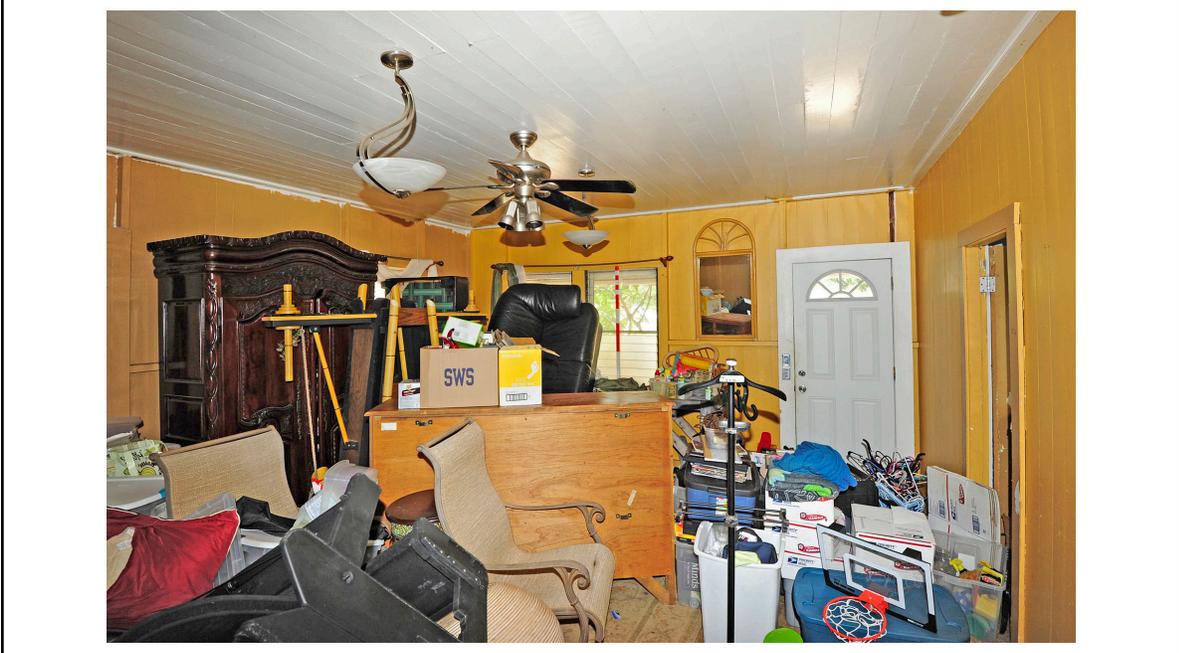


figure 13. photograph of living room looking SE in the Agena house
(file: 2014_Agena_1_Photo6.jpg)

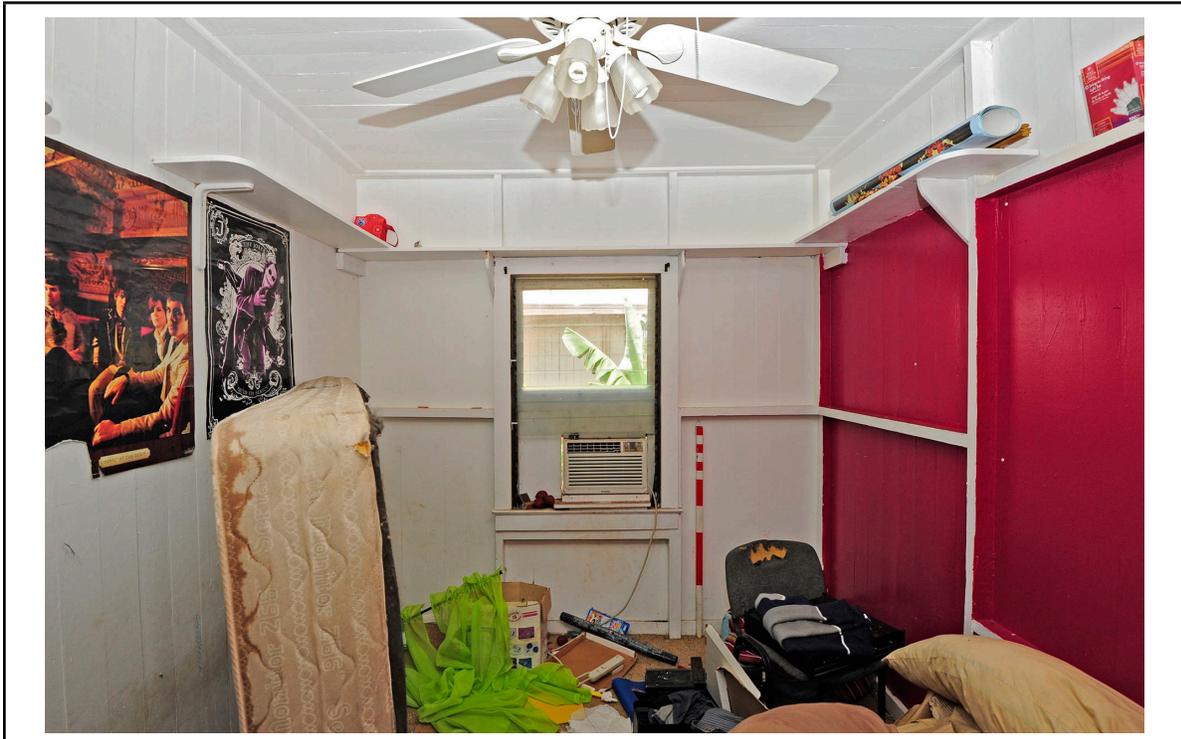


figure 14. photograph of bedroom to West in the Agena house
(file: 2014_Agena_1_Photo7.jpg)



figure 15. photograph of original kitchen(?) to West in the Agena house
(file: 2014_Agena_1_Photo8.jpg)

