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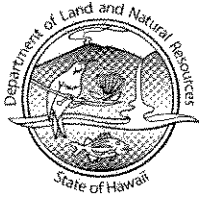


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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 23, 2004

Ref. No.:GL 5548

Author: LD-cu

MEMORANDUM

TO: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control

FROM: Peter T. Young, Chairperson
Board of Land and Natural Resources

SUBJECT: Final Revised Environmental Assessment for the Proposed Hana
Community Health and Wellness Village, Hana, Maui, Tax Map Key: (2) 1-
4-3:22 and 24

The Department of Land and Natural Resources, Land Division, has reviewed the comments received during the 30-day public review period and the Applicant's responses to these comments for the above-referenced environmental assessment. Accordingly, we have determined that this project will not have a significant environmental effect and have issued a FONSI determination. Please publish this notice in your next scheduled publication of the Environmental Notice.

We have enclosed completed OEQC Bulletin Publication Form. Four (4) copies of the final environmental assessment and the project summary will be forwarded to your office under separate cover by the project consultant, Munekiyo & Hiraga, Inc.

If there are any questions, please feel free to contact Charlene Unoki at (808) 587-0426. Thank you.

Enclosures

cc: Land Board Member
Central Files
District Files
C. Vasconcellos
Munekiyo & Hiraga, Inc.

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OFFICE OF ENVIRONMENTAL
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2004-12-08 FONSI
HANA COMMUNITY HEALTH AND
WELLNESS VILLAGE

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Final Revised
Environmental Assessment

**ENTITLEMENT REQUESTS FOR
HANA COMMUNITY HEALTH
AND WELLNESS VILLAGE**

Prepared for:

November 2004

Hana Community
Health Center, Inc.
and the
Accepting Agency:
State of Hawaii, Department of
Land and Natural Resources


MUNEKIYO & HIRAGA, INC.

*Final Revised
Environmental Assessment*

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MUNEKIYO & HIRAGA, INC.

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Preface

The applicant, Hana Community Health Center, Inc., is proposing to develop the Hana Community Health and Wellness Village on lands identified by Tax Map Keys (2) 1-4-3: 22 and 24. In May of 2000, the County of Maui, Office of the Mayor, acting as the Accepting Agency, issued a Finding of No Significant Impact (FONSI) for the proposed redevelopment of the Hana Community Health Center. Since the issuance of the FONSI, programmatic and design requirements for the project have been modified to incorporate a more traditional Hawaiian design theme, as well as additional facility uses. This revised Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Because the proposed project involves the use of lands owned by the State of Hawaii, the Department of Land and Natural Resources (DLNR) is acting as the accepting agency.

Chapter 1

Project Overview

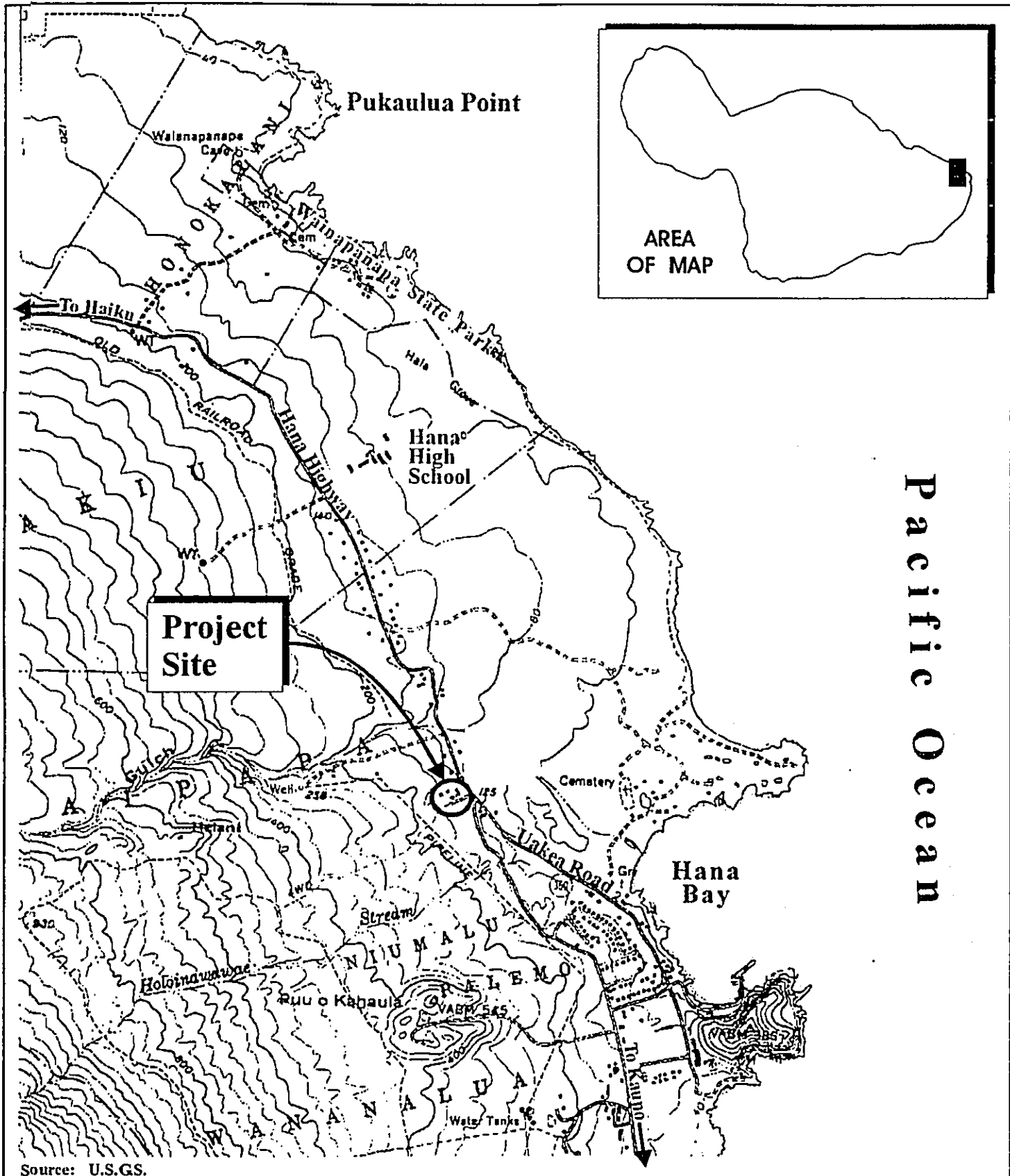
I. PROJECT OVERVIEW

A. PROJECT BACKGROUND

The Hana Community Health Center (HCHC) is located in Hana, Maui on lands owned by the State of Hawaii and identified by Tax Map Key (2)1-4-003:24 (Parcel 24). See Figure 1 and Figure 2. The State of Hawaii leases Parcel 24, approximately 2.035 acres in size, to Hana Community Health Center, Inc., a 501(c)(3) non-profit community-based organization which operates the HCHC. The purpose of the HCHC is to improve the general health and well-being of the Hana community through the provision of medical care and other social, economic and health-related programs.

In 2000, an Environmental Assessment (EA) was processed by the County of Maui, Office of the Mayor on behalf of Hana Community Health Center, Inc. for the proposed renovation of the existing HCHC facility and the development of a comprehensive medical facility. The proposed improvements included a parcel of land adjacent to Parcel 24, identified as TMK (2)1-4-003:22 (Parcel 22). Refer to Figure 2. Parcel 22 (approximately 10.07 acres in size) is also owned by the State of Hawaii and leased to Hana Community Health Center, Inc. Project plans included in the 2000 EA called for the renovation of the existing HCHC, as well as construction of a new Health Care Clinic (including an Urgent Care Clinic and an Ambulance Service Bay), a Health and Wellness Center, staff housing and a future garden area. See Figure 3. In May 2000, the County of Maui, Office of the Mayor, acting as the Accepting Agency, issued a Finding of No Significant Impact (FONSI) for the proposed improvements. However, since the issuance of the FONSI, programmatic and design requirements for the project have been modified, incorporating a revised site plan and additional facility uses.

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Source: U.S.G.S.

Figure 1

Entitlements Requests for
Hana Community Health
and Wellness Village
Regional Location Map



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

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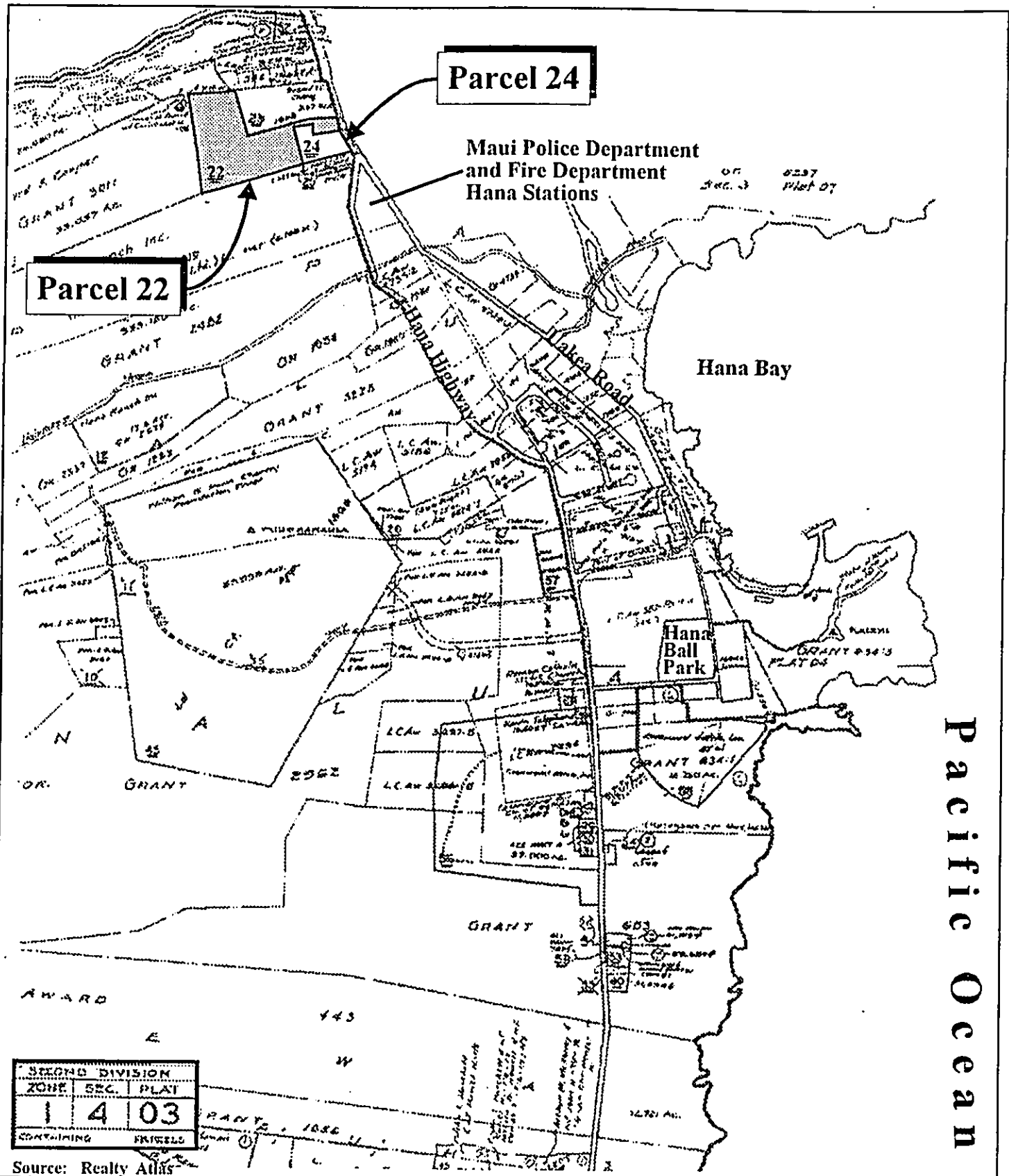
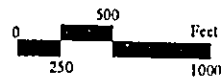


Figure 2

Entitlements Requests for
Hana Community Health
and Wellness Village
Site Location Map



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

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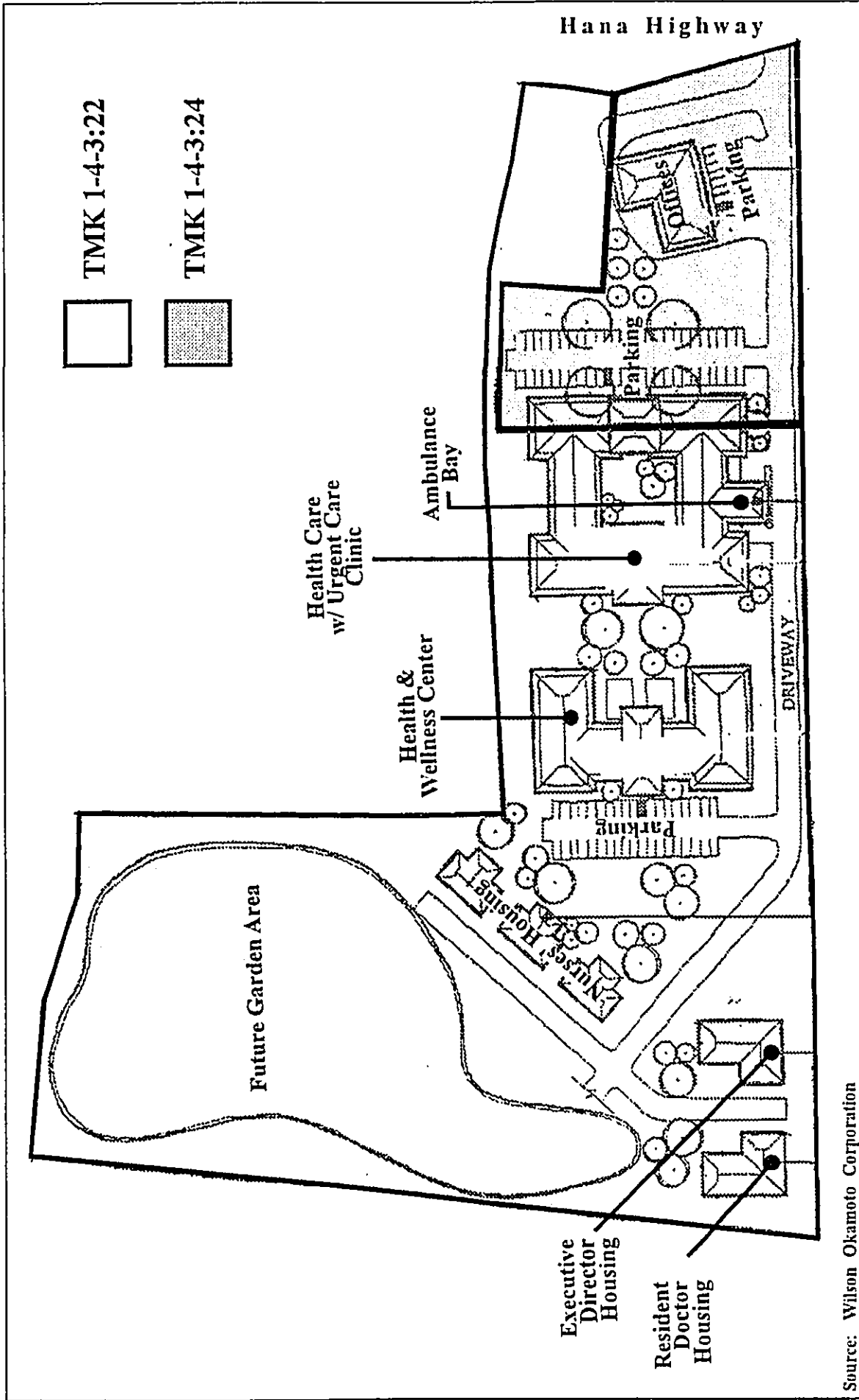


Figure 3 Entitlements Requests for Hana Community Health and Wellness Village
 Conceptual Site Plan, May 2000

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B. CURRENT FACILITY AND SERVICES PROVIDED

The HCHC currently provides a full range of primary health care, dental and mental health services to the residents of the Hana region, as well as 24-hour urgent care services. In addition, the HCHC has instituted a preventative health care program designed to address the region's unusually high occurrences of diabetes and heart disease through improved nutrition, weight management and fitness programs.

The HCHC has also undertaken a partnership with Hana High and Elementary School in an effort to ensure that all children in the Hana region receive early medical care and services. As part of this program, students are bussed regularly to the HCHC facility for routine medical examinations (including early hearing and vision screening), immunizations and treatment for common health problems.

The HCHC provides a full range of support services for the region's senior citizens, including in-home healthcare, transportation services, diet programs, home delivered meals, exercise programs and case management services. The HCHC also provides basic in-home health care training for families with seniors living at home. As a result, the program allows many of the area's elderly residents to remain at home as part of the Hana community, rather than having to be relocated to facilities in Central Maui or off-island.

C. PROJECT NEED

The federal government and the State of Hawaii have released data related to medical services available to the 1,867 residents of the Hana region, which is approximately 62 percent Native Hawaiian (2000 Census). In general, the data indicates that comprehensive health care services to the region need to be improved. Currently, there are only two

(2) full-time physicians and two (2) full-time dentists at the HCHC serving all the residents of the Hana area. The Hana area has been designated as:

- A medically under served population;
- A primary care health professional shortage area;
- A dental health professional shortage area; and
- A mental health professional shortage area.

In addition, the State of Hawaii has indicated the following:

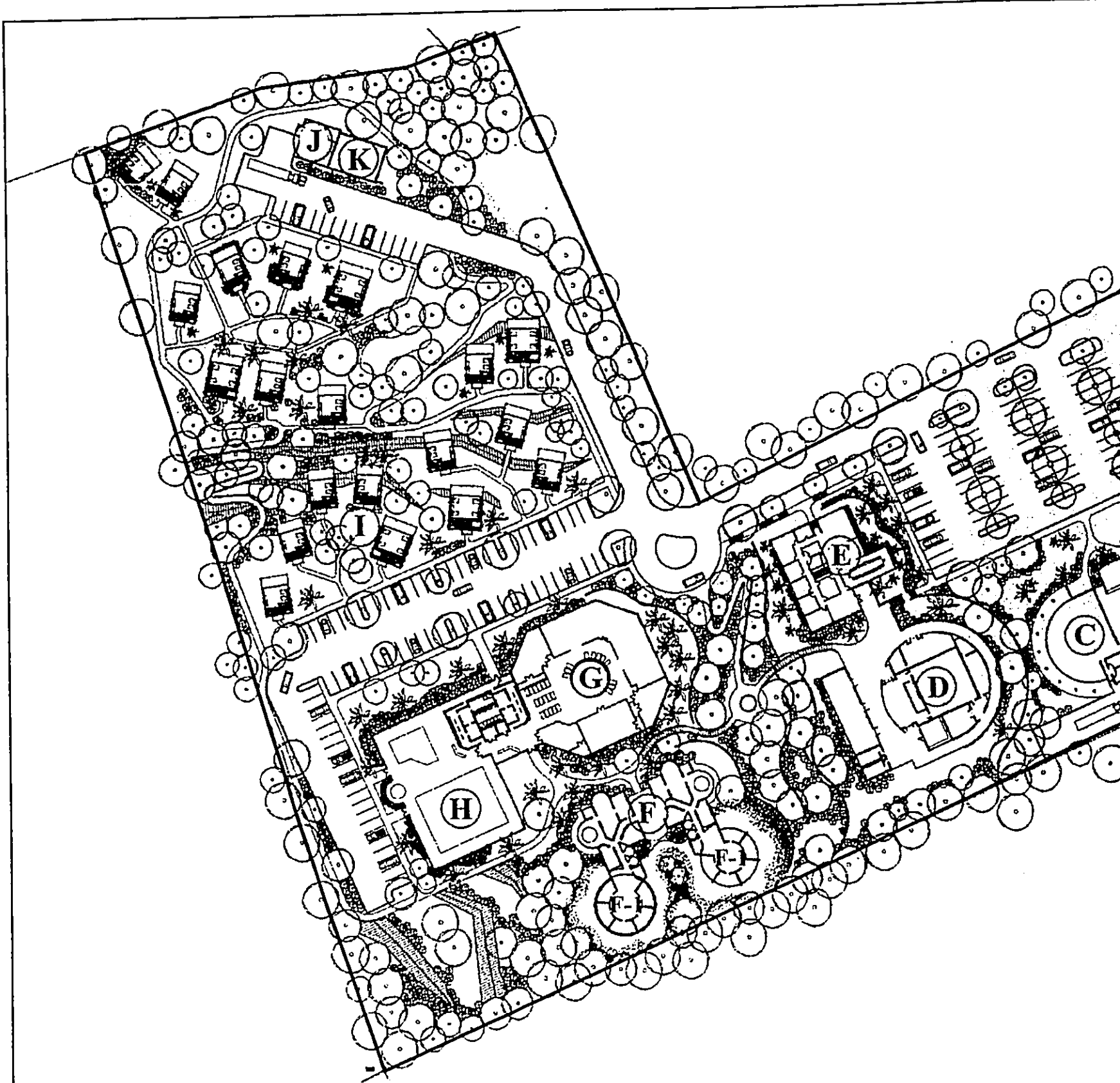
- The death rate for Native Hawaiians with heart disease is 66 percent higher than the average for the general population of Hawaii;
- Native Hawaiians die from diabetes at a rate that is 222 percent higher than for all ethnicities in the United States;
- The percentage of pregnant women in Hana who receive no prenatal care in the first trimester of pregnancy is the highest in the State of Hawaii, 34.8 percent compared to the State of Hawaii average of 14.7 percent; and
- The infant mortality rate in Hana is the highest in the State of Hawaii, 24.8 per 1,000 live births compared to the Hawaii average of 6.4 per 1,000 live births.

D. PROPOSED IMPROVEMENTS

Components of the original Health and Wellness facility proposed in the original EA have been retained in the revised plans, however, the individual components have been modified and are described below. See Figure 4 and Appendix "A".

Administrative Offices: The Administrative Offices will be approximately 5,593 square feet in size, and will include a staff room, restrooms, a mail room, a small kitchen and five (5) administrative offices.

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Source: GYA Architects, Inc.

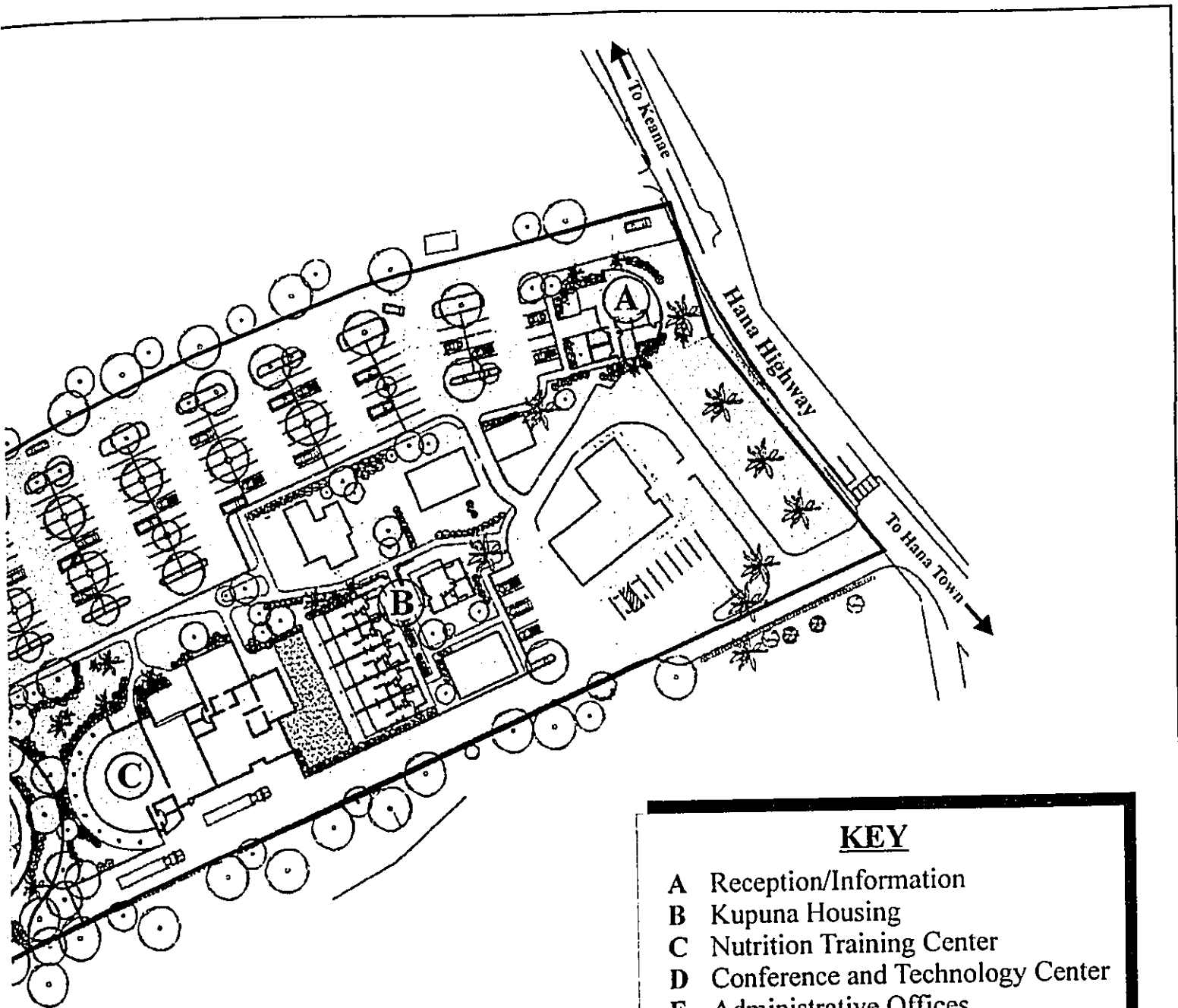
Figure 4

Entitlements Requests for Hana Community Health Center
Master Plan, 2003



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

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KEY

- A Reception/Information
- B Kupuna Housing
- C Nutrition Training Center
- D Conference and Technology Center
- E Administrative Offices
- F Traditional Cultural Healing Center
- F-1 Treatment Rooms
- G Physical Therapy/Fitness Center
- H Swimming Pool
- I Wellness Cottages
- J Maintenance Building
- K Laundry Room

Community Health and Wellness Village
Plan, 2003

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Conference and Technology Center: The Conference and Technology Center will be approximately 8,540 square feet in size and will include restrooms, conference rooms, teleconference rooms, a business center and a control/projection room. The facility will also be equipped to provide Hana residents with distance learning and job training opportunities.

Physical Therapy/Fitness Center: The Physical Therapy/Fitness Center will be approximately 24,352 square feet in size and will include lockers, showers, a children's pool, an adult pool, childcare area, fitness studios, weight rooms and a climbing rock.

The modified design will also include the following uses, which were not included in the 2000 EA.

Nutrition Training Center: The Nutrition Training Center will include a commercial kitchen and dining facility for the congregate meal program, home meal delivery program and healthy cooking demonstrations. The Nutrition Training Center will also accommodate fitness programs, diet and weight management programs (based on traditional Hawaiian diet). The facility will serve day and overnight facility users and be available for use by private groups, families and organizations.

Kupuna Housing: The Kupuna Housing will be comprised of five (5) one-bedroom units, approximately 804 square feet in size, and one (1) two-bedroom unit, approximately 886 square feet in size. The living units will provide seniors with required on-site housing and medical support services.

Wellness Cottages: The Wellness Cottages will include fifteen (15) single units, approximately 694 square feet in size, and five (5) double units, approximately 960 square feet in size. The units will accommodate overnight participants in the Health and Wellness programs offered by the HCHC.

Reception/Information Area: This will include the main entry, and will also include approximately 2,620 square feet for reception, check-in and fee collection. The facility will also include the manager's office and a gift shop.

Traditional Cultural Healing Center: The Cultural Healing Center will be approximately 9,514 square feet in size and will include restrooms, locker rooms, steam rooms, whirlpools, saunas, ten (10)

treatment rooms and an area for medicinal tubs. Traditional and alternative healing practices which include lomi lomi therapy, chiropractic and acupuncture treatment.

Maintenance Building and Laundry Room: The Maintenance Building and Laundry Building will be approximately 1,500 square feet in size and will house the maintenance and laundry facilities.

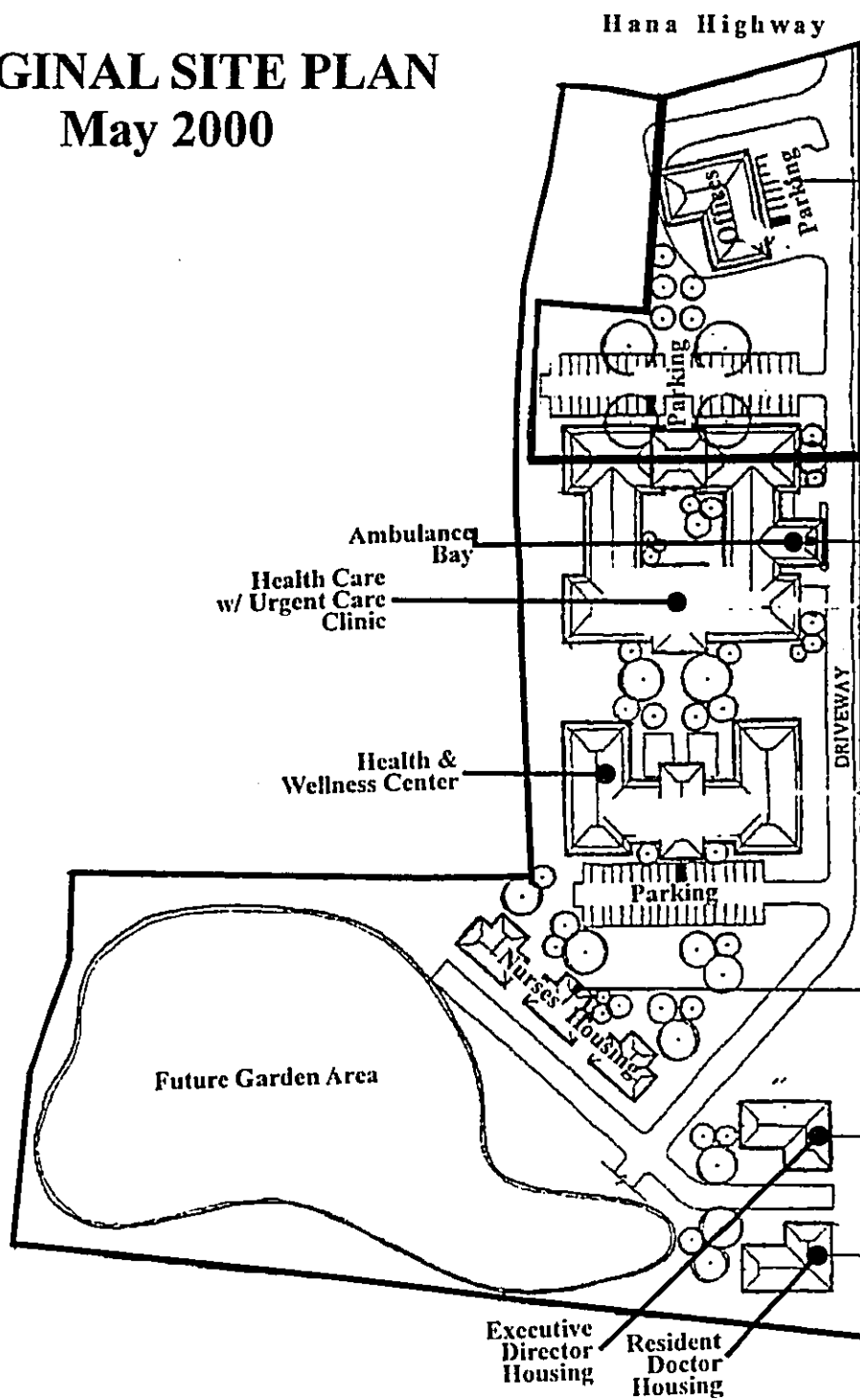
The Hana Health and Wellness Village is expected to be a self-supporting venture, and is anticipated to expand Hana's employment base by more than 100 new, quality jobs at project maturity. The Hana Health and Wellness Village will incorporate traditional healing practices and ways of living as part of an integrated, holistic approach to better health and fitness. Additional benefits will include revitalization of Hana's economic base, development of a skilled, competitive work force and enhancement of Hana's rural lifestyle.

E. COMPARISON OF ORIGINAL AND REVISED PLANS

A comparison of the original and revised site plans is provided below to describe the evolution of the master development plan for the Hana Community Health and Wellness Village. See Figure 5. The original site plan envisioned construction of a new community healthcare center building providing medical and ancillary support services and converting the existing health center building to administrative offices. The health and wellness center building, with a floor area of approximately 10,360 square feet included a conference center, gym, pool and office. Two (2) new houses were to be provided for the Executive Director and the onsite physician, as well as three (3) residential units for nurses' housing. A large garden area was proposed in the northern portion of the expansion area. All other existing buildings would be demolished.

The revised site plan envisions a more traditional Hawaiian building scheme and maintaining current uses within the existing buildings while

**ORIGINAL SITE PLAN
May 2000**



Source: Wilson Okamoto Corporation

Source: (

Figure 5



Entitlement Requests for Ha
Health and Wellness
Original and Revised Sit

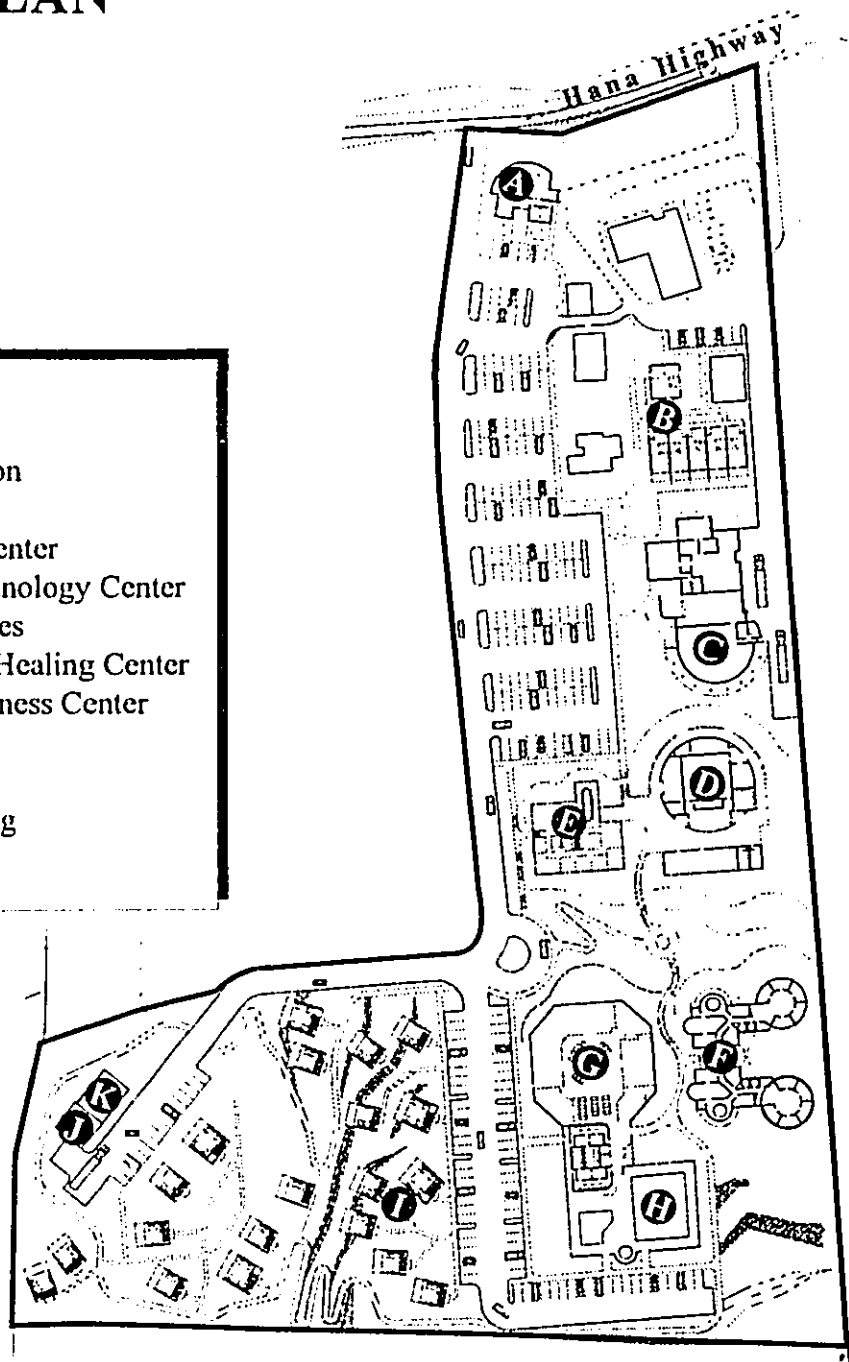
Prepared for: Hana Community Health Center, Inc. And the Accepting
Agency: State of Hawaii, Department of Land and Natural Resources

REVISED SITE PLAN

July 2003

KEY

- Ⓐ Reception/Information
- Ⓑ Kupuna Housing
- Ⓒ Nutrition Training Center
- Ⓓ Conference and Technology Center
- Ⓔ Administrative Offices
- Ⓕ Traditional Cultural Healing Center
- Ⓖ Physical Therapy/Fitness Center
- Ⓗ Swimming Pool
- Ⓘ Wellness Cottages
- Ⓣ Maintenance Building
- Ⓚ Laundry Room



Source: GYA Architects, Inc.

for Hana Community
Wellness Village
Revised Site Plans

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providing for an expanded range of health care services in separate buildings (*hales*) throughout the expanded site. The current core community health care center services will remain within the existing building and accessed by the existing driveway. The housing for the Executive Director and paramedics' residences will remain within the existing buildings. Access to the proposed expanded facilities will be provided by a new driveway located near the northwestern property boundary. The buildings will be connected primarily by a network of pathways. The buildings will also be connected by a service road for maintenance and emergency purposes. Refer to Figure 5. New and separate buildings (*hales*) would be provided in the expanded property area as follows: a new reception and information building will be located at the entrance to the site; six (6) kupuna housing units would be provided adjacent to the existing facilities; the Nutrition Training Center, Conference and Technology Center, administrative offices, Traditional Cultural Healing Center, and Physical Therapy/Fitness Center and swimming pool will be housed in separate buildings; and twenty wellness cottages (15-single and 5-double units) and maintenance and laundry facilities will be provided in the northern portion of the expansion area where the garden area was originally proposed.

F. COMMUNITY HEALTH CENTER BUILDING EXPANSION

During the review period of the Draft EA, public comments were received regarding the location and future plans for the Urgent Care Clinic and Ambulatory Service Bay, which were included in the proposed 2000 plans. In light of these comments, the Hana Community Health Center, Inc. is proposing as part of the Health and Wellness Village development to renovate and expand the existing health center building. See Figure 6 and Figure 7. The building will be expanded an additional 5,924 square feet for a total floor area of approximately 10,000 square feet. The

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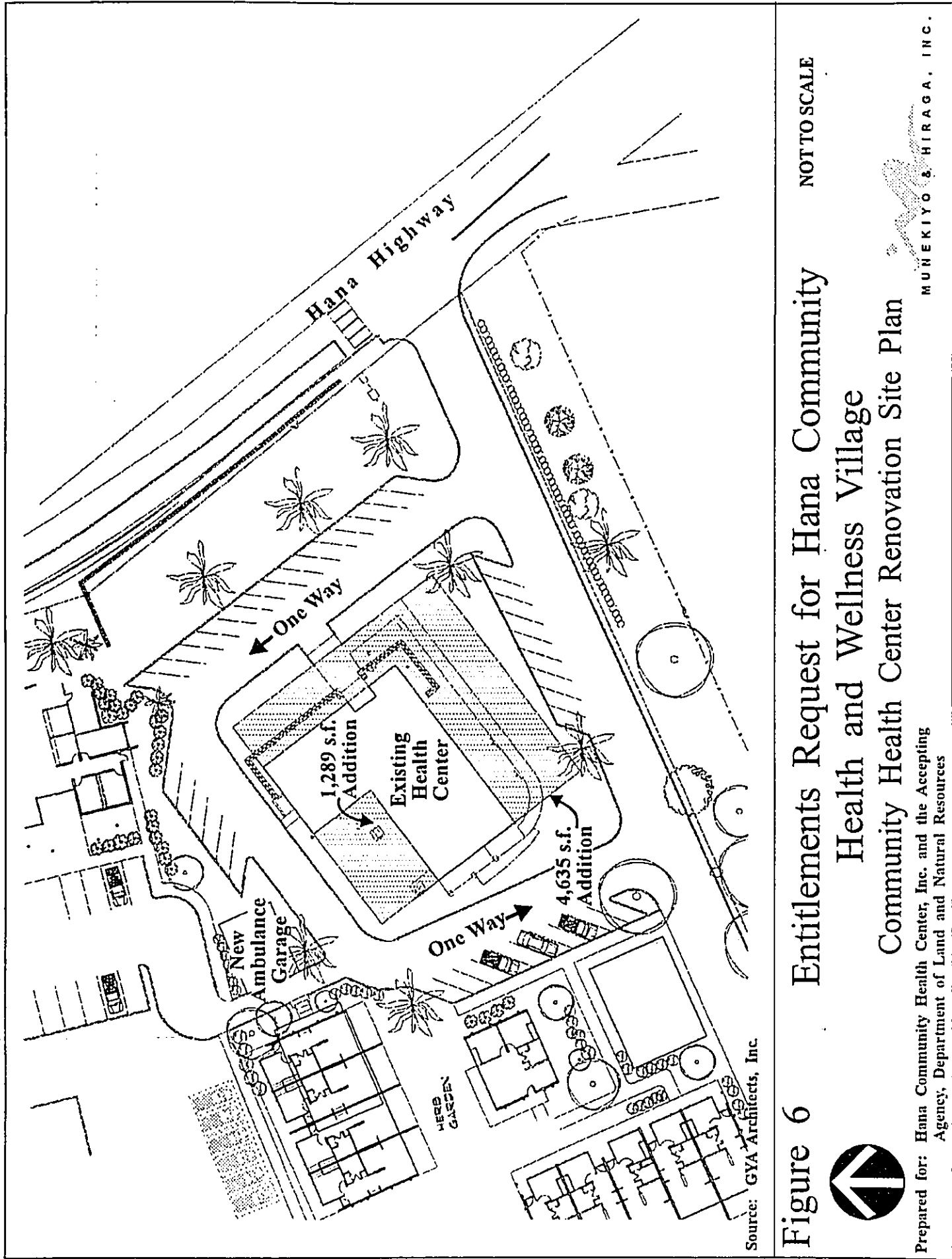


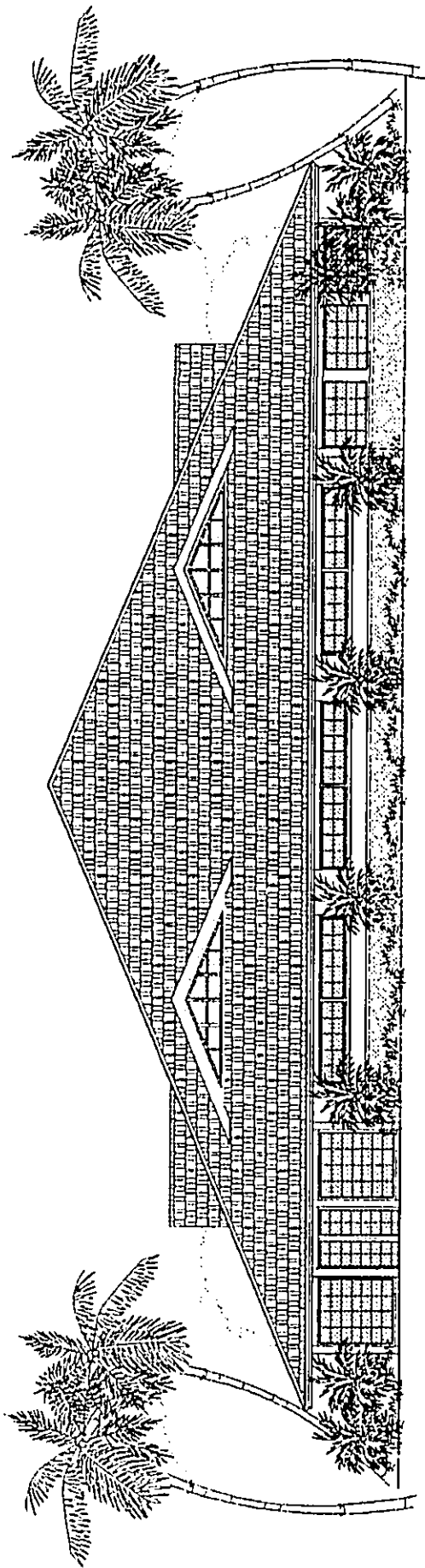
Figure 6 Entitlements Request for Hana Community Health and Wellness Village Community Health Center Renovation Site Plan

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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Front Elevation

Source: GYA Architects, Inc.

Figure 7



Entitlements Requests for Hana Community
Health and Wellness Village
Community Health Center Renovation Front Elevation

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Agency, Department of Land and Natural Resources

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ambulance services and personnel will be located from their current facilities to the renovated health center building. A separate garage will be built for the ambulance. The Urgent Care Clinic will be expanded and continue to be housed in the health center building. A modified plan alternative integrating the expanded health center building with further refinements to components of the proposed Hana Health and Wellness Village is further described in Chapter V (Alternatives to the Proposed Action) of the environmental assessment.

G. REQUIRED LAND USE ENTITLEMENTS

Parcel 24 and Parcel 22 are both designated by the Hana Community Plan as Public/Quasi-Public. The State Land Use Designation for Parcel 24 is Rural, while Parcel 22 is designated as both Rural and Agricultural. To establish entitlement consistency, an application for a District Boundary Amendment from the Agricultural and Rural district to the Urban district will be filed. In addition, both parcels are zoned Interim by the County of Maui, necessitating a Change in Zoning to the Public/Quasi-Public zoning district. At full project buildout, the proposed parking provided will not meet current code requirements. The project will be developed in three (3) phases. Therefore, a variance from Chapter 19.76 of the Maui County Code relating to off-street parking and loading will be required in Phase 3.

H. PROJECT PHASING

The project will be funded through a combination of federal and private funds. Estimated cost of construction is anticipated to be \$26.0 million and will be developed in three (3) phases as follows:

1. Phase I will include the Conference and Technology Center and conference room, Nutrition Training Center (without the restaurant) and wellness cottages, with an anticipated start date of June 2005 and completion date of June 2008;

-
2. Phase II will include the administration center, reception center, Physical Therapy/Fitness Center and Traditional Cultural Healing Center, with an anticipated start date of January 2010 and completion date of December 2012; and
 3. Phase III will include the kupuna housing complex, expansion of the health center maintenance building, laundry building and the restaurant and kitchen (addition to the Nutrition Training Center), with an anticipated start date of January 2013 and a completion date of December 2015.

The timeframe for development will be dependent on the availability of government funding and private donor support.

I. REGULATORY CONTEXT

The proposed project will involve the use of State lands and funds. Therefore, an environmental assessment has been prepared in accordance with Chapter 343, Hawaii Revised Statutes and Chapter 200, Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. The State of Hawaii, Department of Land and Natural Resources is the approving agency for the EA.

Notice of the Draft Revised EA was originally published in The Environmental Notice on August 8, 2003. Notice of the Finding of No Significant Impacts (FONSI) determination and the Final Revised EA was published in The Environmental Notice on April 8, 2004. The FONSI determination was withdrawn on July 13, 2004 and the Draft Revised EA was republished on August 8, 2004 because a copy of the Draft Revised EA was not forwarded to the Hana Public and School Library during the 30-day comment period (August 8 to September 7, 2003) as required pursuant to Chapter 200, Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules, Section 11-200-9(7).

Prior to the implementation of proposed improvements, the project may be subject to the following approvals, permits or agency determinations:

State of Hawaii

1. Community Noise Permit; and
2. NPDES Permit (to be determined in coordination with the State Department of Health).

County of Maui

1. Grading, Grubbing, Building, Electrical, Plumbing and Driveway Permits; and
2. Parking Variance.

Construction of proposed improvements is anticipated to commence upon receipt of project funding and all necessary permits.

Chapter II

*Affected Environment,
Potential Impacts and
Mitigation Measures*

II. AFFECTED ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

Potential impacts to the physical and socio-economic environment, public services and infrastructure, as well as appropriate mitigation measures, were described in the 2000 EA for the HCHC project. This section, therefore, examines the affected environment relative to the proposed project modifications.

A. PHYSICAL ENVIRONMENT

1. Topography and Soils

The subject property is located in the Hana-Makaalae-Kailua soil association, generally associated with intermediate uplands. See Figure 8. This soil association is noted for moderately deep and deep gently sloping to steep, well-drained soils that have a moderately fine textured or fine textured subsoil or underlying material. The soils classification underlying the project site are of the Hana extremely stony silty clay loam, moderately deep variant classification, with 3 to 15 percent slopes (HKOC). See Figure 9.

Impacts and Mitigation Measures

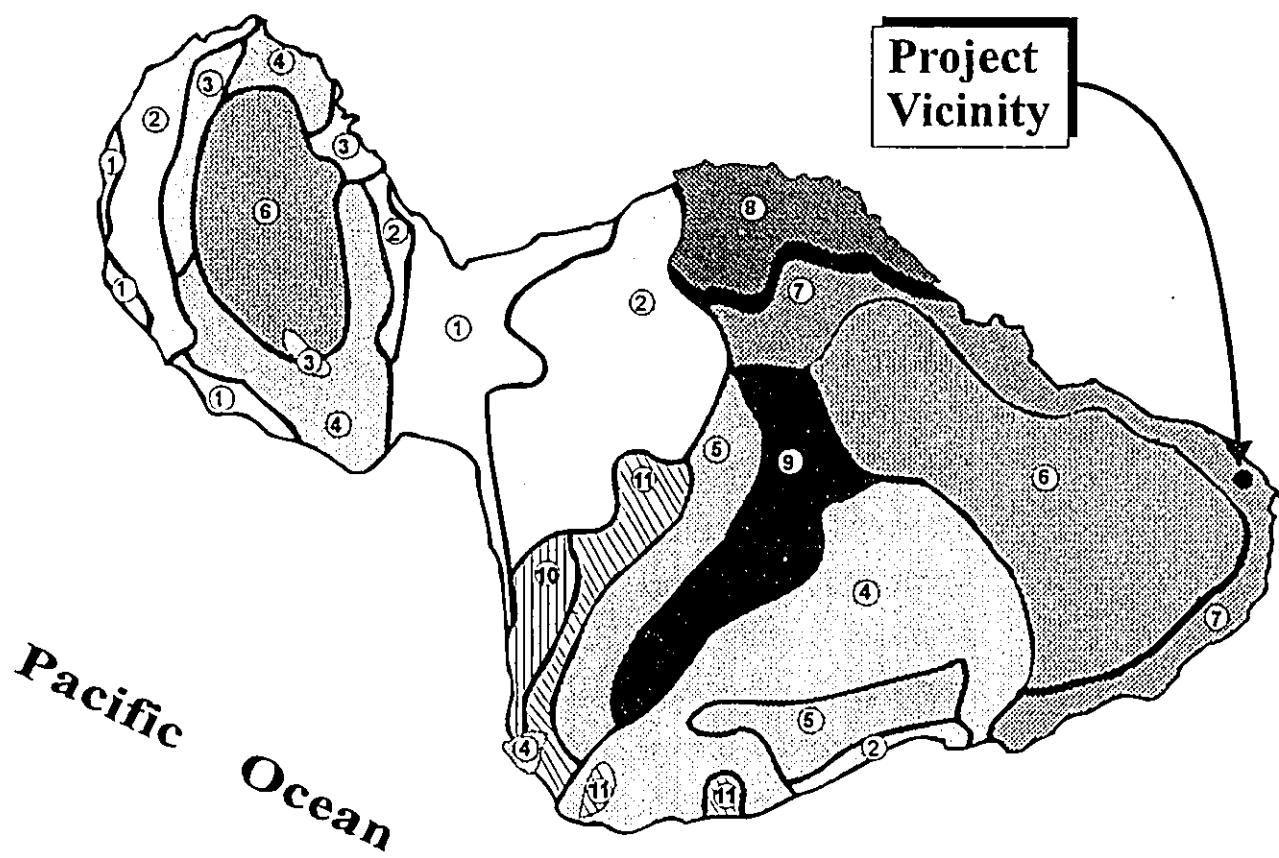
As stated in the 2000 Final EA, no significant impacts to soils underlying the project site are anticipated as a result of the proposed project. Necessary excavation and grading activities will be completed in compliance with Chapter 20.08 of the Maui County Code and the permit requirements of the State of Hawaii, Department of Health and the National Pollutant Discharge Elimination System (NPDES).