Hawaii Historic Site Form

Agena House
 165 Panaewa Street
 Lahaina, Maui, Hawaii

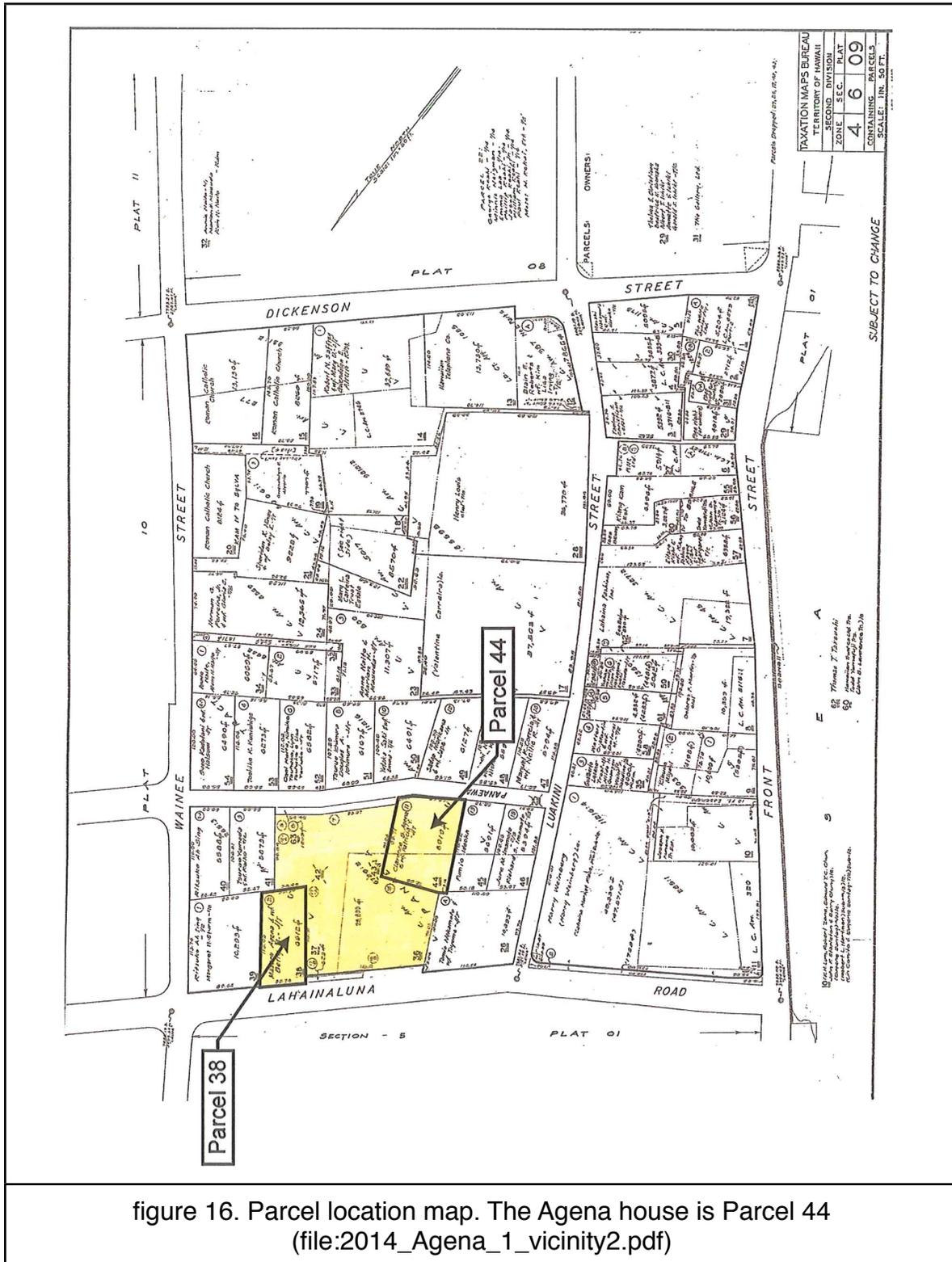
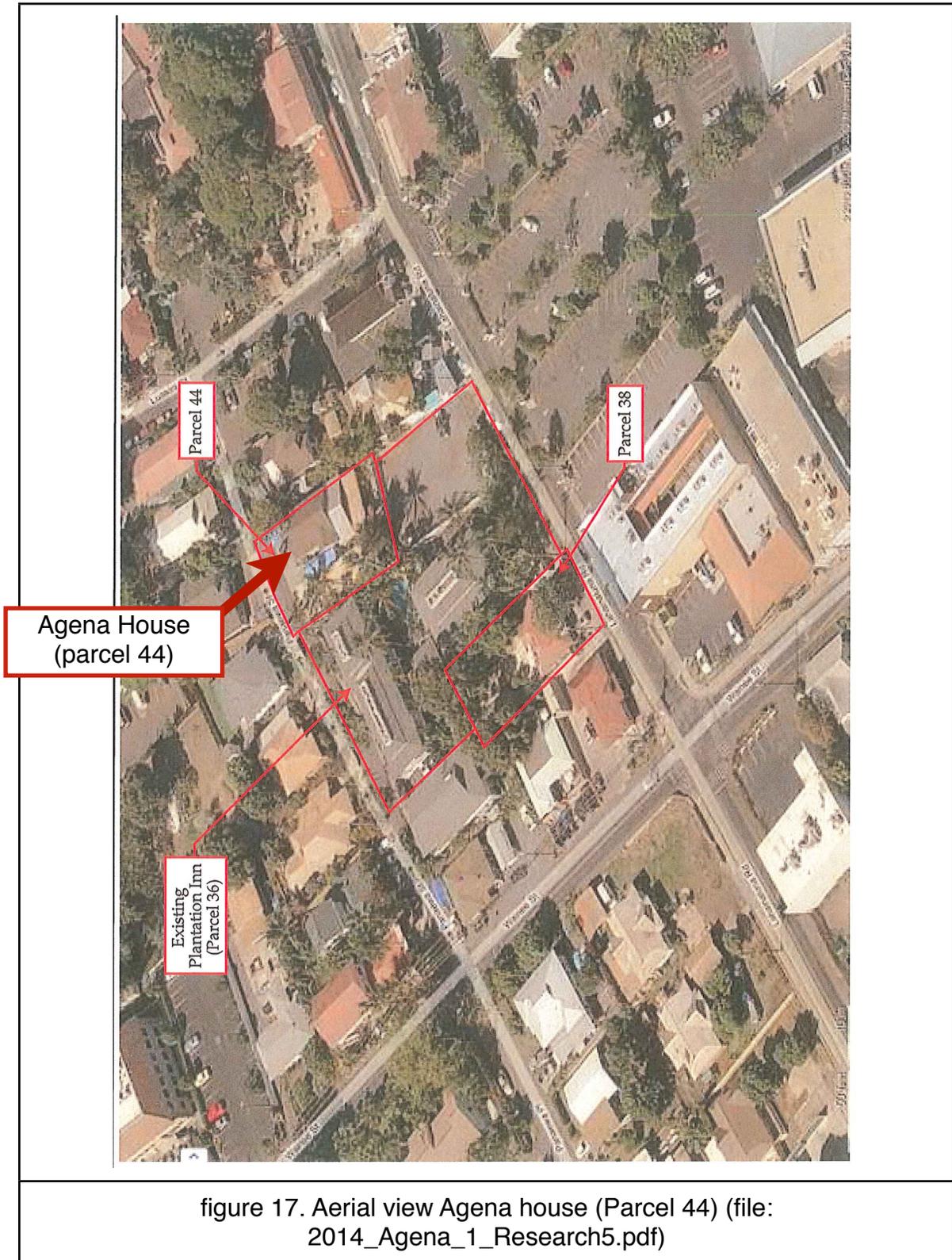


figure 16. Parcel location map. The Agena house is Parcel 44
 (file:2014_Agena_1_vicinity2.pdf)



Current Owner	Historic Owner	Architect/Builder	Site Plan File Names	Drawing File Names	Research Materials File Name
Kaanapali Beach Hotel LTD LLC	Pioneer Mill Company	Pioneer Mill Company	2014_Agena_1_Site1.pdf	2014_Agena_1_Plan.pdf	2014_Agena_1_research1.pdf
			2014_Agena_1_Vicinity1.pdf		2014_Agena_1_research2.pdf
			2014_Agena_1_Vicinity2.pdf		2014_Agena_1_research3.pdf
			2014_Agena_1_Vicinity3.pdf		2014_Agena_1_research4.pdf
			2014_Agena_1_Survey1.pdf		2014_Agena_1_research5.pdf
					2014_Agena_1_HABS1.pdf

Section 2 - HABS III Report

AGENA HOUSE
165 Panaewa Street
Lahaina
Maui County
Hawai'i

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FLOOR PLAN

HISTORIC AMERICAN BUILDING SURVEY

INDEX TO PHOTOGRAPHS

Agena House
Lahaina
Maui County
Hawai'i

165 PANAWEA STREET

Documentation: 6 Exterior Photographs (2014)
9 Interior Photographs (2014)

Steve Brinkman, Photographer

June 2014

PHOTO NO.

DESCRIPTION

165 PANAWEA STREET-01	AGENA HOUSE, LOOKING NORTH
165 PANAWEA STREET-02	AGENA HOUSE, LOOKING NORTHWEST
165 PANAWEA STREET-03	AGENA HOUSE, LOOKING SOUTHWEST
165 PANAWEA STREET-04	AGENA HOUSE, LOOKING SOUTH
165 PANAWEA STREET-05	AGENA HOUSE, LOOKING SOUTH
165 PANAWEA STREET-06	AGENA HOUSE, LOOKING NORTHEAST
165 PANAWEA STREET-07	AGENA HOUSE INTERIOR (ROOM 100), LOOKING NORTHWEST
165 PANAWEA STREET-08	AGENA HOUSE INTERIOR (ROOM 100), LOOKING SOUTHEAST
165 PANAWEA STREET-09	AGENA HOUSE INTERIOR (ROOM 100), LOOKING SOUTHEAST
165 PANAWEA STREET-10	AGENA HOUSE INTERIOR (ROOM 101), LOOKING WEST
165 PANAWEA STREET-11	AGENA HOUSE INTERIOR (ROOM 101), LOOKING EAST
165 PANAWEA STREET-12	AGENA HOUSE INTERIOR (ROOM 102), LOOKING EAST
165 PANAWEA STREET-13	AGENA HOUSE INTERIOR (ROOM 104), LOOKING SOUTH
165 PANAWEA STREET-14	AGENA HOUSE INTERIOR (ROOM 108), LOOKING SOUTHWEST

HISTORIC AMERICAN BUILDING SURVEY

INDEX TO PHOTOGRAPHS CONTINUED

167 PANAEWA STREET
(Page 2)

PHOTO NO.

DESCRIPTION

165 PANAEWA STREET-15

AGENA HOUSE INTERIOR (ROOM 108), LOOKING
SOUTHEAST

Note: 100, 101, etc., refer to room identification numbers in the narrative.

HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAWEA STREET-01



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-02



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAWEA STREET-03



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-04



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-05



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-06



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-07



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-08



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAEWA STREET-09



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-10



HISTORIC AMERICAN BUILDING SURVEY
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165 PANAewa STREET-11



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-12



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-13



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-14



HISTORIC AMERICAN BUILDING SURVEY
SEE INDEX FOR CAPTION

165 PANAewa STREET-15



HISTORIC AMERICAN BUILDING SURVEY

AGENA HOUSE

- Location: 165 Panaewa Street
Lahaina, Maui County, Hawai‘i
- USGS Lahaina, Hawai‘i Quadrangle,
Universal Transverse Mercator Coordinates
2310081.258499
- Present Owner: Ka‘anapali Beach Hotel, Ltd., LLC (KBHL, LLC)
2525 Kaanapali Parkway
Lahaina, Hawai‘i 96761
- Present Occupant: Vacant
- Present Use: Vacant
- Significance: The Agena House at 167 Panaewa Street is a one-story Plantation Vernacular style building. The dwelling is a Hawaiian Sugar Planters’ Association (HSPA) Standard Plan that appears to have been built in 1932 by a Pioneer Mill Company, Ltd. (PMCo) building crew. As such, it is a slightly altered example of plantation period housing that was produced largely by Japanese carpenters who were employed by PMCo during the third decade of the twentieth century.
- Located 0.25 miles southeast of the former site of the PMCo sugar mill, near the boundary of Fields 0-3 and 0-4, as well as 0.26 miles *mauka* or uphill from the Lahaina courthouse, the building appears to have been originally constructed as part of PMCo’s Lahaina Store Camp, known after 1930 as “Lahaina Store Village,” and erected along with five other dwellings. The camp was originally built in 1916 to house employees of the retailer, whose new concrete edifice was built at 744 Front Street and dedicated in September of the same year.
- The Agena House was acquired by Clarence and Patricia Agena in 1950 and served as their residence through the 1990s. The building was then occupied by a succession of owners and tenants until it was purchased by the Ka‘anapali Beach Hotel, Ltd., LLC (KBHL, LLC). In 2014 the dwelling was proposed for demolition as part of the Lahaina Inn Redevelopment Project.

A. General Statement:

1. History:

The Agena House at 165 Panaewa Street in Lahaina is a Plantation Vernacular dwelling that appears to have been built by Pioneer Mill Company, Ltd. (PMCo) carpenters in 1932 on a company-owned parcel that was identified from 1916 through the 1920s as “Lahaina Store Camp,” and then as “Lahaina Store Village” after 1930.¹ On December 12, 1950 the house was sold by the company to Clarence S. Agena and his wife, Patricia.² The Agenas constructed a 924 s.f. barbershop on the property in 1974 and a rear addition to the house in 1982.³

Clarence S. (Shoichi) was the “Nisei” or “second generation” son of Kana and Kasue Agena. Both were “Issei” or “first generation” parents who had been born in Okinawa in 1890 and 1891, respectively, and had immigrated from the prefecture of the same name to Hawai‘i in 1907.⁴ The Agenas had nine children—seven sons and two daughters—all of whom were Nisei born in Hawai‘i. The first child was a son named Kyoshi, born in 1913, and the last child was a daughter christened Sumiko, who was born in 1929.

Clarence was the second child, born in 1914 at Pu‘ukoli‘i Camp, an enclave that reached a population of some 1,200 persons by 1930, and the largest camp operated by PMCo on West Maui. He appears to have been close to three younger brothers—fourth, sixth, and eighth sons—Hideo, who was born 1919, Masaru, born in 1923, and Masanobu, who was born in 1927. Clarence attended Lahainaluna High School and graduated with the Class of 1933.⁵

In 1940 Clarence and his three brothers—Hideo, Masaru, Masanobu—were recorded by census taker Adolph Leong as residing in Kelawea Village, formerly known as Kelawea Camp, and also referred to in the vernacular as New Mill Camp. In that year, Clarence was a sales clerk at the PMCo-owned Lahaina Store, Masaru worked at the mill, and Masanobu was identified as a brakeman who was employed by PMCo on its narrow gauge railroad.⁶ Their residence in the camp was enigmatic since Clarence was a sales clerk at the “sugar plantation store” at 744 Front Street, known as the Lahaina Store, and the retailer maintained its own camp for store employees under the moniker of “Lahaina Store Village” which had been built along with the store in 1916⁷

Despite being enumerated in the census, however, none of the members of Masaru’s large family appear to have been listed in the Maui directories for Lahaina before 1940. The first listing for an Agena occurred in the directory of 1920-21, when an “S. Agena” was identified as a “clothes

¹ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.; “Lahaina StoreVillage,” Lahaina: Pioneer Mill Company, Ltd., July 8, 1936.

² Bureau of Conveyances, Bk. 2410: 25, 55.

³ “Real Property Tax Field Books,” Vol. 4-6-9, n.d., n.p.

⁴ “Fifteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 2A, lines 6-17, 1930.

⁵ Goldman 2003: 212.

⁶ Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui,” Sheet 31B, lines 91-94, April 26, 1940.

⁷ Pioneer Mill Co., Ltd., “Lahaina Store Village,” Lahaina, Maui, T.H.[.] Sheet 29, July 8, 1935. Solamillo 2007: 8-12.

cleaner” who operated a laundry in Lahaina.⁸ This was not any of Masaru’s brothers because the eldest—Shoichi (Clarence S.)—was only six years of age in that year. In 1925-26 S. Agena was identified as a “farmer” in “Kahana,” which suggests that he may have either grown cane on contract for PMCo, vegetables or taro. His listing remained unchanged through 1930-31 but by the printing of the 1934-35 directory, he had moved to Makawao and maintained his livelihood as an independent farmer.⁹

Clarence was listed in the directory of 1940 under his Japanese first name and identified as a “checker” at the Lahaina Store.¹⁰ This was in contrast with a large number of his contemporaries, who opted to adopt American first names during the late 1930s as indicators of their American nativity. After the outbreak of war in 1941, Clarence continued his employment with the Lahaina Store, although he volunteered for service with the 442nd Regimental Combat Team in 1943.

His wife, Patricia, later recalled in an interview in 1999 that: “In 1943, they asked for American-Japanese volunteers...[and Clarence] volunteered. All [of] his friends went in[to] the 442nd. He even went to Wailuku and passed the test. But [Lahaina Store Manager Charles W.] Brooks¹¹ said, “Oh, no Clarence. You don’t have to volunteer. You’re doing a good job here”¹² Patricia remembered that Clarence regretted not having served with the 442nd but his skills and service to the Japanese merchant community during the war years made him invaluable on the home front. Through his efforts, the Lahaina Store provided local Japanese merchants with inventory after their access to California suppliers was halted and kept them in business.¹³

During the 1950s, Clarence, along with his wife Patricia, and another brother named Hideo were the only members of the Agena family who were listed in the Maui directories. By 1954, Clarence had left the Lahaina Store and was employed as an insurance agent while Patricia was identified as a “barber.”¹⁴ Hideo had left Lahaina for Waiakoa where he was identified as a “hog raiser.”¹⁵ In the post-war period, Clarence was heavily involved in community service. Patricia noted that, “When I got married to him, I got married to a community man. He was into everything you [could] think of—Boy Scouts, Lions Club[,] PTA[,] Lahaina Merchants Association...[He even] wrote a community column for the *Maui News* for more than ten years.”¹⁶

Given his popularity, Clarence ran for the Maui County Board of Supervisors against Eddie Tam in 1964. He carried a majority of the votes in the Lahaina and West Maui precincts but nowhere else. Tam won the election and gave Clarence the nickname, “Mayor of Lahaina” which he carried proudly through his death in April 2000.¹⁷ Clarence’s other brother, Masaru, was finally

⁸ Polk-Husted 1920-21: 1197.

⁹ Ibid. 1930-31: 700; 1934-35: 601.

¹⁰ Ibid. 1940-41: 812.

¹¹ Ibid.: 815.

¹² Goldman 2003: 212.

¹³ Ibid.

¹⁴ Polk’s 1954: 210.

¹⁵ Ibid.

¹⁶ Goldman 2003: 212.

¹⁷ Ibid.

identified in the Maui directory of 1964 as residing nearby at 180 Lahainaluna Road.¹⁸ In the following year, Patricia was also the subject of a brief article in the *Maui News* beneath the title, “Pat Agena Opens in Lahaina Shopping Center.”¹⁹ She had moved her barbershop from a storefront at 812 Front Street to the new shopping center. Patricia appears to have remained there for nearly a decade before relocating her business to her house lot in 1974, where she operated through the sale of the property in the 1990s.

The Agena House is a variation of a plank frame building, known in the vernacular as a “single-wall house,” which became the dominant method for construction of all classes of buildings in Hawai‘i during the Plantation Period. It has been suggested that this building technique originated with Japanese carpenters in Hawai‘i in the mid-1880s but there is sufficient evidence to conclude that it is an American construction method which was brought to the islands by American sugar companies.²⁰ It was more cost efficient than the dominant U.S. mainland technique of balloon frame construction and Japanese carpenters employed by American companies adopted and refined it for widespread use throughout the Hawaiian archipelago.

Plank Framing and its predecessor, Box Framing were initially developed as simplifications of traditional Timber Framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks which were secured to sills and top plates. The planks also provided a building’s exterior and interior wall surfaces.²¹

Plank and Box Framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire and Maine well into the nineteenth century.²² Introduced into Kentucky by 1800, Plank and Box Framing became consolidated under the term “Box Frame” in the oral tradition of Anglo-American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for widespread use in the construction of sugar and pineapple plantation dwellings that were erected during the same period. Variations of plank and box framing continued to be popular in Hawai‘i for domestic, institutional, and commercial construction for the majority of the twentieth century.²³

The Agena House was constructed after the adoption of the Hawaiian Sugar Planters Association or “HSPA” housing standards in 1921 which were approved by the Territorial Board of Health and these included standardized construction materials and methods. Its floor plan appears to have been an HPSA Standard Plan which was later modified.