2. Flood and Coastal Hazards

According to the Federal Emergency Management Agency Flood Insurance Rate Maps, the subject property is designated as Zone C, or areas of minimal flooding. See Figure 10. The subject

LEGEND

- | | |
|--|--|
| <p>① Pulchu-Ewa-Jaucas association</p> <p>② Waiakoa-Keahua-Molokai association</p> <p>③ Honolulu-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kulu-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p> | <p>⑦ Hana-Makualae-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Launaia-Kaipoipoi-Olinda association</p> <p>⑩ Keawakapu-Makena association</p> <p>⑪ Kamaole-Oanupuka association</p> |
|--|--|



Map Source: USDA Soil Conservation Service

Figure 8

Entitlements Requests for Hana Community Health and Wellness Village Soil Association Map

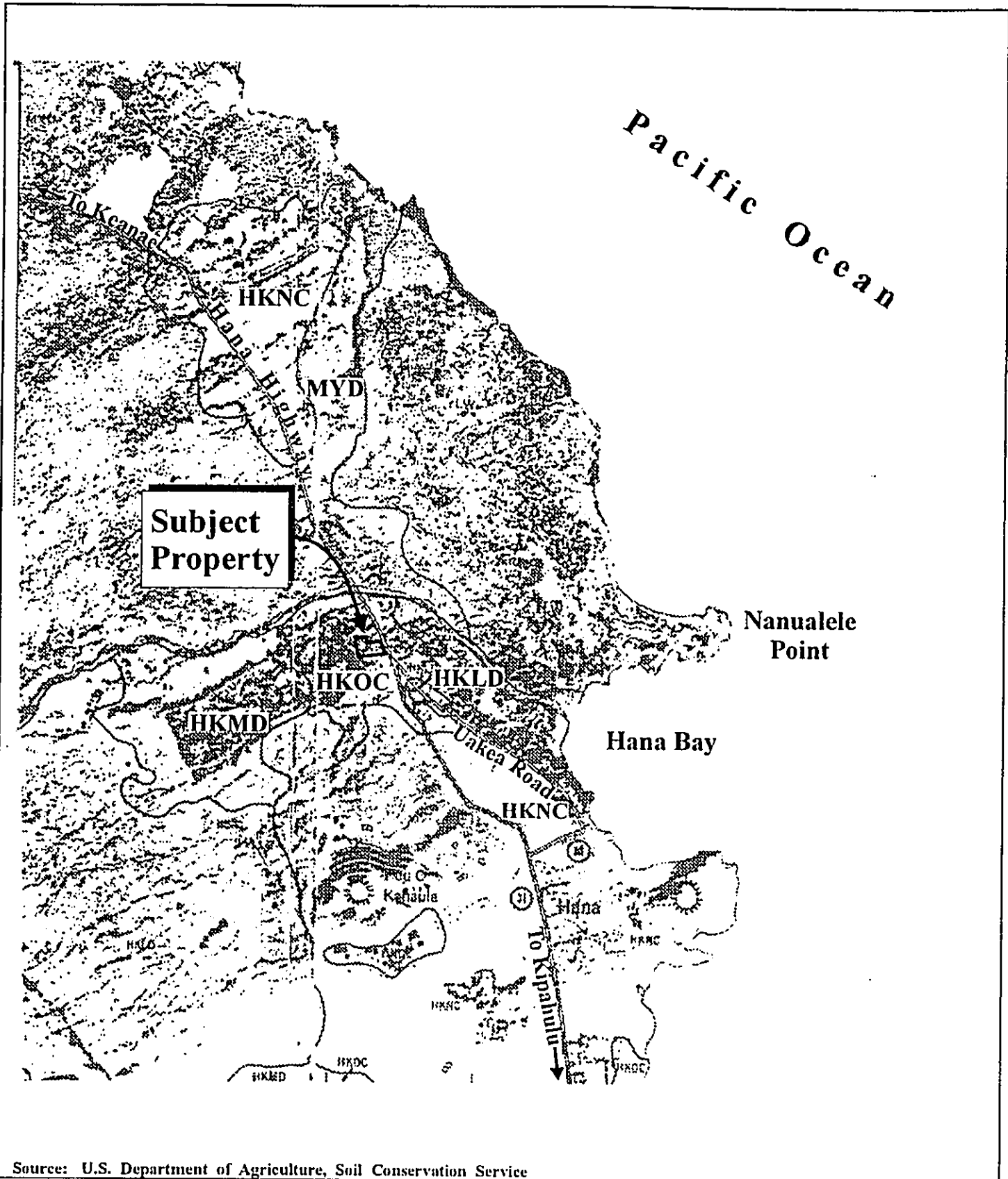
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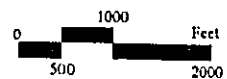
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Source: U.S. Department of Agriculture, Soil Conservation Service

Figure 9

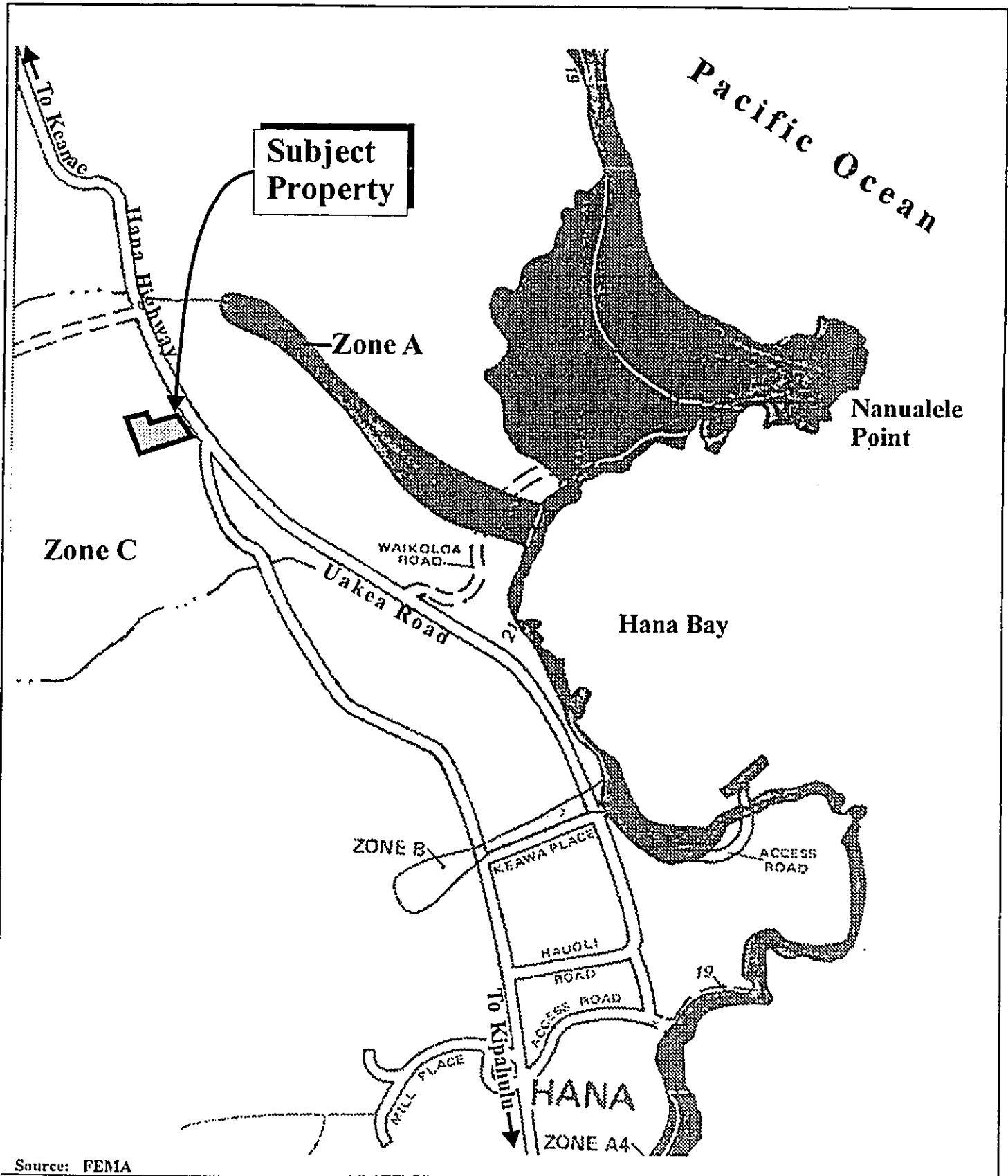
Entitlements Requests for Hana Community Health and Wellness Village Soil Classification Map



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

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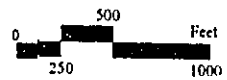
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Source: FEMA

Figure 10

Entitlements Requests for Hana Community Health and Wellness Village Flood Insurance Rate Map



Prepared for: Hana Community Health Center, Inc. And the Accepting
Agency: State of Hawaii, Department of Land and Natural Resources

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property is not located within close proximity to the shoreline environment or susceptible to coastal hazards.

Impacts and Mitigation Measures

As stated in the 2000 Final EA, construction of the proposed project is not anticipated to result in an increased flooding hazard for the subject property or downstream properties.

3. Streams

There are no streams located in the immediate vicinity of the subject property. However, according to topographical maps prepared by the United States Geographical Survey, the Kawaipapa Stream is located approximately 1,200 feet north of the project site and Holoinawaewae Stream is located approximately 1,300 feet to the south.

The Hawaii Stream Assessment, a Preliminary Appraisal of Hawaii's Stream Resources (HSA) was compiled by the State Department of Land and Natural Resources Commission on Water Resource Management and represents a first step in the identification of streams and rivers with significant natural and cultural qualities which may be appropriate for protection. The HSA designates the Kawaipapa Stream as "interrupted", flowing year-round in upper portions, and intermittently at lower elevations. It also notes that the Kawaipapa stream has moderate recreational resources related to swimming opportunities, and substantial cultural resources related to historic sites and taro cultivation. The Holoinawaewae Stream is not listed on the HSA.

Impacts and Mitigation Measures

There are no streams flowing within the immediate vicinity of the project site. Nevertheless, BMPs will be utilized during construction activities in order to prevent contamination of the downstream environments of Kawaipapa and Holoinawaewae Streams. In addition, all onsite drainage as a result of proposed improvements will be retained. See Chapter II.D.4.

4. **Flora, Fauna and Avifauna**

Parcel 24 is currently landscaped with grass lawns and ornamental trees and shrubs commonly associated with the Hana region. Parcel 22 is heavily vegetated with both introduced and native species, including breadfruit, ti, taro, palmetto, coconut, bird-of-paradise, ginger, mango, bamboo, African tulip, milo, false kamani, Hawaiian tree fern, papaya, areca palm, wiliwili, kukui and banana.

Mammal species common to the area include mice, rats, cats, dogs, bufo toads and mongoose. Avifauna typical to the area include mynahs, spotted doves, house sparrows, finches and cardinals.

There are no identified rare, threatened or endangered species located on the project site.

Impacts and Mitigation Measures

No adverse impacts to localized flora, fauna or avifauna are anticipated as a result of the proposed project. In connection with the proposed project, most of the existing vegetation of Parcel 22 will be cleared. To the greatest extent practicable, large monkeypod, coconut and other significant trees will be preserved

and incorporated into the general landscaping features of the facility.

5. **Historic, Archaeological and Cultural Resources**

a. **Historic**

Both Parcels 24 and 22 have been extensively cleared in association with prior agricultural activities. However, three (3) buildings located on Parcel 24, including the executive director's residence, the staff residence and the emergency generator and storage building, were constructed more than 50 years ago. In addition, a former concrete oven structure is located on the property which is also more than 50 years old. No other historic resources have been identified on the project site.

Impacts and Mitigation Measures

Based on project plans for the proposed facility improvements, all existing structures on site will be preserved. As such, no adverse impacts to historic resources are anticipated.

b. **Archaeological**

As indicated in the 2000 Final EA, prior construction activities associated with the development of the HCHC have significantly altered lands underlying Parcel 24. As such, the potential for encountering significant archaeological materials is considered unlikely. See Appendix "B".

As described in the Final EA, an archaeological inventory

survey and an archaeological mitigation plan were completed for Parcel 22. The State Historic Preservation Division (SHPD) determined that no additional data recovery for Parcel 22 is necessary. Construction of the proposed improvements is not anticipated to adversely impact archaeological resources on Parcel 24.

c. Cultural Impact Assessment

(1) Historical Context

Pre-Contact

The subject property is located in the *moku* or district of Hana, which extends from Ko'olau to Kaupo. The project site is located in the *ahupua'a* of Kawaipapa. As indicated in the HDRII, the Hana district is noted for having a rich cultural history. Its closeness to the island of Hawaii permitted frequent interaction between the two islands in times of war and peace. In pre-contact times, Hana was a desirable district to reside in due to its abundant agricultural resources and numerous coastal fishponds. The Hana district was also noted for its fine surfing, excellent supply of natural woods (used for crafting scaffolds and ladders) and having the best round, smooth stones used in slingshots.

Hana was also called "a land beloved by chiefs because of the fortress of Kauiki and the ease of living in that place". Ka'uiki, a *pu'u* located on the southern edge of Hana Bay, had a summit at a height of approximately 400 feet and was covered with a natural vegetative mat that provided the chiefs and chiefesses with a comfortable sleeping environment. Fishponds immediately below Ka'uiki provided unlimited fish supplies, while large quantities of awa root delighted the chiefs. Piilani, who built the great road around Maui, was said to have dwelt at Ka'uiki.

Ka'uiki was also the birthplace of Kaahumanu, the favorite wife of Kamehameha I. She spent her

childhood in the Kawaipapa ahupua'a. During an informant interview as part of the HDRII, Mrs. Apollonia Day, a respected Hana *kupuna*, indicated that lands in the vicinity of the Hana Community Health Center were once the site of a *pu'uhonua*, or place of refuge. Cultural Resources Specialist Mr. Kepa Maly subsequently conducted additional research regarding the *pu'uhonua*, concluding that the aforementioned place of refuge was located adjacent to the project site. Refer to Appendix "B".

Four (4) heiau sites have been identified in the Kawaipapa ahupua'a, most notably the Kaniomoku heiau and Kawaipapa heiau, which were both located near the project site but have been previously destroyed. The Kaniomoku heiau was noted as the place where Kaahumanu spent her childhood, while the Kawaipapa heiau was located near the point where the (Hana) road crosses the gulch of the same name. No *kuleanas* or Land Court Awards (LCA) were recorded on the subject property, however, two land parcels were awarded north of the project site, identified as LCA 4566 and LCA 4846.

Post Contact

Sugar cane was introduced to the Hana area in 1860 by Kelk and Needham. Shortly after, the Ka'eleku Sugar Company was started, which was in operation until 1945. During its existence, the Ka'eleku Sugar Company built and operated the Hana Hospital, site of the current Hana Community Health Center. Lands behind the Hana Hospital were also utilized by the sugar company in the cultivation of sugar cane.

Mr. Paul Fagan purchased the sugar plantation and later converted it into the Hana Ranch Company, replacing sugar cane with cattle, which grazed the grassy slopes around Hana town. When sugar cane production ended, the fields behind the Hana Hospital were taken over by Healani Farms and utilized for the cultivation of fruits and flowers.

(2) Local Resident Interviews

John Anthony Jr. and Cecelia "Cissie" Medeiros

Cissie Medeiros was born in 1918 on her family's property which is located approximately 500 feet north of the project site. Ms. Medeiros was raised on the property. She attended Hana Elementary School and later spent forty years working at the Hana Hospital. She started at the hospital in 1933 as a kitchen helper for her older sister, and continued to work her way through various administrative, nursing and technical positions, retiring in 1973 as an x-ray technician.

John Anthony Medeiros, Jr. was born in Hana in 1915. He attended Hana Elementary School as a child and graduated from Kamehameha School on Oahu in 1935. Mr. Medeiros returned to Hana and worked for the sugar plantation, as a police officer and later for the County of Maui Water Department, retiring in 1970. His father, John, Sr. was noted for constructing the original Hotel Hana in 1926.

Growing up in Hana, Mr. and Mrs. Medeiros did not recall any significant traditional or cultural practices taking place in the vicinity of the project site. They both noted that there seems to be more Hawaiian cultural activities taking place today than they could ever recall in the past. They recalled the residents of the Hana community town working very hard at their jobs, but also taking time to enjoy mostly outdoor activities like fishing and sports. Both recalled going down to Hana Bay as children to see large hauls of akule brought in by local fishermen. Cissie recalled, "I used to stay up late with my sister, scaling all the fish the family could eat. Whatever was left, we salted and hung out on lines." Mr. Medeiros added that, "fish was also dried on the roof tops".

Mr. Medeiros indicated he spent almost all of his free time either swimming, fishing or throwing net along the coast line, noting his first passion was fishing on his 16-foot home-made boat.

As for social activities, the Medeiros's recalled the sugar company would throw a huge Fourth of July party every year for employees, which would draw all members of the community. The party was marked by the sugar company giving each family a five gallon bucket of kerosene for home use.

Another significant event the Medeiros's recalled was the opening of the road to Hana in 1924. Before that, the town was only accessible by steam ship. Mr. Medeiros recalled, "the road was rough, sometimes so muddy, you had to put chains on the tires to get through. One trip would take at least four hours."

Living all her life adjacent to the project site, Mrs. Medeiros did not recall any traditional or cultural practices occurring on or near the subject property. As long as the Medeiros's can remember, the site was used as a hospital. They both recalled that the lands behind the hospital were utilized in production of sugar cane, until the closure of the sugar company.

Mr. and Mrs. Medeiros are recipients of the HCHC's current Meals On Wheels program. They believe the proposed project will be beneficial to the community, especially the improvements for senior care services. Mr. Medeiros commented that his brother Les, the former Police Chief of Hana, reluctantly moved to Wailuku in order to get regular care services for his ailing wife.

Samuel Kalalau III

Mr. Kalalau was born in Hana in 1952, and currently works as a supervisor for the County of Maui's Highways Division in Hana. Like Mr. and Mrs. Medeiros, Mr. Kalalau did not recall any significant cultural or traditional practices taking place on the subject property which would be affected by the proposed project. Mr. Kalalau did note that his family was from the Waikaloa area, which is located along the northern extent of Hana Bay. Although most of the Waikaloa area has been significantly altered, the area is noted for having a rich cultural history.

Mr. Kalalau indicated that he is aware of one (1) traditional trail north of the project site, running in a mauka-makai direction along Kawaipapa Stream. Mr. Kalalau noted that his great grandfather, a resident of Waikalua, along with others from the area, used to farm taro, sweet potatoes and bananas in the upper portions of Kawaipapa Stream, approximately 2,000 feet mauka from the Hana Highway. In recalling the trail and mauka farming area, Mr. Kalalau noted:

My great grandfather used to farm taro up by the old slaughterhouse, by the old water well. The residents used to walk up from Waikalua everyday...they couldn't farm down by the bay because of the ehu kai (saltwater spray). They'd walk up along a trail just north of the river. Along the way, they used to stop at the houses and talk story with the residents, swap fruit. But when the sugar cane came in, they had to make new trails.

Mr. Kalalau does not believe the proposed project will adversely impact the original trail route used by Waikalua residents to access mauka taro patches which are located beyond the reaches of the project site.

Mr. Kalalau indicated that the current HCHC is doing an excellent job of propagating traditional Hawaiian medicinal plants and herbs, many of which come from the Waikalua area. Mr. Kalalau noted the proposed improvements will lead to increased job opportunities for Hana's residents while helping to revitalize Hawaiian cultural practices. Like Mr. and Mrs. Medeiros, Mr. Kalalau noted the importance of allowing Hana's seniors the opportunity to remain part of the Hana community during their later years in life.

(3) **Cultural Impact Assessment**

The Hana district is noted as being significant from both cultural and historical perspectives. However, lands in the vicinity of the project site have been

significantly disturbed through prior agricultural activities, including extensive cultivation of sugar cane, fruit trees and flowers.

Historical research and oral history interviews indicate that no significant cultural practices, such as gathering, access or religious traditions are currently associated with the project area.

The proposed project will encourage use of traditional medicinal and cultural healing practices as a way of improving the general health and well being of Hana residents. The impacts anticipated as a result of project implementation are considered to be beneficial to the Hawaiian culture and the Hana community at large.

6. **Air and Noise Quality**

The HCHC is located in a rural area, absent of large developments and air source contaminants. The region is consistently exposed to tradewinds, further contributing to excellent air quality in the project vicinity. The only identifiable air emission source is light vehicle traffic along the Hana Highway, located immediately east of the HCHC.

Ambient noise levels in the vicinity of the project site are also influenced by the region's rural atmosphere. As with air quality, the only identifiable source of noise in the area is vehicular traffic along Hana Highway.

Impacts and Mitigation Measures

As indicated in the 2000 Final EA, no adverse impacts to air quality and ambient noise levels are anticipated as a result of the proposed project. During project construction, short-term impacts associated with construction activities will impact air quality and

noise levels in the project area. However, these impacts will be mitigated through proper use of appropriate best management practices (BMPs). Further, construction activities will be completed in accordance with the State of Hawaii, Department of Health (DOH) Administrative Rules, regarding "Air Pollution Control".

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Economy

The Hana region includes Hana Town and the neighboring coastal communities of Keanae, Kipahulu and Kaupo. Situated 55 miles east of the County seat in Wailuku, Hana Town serves as the major population center of the Hana area. The economy in Hana is primarily based on diversified agriculture, the visitor industry, government services and subsistence activities. Diversified agricultural activities include ranching, as well as the cultivation of taro and tropical fruits, flowers and foliage. Businesses, government services and visitor accommodations are centered in Hana Town.

In the 1990s, the population of Hana was 1,895, while the population for the year 2000 has been estimated at 1,867. By the year 2010, the baseline population of Hana is projected to increase to 2,012 (Socio-Economic Forecast: Phase 1 Report, May 2002).

In 1990, there were approximately 680 jobs in the Hana region, while in the year 2000, there were approximately 840. By the year 2010, the baseline number of jobs in Hana is anticipated to be approximately 882 (Socio-Economic Forecast: Phase 1 Report, May 2002).

Impacts and Mitigation Measures

During the proposed construction phase of the project, benefits will accrue to the local economy as a direct result of construction expenditures. Beneficial impacts include contributions made in the form of wages, salaries and sales taxes, as well as goods and services purchased from local vendors. In the long term, the additional jobs created are anticipated to result in beneficial impacts to the economic climate of the Hana region.

2. Agriculture

Based on the *Detailed Land Classification - Island of Maui* published by the University of Hawaii Land Study Bureau (LSB), which uses five (5) classes of agricultural suitability for selected crops with "A" the highest and "E" the lowest, the project site is classified as "D". Therefore, the proposed development of the subject properties will not adversely impact agriculture.

3. Traditional Beach and Mountain Access

The proposed action will not adversely impact traditional beach or mountain access. Therefore, no mitigation will be necessary.

4. Use of Chemical and Fertilizers

Landscaping on the existing Hana Community Health Center site (Parcel 24) is well established. Herbicides and/or pesticides will continue to be used on a limited basis for maintenance purposes only.

The use of herbicides will be generally limited to the initial plant establishment periods for the landscaping of future development areas (Parcel 22).

Nitrogen/Phosphorus/Potash mixed fertilizers are anticipated to be applied to groundcover and flowering shrubs. With proper irrigation management practices, leaching and runoff of fertilizers should be negligible.

No adverse effects on surface, underground, and marine resources are anticipated.

C. PUBLIC SERVICES

1. Police and Fire Protection

Headquartered in Wailuku, police protection services for the island of Maui is provided by the Maui Police Department, which includes Wailuku, Lahaina and Hana patrol districts. The Hana patrol division covers the area from Kailua to Kaupo, and is based out of the Hana substation, located approximately 500 feet to the southeast of the project site.

Fire prevention, suppression and protection services are provided for the County of Maui by the Department of Fire Control. The department maintains a fire station in Hana which is located on the same property as the Police substation.

Impacts and Mitigation Measures

The proposed project modifications are not anticipated to adversely impact police and fire protection services in the Hana Region.

2. Medical Facilities

Maui Memorial Medical Center is the only major medical facility on the island. Acute, general and emergency care services are provided by the approximately 200-bed facility. In Hana, the HCHC

provides general health care, dental and mental health services to the community residents, as well as 24-hour urgent care services.

However, despite the services provided by the HCHC, the Hana area lacks adequate medical facilities. Proposed improvements are designed to increase the medical services available to the residents of Hana.

Impacts and Mitigation Measures

The proposed improvements will increase the HCHC's ability to provide quality comprehensive health care services to the residents of the Hana region. In addition, the proposed facility improvements will increase the capacity of the HCHC to provide preventative health care services, designed to reduce and eliminate many common health care problems afflicting Hana residents, including diabetes and heart disease.

3. Schools

The State of Hawaii, Department of Education operates two (2) public schools in the Hana region, Hana High and Elementary School and Keanae School. Hana High and Elementary School, located approximately one (1) mile to the north of the project site, has a total enrollment of 386 students for the 2002-2003 school year (State Department of Education, February 2003).

Impacts and Mitigation Measures

The proposed improvements are not anticipated to adversely impact the existing education facilities in the Hana region. As with the rest of the community, students at Hana Elementary and High School will benefit from the increased services provided by the

HCHC.

4. **Solid Waste**

Solid waste in the vicinity of the project is collected by the County of Maui, Department of Public Works and Environmental Management (DPWEM) or by private collection services, and transported to the Hana landfill. The Hana landfill is located approximately 0.5 mile to the southeast of the project site, on a 30-acre site makai of the Hana Highway near Kainalimo Cove, and maintained by the County of Maui.

Impacts and Mitigation Measures

As applicable, a solid waste management plan will be submitted to the County of Maui DPWEM for review and approval. All solid waste generated during project construction will be collected and disposed of by a private collection contractor and will not affect County refuse collection.