¹⁸ Polk’s 1964: 10.

¹⁹ *Maui News*, March 10, 1965: Supp 4: 10.

²⁰ Goto et al 1983: 166-167.

²¹ Upton 1981: 46-47.

²² Ibid.

²³ Schmitt and Nordyke 1999: 119; Solamillo 2006: 1.

2. Architectural Character: The Agena House is a one-story building with a three-bay width and four-pile depth and has entrances that are located on the northeast, northwest, and southeast facades. (See photographic documentation for 165 PANAEWA STREET - 01 through 15 and HABS FLOOR PLANS, page 13. Room numbers are indicated in parentheses).

- B. Description of the Exterior:
 1. Overall Dimensions: The building measures 34'6" in width and is 62'-0" in depth and is oriented southeast-northwest.
 2. Foundations: The foundations consist of circular-sawn wood posts which are nominal 4" x 4" members that have been placed on the upper surfaces of undressed lava rocks.
 3. Wall Construction: The building is covered with vertically-laid tongue and groove wood boards which are nominal 1" x 6" (both vertical- or pith-sawn and circular-sawn) and comprise the wall framing as well as the primary exterior and interior wall finishes. Nominal 1" x 6" wood trim boards are also used to secure the corners of the building and case windows.
 4. Wall System, Framing: The Agena House is of "single-wall" construction and is a variation of plank framing. Consequently, there are no wood posts located at the interior corners. The building's sills are nominal 4" x 4" and its top plates are presumably paired 2" x 4" members. The house's floor system consists of nominal 4" x 4" beams with nominal 2" x 4" circular-sawn wood floor joists spaced at 2'-0" centers and nominal 2" x 4" "X" bracing. The roof framing system is comprised of circular-sawn wood rafters which are also nominal 2" x 4" members which have been spaced at 2'-0" centers. The rafter tails are plain and unembellished. A modern addition, constructed of 4" concrete masonry units to a height of 8'-0" with modern wood framing above that height, has been erected on the rear of the building.
 5. Porches: The building has a front porch which is located on the southeast façade of the house. It measures in width and depth, 5'-4" x 6'-0".
 6. Chimneys: No chimneys or other sources of heat have been provided.
 7. Openings:
 - a. Doorways and Doors: The front entry door is a modern replacement and is four-panel with a fanlight. Side and rear entry doors are modern replacements as well. All doors have been simply cased with nominal 1" x 6" wood trim that has been painted. They also feature plain wood drip caps and thresholds.
 - b. Windows: All windows are modern jalousies which replaced original six-over-six light wood sash. They have been cased with nominal 1" x 6" wood trim that has been painted, and feature plain wood drip caps.

8. Roof:

a. Shape and Covering: The roof of the Agena House is gabled with a slope of 4 in 12. The roof is covered with asphalt shingles over wood shingles. The addition has a shed roof.

b. Cornice: The building does not have a cornice but instead features a wood frieze board that has been painted and supports nominal 2" x 4" rafter tails which are spaced at 2'-0" centers.

C. Description of the Interior:

1. Floor Plan: Entry is made into a living room (100) from a front porch that is accessed through a door in the southeast façade. The living room provides access to a hall, bedrooms (101, 106, 107, and 108), as well as a bathroom (102). An original rear entry stair is located in the northwest side of the building that has been incorporated into an addition which contains a kitchen (104), another bedroom (105), and a second bathroom (103). The second bathroom is accessed only from the exterior of the building.

2. Flooring: The original ca. 1930 floor finish appears to be relatively intact and is covered with carpet. It consists of circular-sawn wood tongue and groove boards which are nominal 1" x 6" members. The original wood flooring has been replaced entirely by modern linoleum flooring in the bathrooms (102, 103) and kitchen (104).

3. Wall Finishes: Interior wall finishes throughout include painted vertical wall boards and painted wood baseboards, the latter of which are nominal 1" x 4" members. Ceiling finishes consist of 1/4" Canek panels. Plain nominal 1" x 4" wood trim has been used to transition from wall to ceilings. There is exposed, nominal 2" x 4" wood framing for door and window openings as well as 2" x 4" horizontal wood belt boards located throughout.

4. Doorways and Doors: Original wood five-panel interior doors from the 1930s remain extant and are trimmed with nominal 1" x 4" members that have been painted. Metal hardware such as metal hinges and plain escutcheons from the 1930s are also present on these doors.

5. Light Fixtures: Light fixtures are ca. 1960 or later.

6. Heating: No method for heating the house has been provided.

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_____. "Sixteenth Census of the United States, Population, Hawaii, Lahaina, Maui," Sheet 31B, lines 91-94, April 26, 1940.

United States Geological Survey. "Lahaina, Maui, Hawaii." Washington, D.C.: USGS, 1933.

PROJECT INFORMATION

This Historic American Building Survey (HABS) recording project was undertaken and funded by Ka'anapali Beach Hotel, Ltd., LLC (KBHL, LLC) as part of the Plantation Inn Redevelopment Project, to mitigate the adverse effect of the demolition of the Agena House, as required by the Maui County Planning Department and the Architecture Branch, State Historic Preservation Division (SHPD) of the Hawai'i Department of Land and Natural Resources. The fieldwork was conducted by Brandis Sarich, AIA and Kevin Sarich, who also produced the floor plans. Architectural and historical research was conducted by Stanley Solamillo, Architectural Historian. Steve Brinkman produced the HABS photographs.

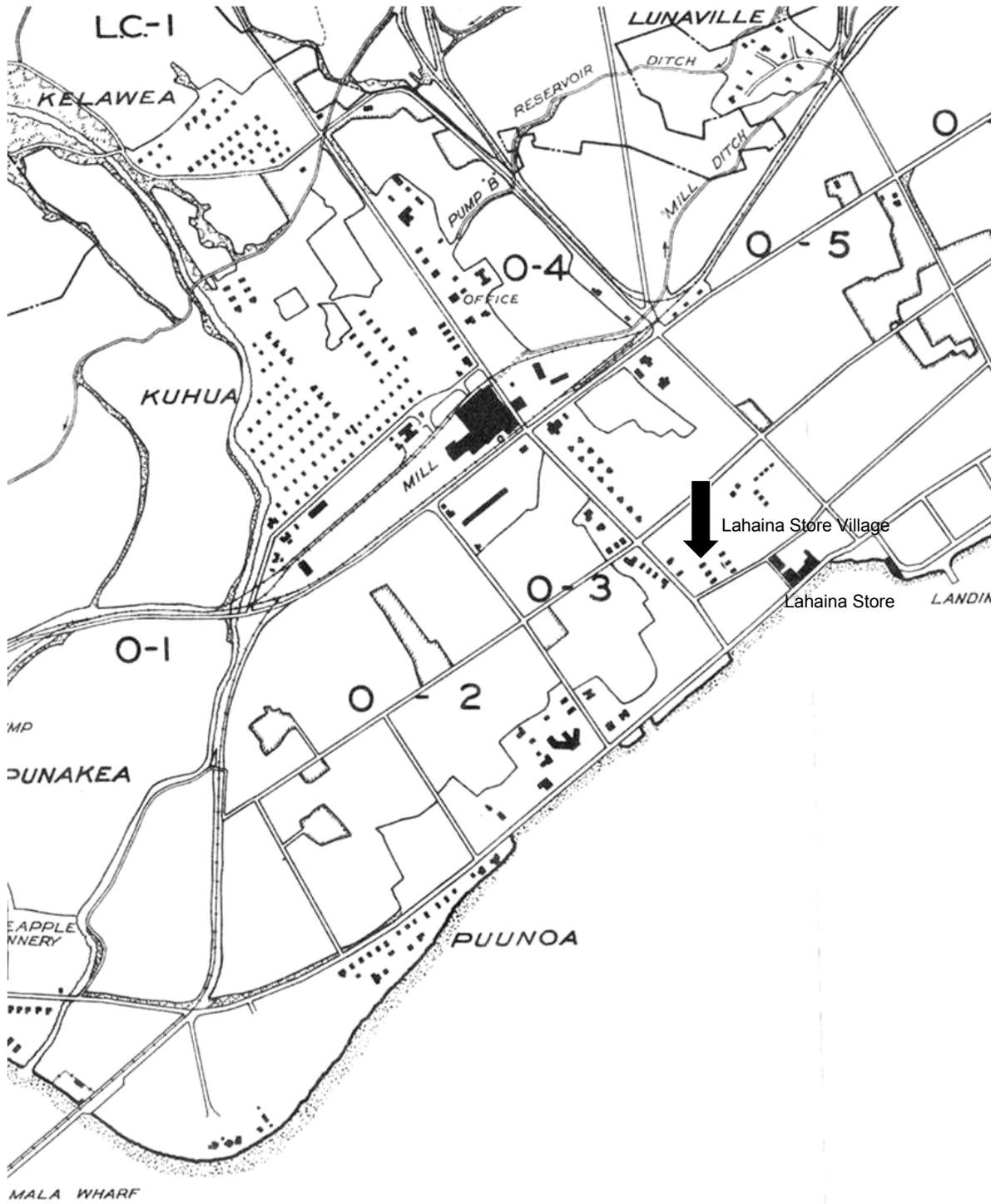


Figure 1. Pioneer Mill Co., Ltd. Company Map of Lahaina (1935), showing the location of Agena House in Lahaina Store Camp, known after 1930 as Lahaina Store Village, located near the boundary of Fields 0-3 and 0-4, as well as Luakini Street, a north-south arterial which was located behind the retailer.