D. **INFRASTRUCTURE**

1. **Roadways**

Hana Highway is a two-way State Highway, serving as the main transportation arterial with rural collector road status for the Hana region. The Hana Highway is noted for its scenic beauty and historic nature, which includes 59 bridges and 8 culverts, all of which are over 50 years old. Fronting the Hana Community Health Care Center, the Hana Highway is a two-way, two-lane roadway. Just south of the project site, the highway intersects with Uakea Street.

Impacts and Mitigation Measures

As indicated in the 2000 Final EA, a traffic impact analysis report (TIAR) was completed for the project in December 1998 by Wilson Okamoto & Associates, Inc. The TIAR concluded that the proposed project would not result in significant impacts to traffic patterns in the vicinity of the project site. In January 2003, the applicant met with staff members of the State Department of Transportation (DOT) to discuss the revised site plan and potential traffic-related impacts. After reviewing revised project plans and updated traffic figures for the region, the DOT concluded that the proposed project will not result in significant impacts to local traffic patterns. As such, DOT determined that no additional traffic studies were required. See Chapter VIII.

2. **Water**

The Hana region is serviced in part by the County of Maui, Department of Water Supply, which includes two deep wells, one located at Hamoa and one at Waiku. These wells service a series of pipelines which in turn service the area of Hana Town. Within the vicinity of the project site, a 12-inch waterline runs along Hana Highway and continues in a southerly direction under Uakea Road. Underlying the project site is the Kawaipapa aquifer. Water service to the HCHC is currently provided by 5/8-inch and 2-inch water meters.

Impacts and Mitigation Measures

As a result of proposed improvements, the estimated peak water demand will be approximately 130 to 170 gallons per minute (gpm). See Appendix "C". Meter sizing to meet this demand will be confirmed during the building permit application. Estimated total

potable water consumption for the facility is estimated to be approximately 9,750 gallons per day (gpd). The new facility will not utilize non-potable water, as landscaping features will rely on natural water supply. Further, additional source development will not be required for the proposed action.

The applicant will consider the following measures to reduce demand of the facility:

- Eliminate single pass cooling;
- Utilize low-flow fixtures and devices;
- Maintain fixtures to prevent leaks;
- Use climate-adapted plants; and
- Prevent over-watering by automated systems.

Further, appropriate BMPs will be utilized to protect the integrity of the underlying Kawaipapa aquifer.

3. Wastewater

There are no County wastewater collection or treatment facilities currently servicing the Hana region. Individual properties are generally serviced by individual wastewater systems (IWS), including septic tanks, cesspools and packaged treatment plants. Currently, wastewater generated at the project site is serviced by individual cesspools.

Impacts and Mitigation Measures

As indicated in the Final EA, the State Department of Health has designated the Hana Region as a critical wastewater disposal area, requiring new developments to utilize individual treatment plants or septic tanks as a means for wastewater disposal. The project site will be serviced by multiple IWS, designed in accordance with State

of Hawaii, Department of Health guidelines and rules. Plans and specifications for the IWS will be determined during the project design process and will be submitted for review and approval to the Department of Health prior to implementation.

4. **Drainage**

The County of Maui has no drainage master plan for the Hana region. Generally, storm water runoff for the subject property follows natural topography, flowing along existing drainageways and streams into the ocean. Under current conditions, the project site has a runoff rate of approximately 29.15 cubic feet per second (cfs).

Impacts and Mitigation Measures

Construction of the proposed improvements will result in a significant increase in impervious surfaces, including new buildings, roadways and parking areas. See Appendix "C". Upon project development, the project site will have approximately 5.7 acres of roof areas and pavement, and a runoff rate of approximately 87.16 cfs. In accordance with drainage requirements of Chapter 18.20.130 of the Maui County Code, increased runoff related to new construction will be accommodated onsite through use of surface and subsurface retention systems.

The surface systems will include either depressions or retention basins which will contain onsite runoff until percolation has occurred. The subsurface system will consist of grated inlets in the parking lots and roadway areas which will tie into underground horizontal perforated drainage pipes. In areas of steep slopes, use of injection wells may be necessary to provide necessary volumes.

Both systems proposed will be sized to accommodate all increases to drainage runoff resulting from additional pavement and building areas. No adverse impacts to surrounding or downstream properties are anticipated as a result of proposed improvements.

5. **Electric and Telephone Systems**

Electric and telephone service to the project site is currently provided by Maui Electric Company, Ltd. and Verizon Hawaii, respectively.

Impacts and Mitigation Measures

No adverse impacts to electrical and telephone service are anticipated as a result of project implementation. Nevertheless, design and construction of the proposed improvements will be coordinated with local service providers to ensure that existing service levels are not adversely impacted during construction activities.

Chapter III

***Relationship to
Governmental Plans,
Policies and Controls***

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICT

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four (4) major land use districts in which all lands in the State of Hawaii are placed. These districts are designated as "Urban", "Rural", "Agricultural" and "Conservation". Parcel 22 is designated as "Rural" and "Agricultural", while Parcel 24 is designated as "Rural". See Figure 11. Since the proposed improvements are not permitted under either of the existing designations, the applicant is seeking a District Boundary Amendment from "Agricultural" and "Rural" to "Urban".

B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES

The proposed reclassification of Parcel 22 and Parcel 24 is in conformance with the following standards of the Urban District set forth in Chapter 15-18, Hawaii Administrative Rules:

Chapter 15-15-18

- (1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses.

Comment: The existing HCHC is situated within the immediate proximity of the Maui Police Department's Hana substation and the Hana Fire Station, as well as the County of Maui's baseyard to the south. The HCHC is one component of a centralized nucleus of public services for the Hana region. The proposed facility expansion is consistent with the surrounding land uses which provide public services to the Hana region.

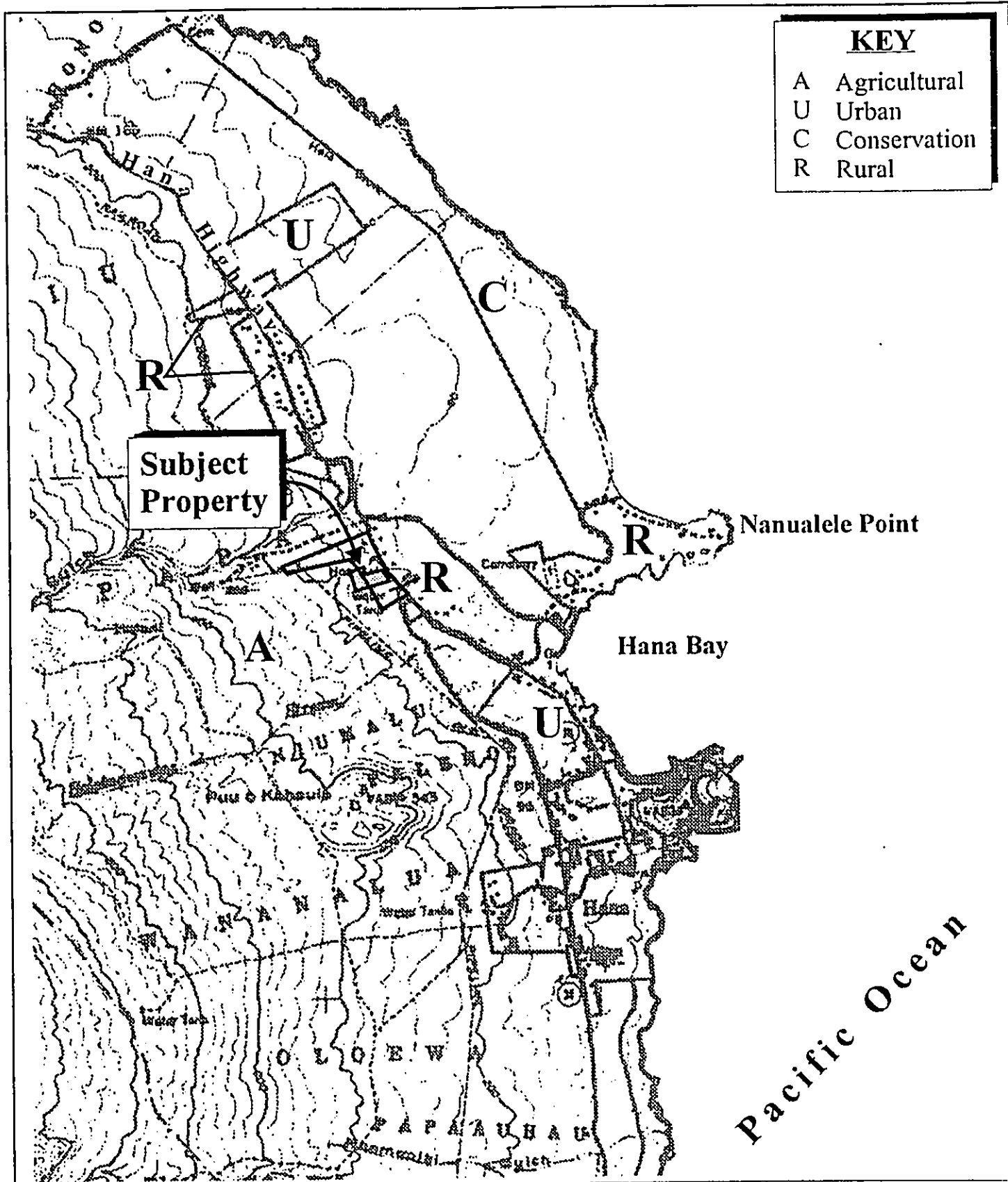
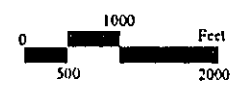


Figure 11 Entitlements Requests for Hana Community Health and Wellness Village State Land Use District Boundaries



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

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- (2) It shall take into consideration the following specific factors:
- A. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment.
 - B. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection.
 - C. Sufficient reserve areas for foreseeable urban growth.

Comment: The project site is located approximately one (1) mile north of the Hana Town Center. The property is surrounded by residential uses along Hana Highway, as well as the Hana Police Station and the Hana Fire Station. Basic infrastructural and public services are found in proximity to the property. The proposed action is not anticipated to affect reserve areas for urban growth.

- (3) It shall include lands with satisfactory topography, drainage and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects.

Comment: The topography and physical condition of the subject property does not render it susceptible to unusual dangers from flood, tsunami, unstable soil conditions or other environmental effects.

- (4) Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans.

Comment: The project site is centrally located within Hana, situated within the immediate vicinity of police, fire and public services. Further, the Hana Community Plan designates both

Parcel 22 and Parcel 24 for use as a Public/Quasi-Public use.

- (5) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans.

Comment: The project site is appropriate for urban land use, given the Hana region's need for increased medical services and its central location in the Hana area. Further, the Hana Community Plan designates the site for Public/Quasi-Public use.

- (6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
- A. When surrounded by or adjacent to existing urban development; and
 - B. Only when those lands represent a minor portion of this district

Comment: The proposed facility improvements are in conformance with the standards of paragraphs (1) to (5). Further, it is noted that the project site is adjacent to urban land uses to the south and represents a minor portion of lands located within the Agricultural and Rural Districts on the island of Maui.

- (7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.

Comment: The proposed development will not constitute spot development. Further, the land use entitlement request will increase the public support services for the Hana region.

-
- (8) It may include lands with a general slope of twenty percent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state or county agency, are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.

Comment: The general slope of the project site is less than twenty percent.

C. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth in Maui County. The proposed action is in keeping with the following objectives and policies of the Maui County General Plan.

Social Infrastructure

Health and Family

Objective

1. To meet the health needs of all residents and visitors

Policies

- a. Encourage the expansion and improvement of our hospitals and our public and private medical facilities.

The proposed project will improve the availability of medical services to residents and visitors in the Hana region.

D. HANA COMMUNITY PLAN

Within the County of Maui, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed

by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies and implementing actions for a number of functional areas including infrastructure-related parameters. The nine (9) regions are: Molokai, Lanai, West Maui, Wailuku, Kahului, Kihei-Makena, Makawao-Pukalani-Kula, Paia-Haiku, Hana and Kahoolawe. The Hana Community Plan (HCP) land use map designates the subject property for Public/Quasi-Public use. The proposed improvements are consistent with this designation. See Figure 12.

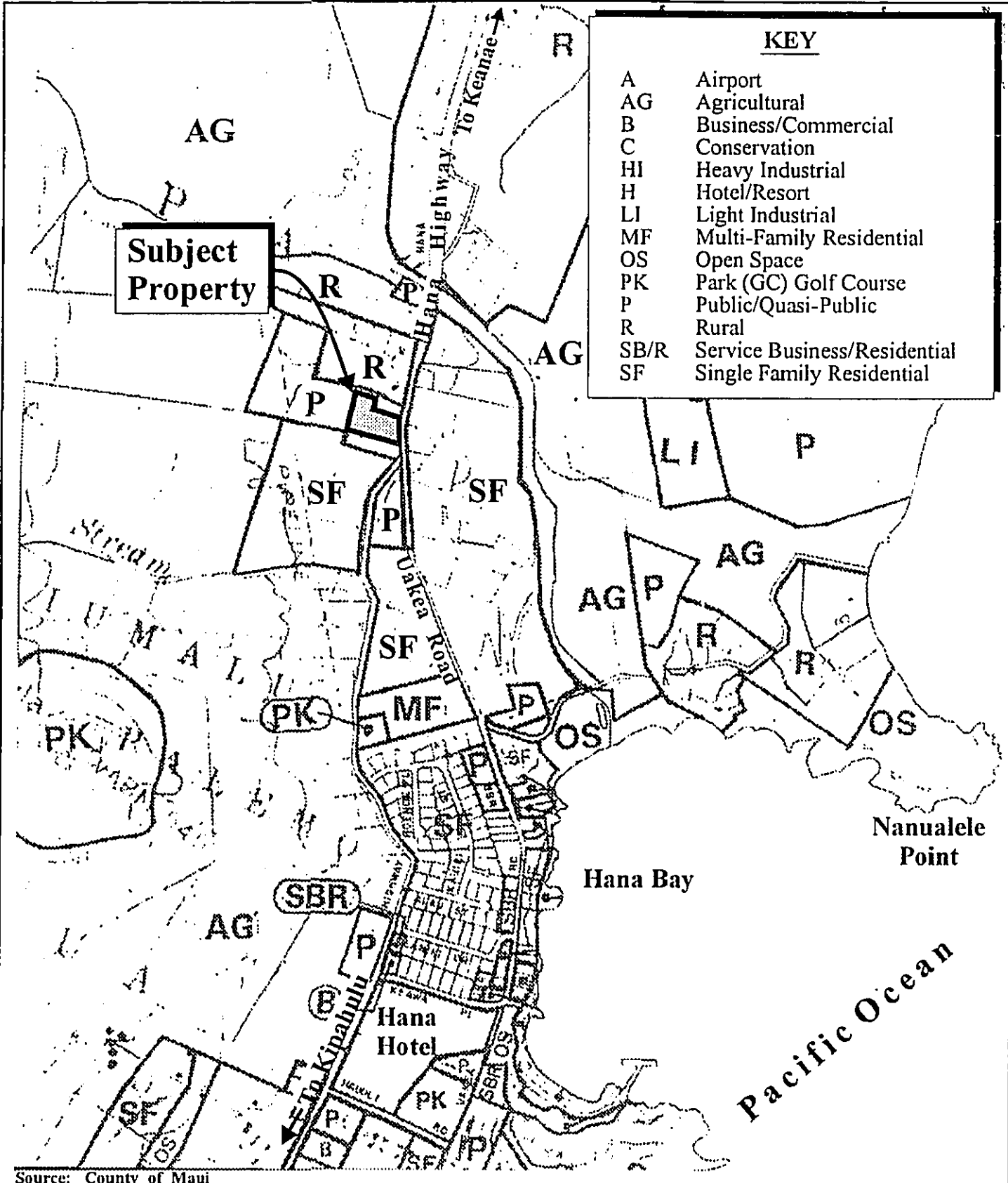
Part II, Section B of the HCP is entitled "Identification of Major Problems and Opportunities of the Region", which provides the underlying basis for the planning goals, objectives and policies which are described in the community plan. Two (2) major problems identified in the HCP are as follows:

ECONOMIC OPPORTUNITY

"The need to strengthen the local economy to provide employment and other income earning opportunities and choices for Hana residents is viewed as a major challenge for government, business and the community. Equally important is the recognition that the future must hold some promise of economic well-being for the community's youth....developing viable economic alternatives is the preferred strategy for creating a local, self-sustaining economy which is compatible with the rural character of the region and the cultural sensitivities of its residents."

GOVERNMENTAL SERVICES

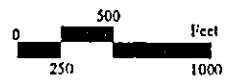
"A greater level of resource commitment is required in the region to satisfy the community's social, educational, recreational and emergency service needs. While the region's geographic isolation from the more urbanized areas of the island is recognized as a reason for the existing level of government service, it is necessary to provide a level of service which will ensure the health, safety, and well-being of Hana's residents. Areas of concern with regard to government services include lack of vocational educational programs, (and) inadequate services for the care of the elderly and disabled..."



Source: County of Maui

Figure 12

Entitlements Requests for
 Hana Community Health
 and Wellness Center
 Community Plan Land Use Map



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency: State of Hawaii, Department of Land and Natural Resources

MUNEKIYO & HIRAGA, INC.

Comment: Currently, the HCHC employs Hana residents to provide a wide variety of medical and support services, recognized as beneficial to the economic environment of the region. The HCHC also provides a youth employment program and medical and support services for seniors. In addition, the HCHC offers on-the-job training and educational programs for adults of the region, which train Hana residents with service-oriented medical skills.

The proposed improvements will increase the HCHC's medical service capacity and provide approximately 100 new jobs to the region. Further, the improvements will allow for expansion of the current youth employment program, as well as the services provided for the elderly population. Finally, the improvements will increase educational and vocational job training opportunities, increasing the skills of the region's workforce. The proposed facility expansion will provide much needed medical services to the region, while concurrently increasing the economic opportunities and governmental services of the Hana region.

The proposed HCHC improvements are also consistent with the following goals, objectives and policies of the HCP.

ECONOMIC ACTIVITY

Goal

A balanced local economy which provides long-term viability and sustainability while meeting the residents' needs and respecting the cultural and natural resources of Hana.

Objectives and Policies:

1. Encourage a local economy which provides employment choices for the region's residents and which provides future employment opportunities for the region's youth.

-
3. Encourage economic opportunities which are: of substantive economic benefit to the residents of the area; environmentally benign; and compatible with the cultural sensitivities of the residents of the Hana region.

Comment: The HCHC aims to be a self-sufficient medical facility, providing increased employment, education and vocational opportunities. Further, the project is designed to compliment the surrounding environment, design character of Hana Town and the Hawaiian culture.

SOCIAL INFRASTRUCTURE

Goal

An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle, and offer the youth and adults of the region opportunities and choices for self and community improvement.

Objectives and Policies:

5. Encourage the provision of public health education programs, including mental health counseling services.
8. Encourage upgrading and expanding the facilities at the Hana Medical Center.
9. Encourage the provision of services and development of facilities to meet the current and future "elderly care" needs of the Hana District.
10. Maintain and expand educational opportunities for adults.

Comment: The proposed improvements to the HCHC will result in the provision of quality medical services for Hana residents, increased employment opportunities and the potential for self improvement through educational and job training programs.

E. ZONING

Permitted land uses and performance standards are set forth by Title 19 of the Maui County Codes relating to zoning. The subject property is designated "Interim", pending formal adoption of a comprehensive zoning ordinance and map. To permit the proposed facility improvements, the applicant is requesting a Change in Zoning from "Interim" to "Public/Quasi-Public".

F. HANA COMMUNITY DESIGN GUIDELINES

The existing HCHC facility is included on the list of Hana's noteworthy structures. Design of the additional improvements will compliment the existing building and are consistent with the design standards of the Hana Community Design Guidelines.

G. COASTAL ZONE MANAGEMENT

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects are evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. It is noted that while the subject property is not located within the County of Maui's Special Management Area, the project's relationship to applicable coastal zone management considerations has been reviewed and assessed.

(1) Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational

opportunities in the coastal zone management area by:

- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
- (ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety 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; and
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The proposed project is not anticipated to adversely impact shoreline recreational resources or coastal access ways.

(2) **Historic 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 resources.

Response: An archaeological inventory survey and an archaeological mitigation plan for Parcel 22 were previously approved by SHPD. As such, proposed construction activities are unlikely to result in adverse impacts to archaeological or cultural resources in the vicinity of the project site. Further, project plans call for the preservation of existing structures 50 years or older. Nevertheless, should any significant archaeological materials be inadvertently encountered during construction, SHPD will be contacted immediately to determine appropriate mitigation measures.

(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.

Response: The proposed project will not impact shoreline views or open space resources in the Hana region. The proposed facility improvements will be designed in accordance with the Hana Community Design Guidelines.

(4) Coastal Ecosystems

Objective:

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

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Improve the technical basis for natural resource management;
- (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh

water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: The project site is located mauka of Hana Highway. Nevertheless, appropriate BMPs will be utilized during construction activities to limit potential adverse effects on the surrounding environment.

(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; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments 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 effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The proposed project will have a short-term beneficial impact on the economy during construction by providing construction-related employment. In the long term, the project will benefit the Hana community through the provision of health care

services and increased job opportunities and vocational training.

(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 nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (D) Prevent coastal flooding from inland projects.

Response: The proposed improvements are not anticipated to result in the project site's increased susceptibility to coastal hazards. During construction, appropriate BMPs will be utilized to minimize soil loss and erosion. Further, proposed improvements will be constructed in accordance with all applicable flood requirements.

(7) **Managing Development**

Objective:

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

Policies:

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

-
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
 - (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: In compliance with the requirements of Chapter 343, Hawaii Revised Statutes, this Environmental Assessment has been prepared to facilitate public understanding and involvement with the proposed project. In addition, all applicable State and County requirements will be adhered to during the design and construction process.

(8) **Public Participation**

Objective:

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

Policies:

- (A) Promote public involvement in coastal zone management processes;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: As previously noted, public awareness of the project is being promoted through the Environmental Assessment process. Additionally, opportunities for public participation will be provided through the land use entitlements processes. The proposed project is not contrary to the objectives of public awareness, education and

participation.

(9) **Beach Protection**

Objective:

Protect beaches for public use and recreation.

Policies:

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

Response: The project site is not located in proximity to beach environments. Nevertheless, BMPs will be utilized during construction activities to ensure downstream coastal environments are not adversely impacted by project-related construction activities.

(10) **Marine Resources**

Objective:

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

Policies:

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

-
- (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
 - (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
 - (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and *impact upon ocean and coastal resources*; and
 - (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: Construction of proposed improvements are not anticipated to adversely impact marine resources in the Hana region.

Chapter IV

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

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Project construction will result in certain unavoidable construction-related impacts, including noise-generated impacts and air quality impacts associated with the operation of construction equipment. Air quality will also be impacted by dust generated from site work and exhaust emissions discharged by construction equipment. These effects will be temporary, mitigated through implementation of appropriate BMPs.

The proposed project is not anticipated to create any significant, long-term, adverse environmental impacts.

Chapter V

***Alternatives to the
Proposed Action***

V. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The proposed action represents the preferred alternative. The proposed improvements will provide much needed improvements to existing medical facilities for the Hana region. The subject property is located in the immediate vicinity of public services for Hana, including the County of Maui Police and Fire Stations and baseyard.

Considering existing improvements, site topography, a centralized location, available infrastructure, surrounding land uses and economic benefits to the community, the subject property provides for the most suitable location for the proposed improvements.

B. ORIGINAL PLAN (MAY 2000) ALTERNATIVE

The original conceptual site plan developed in May 2000 proposed to house the health care services in two (2) main buildings. The first building covering 10,850 square feet would combine the health care with the urgent care clinic and provide for an ambulance bay, as well as shared administrative and support uses. The second building covering an area of 10,360 square feet housed the health and wellness center with a conference center, gym, pool and office. The plan also provided two (2) residential dwellings for executive staff and three (3) residential units for nurses' housing. A large garden area was located in the northern portion of the expanded site. In the original proposal, the existing medical center would be converted to administrative offices.

The original alternative was revised based upon an updated program assessment. The HCHC determined that an expanded facility format was essential to meet the long-term health, education and welfare needs of

Hana's residents.