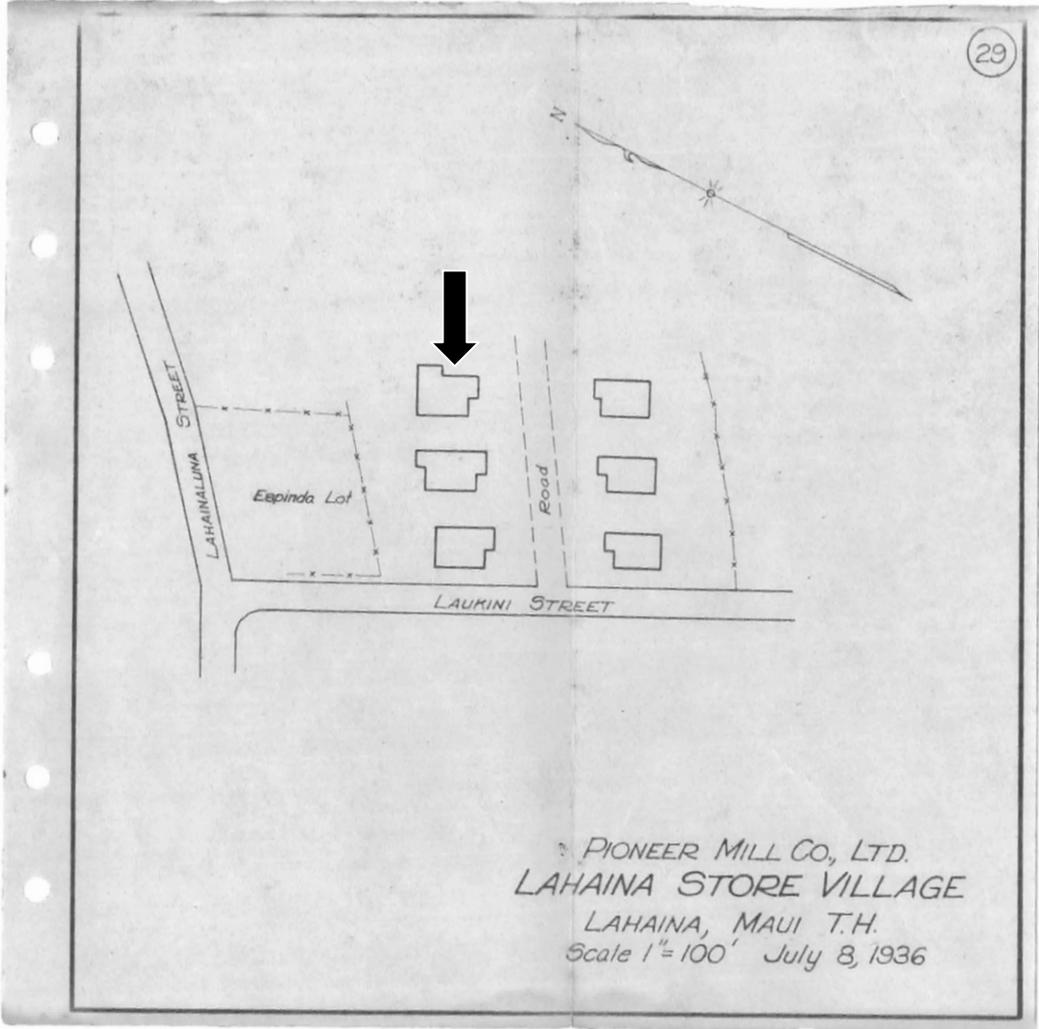


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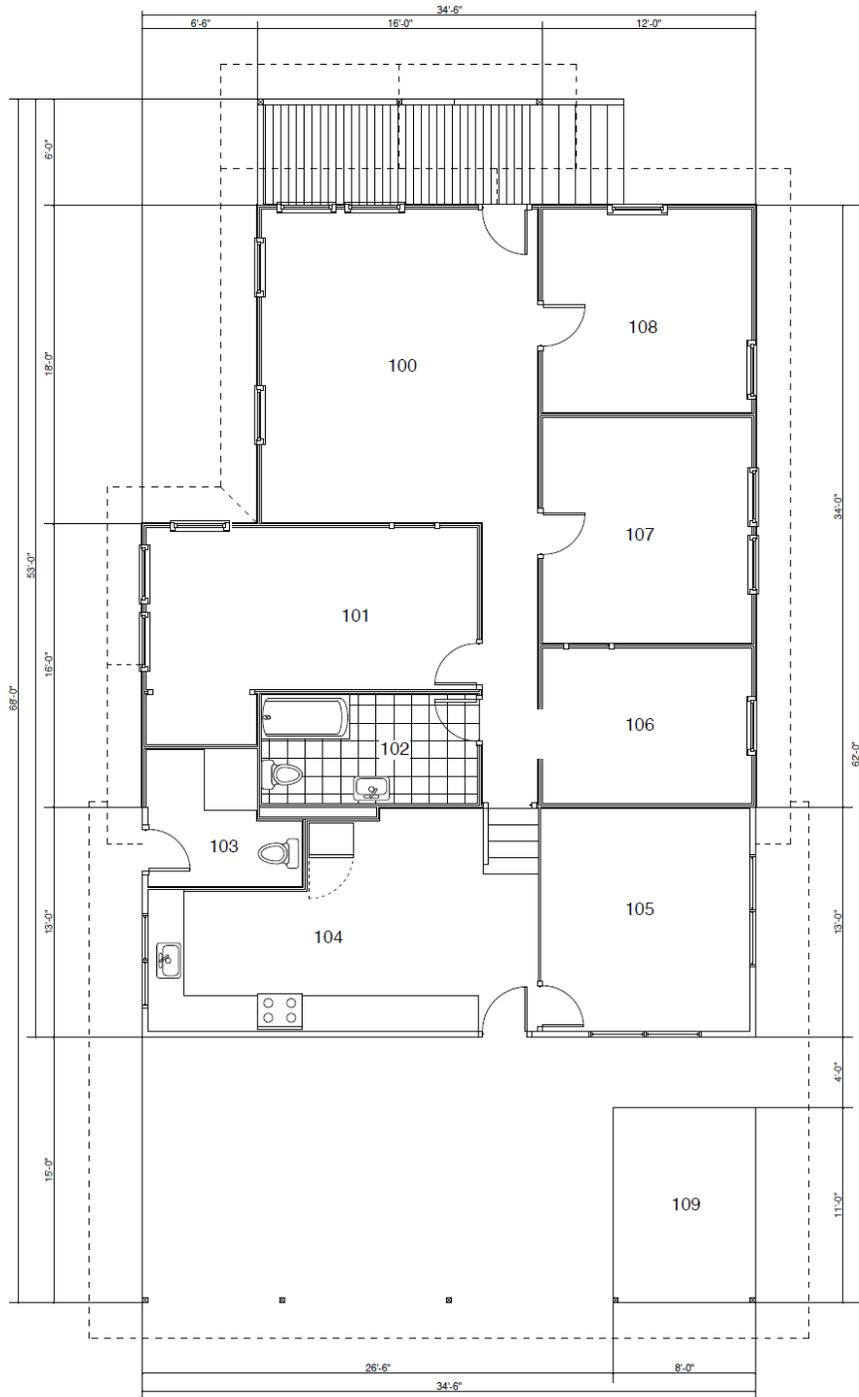


Figure 3. Aerial Photograph (1947) showing location of the Agena House in Lahaina Store Village near the southeast corner of Luakini Street and Lahainaluna Road. *Courtesy UH Mānoa.*

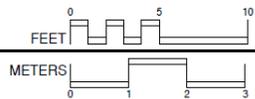


Figure 4. Aerial Photograph (1975) showing location of the Agena House in the former Lahaina Store Village near the southeast corner of Luakini Street and Lahainaluna Road. Additional houses had been built from the Agena House *mauka* toward Waine'e Street. *Courtesy UH Mānoa.*