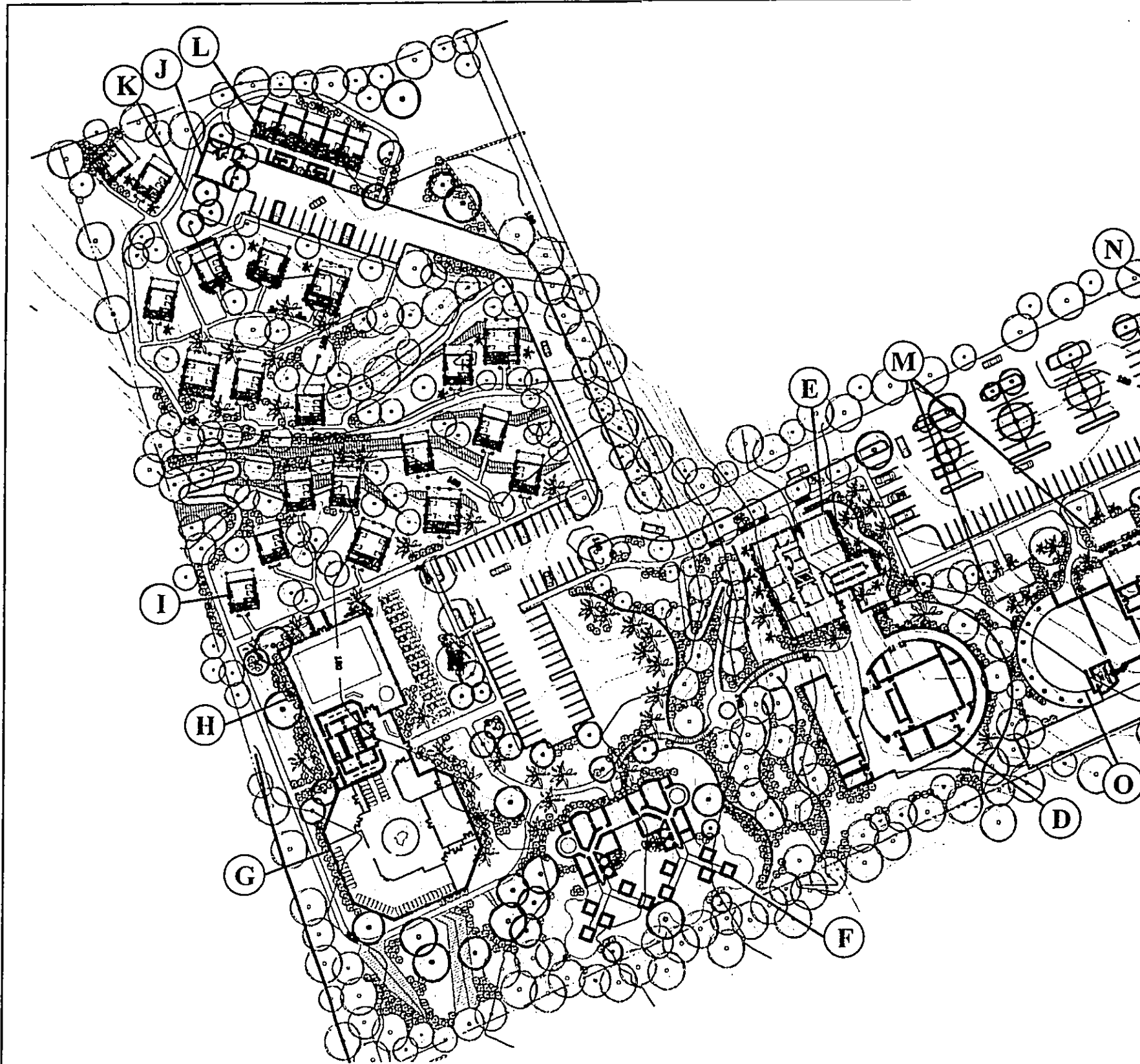
C. **MODIFIED ALTERNATIVE**

This alternative would be a modification of the preferred alternative and involves reducing the total floor area of the proposed development. The modified alternative plan also integrates the expansion of the existing health center building with the overall Health and Wellness Village. See Figure 13. The advantages to this alternative would be to reduce the overall development costs of the project and to provide more overall parking to meet code requirements. In this alternative, 253 parking stalls are required and provided. Therefore, a parking variance would not be required since all parking could be provided onsite. The floor area of the buildings would be reduced as follows:

1. Guest reception/gift shop building would be reduced from 2,620 square feet to 1,000 square feet;
2. Nutrition training center/kupuna dining area would be reduced from 6,000 square feet to 4,000 square feet;
3. Swimming pool and physical therapy/fitness center would be reduced from 12,355 square feet to 7,830 square feet and eliminate the children's pool;
4. Conference and technology center assembly capacity would be reduced by a total of 102 seats; and
5. Traditional cultural healing center would be reduced from 9,514 square feet to 5,525 square feet.

As discussed in Chapter I, Section F, under this alternative, the health center building is expanded to 10,000 square feet to house urgent care and ambulatory services. Additionally, six (6) units are proposed to house employees in the northern portion of the site. An area to the north of the

RECEIVED AS FOLLOWS



Source: GYA Architects, Inc.

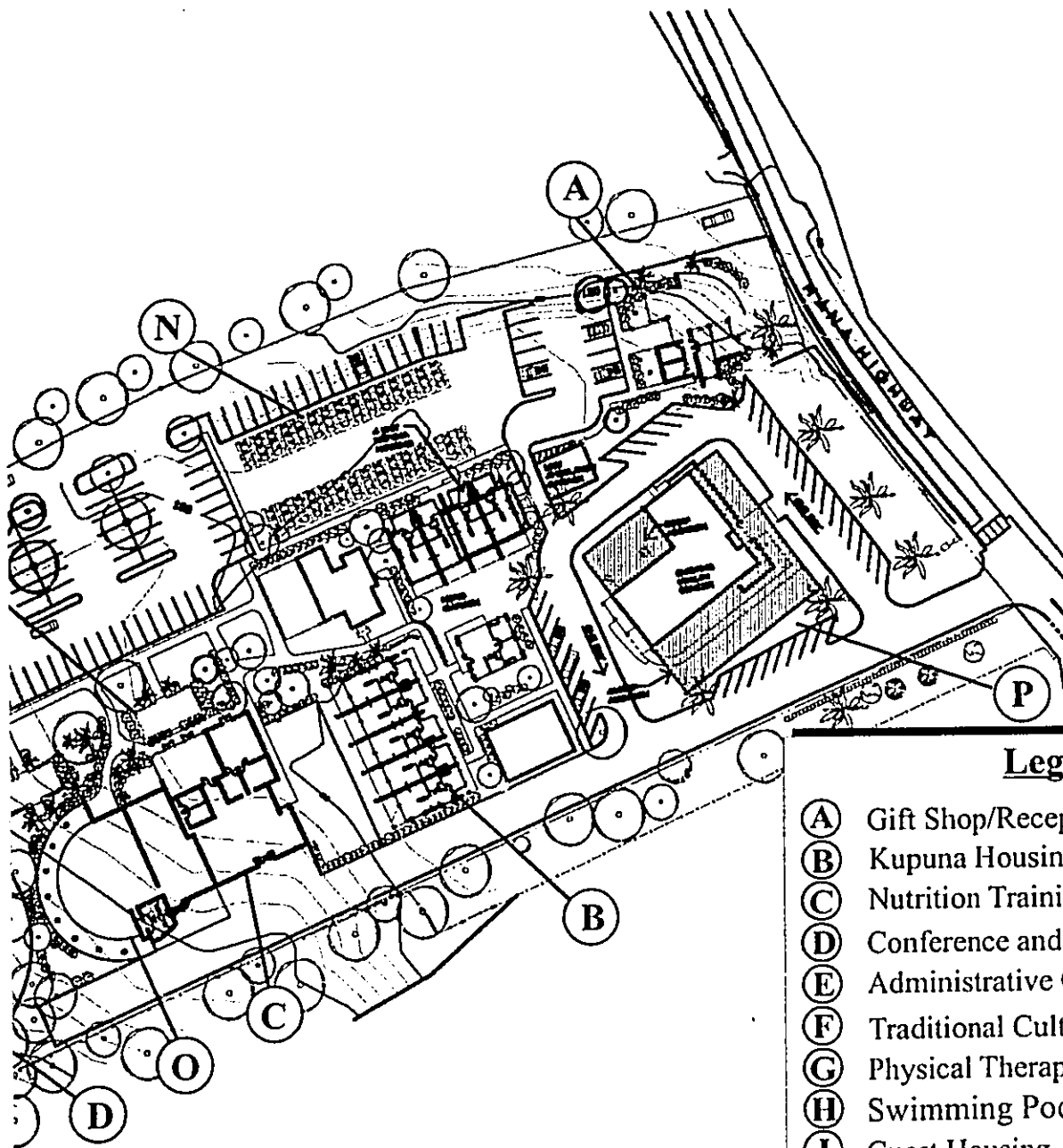
Figure 13

Entitlements Requests for Hana Community Health Center
Modified Plan Alternative



Prepared for: Hana Community Health Center, Inc. And the Accepting Agency, Department of Land and Natural Resources

RECEIVED AS FOLLOWS



Legend

- (A) Gift Shop/Reception Center
- (B) Kupuna Housing
- (C) Nutrition Training Center
- (D) Conference and Technology Center
- (E) Administrative Offices
- (F) Traditional Cultural Healing Center
- (G) Physical Therapy/Fitness Center
- (H) Swimming Pool
- (I) Guest Housing
- (J) Maintenance Building
- (K) Laundry Room
- (L) Employee Housing
- (M) Hale
- (N) Grass Parking
- (O) Comfort Station
- (P) Community Health Center Renovation

Community Health and Wellness Village
1 Alternative

Kupuna housing has been identified to allow for the expansion of four (4) additional units. Further consideration of this alternative will be made by HCHC in the context of available funds and program implementation budget considerations. Impacts attributed to this alternative do not differ from the proposed alternative.

D. NO ACTION ALTERNATIVE

State survey results indicate there is an established need to improve medical services to the Hana region. Comparative health statistics indicate Hana resident health needs in the area of heart disease, diabetes, prenatal care and infant mortality are amongst the highest in the state. In light of the need and conditions of health care in the Hana region, the "no action alternative" does not represent a responsible option towards responding to the health care requirements.

Chapter VI

***Irreversible and Irretrievable
Commitment of Resources***

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed project will involve the commitment of fuel, labor, material resources and State and private funds.

Chapter VII

Findings and Conclusions

VII. FINDINGS AND CONCLUSIONS

The proposed project has been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Hawaii Administrative Rules. Discussion of project conformance to the criteria is noted as follows:

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

The proposed project modifications are not anticipated to result in significant adverse environmental impacts. There are no identified rare, endangered, or threatened species of flora, fauna or avifauna located within the project site.

From an archaeological standpoint, Parcel 24 has been significantly altered through prior construction activities associated with the development of the HCHC.

An archaeological inventory survey and archaeological mitigation program has been completed for Parcel 22. In accordance with the SHPD comments, the applicant will design and construct improvements so as to preserve existing dwellings and an old concrete oven structure, all of which are older than 50 years. Proposed improvements are not anticipated to result in adverse impacts to archaeological or cultural resources in the vicinity of the project area.

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

Proposed improvements are not anticipated to curtail the beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed action is not contrary to the policies and guidelines set forth in Chapter 344.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

Construction of the proposed project will result in short-term economic benefits to the Hana region. The health and well being of Hana residents will benefit as a result of the increased services provided by the HCHC. Further, the community will realize additional benefits through the availability of additional jobs, job training and educational programs.

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

No negative impacts to public health are anticipated as a result of the proposed action. Rather, the project is anticipated to improve the overall health and well-being of Hana area residents.

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

The proposed project is not anticipated to adversely impact the population base of the Hana area, and is not anticipated to place unreasonable burden on the region's public facilities.

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

During project implementation, appropriate BMPs will be utilized to ensure that potential adverse impacts to the surrounding environment are avoided. No substantial degradation of the environment is anticipated.

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

The proposed project is not part of or linked to a larger action. The proposed project is not anticipated to create or contribute to any significant long-term environmental effects.

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

There are no identified habitats of rare, threatened or endangered species of flora or fauna in the vicinity of the project site. Proposed improvements will be limited to Parcels 22 and 24 and are not anticipated to adversely impact existing habitats or natural environments.

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

Appropriate environmental mitigation measures will be implemented during project construction to ensure adverse impacts on air quality and ambient noise levels are minimized. In the long-term, proposed improvements are not anticipated to have a significant impact on air quality, water quality or noise parameters.

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

The subject property has not been identified as being part of an environmentally sensitive area. Nevertheless, appropriate BMPs will be utilized to ensure that the potential for adverse impacts on the surrounding environment are mitigated.

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

The proposed project is not anticipated to adversely impact existing scenic vistas or viewplanes in the Hana area.

13. **The Proposed Action Would Not Require Substantial Energy Consumption**

The proposed project will result in the short-term commitment of fuel for equipment, vehicles and machinery during construction activities. However, the short-term energy expenditures are not considered substantive or excessive within the context of the region's overall energy consumption. In the long term, the demands for energy consumption by the modified project is not deemed significant in the context of regional energy demands.

Based on this Environmental Assessment, it is anticipated that the project will not have a significant effect on the environment, as defined by Section 11-200-12, Hawaii Administrative Rules, Department of Health.

Chapter VIII

***Agencies Contacted During the
Preparation of the Draft Revised
Environmental Assessment,
Comments Received***

VIII. AGENCIES CONTACTED DURING THE PREPARATION OF THE DRAFT REVISED ENVIRONMENTAL ASSESSMENT, COMMENTS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were contacted prior to the preparation of the Draft Revised Environmental Assessment. Letters received and responses to substantive comments are included in this section.

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. William Lennan
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. Chiyome L. Fukino, M.D., Director
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801
5. Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Peter Young, Chairperson
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
7. Holly McEldowney, Acting Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
8. Fred Cajigal, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
9. Colin Kippen, Deputy Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813
10. Richard A. Fernandez, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
11. Alice Lee, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793

-
- | | |
|---|---|
| 12. Michael Foley, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793 | 21. Hana Affordable Housing and
Community
c/o Bill Furman
P.O. Box 183
Hana, Hawaii 96713 |
| 13. Glenn Correa, Director
County of Maui
Department of Parks and
Recreation
1580 C. Kaahumanu Avenue
Wailuku, Hawaii 96793 | 22. Dan Omer
Hana Ranch Partners
P.O. Box 519
Hana, Hawaii 96713 |
| 14. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793 | |
| 15. Gilbert Coloma-Agaran, Director
County of Maui
Department of Public Works
and Environmental Management
200 South High Street
Wailuku, Hawaii 96793 | |
| 16. George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793 | |
| 17. Maui Electric Company, Inc.
P.O. Box 398
Kahului, Hawaii 96733 | |
| 18. Verizon
P.O. Box 2200
Honolulu, Hawaii 96713 | |
| 19. Hana Community Association
P.O. Box 202
Hana, Hawaii 96713 | |
| 20. Honorable J. Kalani English, Senator
Hawaii State Senate
415 South Beretania Street, Room 205
Honolulu, Hawaii 96813 | |

DEC 04 2002



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

December 3, 2002

Regulatory Branch

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 967793

Dear Mr. Frampton:

This letter responds to your request for a jurisdictional determination for the Proposed Hana Community Health and Wellness Village, dated November 27, 2002. Based on the information you provided I have determined that there are no waters of the United States including wetlands at the project site and therefore a Department of the Army (DA) permit will not be required for this project.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986 or FAX 438-4060, and reference File No. 200300163.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

George P. Young, P.E.
Chief, Regulatory Branch

LINDA LINGLE
GOVERNOR



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

DEC 11 2002

GLENN M. OKIMOTO
INTERIM DIRECTOR

IN REPLY REFER TO:

HWY-M2.376-02

December 6, 2002

MEMORANDUM

TO: Dean Frampton
Munekiyo & Hiraga, Inc.

FROM: Paul M. Chung 
State Highways

SUBJECT: Hana Community Health and Wellness Village
ME 02-68

Thank you for the opportunity to review and comment on the proposed health and wellness village. Based upon our review of the proposal, we offer the following comments:

1. Submit a Traffic Impact Analysis Report.
2. Need to assess the east driveway location. Appears too close to Uakea intersection.

If there are any questions or concerns, please call me at 873-3535.

/pmc

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

January 24, 2003

JAN 31 2003

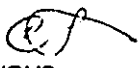
RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director
GLENN M. OKamoto

IN REPLY REFER TO:

HWY-M 2.031-03

TO: Dean Frampton
Munekiyo & Hiraga, Inc.

FROM: Charlene Shibuya 
State DOT - Highways

SUBJECT: HANA COMMUNITY HEALTH & WELLNESS VILLAGE
TMK: (2) 1-4-03: 22 & 24
I.D. NO. ME-02-68

As a follow up to our meeting of January 17, 2003, we provide the following comments based on our review of the original Traffic Impact Analysis Report (TIAR) prepared in December 1998 and the site plan:

1. Hana Highway traffic volume increased approximately 1.6% per year since 1997 according to our April 2001 traffic volume counts. The TIAR assumed a very conservative 20% increase. Hana Highway traffic volumes are still considered very low.
2. The site plan submitted shows significantly more parking than the original application. The increase in ingress/egress activity is not anticipated to deteriorate roadway levels of service in the area.
3. In lieu of an updated report, have consultant address operational recommendations outlined on page 13 of the TIAR. Specifically:
 - a. Shift existing driveway far west as practical from the Hana Highway/Uakea Road intersection.
 - b. Existing reconstructed driveway and new driveway must have adequate sight distance, appropriate widths and turning radii to accommodate various types of vehicles expected to service the facility (i.e. emergency vehicles, delivery trucks, etc.).
4. As a medical facility frequented by the elderly and disabled, the site plans need to address the pedestrian walkway fronting the property and upgrade to standards as appropriate.

If you have any questions, please call me at 873-3535.

CSS:dmf

c: R. Miyabara w/Topographic Survey Map



July 25, 2003

Charlene Shibuya
State of Hawaii
Department of Transportation
650 Palapala Drive
Kahului, Hawaii 96732

SUBJECT: Hana Community Health and Wellness Village,
Hana, Maui TMK (2) 1-4-3:22 & 24

Dear Mrs. Shibuya:

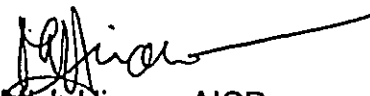
Thank you very much for your memorandum dated January 24, 2003 regarding the subject project. In response to the comments provided, we would like to note the following.

1. The site plan for the proposed project will be designed in accordance with the recommendations of the Traffic Impact Analysis Report. Specifically,
 - a. The facility's main driveway will be located as far to the west as practical from the Hana Highway-Uakea Road intersection; and
 - b. The existing reconstructed driveway (east) and the new driveway (west) will be designed to accommodate required sight distances and widths/turning radii for emergency vehicles and delivery trucks entering and exiting the facility.
2. The pedestrian walkway fronting the subject property will be upgraded in order to accommodate the elderly and disabled.

Charlene Shibuya
July 25, 2003
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Hana Community Health Center, Inc.
Richard Miyabara, GYA Architects, Inc.

gya/hanaclr/dotletter.res

DEC 20 2002

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD02/848

December 18, 2002

Munekiyo & Hiraga
Attn: Dean K. Frampton, Planner
305 High Street, Ste. 104
Wailuku, HI 96793

RE: Early Consultation Request for Preparation of a Supplemental Environmental Assessment, Proposed Hana Community Health and Wellness Village, Hana, Maui, Hawaii, (TMK (2)1-4-03:22 and 24.

Dear Mr. Frampton,

OHA is in receipt of your November 27, 2002 request for early consultation on the above referenced project. We offer the following comments:

It is OHA's understanding that a former dwelling compound for Queen Ka'ahumanu is located on the property and that this property was a pu'uhonua. We also understand that a heiau once existed on the property and parts of it still remain. An archaeological inventory survey will need to be completed if it has not already been done. OHA looks forward to receiving a copy.

As part of your early consultation process, we suggest you contact local residents who are familiar with the area, local Hawaiian Civic Clubs, and lineal descendents who may have moved away. You may also want to contact our Maui Community Resources Coordinator at:

Thelma Shimaoka
140 Hoohana St., Ste 206
Kahului, HI 96732

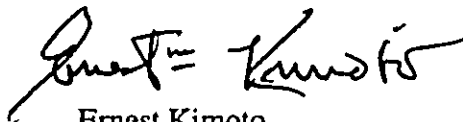
Phone: 2435219
Fax: 243-5016

OHA notes that federal funds will be used for this project. The use of Federal Funds may implicate a Section 106 consultation pursuant to the National Historic Preservation Act. To initiate a Section 106 consultation with OHA, please send a letter requesting a 106 consultation to:

Administrator
Office of Hawaiian Affairs
711 Kapiolani Blvd., Ste 500
Honolulu, HI 96813
Attn: 106 Consultations.

Thank you for the opportunity to provide early consultation on this project. If you have further questions, please contact Pua Aiu at 594-1931 or e-mail her at paiu@oha.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernest Kimoto". The signature is written in a cursive style with a large initial "E".

Ernest Kimoto
Acting Director
Hawaiian Rights Division



July 25, 2003

Clyde Namuo, Administrator
Office of Hawaiian Affairs
711 Kapi'olani Boulevard., Suite 500
Honolulu, Hawaii 96813

SUBJECT: Hana Community Health and Wellness Village, Hana, Maui
TMK (2) 1-4-3: 22 & 24

Dear Mr. Namuo:

Thank you very much for your letter dated December 18, 2002 regarding the subject project. In response to the comments provided, we would like to note the following:

1. An archaeological inventory survey and an archaeological mitigation program were previously completed for parcel 1-4-3:22. As requested, copies of these reports have been provided for your review and files. The State Historic Preservation Division (SHPD) approved said reports, indicating that additional construction activities for parcel 22 would not result in adverse impacts to archaeological resources. A copy of the SHPD letter dated February 11, 2003 has been attached as Exhibit "A". Please note that the archaeological inventory survey concluded that the site was not a pu'uhonua. For a detailed discussion, please refer to Page A-9 of Appendix A of the Archaeological Inventory Survey.

In addition, SHPD determined that previous construction activities associated with the development of the Hana Community Health Center has resulted in significant alterations to TMK 1-4-3: 24. As such, proposed construction activities for parcel 24 are unlikely to have an adverse effect on archaeological resources.

2. In preparing the supplemental environmental assessment for the subject project, we have consulted with local residents, groups and organizations familiar with the project area.
3. We acknowledge that should federal funding be used for project development, requirements of Section 106 of the National Historic Preservation Act will be triggered.

Clyde Namuo, Administrator
July 25, 2003
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

MH:tn
Enclosure

cc: Cheryl Vasconcellos, Hana Community Health Center (w/out enclosure)
Richard Miyabara, GYA Architects, Inc. (w/out enclosure)

gya.hanactr.chs.res

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

PETER T. YOUNG, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTY
ERNEST Y. W. LAU

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

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 31693
Doc #: 0302CD18

Applicant/Agency: Dean K. Frampton
Address: Munekiyo & Hiraga, Inc.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Chapter 6E-42 Historic Preservation -- Information Request Pertaining to
the Proposed Hana Community Health and Wellness Village
Ahupua'a: Kawaipapa
District, Island: Hana, Maui
TMK: (2) 1-4-003:022 and 024

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: Our records show an acceptable archaeological inventory survey report (Henry and Graves 1993) was completed. This was followed by an archaeological data recovery mitigation including the report (Wulzen et al., 1996) which was accepted by this office (SHPD DOC NO: 9602SC07/LOG NO: 16300

2. This project has already gone through the historic preservation review process, and mitigation has been completed

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Cathleen A. Dagher
Cathleen A. Dagher
Assistant Maui/Lana'i Island Archaeologist
(808) 692-8023

Date: 11 February 2013

EXHIBIT A

**Copies of the Archaeological Inventory
and Archaeological Mitigation Program were
Attached as Exhibit "B" to this Letter, and
are Included as Appendix "B" of this Document**

DEC 20 2002

LINDA LINGLE
GOVERNOR



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

December 18, 2002

LD-NAV
L-3661/39213753
HANACOMMUNITYHEALTH.RCM

Munekiyo and Hiraga, Inc.
Dean K. Frampton, Planner
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

SUBJECT: Early Consultation for Preparation of a Supplemental
Environmental Assessment covering the Hana Community Health and
Wellness Center - TMK: 2nd/ 1-4-003: 022 and 024

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

The Department of Land and Natural Resources' (DLNR) Land Division
distributed a copy of your letter (Project Summary and Plans) dated
November 27, 2002 to the following DLNR Divisions for their review and
comment:

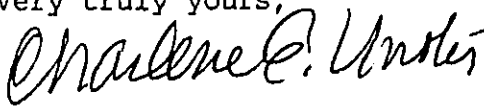
- Division of Forestry & Wildlife
- Division of State Parks
- Commission on Water Resource Management
- Engineering Division
- Land Division Planning and Technical Services
- Land Division Maui District Land Office

Attached herewith is a copy of the Land Division Maui District
Land Office comment.

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

Should the Land Division receive additional comments, they will be
forwarded to your office at that time. If you have any questions,
please feel free to contact Nicholas A. Vaccaro of the Land Division
Support Services Branch at (808) 587-0384.

Very truly yours,


DIERDRE S. MAMIYA
Administrator

C: MDLO

GILBERT S. COLOMA-AGARAN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

LENNEL T. HISHIOKA
DEPUTY DIRECTOR FOR
THE COMMISSION ON WATER
RESOURCE MANAGEMENT

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



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

TELEPHONE
 TECHNICAL
 ASSISTANT
 DIRECTOR

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

ADMINISTRATIVE/STAFF RM
 OPERATIONS & REC
 DIRECT REPLY
 FILE
 FOLLOW UP
 INFO
 COPIES _____
 DUE _____
 SUSPENSE DATE: 12/15/02
 FAX/SEND COPY TO _____

December 5, 2002
 LD/NAV
 Ref.: HANACOMMUNITYHEALTH.CMT

L-3661

MEMORANDUM:

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

RECORDED
 12/15/02 9:11:29

FROM: Charlene E. Unoki, Acting Assistant Administrator
 Land Division

Charlene E. Unoki

SUBJECT: Early Consultation for the preparation of a Supplemental
 Environmental Assessment
 Applicant: Munekiyo & Hiraga, Inc. (808-224-2015) for Hana
 Community Healthcare Center, Inc.
 Proposed: Modified project plans - Revised site plan and
 additional facility uses for the proposed Hana
 Community Health and Wellness Village
 TMK: 2nd/ 1-4-3: 22 and 24

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

Should you have any questions, please contact Nicholas A.
 Vaccaro at ext.: 7-0384. If this office does not receive your
 comments on or before the suspense date, we will assume there are
 no comments.

We have no comments.

Comments attached.

Signed: *Charlene E. Unoki*

Date: _____



7002 12 12 2002
STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 621
 HONOLULU, HAWAII 96809

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

December 5, 2002
 LD/NAV
 Ref.: HANACOMMUNITYHEALTH.CMT

L-3661
 Suspense Date: 12/15/02

MEMORANDUM:

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

FROM: Charlene E. Unoki, Acting Assistant Administrator
 Land Division

Charlene E. Unoki

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 Vactaro at ext.: 7-0384. If this office does not receive your
 comments on or before the suspense date, we will assume there are
 no comments.

We have no comments.

Comments attached.

Signed: *Paul J. Conroy*

Date: **MICHAEL G. BUCK, ADMINISTRATOR**
DIVISION OF FORESTRY AND WILDLIFE

DEC - 9 2002



RECEIVED
DIVISION OF
LAND MANAGEMENT

2002 DEC -9 PM 1:32

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

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

December 5, 2002
LD/NAV
Ref.: HANACOMMUNITYHEALTH.CMT

L-3661
Suspense Date: 12/15/02

MEMORANDUM:

TO: Division of Aquatic Resources
XXX Division of Forestry & Wildlife
Na Ala Hele Trails
XXX Division of State Parks
XXX Engineering Division
Division of Boating and Ocean Recreation
XXX Commission on Water Resource Management
Land Division Branches:
/ XXX Planning and Technical Services
XXX Maui District Land Office

FROM: Charlene E. Unoki, Acting Assistant Administrator
Land Division

Charlene E. Unoki

SUBJECT: Early Consultation for the preparation of a Supplemental
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Applicant: Munekiyo & Hiraga, Inc. (808-224-2015) for Hana
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Should you have any questions, please contact Nicholas A.
Vaccaro at ext.: 7-0384. If this office does not receive your
comments on or before the suspense date, we will assume there are
no comments.

() We have no comments.

(/) Comments attached.

Signed: *James K. Kyo*

Date: 12-18-02

LUNDA LINGLE
GOVERNOR



PHONE: (808) 984-8103
FAX: (808) 984-8111

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
54 High Street, Room 101
Wailuku, Hawaii 96793

GILBERT S. COLOMA-AGARAN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

LINNÉL T. NISHIOKA
DUPLY DIRECTOR FOR
THE COMMISSION ON WATER
RESOURCE MANAGEMENT

AQUATIC RESOURCES
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MANAGEMENT
CONSERVATION AND RESOURCES
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE
COMMISSION
LAND
STATE PARKS

December 18, 2002

GL S-5548

Ref: HANACOMMUNITYHEALTH.CMT
MEMORANDUM

TO: Dierdre S. Mamiya, Administrator
Land Division

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

SUBJECT: Early Consultation for the Preparation of a Supplemental Environmental
Assessment, Hana Community Health and Wellness Village

The Hana Community Health Center, Inc. (HCHC) leases both Tax Map
Keys (2) 1-4-003:022 (10.071 acres) and 024 (2.035 acres) from the State of Hawaii, by its
Board of Land and Natural Resources via General Lease No. S-5548.

In light of HCHC's development plans, our Chairperson recently gave HCHC, and its
consultant, authority to apply to the County of Maui's Land Use & Codes Administration for
consolidation of the two parcels.

We take this opportunity to advise HCHC to assure that their plans for development and
future uses conform to the terms and conditions of the General Lease. Of particular importance
are the provisions referring to improvements, character of use, and subletting.

If you have any questions, please call me at 984-8103.

c: Central Files
District Files
N. Vaccaro



July 25, 2003

Dierdre S. Mamiya, Administrator
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Hana Community Health and Wellness Village,
Hana, Maui TMK (2) 1-4-3: 22 & 24

Dear Ms. Mamiya :

We are in receipt of your memorandum dated December 18, 2002 regarding the subject project. In response to the comments provided, we would like to note the following:

1. The Hana Community Health Center (applicant) acknowledges that the subject property, identified by Tax Map Keys (2) 1-4-3: 22 & 24, are leased from the State of Hawaii under General Lease No. S-5548 for the purposes of providing health care services to residents of the Hana region;
2. The applicant is in the process of consolidating the subject properties into one lot;
3. The applicant's attorney reviewed General Lease No. S-5548, determining that the proposed improvements are consistent with the terms and conditions of the lease. See Exhibit "A".

Dierdre S. Mamiya, Administrator
July 25, 2003
Page 2

Please note that a copy of the preliminary project plans have been included for your reference, attached as Exhibit "B". Upon the granting of all necessary permits by the County of Maui and the Maui Planning Commission, the applicant will be requesting Board approval for the proposed improvements. Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

MH:yp

Enclosures

cc: Cheryl Vasconcellos, Hana Community Health Center (w/o enclosures)
Richard Miyabara, GYA Architects, Inc. (w/o enclosures)
Jason Koga, Department of Land and Natural Resources - Maui Land Agent
(w/enclosures)

gya@hawaii.gov

ATTORNEYS AT LAW • A LAW CORPORATION
BURKE SAKAI MCPHEETERS BORDNER
IWANAGA & ESTES

*Edmund Burke • Wayne M. Sakai • Howard F. McPheeters • William A. Bordner (Law Corporation) • Michiro Iwanaga • James T. Estes, Jr. (Law Corporation)
Patricia C. Aburano • Jan M. Tamura • Leta H. Price • Mary L. Lucassa • David A. Grudner
Madalyn Purcell • John Ryan-Burke • Gregg M. Ushiroda • David Y. Suzuki • Lellani A. DeCourcy
Of Counsel: Chiyu R. Wenham*

March 17, 2003

VIA FAX - (808) 248-7225

Hana Community Health Center
P.O. Box 807
Hana, HI 96713

Attn: Cheryl Vasconcellos, Executive Director

Re: Lease Interpretation

Dear Ms. Vasconcellos:

You have asked on behalf of Hana Community Health Center, Inc. ("HCHC") for our opinion as to whether the proposed Hana Community Health & Wellness Village is consistent with the State of Hawaii's lease to HCHC. Further, we understand that you intend to disclose this letter to the State of Hawaii in connection with gaining its approval for the Health & Wellness Village.

The Issue & the Answer

Succinctly put, the question is whether the proposed Health & Wellness Village constitutes the provision of "medical services, assisted living services, health education, and related community services...[.]"¹ We believe that the proposed improvement is entirely consistent with the (character of use) requirement of paragraph 12 the lease, as well the explicit Hawaii public policy of developing Hana community resources to provide comprehensive, community-based health care services.

Our Analysis

We have reviewed HCHC's lease agreement with the State by the Board of Land and Natural Resources (General Lease No. S-5548 Between State of Hawaii Hana Community Health Center, Inc., dated August 7, 1998), HCHC's articles of incorporation, HCHC's statement regarding the proposed Health & Wellness Village which you provided to us (attached as Exhibit "A"), as well as the Master Plan for the Hana Community Health & Wellness Village prepared by

¹ As discussed below, this is the requirement imposed by the lease, through its adoption of the stated purposes in HCHC's articles of incorporation (Article IV).

BURKE SAKAI MCPHEETERS BORDNER
IWANAGA & ESTES

Cheryl Vasconcellos
March 17, 2003
Page 2

GYA Architects, Inc. (dated September 2002). We have also reviewed the legislative enactment pursuant to which HCHC assumed the operations of the old Hana Medical Clinic campus (L. 1996, c 263 (S.B. No. 3198) ("Act 263"), and the accompanying legislative history reflecting the policy goals behind the privatization of the old State facility.

The question is whether the proposed Hana Community Health & Wellness Village is consonant with the character of use provision of the lease, in paragraph 12, page 6. That provision states that

The Lessee shall use or allow the premises lease to be used solely for health care services to the Hana community as set forth in Lessee's articles of incorporation and for other social services commonly provided by the government.

Article IV of HCHC's articles of incorporation sets forth the following corporate purpose:

to provide health care services to the Hana community including medical services, assisted living services, health education, and related community services, and the transaction of other lawful activities permitted under Chapter 415B of Hawaii Revised Statutes.

The Health & Wellness Village HCHC proposes to use the premises for the following activities and services, among others: therapy/rehabilitation/fitness services, pool-based therapy and exercise, traditional Hawaiian healing practices, group therapy and health education, traditional and healthful nutrition services through food service, education and cultivation, elder housing and short-term accommodations for participants in Health & Wellness Village activities or services. These uses appear to be well within the common understanding of health care services, including preventive, primary, acute and continuing care.

We believe it to be abundantly clear that HCHC's proposed use of the premises for the activities in the Hana Community Health & Wellness Village reasonably constitute "health care services," "medical services," "assisted living services," "health education," and/or "related community services" for the Hana community (or other social services commonly provided by the government). Moreover, the ancillary or multiple-use facilities, such as the administrative offices, the restaurant, or the conference center, appear to be reasonable or necessary to accomplish the provision of health care services, and the operation of the entity (HCHC) providing them. We further note that such

BURKE SAKAI MCPHEETERS BORDNER
IWANAGA & ESTES

Cheryl Vasconcellos
March 17, 2003
Page 3

ancillary facilities or activities (including the gift shop) are entirely consistent with existing health care facilities in Hawai'i.

It cannot be overlooked that the proposed Hana Community Health & Wellness Village is entirely consistent with, and indeed appears to be precisely tailored to, the Legislative fiat which actually enabled HCHC's operation of a community health center in Hana. Act 263 sets forth the specific public policy of privatizing the state operated health care facility in Hana to allow a non-profit corporation to operate a community-based health care facility, and to promote the development of primary health care resources. The Legislature explicitly stated its policy goals of both developing and using existing community resources "to assure the provision of a community-based comprehensive program of primary care services." Act 263, § 1.

Indeed, the vision behind the Hana Community Health & Wellness Village and the proposed implementation of that vision might best be described as a community-based, comprehensive program of primary health care services. See, e.g., Act 263, § 1. This is particularly true in the context of the existing clinic and other health care services provided at the premises.

As noted in Exhibit A, Hana (and the HCHC Board) is "a majority Native Hawaiian population ... [.]". The demographic facts cannot have escaped the Hawaii Legislature in 1996 when it called for a comprehensive program of primary care services in the Hana community. In our opinion, this context further supports the conclusion that the proposed services and facilities in the Hana Community Health & Wellness Village constitute "the provision of a community-based comprehensive program of primary care services."²

We note that virtually all of the proposed services and activities (such as therapy, non-medical (or at least not traditional "Western") practices such as lomilomi, acupuncture and chiropractic, behavioral health care, nutrition services including preparation and education, residential care for the

² The term "Native Hawaiian" has a specific legal meaning based upon blood quantum within statutes relating to the indigenous population of the islands passed by the federal government; however, we understand Exhibit A not to draw such legal distinctions and instead to refer generally to the descendants of the indigenous Hawaiians (itself another definition under State law). We believe that irrespective of the issue of statutory definitions, the fact that the relevant community on which Act 263 placed such emphasis consists of a majority of Native Hawaiians is relevant to the evaluation of the proposed Health & Wellness Village in terms of consistency with the lease. However, although this is strongly supportive of our conclusion, it is arguably not necessary since even, e.g., traditional Hawaiian nutrition and cultural/healing practices are by no means understood to be "health care services" only by Hawaiians, or only by the Hana community.

PURKE SAKAI MCPHEETERS BORDNER
IVANAGA & ESTES

Cheryl Vasconcellos
March 17, 2003
Page 4

elderly are all likely covered under various health insurance plans (a traditionally stingy notion of at least compensable health care services). Moreover, the notion of "health care services" has itself evolved over time to include an almost limitless variety of practices and techniques, as well as interventions which address lifestyle and behavior modifying practices and preventive care, in addition to acute medical intervention. In short, the commonly understood meaning of health care services is as broad and varied as the diverse population of the State and nation.

Finally, we have not attempted to address the issue of traditional government services, as unnecessary to conclude that the Health & Wellness Village is consistent with the character of use provision in the lease. While perhaps even less uniform in common understanding than "health care service," the additional allowed use for "services commonly provided government" is a conjunctive term, and thus does not limit the provision of health care services (whatever the limitation might be placed on the words "common" or "government").³

We believe that the above discussion clearly compels the conclusion that the proposed development is consonant with the lease, with purposes for which HCHC was formed, and with the overriding Hawai'i public policy of developing Hana's community resources for the provision of comprehensive, community-based health care services.

If you have any questions or would like us to clarify or amplify on our opinions, we would be happy to discuss them with you or with the representatives of the State of Hawaii to whom you intend to disclose this letter.

Very truly yours,


JOHN REYES-BURKE

JR-B:tm

³ We are unaware of any particular meaning to attribute to the phrase "social services commonly provided by the government...[.]" except its plain and ordinary sense (a conclusion arguably dictated by Hawaii law in any event, *see, e.g., Cho Mark Oriental Food, Ltd. v. K & K Intern.*, 73 Haw. 509, 520, 836 P. 2d 1057 (1992)).

EXHIBIT "B"
PROJECT PLANS
(SEE APPENDIX "A")

JAN 09 2003

LINDA LINGLE
GOVERNOR



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

January 8, 2003

LD-NAV
L-4037
HANACOMMUNITYHEALTH.RCM2

Munekiyo and Hiraga, Inc.
Dean K. Frampton, Planner
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

SUBJECT: Early Consultation for Preparation of a Supplemental
Environmental Assessment covering the Hana Community Health and
Wellness Center - TMK: 2nd/ 1-4-003: 022 and 024

This is a follow-up to our letter to you dated December 14, 2002
(Ref.: HANACOMMUNITYHEALTH.RCM), pertaining to the subject matter.

Attached herewith is a copy of the Commission on Water Resource
Management's comment.

The Department of Land and Natural Resources has no other comment
to offer at this time.

Should the Land Division receive additional comments, they will be
forwarded to your office at that time. If you have any questions,
please feel free to contact Nicholas A. Vaccaro of the Land Division
Support Services Branch at (808) 587-0384.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dierdre S. Mamiya".

DIERDRE S. MAMIYA
Administrator

C: MDLO

ERIC T. HIRANO
ACTING CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEAN A. NAKANO
ACTING DEPUTY DIRECTOR FOR
THE COMMISSION ON WATER
RESOURCE MANAGEMENT

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

LINDA LINGLE
GOVERNOR OF HAWAII



GILBERT S. COLOMA-AGARAN
CHAIRPERSON

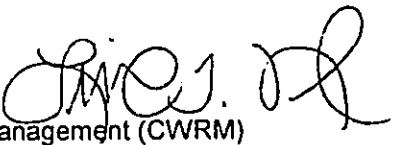
MEREDITH J. CHING
CLAYTON W. DELA CRUZ
BRIAN C. NISHIDA
HERBERT M. RICHARDS, JR.

LINNEL T. NISHIOKA
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

December 20, 2002

TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Linnel T. Nishioka, Deputy Director 
Commission on Water Resource Management (CWRM)

SUBJECT: Hāna Community Health Center Expansion Supplemental EA

FILE NO.: HANACOMMUNITYHEALTH.CMT

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

- We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
- The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
- Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.
- If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
- If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
- OTHER:
The EA will doubtless address new water supply requirements, and whether additional source must be developed.

If there are any questions, please contact Charley F. Ice at 587-0251.



July 25, 2003

Linnel T. Nishioka, Deputy Director
State of Hawaii
Department of Land and Natural Resources
Commission on Water Resource Management
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Hana Community Health and Wellness Village, Hana, Maui
TMK (2) 1-4-3: 22 & 24

Dear Ms. Nishioka:

We are in receipt of your memorandum dated December 20, 2002 regarding the subject project. Please note that the supplemental environmental assessment will address water supply and source requirements.

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,

Mich Hirano, AICP

MH:yp

cc: Cheryl Vasconcellos, Hana Community Health Center
Richard Miyabara, GYA Architects, Inc.

gyo@hanacrlcwm.res

LINDA LINGLE
GOVERNOR OF HAWAII



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

DEC 26 2002

LORETTA J. FUDDY, A.C.S.W., M.P.H.
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File:

December 23, 2002

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Frampton:

Subject: **Early Consultation Request – Hana Community Health and
Wellness Village
TMK: (2) 1-4-03:22 and 24**

Thank you for the opportunity to participate in the early consultation process for the environmental assessment. Comments from this office were transmitted to our Honolulu Office. A coordinated response is forthcoming.

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

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Lance Tauoa

LINDA LINGLE
GOVERNOR OF HAWAII



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

DEC 27 2002

LORETTA J. FUDDY, A.C.S.W., M.P.H.
ACTING DIRECTOR OF HEALTH

In reply, please refer to:
File:

02-311/epo

December 23, 2002

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Pre-Consultation for Preparation of a Supplemental
Environmental Assessment (PEA)
Proposed Hana Community Health and Wellness Village
Hana, Maui, Hawaii
Tax Map Key: (2) 1-4-003:022 & 044

Thank you for the opportunity to review and comment on the subject proposal. The request was routed to the various branches of the Environmental Health Administration. We have the following comments:

Environmental Planning Office (EPO)

The original Environmental Assessment (EA) for the proposed project suggests that because the project site is located approximately one-half mile from nearby streams and the coastline, "no significant short- or long-term impacts to water quality are anticipated as a result of the project" (p. 4-4). However, the EA also states that the project site is located 1200-1400 feet from nearby streams (p. 2-4), which is only about one-quarter mile. We suggest that this discrepancy be resolved in the supplemental EA, and that the conclusion of no significant impact based on distance from the stream be supported by more rigorous analysis of project-related drainage processes and water quality.

The original EA states, "A drainage report will be submitted to the County of Maui Department of Public Works and Waste management prior to construction of the project" (p. 2-17). We suggest that the supplemental EA include some of the baseline information that might appear in this drainage report and would contribute to better understanding of potential post-project changes in storm runoff water quantity and quality. For example, the observation that "storm runoff typically drains into natural

Mr. Dean K. Frampton, Planner
December 23, 2002
Page 2

drainage ways and subsequently into the ocean" (p. 2-17) could be supplemented with explicit identification of the water bodies into which site drainage eventually flows. Similarly, the suggestion that "construction and operation activities of the proposed facility are not anticipated to affect stream flows or cultural resources associated with the stream" (p. 2-5) could be supplemented by calculations of expected changes in post-project runoff patterns, quantity, and quality, particularly with regard to the approximately three-fold increase in impermeable surface area and its effects on drainage processes and water quality.

Information cited in the EA indicates that Kawaipapa stream is "interrupted" (flowing year-round in the upper portions and intermittently at lower elevations). We request any information you may have to help us determine if the stream is "naturally" and/or "artificially" interrupted according to the definition of "Perennial streams" in Hawaii Administrative Rules Title 11, Chapter 54, §11-54-01 (Department of Health, Water Quality Standards, Definitions).

If you have any questions, please contact David Penn at (808) 586-4337.

Wastewater Branch (WWB)

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We reserve the right to review the detailed wastewater plans for conformance to applicable rules.

If you have any questions, please contact the Wastewater Branch at (808) 586-4294.

Noise, Radiation and Indoor Air Quality (NRFAQ) Branch

All project activities shall comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control."

If you have any questions, please contact the NRFAQ at (808) 586-4701.

Food and Drug Branch (FDB)

Virtually all food establishments are required, pursuant to Hawaii Administrative Rules (HAR), Chapter 11-12, to obtain a food establishment permit from the Department of Health, Sanitation Branch, or the Food and Drug Branch. As part of the permitting process, building plans may need to be reviewed and approved prior to construction.

Pharmacies are required to obtain a permit from the Pharmacy Board, Department of Commerce and Consumer Affairs. Please contact Ms. Lee Ann Teshima, Pharmacy Board, at (808) 586-2694.

Mr. Dean K. Frampton, Planner
December 23, 2002
Page 3

If you have any questions, please contact Brian Choy, Sanitation Branch at (808) 586-8000, or Maurice Tamura, Food and Drug Branch, at (808) 586-4725.

Sincerely,



JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

c: EPO
WWB
NRIAQ
FDB



July 25, 2003

June F. Harrigan-Lum, Manager
Environmental Planning Office
State of Hawaii
Department of Health
PO Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Hana Community Health and Wellness Village,
Hana, Maui TMK (2) 1-4-3: 22 & 24

Dear Ms. Harrigan-Lum:

Thank you very much for your memorandum dated December 23, 2002 regarding the subject project. In response to the comments provided, we would like to note the following.

Environmental Planning Office (EPO)

The supplemental environmental assessment (EA) will clarify the project site's proximity to nearby streams, including potential impacts on nearby streams from project-related drainage. Further, the EA will include results of a preliminary drainage report, including calculations of expected changes due to post-project runoff patterns.

Wastewater Branch (WWB)

The applicant acknowledges that all wastewater plans must conform to the applicable provisions of Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Noise, Radiation, and Indoor Air Quality (NRIAQ) Branch

Construction activities will be completed in accordance with the Administrative Rules of the Department of Health, Chapter 11-46, "Community Noise Control."

Food and Drug Branch (FDB)


Prior to the operation of the food service facility, the Applicant will obtain all necessary permits as required by Hawaii Administrative Rules, Chapter 11-12.

June F. Harrigan-Lum, Manager
July 25, 2003
Page 2

There are no plans for an on-site pharmacy to be housed in the proposed project.

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Hana Community Health Center, Inc.
Richard Miyabara, GYA Architects, Inc.

gya/hanacl/epoltr.res

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

FEB 18 2003

PETER T. YOUNG, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTY
ERNEST Y. W. LAU

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

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 31693
Doc #: 0302CD18

Applicant/Agency: Dean K. Frampton
Address: Munekiyo & Hiraga, Inc.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Chapter 6E-42 Historic Preservation – Information Request Pertaining to
the Proposed Hana Community Health and Wellness Village

Ahupua`a: Kawaipapa
District, Island: Hana, Maui
TMK: (2) 1-4-003:022 and 024

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: Our records show an acceptable archaeological inventory survey report (Henry and Graves 1993) was completed. This was followed by an archaeological data recovery mitigation including the report (Wulzen et al., 1996) which was accepted by this office (SHPD DOC NO: 9602SC07/LOG NO: 16300)

2. This project has already gone through the historic preservation review process, and mitigation has been completed

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Cathleen A. Dagher
Cathleen A. Dagher
Assistant Maui/Lana'i Island Archaeologist
(808) 692-8023

Date: 11 February 2003



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

DEC 10 2002

JAMES "KIMO" APANA
Mayor

ALICE L. LEE
Director

PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

December 3, 2002

Mr. Dean K. Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

**SUBJECT: PROPOSED HANA COMMUNITY HEALTH AND
WELLNESS VILLAGE, HANA, MAUI, HAWAII
[TMK (2) 1-4-03:22 AND 24]**

We have reviewed the material in you November 27, 2002
letter and enclosures and would like to convey our support of the
proposed project.

Thank you for the opportunity to comment.

Very truly yours,

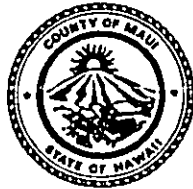
A handwritten signature in cursive script that reads "Alice L. Lee".

ALICE L. LEE
Director

ETO:hs

c: Housing Administrator

JAMES "KIMO" APANA
Mayor



DEC 10 2002
FLOYD S. MIYAZONO
Director

GLENN T. CORREA
Deputy Director

(808) 270-1230
Fax (808) 270-1934

DEPARTMENT OF PARKS & RECREATION

1580-C Kaahumanu Avenue, Wailuku, Hawaii 96793

December 6, 2002

Dean Frampton, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793


Dear Mr. Frampton:

SUBJECT: Early Consultation Request for Preparation of a Supplemental Environmental Assessment, Proposed Hana Community Health and Wellness Village, Hana, Maui, Hawaii (TK (2)1-4-03:22 and 24

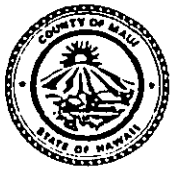
Thank you for the opportunity to review the summary, location maps and conceptual master plan for the subject project. At this time, we have no comments or objections to the proposed action.

Please contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387 if there are any questions.

Sincerely,


FLOYD S. MIYAZONO
Director

c: Patrick Matsui, Chief of Planning and Development



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
tj
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

December 18, 2002

DEC 24 2002



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

Mr. Dean K. Frampton
Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Frampton:

SUBJECT: Early Consultation Request for Preparation of a Supplemental Environmental Assessment, Proposed Hana Community Health and Wellness Village, Hana, Maui, Hawaii - TMK (2(1-4-03:22 and 24

Thank you for your letter of November 27, 2002, requesting comments on the above subject.

The assessment was reviewed and we have no additional comments or recommendations at this time. Thank you for giving us the opportunity to comment on this project. We are returning the assessment which was submitted for our review.

Very truly yours,


Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

Enclosure

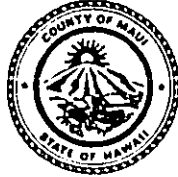
c: John E. Min, Planning Department

DEC 20 2002

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

December 18, 2002

Mr. Dean K. Frampton
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Frampton:

RE: Project Name: Early consultation for Supplemental EA
for HANA COMMUNITY HEALTH AND
WELLNESS VILLAGE

TMK: 1-4-003:022
I. D. No.: LTR 2002/6404

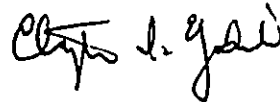
Thank-you for allowing us to comment on the above project. We offer the following comments and questions:

- ▶ The project should incorporated design standards in the Hana Design Guidelines.
- ▶ Your project summary states that the project is expected to be self-supporting venture. The facility resembles a mini-hotel/spa complex. Beyond the associated jobs, how does this project enhance the medical services to be offered at Hana Health Center?
- ▶ Is it the intent to use the profits from the spa/hotel to off set the cost of the Hana Health Center?
- ▶ What is the medical criteria for someone staying at the facilities?
- ▶ Why was the housing for the doctors and nurses eliminated from the plan?

Mr. Dean K. Frampton
December 18, 2002
Page 2

Thank you for your cooperation. If additional clarification is required, please contact me at 270-7735.