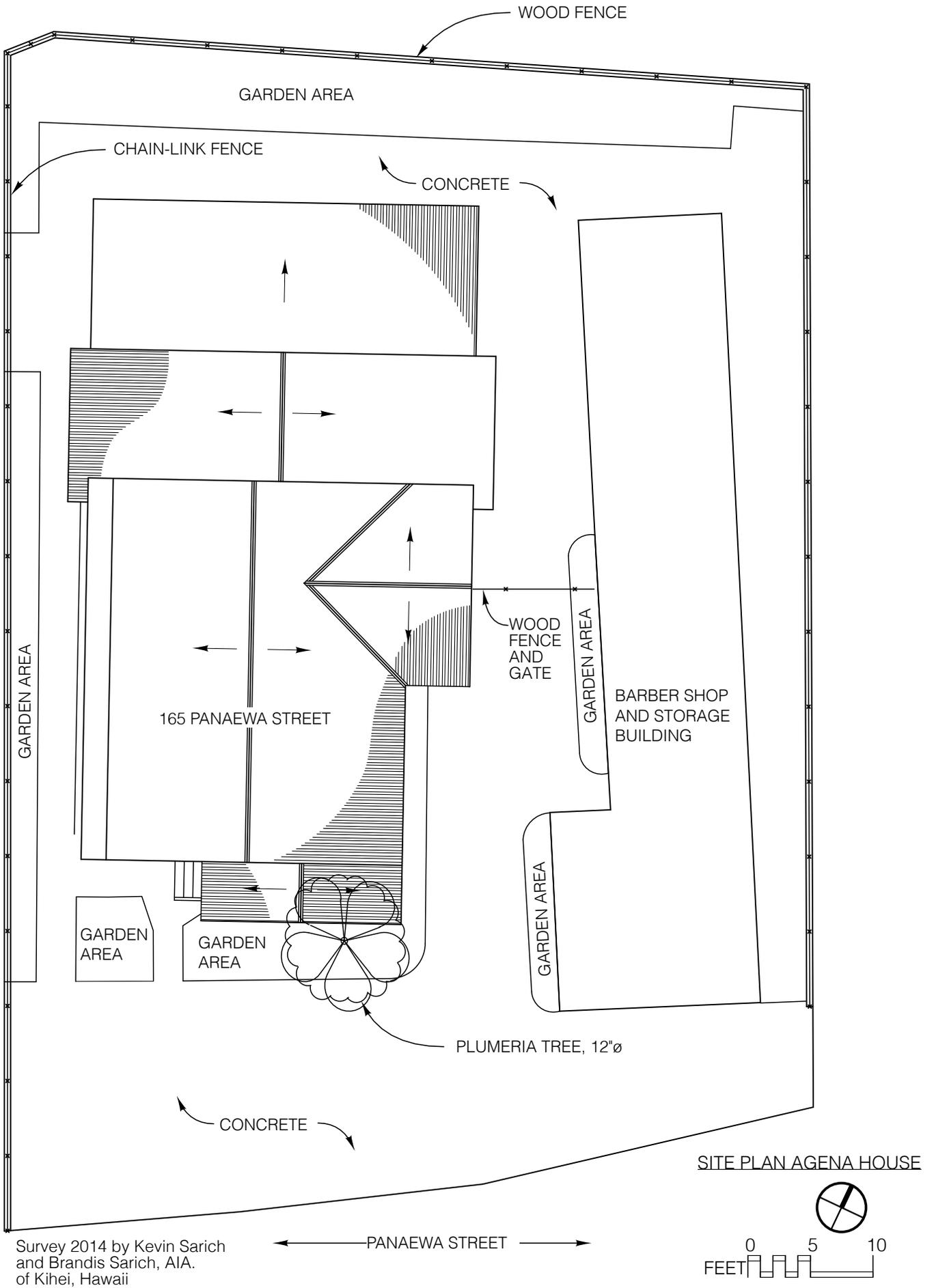
AGENA HOUSE
165 PANAWEA STREET
Page 13



FLOOR PLAN
SCALE: 1/4" = 1'-0"



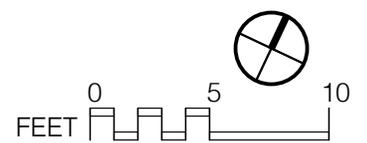
Section 3 - Plans, Maps, and Research Material



Survey 2014 by Kevin Sarich
and Brandis Sarich, AIA.
of Kihei, Hawaii



FLOOR PLAN AGENA HOUSE



Survey 2014 by Kevin Sarich and Brandis Sarich, AIA. of Kihel, Hawaii

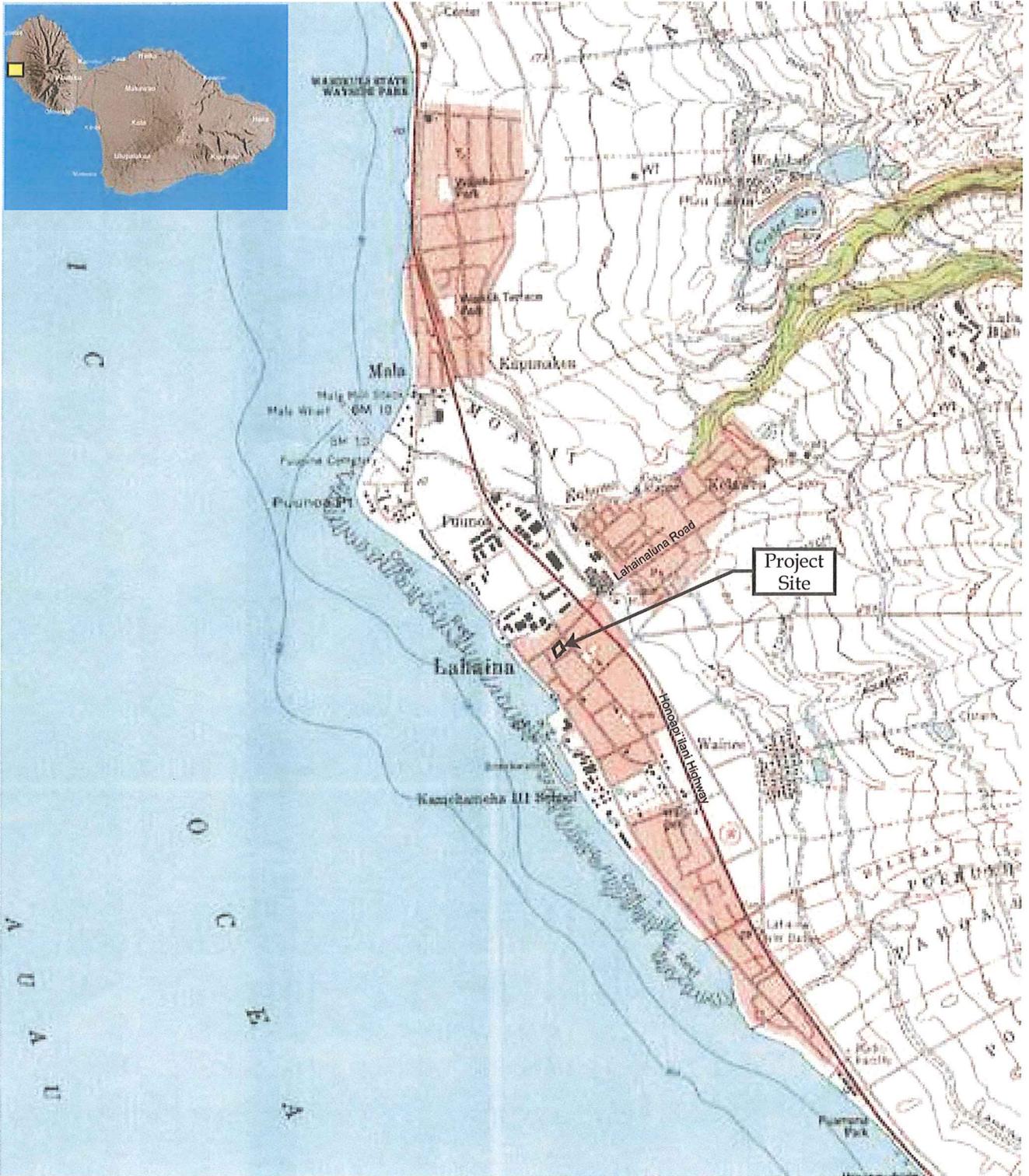


FIGURE 1



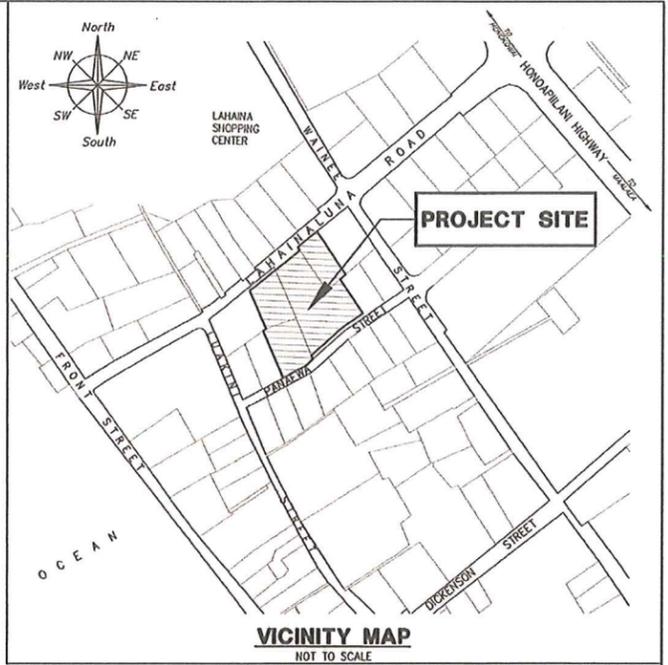
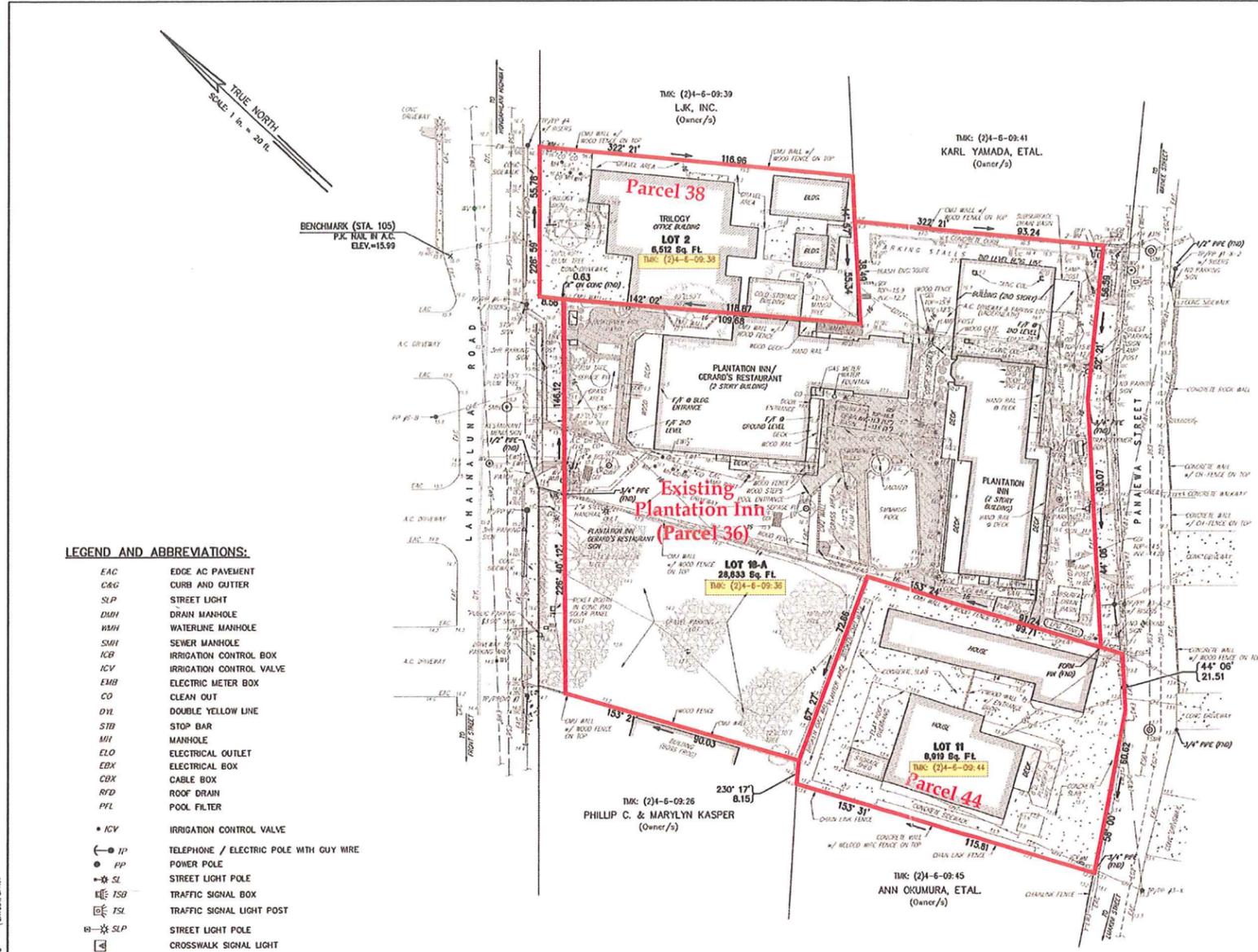
Not to Scale

REGIONAL LOCATION MAP

Plantation Inn Redevelopment Project



**CHRIS
HART
& PARTNERS**



LEGEND AND ABBREVIATIONS:

EAC	EDGE AC PAVEMENT
C&G	CURB AND GUTTER
S/LP	STREET LIGHT
DMH	DRAIN MANHOLE
WMH	WATERLINE MANHOLE
SMH	SEWER MANHOLE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
EMR	ELECTRIC METER BOX
CO	CLEAN OUT
DYL	DOUBLE YELLOW LINE
STB	STOP BAR
MH	MANHOLE
ELO	ELECTRICAL OUTLET
EBX	ELECTRICAL BOX
CBX	CABLE BOX
R/D	ROOF DRAIN
P/L	POOL FILTER
ICV	IRRIGATION CONTROL VALVE
PP	TELEPHONE / ELECTRIC POLE WITH GUY WIRE
SL	STREET LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC SIGNAL LIGHT POST
SLP	STREET LIGHT POLE
CSL	CROSSWALK SIGNAL LIGHT
tb	TOP BANK
bb	BOTTOM BANK
---	FENCE LINE (TYPE)
---	WATERLINE & SIZE (APPROX. LOCATION)
---	SEWERLINE & SIZE (APPROX. LOCATION)
---	DRAINLINE & SIZE (APPROX. LOCATION)
---	GASLINE & SIZE (APPROX. LOCATION)
•	EXISTING SPOT ELEVATION
10+	TRAVERSE STATION WITH ELEVATION
16	CONTOUR
☼	PALM TREE

NOTES FOR TOPOGRAPHIC FEATURES:

- ELEVATION DATUM = MEAN SEA LEVEL.
- ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD. HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UNVERIFIED AND COMPILED FROM EXISTING DATA. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

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



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kirk T. Tanaka 01/24/13
DATE

KIRK T. TANAKA
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate No. 7223-LS
License Expires: APRIL 30, 2014