Very truly yours,



JOHN E. MIN
Planning Director

JEM:JWA:tlm

c: Clayton Yoshida, AICP, Deputy Director of Planning
JOE ALUETA, Staff Planner
General File
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July 25, 2003

Michael W. Foley, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Hana Community Health and Wellness Village, Hana, Maui
TMK (2) 1-4-3: 22 & 24

Dear Mr. Foley:

Thank you very much for your comment letter dated December 18, 2002 regarding the subject project. In response to the comments provided, we would like to note the following:

1. Proposed improvements will incorporate the Hana Design Standards.
2. The proposed facility improvements will expand the Hana Community Health Center's (HCHC) ability to provide quality health care to the residents of Hana. The upgraded facility will improve and expand the services offered, blending Allopathic (Western) medical practices and authentic Hawaiian healing customs. The guest cottages are a part of the comprehensive health services to be provided for program participants and are not intended for use as a spa/hotel facility. The goal of the non-profit organization is to provide preventative and primary health care services as well as behavioral health, nutrition and fitness programs. Please refer to the attached brochure for an explanation of the broad range of care services provided by the HCHC.
3. Operating as a non-profit organization, the HCHC will direct any revenues realized to the sustainment of the facility.
4. The HCHC provides health care and extended services to any resident of the Hana region in need.
5. The site plan for the upgraded facility has been designed to maximize the HCHC's ability to provide health care services to the Hana region. Typically, housing needs for staff members at the HCHC has been low, as nearly all employees are Hana residents. Further, doctors and traveling staff are housed in HCHC off-site facilities:

Michael W. Foley, Director
July 25, 2003
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

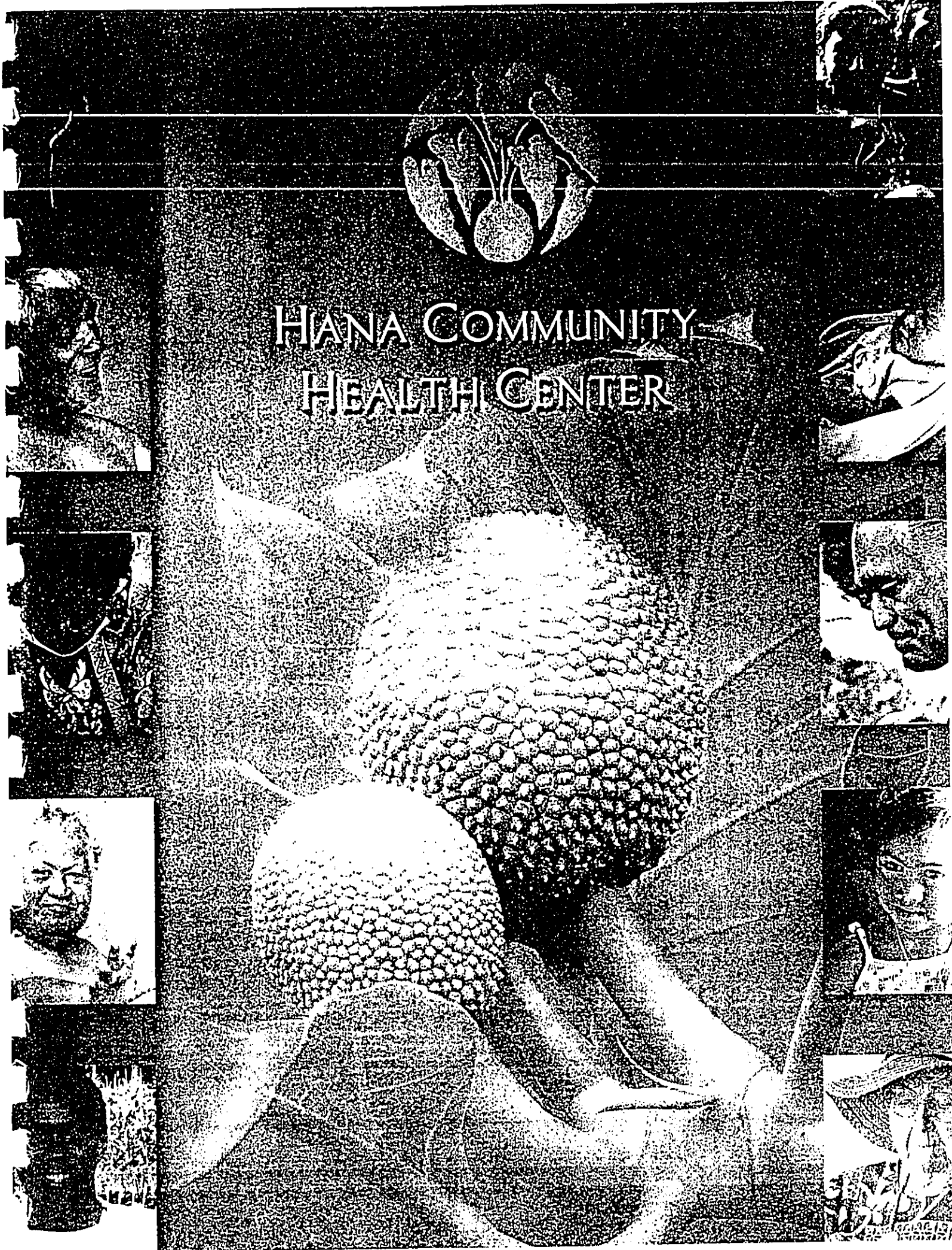
MH:yp

Enclosure

cc: Cheryl Vasconcellos, Hana Community Health Center (w/enclosure)
Richard Miyabara, GYA Architects, Inc. (w/out enclosure)

gyathanactrplanning.res

RECEIVED AS FOLLOWS



HANA COMMUNITY
HEALTH CENTER

RECEIVED AS FOLLOWS

Generations caring

The Hana Community Health Center (HCHC), the only health facility servicing Hana, Maui, one of Hawai'i's most under-served districts, is improving life for thousands of people. Established as a private, 501(c)(3) organization in 1997 and a Federally Qualified Health Center in 2002, HCHC is working to improve the health and well-being of Hana's people through the provision of quality health care and related social, economic and education programs.

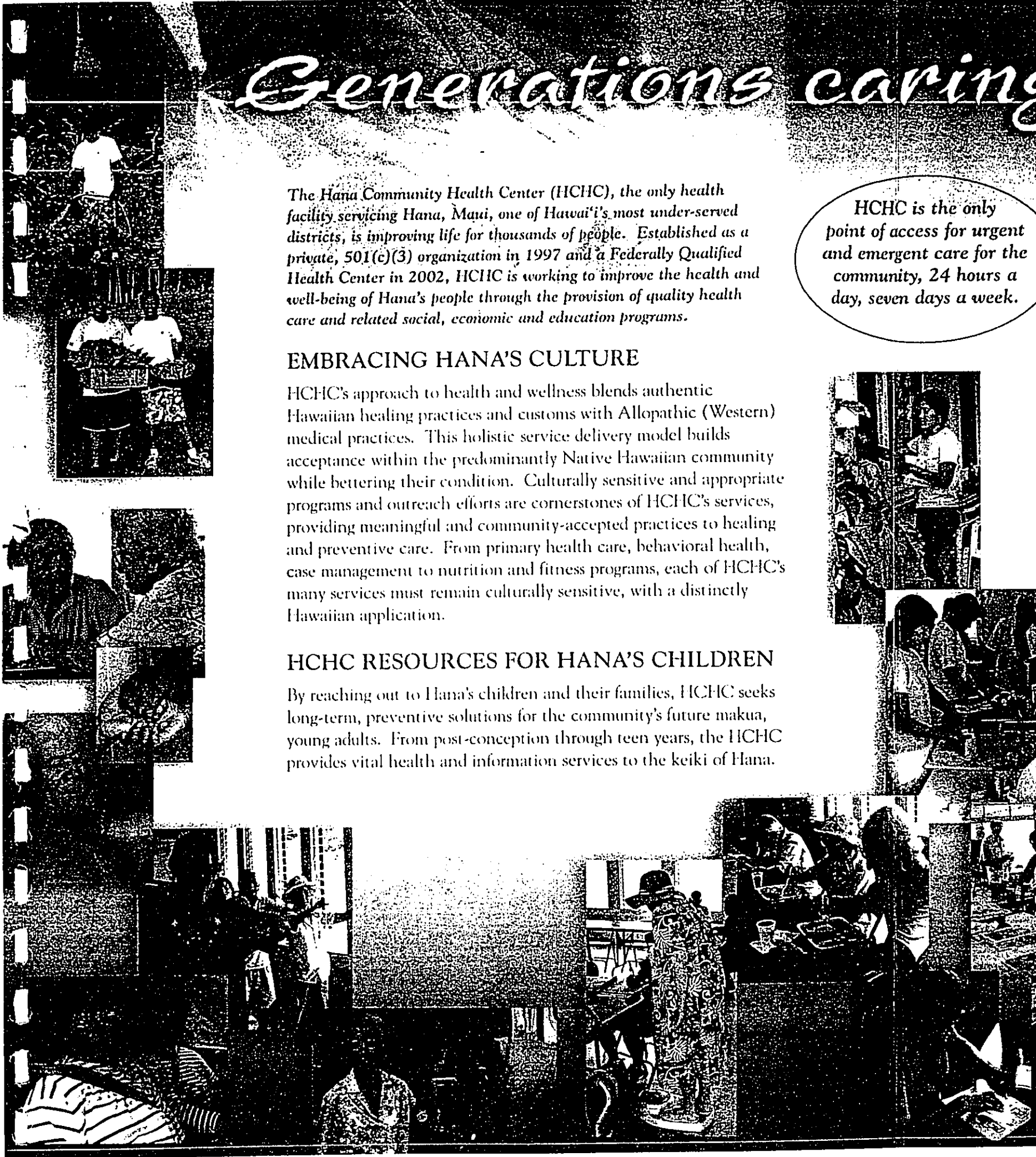
HCHC is the only point of access for urgent and emergent care for the community, 24 hours a day, seven days a week.

EMBRACING HANA'S CULTURE

HCHC's approach to health and wellness blends authentic Hawaiian healing practices and customs with Allopathic (Western) medical practices. This holistic service delivery model builds acceptance within the predominantly Native Hawaiian community while bettering their condition. Culturally sensitive and appropriate programs and outreach efforts are cornerstones of HCHC's services, providing meaningful and community-accepted practices to healing and preventive care. From primary health care, behavioral health, case management to nutrition and fitness programs, each of HCHC's many services must remain culturally sensitive, with a distinctly Hawaiian application.

HCHC RESOURCES FOR HANA'S CHILDREN

By reaching out to Hana's children and their families, HCHC seeks long-term, preventive solutions for the community's future makua, young adults. From post-conception through teen years, the HCHC provides vital health and information services to the keiki of Hana.



RECEIVED AS FOLLOWS

ring for each other!

is the only
ccess for urgent
gent care for the
ity, 24 hours a
n days a week.

Among the many services provided by HCHC are:

- The full range of primary health care services including medical and dental care, hearing and vision screening, routine immunizations, treatment for common health problems, counseling and behavioral health care.
- School Linked Health Services in partnership with Hana High and Elementary School to assure that all children receive the health care they need to develop into healthy, well adjusted, and productive adults.
- Nutrition and fitness programs in partnership with Hana community groups and organizations.
- A youth employment program that provides adolescents with a safe, nurturing environment that optimizes their health, growth and development.

HCHC RESOURCES FOR HANA'S ADULTS

A lack of early intervention, treatment and access to care have rendered many of Hana's adults vulnerable to any number of health problems, as well as social and economic hardships. To address the needs of the Hana community, HCHC provides a host of services including the full range of primary health care services, a diabetes management program designed to help those with diabetes to better manage their condition,



RECEIVED AS FOLLOWS

behavior, health services to provide individual and family assistance to those wanting help with family problems, depression, stroke, pain, weight management, smoking cessation, and a nutrition and fitness program.

HCHC RESOURCES FOR HANA'S ELDERLY

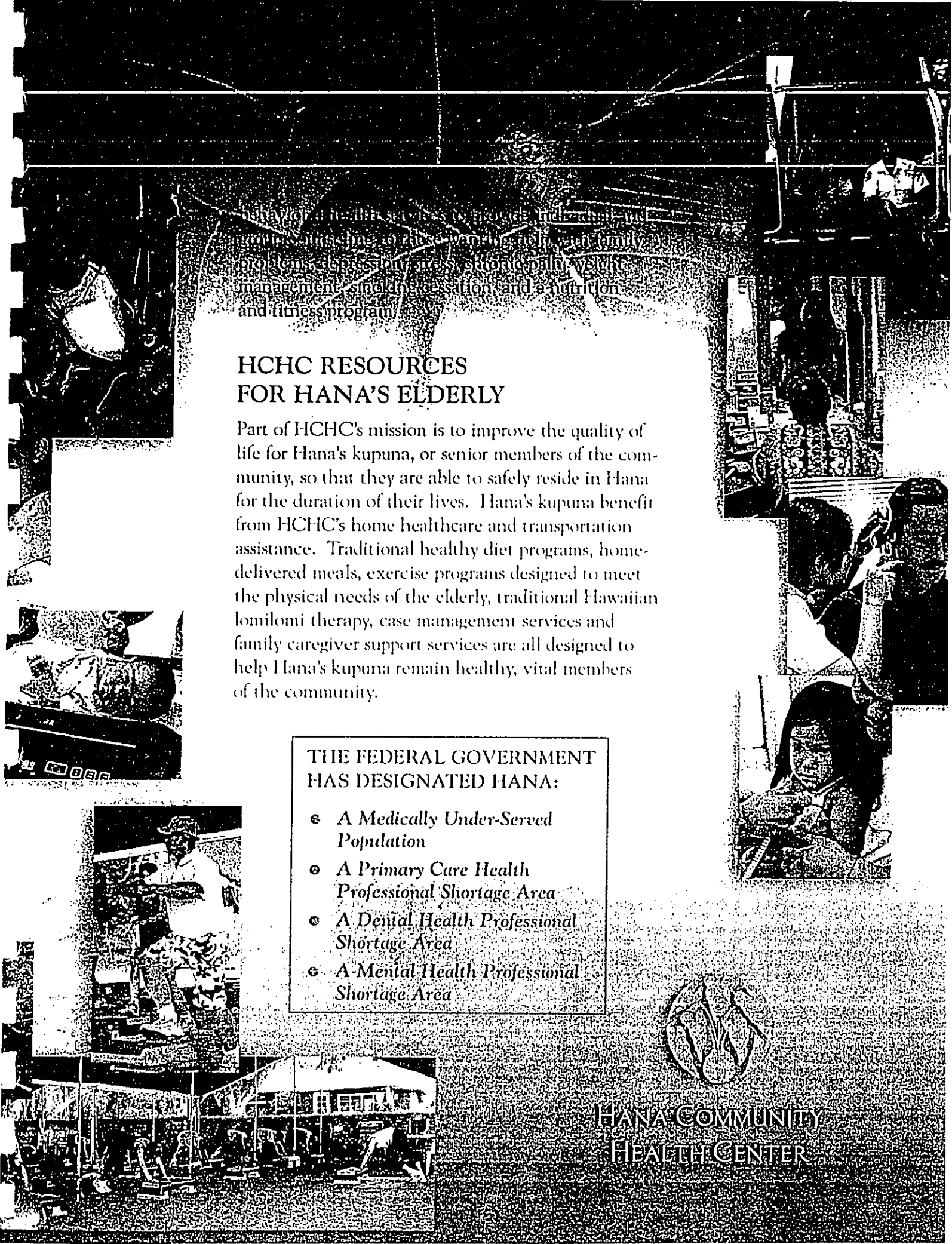
Part of HCHC's mission is to improve the quality of life for Hana's kupuna, or senior members of the community, so that they are able to safely reside in Hana for the duration of their lives. Hana's kupuna benefit from HCHC's home healthcare and transportation assistance. Traditional healthy diet programs, home-delivered meals, exercise programs designed to meet the physical needs of the elderly, traditional Hawaiian lomilomi therapy, case management services and family caregiver support services are all designed to help Hana's kupuna remain healthy, vital members of the community.

THE FEDERAL GOVERNMENT HAS DESIGNATED HANA:

- A Medically Under-Served Population
- A Primary Care Health Professional Shortage Area
- A Dental Health Professional Shortage Area
- A Mental Health Professional Shortage Area



HANA COMMUNITY HEALTH CENTER



RECEIVED AS FOLLOWS

A People, Community in Need

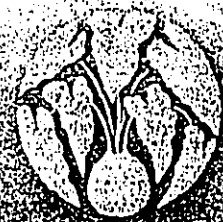
Following Captain James Cook's arrival in Hawai'i in 1778, the Native Hawaiian population declined nearly 80 percent. Contact from European and Western explorers and settlers meant the introduction of new diseases and foreign ways of life that decimated the Native Hawaiian population. From 1778 to 1872, venereal disease, small pox, measles, whooping cough and influenza were primarily responsible for a reduction in the Native Hawaiian population from 300,000 upon Cook's arrival to 56,897.

Today, there are lingering effects on the health of the Hawaiian people, struggling to maintain their cultural identity, practices and way of life in a Western-dominated society. Heart disease, diabetes and obesity are alarmingly common in the Native Hawaiian people. Upon contact in 1778, explorers' logs noted the lean and exceedingly "pleasing countenance" and health of the Hawaiian people.

Additionally, Hana's geographic isolation has left many of Hana's citizens, 62 percent of whom are Native Hawaiians, impoverished and in poor health. Almost half of the population ranks among the poorest in the state. The health status of Native Hawaiians is far below that of other U.S. population groups. Fortunately for the people of Hana, HCHC is growing and garnering community, state and federal support to enrich their health status and quality of life.



- Native Hawaiians comprise 44 percent of all asthma cases in the state of Hawai'i for those 18 years of age and younger. In 1992, the Native Hawaiian rate for asthma was 81.7 out of every 1,000 residents, which was 73 percent higher than the statewide population of 47.3 out of every 1,000 residents.
- Among HCHC's dental patients, 78 percent of the children examined had untreated cavities, with 34 percent having four or more untreated cavities.
- Native Hawaiians have the highest cancer mortality rates in the State of Hawai'i (231 out of every 100,000 residents), 45 percent higher than that of the total statewide population (159.7 out of every 100,000 residents).
- Native Hawaiians die from diabetes at a rate that is 222 percent higher than for all ethnicities in the U.S.
- The death rate for Native Hawaiians with heart disease (333.4 out of every 100,000 residents) is 66 percent higher than the total statewide population.
- Throughout the state, Hana has the highest percentage of pregnant women receiving no prenatal care during their first trimester of pregnancy in the state; 34.8 percent of pregnant women in Hana have no prenatal care during their first trimester of pregnancy, compared to 14.7 percent statewide.
- Hana has the highest infant mortality rate in the state (Hana 24.8 per 1,000 live births, Hawai'i 6.4 per 1,000 live births).



HANA COMMUNITY
HEALTH CENTER

RECEIVED AS FOLLOWS



THE HANA COMMUNITY HEALTH CENTER LOOKS TO THE FUTURE

The Hana Community Health Center has overcome tremendous obstacles since its inception in 1997, not the least of which was severe funding reductions. However, the Hana community met these challenges head on, ensuring that the Hana Community Health Center would not only remain functional but a growing, vibrant part of the Hana community.

Through efficient use of resources, approval of the much sought after federal designation as a Federally Qualified Health Center, the development of new federal and private funding sources and the unwavering support of U.S. Senator Daniel Inouye and his staff, the center has overcome short-term fiscal concerns and now plans for a Health and Wellness Village. The Health and Wellness Village will incorporate traditional healing practices and ways of living as part of a holistic approach to better health and fitness while providing economic opportunities.

HCHC is looking toward a long-term, self-sustaining health system that raises the quality of life for the people of Hana by combining educational programs, job training assistance and entrepreneurial opportunities with quality traditional and allopathic health care.



HANA COMMUNITY
HEALTH CENTER

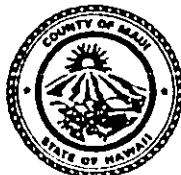
P.O. Box 807

Hana, Hawaii 96713

For more information call

808-248-7515

JAN 08 2003



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

December 31, 2002

Munekiyo & Hiraga, Inc.
Attn: Dean K. Frampton, Planner
305 High Street Suite 104
Wailuku HI 96793

**SUBJECT: Early Consultation Request for Preparation of a Supplemental Environmental Assessment, Proposed Hana Community Health and Wellness Village
TMK (2) 1-4-003:022 and 024**

Dear Mr. Frampton:

Thank you for the opportunity to comment on this project.

The revised project design will substantially alter water use patterns of the project. The supplemental EA should include the expected potable and non-potable water uses for the facility, structures, irrigation and other uses. The existing facility uses about 2,503 gpd. Absent detailed information, anticipated use for the proposal, which includes housing, kitchen and dining facilities, laundry facilities, swimming pool and other uses of water, is in the range of 25,000 - 40,000 gpd. Water availability will be reviewed at the time of application for meter.

The project site is currently served by two water meters, a fire hydrant situated on the north side of the property and a 12" waterline along Hana Highway. Although it was mentioned in our previous comment letter dated May 5, 1999, we would like to reiterate that the applicant will be required to provide fire and domestic services in accordance with standards. Domestic, fire and irrigation calculations as well as the provision for back-flow prevention will be required. These calculations will determine meter capacity and adequate fire protection. Actual fire demand for structures is determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. The approved fire flow calculation methods for use include - Guidance for Determination of Fire Flow - Insurance Service Office, 1974 and Fire Flow - Hawaii Insurance Bureau, 1991.

The project overlies the Kawaipapa aquifer. In order to protect surface and ground water resources, we have attached additional sample BMPs for disposing silver and mercury containing wastes in medical facilities and for principle operations for reference. Additional information can be obtained from the State Department of Health.

We are pleased to note the integration of our comments on BMPs and water conservation techniques in the project design as mentioned in the final EA.

Should you have questions regarding system infrastructure and requirements, please call our engineering division at 270-7835, or for questions regarding conservation and resource matters, please contact our water resources and planning division at 270-7199.

Sincerely,

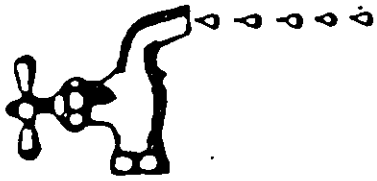

David Craddick
Director

eam
c: engineering division
applicant, with attachments
The Costly Drip
BMPs for Medical Facilities - Residential and Commercial Source Control Programs, WERP 1998

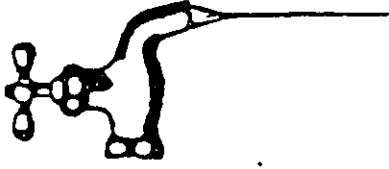
"THE COSTLY DRIP"



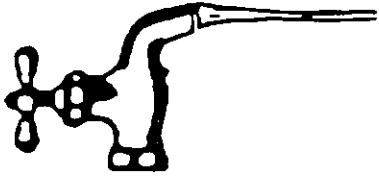
Slowly Dripping
Spigot Wastes
15 Gallons a day.



1/32" Leak Wastes
25 Gallons a day.



1/16" Stream Wastes
100 Gallons a Day.



1/8" Stream Wastes
400 Gallons a day.

LAND_USE: Medical Facilities
SOURCE: Laboratory chemicals, cold sterilization, pharmaceuticals
EFFECTS: Wastewater Control
REFERENCE: Residential & Commercial Source Control Programs..WERF 1998
PICTURE:

PRACTICE: Pollution prevention for mercury and silver:
Silver containing wastes: The major sources of silver is from x-ray and photographic equipment. Another source of silver is silver nitrate solutions used to treat burns. Solutions with high concentrations of silver should be collected and disposed of as hazardous waste.

Mercury: The primary sources of mercury in medical facilities are equipment, such as measurement devices, lamps and electrical equipment. Proper handling and disposal of mercury-containing equipment should prevent mercury from entering the sanitary sewer. In most cases, alternative products that do not contain mercury are available. (Terrene Institute). Mercury thermometers and manometers can be replaced by equipment with electronic sensors. Cantor tubes can often be replaced by Anderson tubes which contain no mercury. Electrical equipment containing mercury can be replaced by solid state devices and fiber optic equipment. Batteries can be replaced by lithium, zinc air or alkaline batteries. There are no effective substitutes for high energy fluorescent lights, but technology is reducing the volume of mercury required in such lights.

Mercury is also present in some laboratory chemicals and pharmaceutical preparations. The amount of mercury in antiseptics, diuretics, and skin preparations is low making these compounds unlikely to be significant sources. For other mercury-containing chemicals however, there are alternatives available.

Cold Sterilization: Formaldehyde and glutaraldehyde solutions must be treated and detoxified prior to discharge to the sewer. In certain cases, these solutions may be replaced with peracetic acid.

Laboratories: Wet chemistry methods may be replaced with automated chemical analyzers. Cyanide-free solutions may be available for cell sorting and counting analyzers. Alternatives, such as naphtha isoparaffinic hydrocarbons, may be used in place of xylenes. If xylenes must be used, spent solutions should be recycled and not discharged to the sanitary sewer.

Pharmacy: Neither medicines containing significant levels of metals nor expired medicines should be discharged to the sewer. Chemicals should be clearly labeled.

Utilities and Maintenance: Use automatic injection for laundry and boiler chemicals. Replace single pass cooling Systems with recirculating systems. Avoid use of cooling water additives containing tributyltin or copper. Use latex paints instead of oil-based paints. Replace solvents with detergent-based cleaning agents. Replace phenolic disinfectants with quaternary amine disinfectants.



July 25, 2003

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

SUBJECT: Hana Community Health and Wellness Village,
Hana, Maui TMK (2) 1-4-3: 22 & 24

Dear Mr. Tengan :

Thank you very much for your comment letter dated December 31, 2002 regarding the subject project. In response to the comments provided, we would like to note the following.

1. The supplemental environmental assessment (EA) will include anticipated potable and non-potable water uses for the facility. The applicant acknowledges that water availability can only be assured at the time of application for meter.
2. The applicant will provide fire, domestic and irrigation calculations, as well as the provision for back-flow prevention. Further, fire flow calculations will be prepared, signed and stamped by a professional engineer.
3. Best management practices (BMPs) will be utilized during the disposal of medical waste in order to protect surface and groundwater resources of the Kawaipapa aquifer.

George Tengan, Director
July 25, 2003
Page 2

Should you have any questions or require additional information, please do not hesitate to call me at 244-2015.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Hana Community Health Center, Inc.
Richard Miyabara, GYA Architects, Inc.

gya/hanactr/dwstr.res

Chapter IX

***Agencies Contacted During
the Preparation of the Final
Revised Environmental Assessment,
Comments Received and Responses
to Substantive Comments***

IX. AGENCIES CONTACTED DURING THE PREPARATION OF THE FINAL REVISED ENVIRONMENTAL ASSESSMENT, COMMENTS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

Agencies and individuals listed in this chapter were sent a copy of the Draft Revised Environmental Assessment. As previously mentioned, the notice of the Draft Revised EA was originally published in The Environmental Notice on August 8, 2003. Notice of the Finding of No Significant Impacts (FONSI) determination was published in The Environmental Notice on April 8, 2004. The FONSI determination was subsequently withdrawn on July 13, 2004 and the Draft Revised EA was republished on August 8, 2004. Letters received during the August 8, 2003 and August 8, 2004 comment periods and responses to substantive comments are included in this section.