Top Map Key (2)4-6-09: 35, 38 & 44
871 KOLU STREET, SUITE 201
WAILUKU, MAUI, HAWAII 96793

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

JANUARY 16, 2013
JOB NO. 12-048

FIGURE 3 Not to Scale

TOPOGRAPHIC SURVEY MAP
Plantation Inn Redevelopment Project

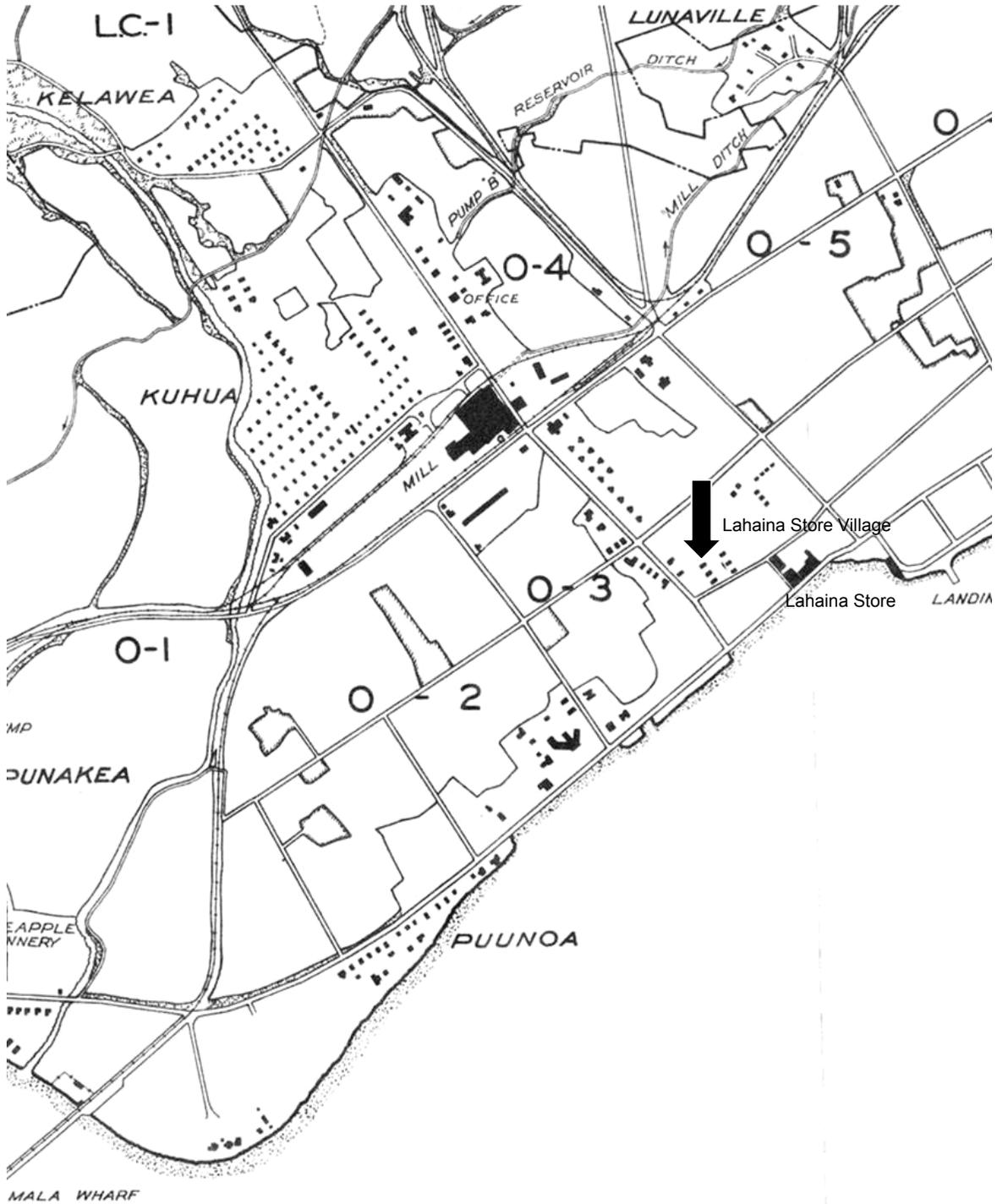


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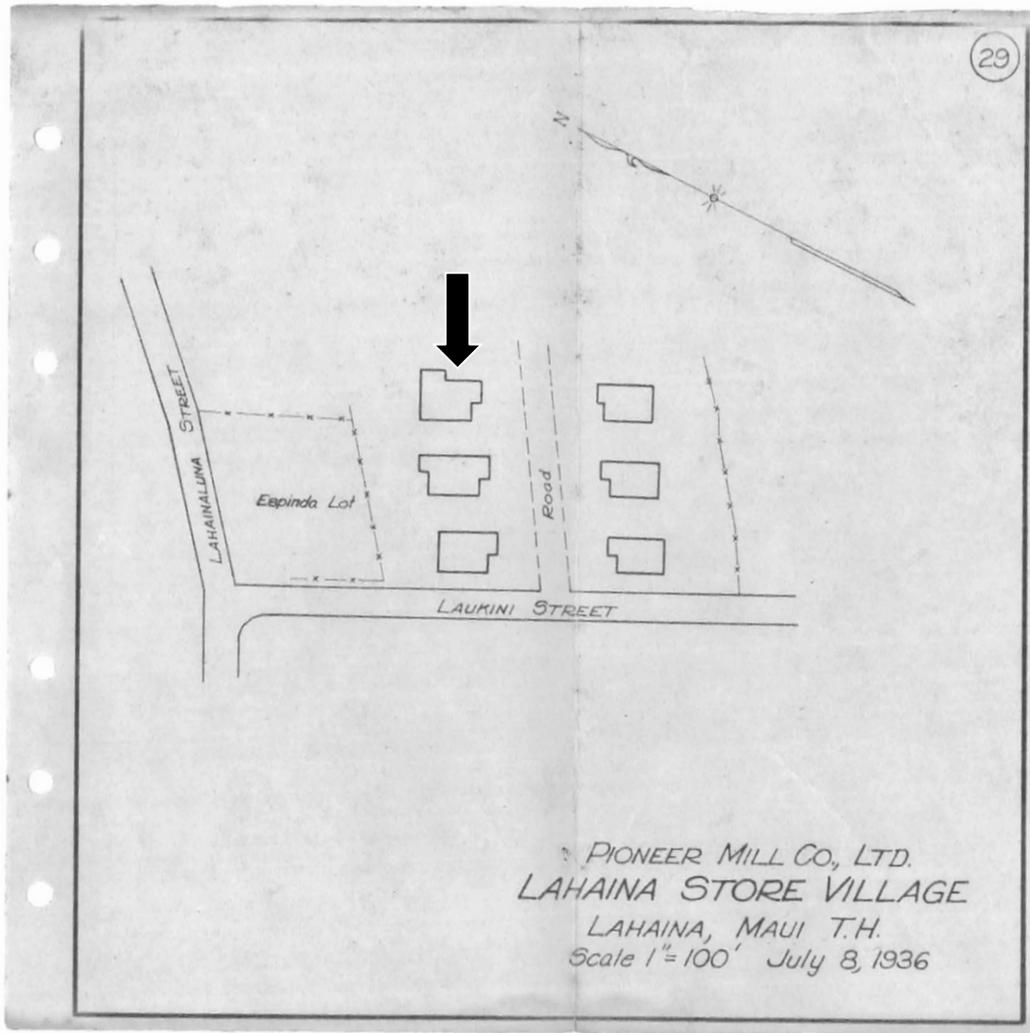


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FIGURE 4

AERIAL PERSPECTIVE NO. 2
Plantation Inn Redevelopment Project



Section 4 - Color Photos and HABS Photos



782 B



2014_Agena_1_Photo3.jpg











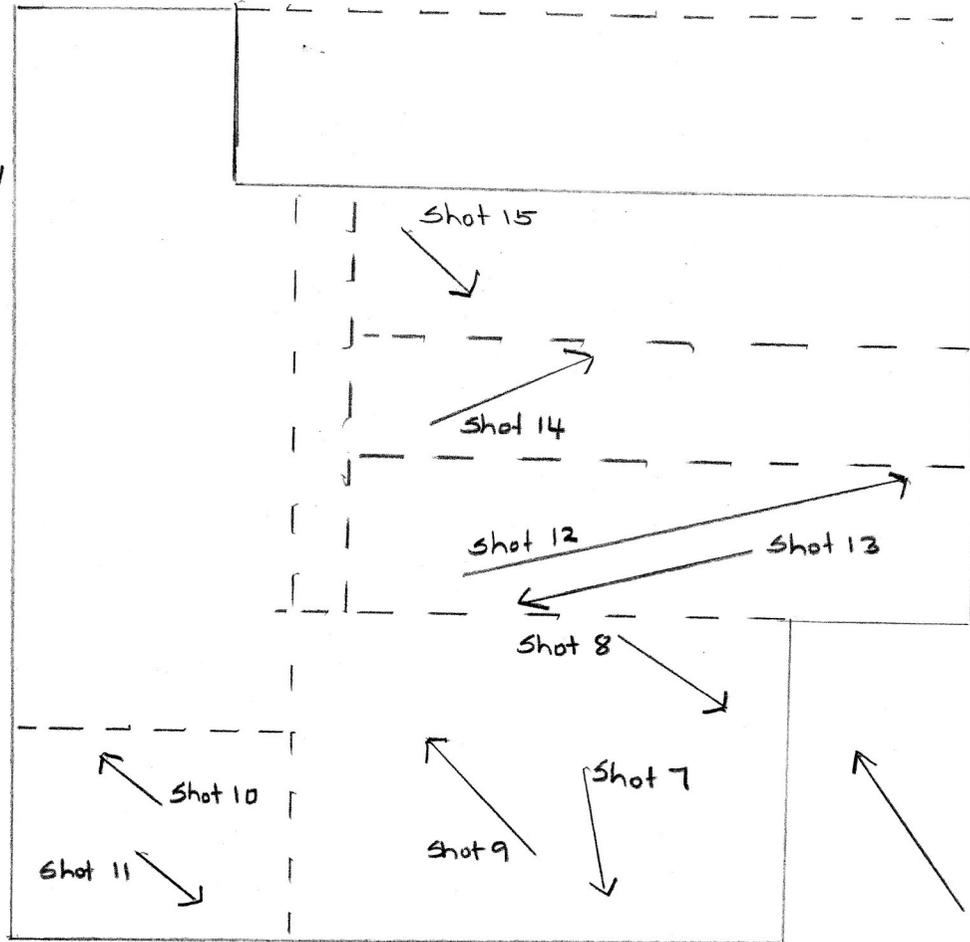


Interiors

- Shot 7 - Southeast
- Shot 8 - " "
- Shot 9 - North west
- Shot 10 - " "
- Shot 11 - Southeast
- Shot 12 - East
- Shot 13 - West
- Shot 14 - East
- Shot 15 - South

Shot 5

Shot 6



Exteriors

- Shot 1 - Northeast
- Shot 2 - North
- Shot 3 - Northwest
- Shot 4 - Southwest
- Shot 5 - South
- Shot 6 - South

167 Panaewa St.







KODAK SAFETY FILM



Kodak 320T XP



Kodak 320TXP



ROGER SZOTNY

KODAK SAFETY FILM







Kodak SAFETY FILM



KODAK SAFETY FILM

K0954 320TXP



Kodak 320TYP