- | | | | |
|----|---|----|--|
| 1. | Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100 | 5. | Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793 |
| 2. | William Lennan
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440 | 6. | Peter Young, Chairperson
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809 |
| 3. | Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850 | 7. | Holly McEldowney, Acting Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707 |
| 4. | Chiyome L. Fukino, M.D., Director
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801 | 8. | Fred Cajigal, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732 |

-
- | | |
|--|---|
| <p>9. Clyde Namu'o, Deputy Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813</p> <p>10. Carl Kaupalolo, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732</p> <p>11. Alice Lee, Director
Department of Housing and
Human Concerns
200 South High Street
Wailuku, Hawaii 96793</p> <p>12. Michael Foley, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793</p> <p>13. Glenn Correa, Director
County of Maui
Department of Parks and
Recreation
1580 C. Kaahumanu Avenue
Wailuku, Hawaii 96793</p> <p>14. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793</p> <p>15. Gilbert Coloma-Agaran, Director
County of Maui
Department of Public Works
and Environmental Management
200 South High Street
Wailuku, Hawaii 96793</p> <p>16. George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793</p> <p>17. Maui Electric Company, Inc.
P.O. Box 398
Kahului, Hawaii 96733</p> | <p>18. Verizon
P.O. Box 2200
Honolulu, Hawaii 96713</p> <p>19. Hana Community Association
P.O. Box 202
Hana, Hawaii 96713</p> <p>20. Honorable J. Kalani English, Senator
Hawaii State Senate
415 South Beretania Street, Room 205
Honolulu, Hawaii 96813</p> <p>21. Hana Affordable Housing and
Community
c/o Bill Furman
P.O. Box 183
Hana, Hawaii 96713</p> <p>22. Dan Omer
Hana Ranch Partners
P.O. Box 519
Hana, Hawaii 96713</p> <p>23. Hana Public and School Library
P.O. Box 490
Hana, Hawaii 96713</p> <p>24. Keala Lono
Hana Council Services Office
P.O. Box 877
Hana, Hawaii 96713</p> <p>25. Hui Laulima
Attention: Lehua Cosma
P.O. Box 405
Hana, Hawaii 96713</p> <p>26. 'Ohana Makamae
Attention: Ray and Tony
P.O. Box 914
Hana, Hawaii 96713</p> <p>27. Hale Hulu Mamo
Attention: Sheila and Malia
P.O. Box 567
Hana, Hawaii 96713</p> <p>28. Hana Chamber of Commerce
Attention: Carl
Hana, Hawaii 96713</p> |
|--|---|
-

-
29. Hui No Ke Ola Pono
Attention: Pomai and Terry Lee
P.O. Box 189
Hana, Hawaii 96713
 30. Dr. Chad Meyer
15 So. Hiena Place
Pukalani, Hawaii 96768
 31. Hana Maui Trust
P.O. Box 646
Hana, Hawaii 96713
 32. Hotel Hana Maui
Attention: Doug Chang
P.O. Box 9
Hana, Hawaii 96713

United States Department of Agriculture



 Natural Resources
Conservation Service

Our People...Our Islands...In Harmony
210 Imi Kala Street, Suite #209, Wailuku, HI 96793-2100

Date: November 3, 2003

Mr. Joseph Alueta
County of Maui
Department of Planning
250 S. High Street
Wailuku, Hawaii 96793

03 NOV -4 P12:07
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Dear Mr. Alueta,

SUBJECT: Expand Existing Hana Community Health and Wellness Village; TMK: 1-4-003: 022
I.D. DBA 2003/0003, CIZ 2003/0004

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
Comptroller
KATHERINE H. THOMASON
Deputy Comptroller

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

'03 NOV -7 P1:30

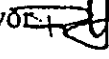
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 6, 2003

MEMORANDUM

TO: Michael W. Foley, Planning Director
Maui County Planning Department

ATTN: Joe Alueta, Staff Planner

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

SUBJECT: I.D.: (DBA 2003/0003) (CIZ 2003/0004)
TMK: 1-4-003:022
Project Name: Expand Existing Hana Community Health
and Wellness Village
Applicant: Munekiyo & Hiraga, Inc.

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.

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

CHRYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

'03 NOV 10 A8:24
DORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 7, 2003

Mr. Michael W. Foley
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Attention: Joe Alueta

Dear Mr. Foley:

Subject: Existing Hana Community Health and Wellness Village
TMK: (2) 1-4-003:022
DBA 2003/0003, CIZ 2003/0004

Thank you for the opportunity to comment on the District Boundary Amendment and Change in Zoning Applications. Other than comments already provided, we have no additional comments to offer at this time.

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

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

LINDA LINGLE
GOVERNOR OF HAWAII



'03 NOV 17 P1:26

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
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 14, 2003

DBA2003-0003.RCM

LD-NAV

Honorable Michael W. Foley
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Foley:

Subject: Expand Existing Hana Community Health and Wellness Village
I.D. No.: DBA 2003-00033
Authority: County of Maui Department of Planning
Applicant: Munekiyo & Hiraga, Inc.
TMK: (2) 1-4-003: 022

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

The Department of Land and Natural Resources' (DLNR) Land Division made available or distributed a copy of the document pertaining to the subject matter to the following DLNR Divisions for their review and comment:

- Division of Forestry and Wildlife
- Division of State Parks
- Engineering Division
- Commission on Water Resource Management
- Office of Conservation and Coastal Lands
- Land-Maui District Land Office

Enclosed is a copy of the Engineering Division and Commission on Water Resource Management's comment.

The Department of Land and Natural Resources has no other comment to offer at this time

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

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: MDLO

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
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

October 22, 2003

LD/NAV
DBA2003-0003.CMT

L-2636
Suspense Date: 11/7/03

MEMORANDUM:

TO:

- ✓ *XXX Division of Forestry & Wildlife
- *XXX Division of State Parks
- XXX Engineering Division (DD)
- *XXX Commission on Water Resource Management
- *XXX Office of Conservation and Coastal Lands
- XXX Maui District Land Office (RD)

FROM:

Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Expand Existing Hana Community Health and Wellness Village
I.D. Nos. DBA 2003-0003 and CIZ 2003-0004 - TMK: (2)
Authority: COM Department of Planning - Applicant: Muneke Hiraga, Inc.

RECEIVED
LAND DIVISION
OCT 29 10 21 AM '03
DEPT. OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

*NOTE: One copy of the document is available for your review in the Land Division Office, Room 220.

Should you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: _____

Date: OCT 23 2003

**MICHAEL G. BUCK, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE**

LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED



OCT 22 P5:19

COMMISSION ON WATER
RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
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

October 22, 2003

LD/NAV
DBA2003-0003.CMT

L-2636
Suspense Date: 11/7/03

MEMORANDUM:

TO:

- *XXX Division of Forestry & Wildlife
- *XXX Division of State Parks
- XXX Engineering Division (DD)
- *XXX Commission on Water Resource Management
- *XXX Office of Conservation and Coastal Lands
- XXX Maui District Land Office (RD)

FROM: Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Expand Existing Hana Community Health and Wellness Village
I.D. Nos. DBA 2003-0003 and CIZ 2003-0004 - TMK: (2) 1-4-3: 22
Authority: COM Department of Planning - Applicant: Munekiyo & Hiraga, Inc.

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

***NOTE: One copy of the document is available for your review in the Land Division Office, Room 220.**

Should you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments.

() Comments attached.

Signed: _____

Date: _____

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON

MEREDITH J. CHING
CLAYTON W. DELA CRUZ
JAMES A. FRAZIER
CHIYOME L. FUKINO, M.D.
STEPHANIE A. WHALEN

ERNEST Y.W. LAU
DEPUTY DIRECTOR

October 27, 2003

TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Ernest Y.W. Lau, Deputy Director *EYWL*
Commission on Water Resource Management (CWRM)

SUBJECT: Hāna Health and Wellness Village Expansion

FILE NO.: DBA2003-0003.CMT

RECEIVED
LAND DIVISION
OCT 30 A 9:37
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

- We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
- The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
- Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.
- If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
- If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
- OTHER:
The project proposes to use 9,750 gallons per day (gpd), at peak demand of 130-170 gallons per minute (gpm). The project site will be served the Maui Department of Water Supply, and will require a larger meter.

If there are any questions, please contact Charley Ice at 587-0251.

LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



2003 OCT 31 A 9:45

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
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

October 22, 2003

LD/NAV
DBA2003-0003.CMT

L-2636
Suspense Date: 11/7/03

MEMORANDUM:

TO:

- *XXX Division of Forestry & Wildlife
- *XXX Division of State Parks
- XXX Engineering Division (DD)
- *XXX Commission on Water Resource Management
- *XXX Office of Conservation and Coastal Lands
- XXX Maui District Land Office (RD)

FROM: Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Expand Existing Hana Community Health and Wellness Village
I.D. Nos. DBA 2003-0003 and CIZ 2003-0004 - TMK: (2) 1-4-3: 22
Authority: COM Department of Planning - Applicant: Munekiyo & Hiraga, Inc.

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

*NOTE: One copy of the document is available for your review in the Land Division Office, Room 220.

Should you have any questions, please contact Nicholas A. Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments.

(X) Comments attached.

Signed: *C. T. Mamiya*

Date: 10/30/03

2003 OCT 22 PM 04:08 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LA/NAV

Ref.: DBA 2003-0003-GMT

COMMENTS

- ✓ We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone C.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.
- () 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. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so that it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Mr. Eric Yuasa of the Planning Branch at 587-0229.

Signed Eric T. Hirano
ERIC T. HIRANO, CHIEF ENGINEER

Date: 10/30/03



January 29, 2004

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

SUBJECT: Hana Community Health and Wellness Village

Dear Ms. Mamiya:

Thank you for your letter dated November 14, 2003 providing comments from the Engineering Division and Commission on Water Resource Management on the subject proposal. On behalf of the applicant, we wish to provide the following information in response to comments.

1. **Response to Commission on Water Resource Management Comments.**

We confirm that the applicant will coordinate with the Department of Water Supply to incorporate the proposed project's water demand requirements into the County's Water Use and Development Plan. We note the project site is served by a 5/8-inch water meter and a 2-inch water meter. The Draft Environmental Assessment will be amended to indicate the project site is serviced by a 5/8-inch and 2-inch water meters. Water demand calculations will be prepared by a licensed engineer in accordance with County regulations and submitted for review during the building permit application to determine the size of the water meter required to service the proposed development.

2. **Response to Engineering Division Comments.**

We note the comments of the Engineering Division which confirms that the subject property's location in Flood Insurance Rate Map, Flood Zone C, an area of minimal flooding.

We note that the Division of Forestry and Wildlife have no comments on the subject project.

environment
planning

Dierdre S. Mamiya, Administrator
January 29, 2004
Page 2

Thank you again for your comments and review of the Draft Environmental Assessment.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Peter Young, Chairperson, State Department of Land and Natural Resources
Michael W. Foley, Director of Planning, Maui County Planning Department
Cheryl Vasconcellos, Hana Community Health Center, Inc.

gya\hanacr\draftea\dir.res

JA

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER



03 NOV 18 P12:06

DEPT OF PLANNING COUNTY DEPARTMENT OF LAND AND NATURAL RESOURCES
RECEIVED
STATE OF HAWAII
HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

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

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 2003.2374
Doc #: 0311CD37

Applicant/Agency: Mr. Michael Foley, Planning Director
Address: County of Maui
Department of Planning
250 south High Street
Wailuku, Hawaii 96793

SUBJECT: Chapter 6E-42 Historic Preservation -Applications for District Boundary
Amendment and Change in Zoning Entitlements Requests for Hana
Community Health and Wellness Village (Subject I.D.: DBA 2003/0003)
(CIZ 2003/0004) [County/Planning]

Ahupua'a: Kawaipapa
District, Island: Hana, Maui
TMK: (2) 1-4-003:022

1. We believe there are no historic properties present, because:
 a) intensive cultivation has altered the land
 b) residential development/urbanization has altered the land
 c) previous grubbing/grading has altered the land
 d) an acceptable archaeological assessment or inventory survey found no historic properties
 e) other: Our records show an acceptable archaeological inventory survey report
(Henry and Graves 1993) was completed. This was followed by an archaeological data
recovery mitigation including the report (Wulzen et al., 1996) which was accepted by this
office (SHPD DOC NO: 9602SC07/LOG NO: 16300

2. This project has already gone through the historic preservation review process, and mitigation
has been completed

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Cathleen A. Dagher Date: 19 November 2003
Cathleen A. Dagher, Assistant Maui/Lana'i Island Archaeologist, (808) 692-8023

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
NOV 19 2003

'03 NOV 21 P1:12
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

5A
RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BRUCE Y. MATSUI
LINDEN H. JOESTING
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

HWY-PS
2.2391

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

Attn: Joe Alueta

Dear Mr. Foley:

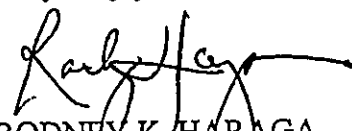
Subject: District Boundary Amendment (DBA 2003/0003) and Change in Zoning (CIZ 03-317)
Applications for Hana Community Health and Wellness Village

Thank you for consulting us. We have the following comments.

1. The enclosed memo (HWY-M 2.031-03 dated January 24, 2003) is still applicable.
2. Plans for any work within our State highway right-of-way must be submitted to our Highways Division Maui District Office for their review and approval.

If you have any questions, please contact Ronald F. Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

Very truly yours,


RODNEY K. HARAGA
Director of Transportation

Enclosure

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

January 24, 2003

JAN 31 2003


RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-M 2.031-03

TO: Dean Frampton
Munekiyo & Hiraga, Inc.

FROM: Charlene Shibuya 
State DOT - Highways

SUBJECT: HANA COMMUNITY HEALTH & WELLNESS VILLAGE
TMK: (2) 1-4-03: 22 & 24
I.D. NO. ME-02-68

As a follow up to our meeting of January 17, 2003, we provide the following comments based on our review of the original Traffic Impact Analysis Report (TIAR) prepared in December 1998 and the site plan:

1. Hana Highway traffic volume increased approximately 1.6% per year since 1997 according to our April 2001 traffic volume counts. The TIAR assumed a very conservative 20% increase. Hana Highway traffic volumes are still considered very low.
2. The site plan submitted shows significantly more parking than the original application. The increase in ingress/egress activity is not anticipated to deteriorate roadway levels of service in the area.
3. In lieu of an updated report, have consultant address operational recommendations outlined on page 13 of the TIAR. Specifically:
 - a. Shift existing driveway far west as practical from the Hana Highway/Uakea Road intersection.
 - b. Existing reconstructed driveway and new driveway must have adequate sight distance, appropriate widths and turning radii to accommodate various types of vehicles expected to service the facility (i.e. emergency vehicles, delivery trucks, etc.).
4. As a medical facility frequented by the elderly and disabled, the site plans need to address the pedestrian walkway fronting the property and upgrade to standards as appropriate.

If you have any questions, please call me at 873-3535.

CSS:dmf

c: R. Miyabara w/Topographic Survey Map



January 29, 2004

Rodney Haraga, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment

Dear Mr. Haraga:

Thank you for your letter dated November 19, 2003 addressed to Michael Foley, Director of Planning, commenting on the subject project. On behalf of the applicant, we would like to provide the following information in response to your comments.

1. **Response to Comment No. 1:** In reference to the earlier comments provided in the department's memo dated January 24, 2003 and enclosed with the comment letter, we respond as follows.
 - a. We concur that the Hana Highway traffic volume increase assumed in the Traffic Impact Assessment Report (TIAR) is more than the actual increase in traffic volume from 1997 to April 2001. Therefore, the TIAR does not need to be updated.
 - b. We concur that the revised site plan for the Hana Community Wellness Village provides more parking than the former site plan developed in 2000. We note that the department does not anticipate a deterioration in roadway levels of service in the area due to the increase in parking.
 - c. The applicant confirms that in lieu of an updated TIAR, the project design team will incorporate the operational recommendations provided in the TIAR. Currently, a project engineer has not been selected for the design phase. However, the applicant confirms, upon selection of a project engineer, coordination with the Department of Transportation will be carried out to relocate the existing driveway and the new driveway in order provide sufficient

Rodney Haraga, Director
January 29, 2004
Page 2

sight distances for motorists to safely enter and exit the Hana Community Health and Wellness Village facilities.

- d. The applicant confirms that the existing reconstructed driveway and new driveway will be designed in accordance with applicable State Department of Transportation and County standards in order to provide adequate sight distance, appropriate widths and turning radii to accommodate various types of vehicles expected to service the facility.

2. **Response to Comment No. 2:** The applicant confirms that the site plan will be upgraded to the appropriate standard to provide a pedestrian walkway fronting the property.

Thank you again for your comments and review of the draft environmental assessment.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Peter Young, Chairperson, State Department of Land
and Natural Resources
Michael Foley, Department of Planning
Cheryl Vasconcellos, Hana Community Health Center
Richard Miyabara, GYA Architects, Inc.

gya/hanactrl/draftea/dol.res

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

August 11, 2003

Peter Young
Department of Land and Natural Resources -
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Jason Koga

Dear Mr. Young:

Subject: Draft Environmental Assessment (EA), Hana Community Health & Wellness Village

We have the following comments to offer:

Time frame: What are the anticipated start and end dates of this project?

Alternatives: Section V is entitled *Alternatives to the proposed action*, but no alternatives are listed or discussed. In the final EA discuss alternatives considered and rejected and the reasons why.


Helicopter use: Will there be any change to the current status regarding helicopter usage? If so this should be discussed in the final EA.

New facilities: Improvements to the health center were proposed in 2000. To show the current proposals vis-a-vis those proposed in 2000, enclose a figure that superimposes or combines the site map found in the 2000 final EA (Figure 3) and the site map of the new facilities.

Commercial activities: The new health and wellness village is designed to be self-sufficient. In your reply to the December 18th, 2002 letter from the Maui Planning Department questioning the appearance of a "mini-hotel/spa complex" you claim that the new facilities are for the center's participants. Some of the new facilities include: adult and children's swimming pools, fitness studio, guest cottages, childcare services, steam room and sauna, a boxing room and a climbing rock. What are the target groups for these facilities?

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

Sincerely,


GENEVIEVE SALMONSON
Director

c: Cheryl Vasconcellos, Hana Community Health Center
Mich Hirano



January 29, 2004

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

SUBJECT: Hana Community Health and Wellness Village
Revised Draft Environmental Assessment

Dear Ms. Salmonson:

Thank you for your letter dated August 11, 2003 addressed to Peter Young, Chairperson, Department of Land and Natural Resources, providing comments on the subject proposal. On behalf of the applicant, we wish to provide the following information in response to your comments.

1. **Response to Comment on Time Frame:** The anticipated start and end dates of the project are as follows:
 - a. Phase I: Start June 2005 and finish in June 2008.
 - b. Phase II: Start January 2010 and finish December 2012.
 - c. Phase III: Start January 2013 and finish December 2015.

The start and finish dates will be subject to the availability of funding. This information will be incorporated in the final environmental assessment.

2. **Response to Comment on Alternatives:** As requested, discussion of alternatives considered and the reasons they were rejected will be provided in the final environmental assessment.
3. **Response to Comment on Helicopter Use:** There is no emergency helicopter service in Hana or in Maui County. Helicopter service is not within Hana Community Health Center's (HCHC) scope of practice. Therefore, there are no plans regarding helicopter usage.

Genevieve Salmonson, Director
January 29, 2004
Page 2

4. **Response to Comment on New Facilities:** As requested, a new figure showing the original site plan (2000) alongside the revised site plan (2003) will be provided in the final environmental assessment to show the differences in the proposed plans.

5. **Response to Comment on Commercial Activities:**

The mission of the Hana Community Health Center is to improve the health and wellness of the Moku (district) of Hana particularly among Native Hawaiians and those who are underserved due to financial, cultural and geographical barriers. This occurs through the provision of quality health care and other social, economic and education programs. All services are designed to meet the needs of the Hana community population.

HCHC's strategic planning process is the mechanism used to identify and respond to community needs. The strategic plan is developed based on solid primary research, the collection and review of existing research/data and informal and anecdotal information from community members, state and private human service organizations, patients, staff and board members. In August 2001, HCHC contracted with Qmark Research and Polling to moderate seven focus groups consisting of various members of the Hana community to obtain information about their perceptions of the need for and conception of what a community wellness center should include and their anticipated participation in the programs and services offered. Various ages of participants in the focus groups provided a well-rounded perspective of programs and services that take into consideration life-cycle factors that influence needs/wants. All participants were Hana residents.

In November 2001, Qmark Research and Polling was commissioned to conduct a two-part quantitative research project to identify and measure interests in specific programs and services to be offered through the Hana Health and Wellness Village. The two part research consisted of telephone interviews with the residents of Hana and intercept one-on-one interviews with visitors to Hana. The 250 telephone interviews were conducted with residents of Hana 14 years of age or older. The 200 intercept interviews were conducted with visitors to Hana who were 21 years of age or older. The most recent community needs assessment took place in August 2003. Qmark Research and Polling conducted a quantitative study among Hana area residents, reaching a total of 200 respondents by telephone. The sample was derived using Qmarks's proprietary Random Digit Dialing software. The margin for error for a sample this size is +/- 6.93 percentage points with a 95% confidence level.

Genevieve Salmonson, Director
January 29, 2004
Page 3

The information obtained through these assessments, as well as other HCHC research activities conducted over the past three years clearly supports the Hana Health and Wellness Village project. The target population for all of HCHC's programs and services are the residents of Hana, whose primary/preventive health care is provided according to a sliding fee scale based on federal poverty guidelines. However, visitors will also be welcome to participate in HCHC's programs on a fee for service basis, generating needed revenue for the maintenance and expansion of services for the "local" population. The research clearly demonstrates the resident population's support of this concept. It should also be noted that HCHC currently provides urgent/emergent medical care to several hundred Hana visitors a year which helps to support operations.

Thank you again for your comments and review of the draft environmental assessment.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Peter Young, State of Hawaii Department of Land and Natural Resources
Michael Foley, Department of Planning
Cheryl Vasconcellos, Hana Community Health Center, Inc.

gya/hanaclr/draft/ea/oeqc.res

PHONE (808) 594-1888

SEP 08 2004

FAX (808) 594-1865



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

HRD04/848 B

September 2, 2004

Mich Hirano
Munekiyo & Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

RE: Request for review and comment on the Draft Revised Environmental Assessment for the Hana Community Health and Wellness Village, Maui, TMK: 1-4-003:022

Dear Mich Hirano,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 5, 2004, request for comments on the above project. OHA notes that we had no comments at the first offering of this Draft Revised EA, and that an acceptable archaeological inventory survey report and archaeological data recovery mitigation was accepted by the State Historic Preservation Division for this project. Therefore, we continue to have no comments at this time.

Thank you, however, for the opportunity to comment. If you have further questions or concerns, please contact Heidi Guth at 594-1962 or e-mail her at heidig@oha.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Administrator

CC: Joe Alueta, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, HI 96793

PHONE (808) 594-1888



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

'03 NOV -5 12:05 FAX (808) 594-1885

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

HRD03/848

November 3, 2003

Joe Alueta
Staff Planner
Dept. of Planning
250 South High Street
Wailuku, Maui, HI 96793

RE: Expand Existing Hana Community Health and Wellness Village

Dear Mr. Alueta,

Thank you for mailing us the Entitlements requests for Hana Community Health and Wellness Village. We understand that the Hana Community Health Center is requesting a District Boundary Amendment and a Change of Zoning so that their proposed facility will comply with Maui Zoning regulations. We have no comment on the application.

If you have further questions, please contact Pua Aiu at 594-1931 or e-mail her at paiu@oha.org.

Sincerely,

A handwritten signature in cursive script that reads "Lance Foster".

Lance Foster
Director
Native Rights and Culture



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

AUG 18 2004

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

August 12, 2004

Mr. Mich Hirano, AICP
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Hirano:

**SUBJECT: HANA COMMUNITY HEALTH AND WELLNESS VILLAGE,
DRAFT REVISED ENVIRONMENTAL ASSESSMENT (EA)**

We have reviewed the draft copy of the revised EA for the subject project and do not have any comment to offer.

Thank you for the opportunity to comment.

Very truly yours,

ALICE L. LEE
Director

ETO:hs

c: Housing Administrator



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 FAX (808) 270-7165

October 23, 2003

03 OCT 28 P2 12
DEPT OF PLANNIN'
COUNTY OF MAUI
RECEIVED

TO: JOE ALUETA. Staff Planner
Department of Planning

FROM: ALICE L. LEE, *AL* Director
Department of Housing and Human Concerns

SUBJECT: I.D. DBA 2003/0003; CIZ 2003/0004
TMK: 1-4-003:022
PROJECT NAME: EXPANDING EXISTING HANA COMMUNITY
HEALTH AND WELLNESS VILLAGE
APPLICANT: MUNEKIYO & HIRAGA, INC.

We have reviewed the subject applications and have no
comments to offer.

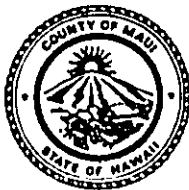
Thank you for the opportunity to comment. We are returning
the applications for your use.

ETO:hs

Enclosure

c: Housing Administrator

ALAN M. ARAKAWA
Mayor



AUG 25 2004
GLENN T. CORREA
Director

JOHN L. BUCK III
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

August 13, 2004

Mr. Mich Hirano, AICP
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Hirano:

**SUBJECT: HANA COMMUNITY HEALTH AND WELLNESS VILLAGE
DRAFT REVISED ENVIRONMENTAL ASSESSMENT**

Thank you for the opportunity to review and comment on the subject project. We have no additional comments to submit at this time.

Should there be any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387.

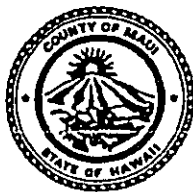
Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA
Director

c: Patrick Matsui, Chief of Parks Planning and Development

ALAN M. ARAKAWA
Mayor



GLENN T. CORREA
Director

JOHN L. BUCK III
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

October 22, 2003

MEMO TO: Michael W. Foley, Planning Director

FROM: 
GLENN T. CORREA, Director

SUBJECT: HANA COMMUNITY HEALTH AND WELLNESS VILLAGE
DBA 2203/0003, CIZ 2003/0004

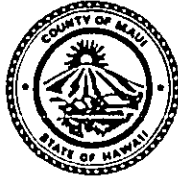
03 OCT 23 P 2:04
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

We have reviewed the subject application and have no comments to submit at this time.

Thank you for the opportunity to review and comment. Please contact me or Mr. Patrick Matsui, Chief of Planning and Development, at extension 7387 if there are any questions.

c: Patrick Matsui, Chief-Planning and Development

ALAN M. ARAKAWA
Mayor
MICHAEL W. FOLEY
Director
WAYNE A. BOTEILHO
Deputy Director



SEP 08 2004

COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 8, 2004 --

Mr. Mich Hirano, AICP
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Hirano:

RE: Revised Draft Environmental Assessment Prepared for the Proposed Hana Community Health and Wellness Village, Located at TMK: 1-4-003: 022, Hana, Island of Maui, Hawaii (LTR 2004/2919) (CIZ 2003/0004) (DBA 2003/0003)

The Maui Planning Department (Department) is in receipt of your letter dated August 5, 2004, requesting additional comments on the above referenced project. The Department notes preconsultation comments, dated December 18, 2002, were submitted in preparation of the Draft Environmental Assessment, and at this time, has no additional comments on the revised document.

Applications for a Change in Zoning and District Boundary Amendment have been submitted and are currently being processed by the Department. Please refer any questions regarding the applications to Mr. Joseph W. Alueta, Staff Planner, at 270-7735.

Thank you for the opportunity to comment. Should you require additional clarification, please contact Ms. Kivette A. Caigoy, Environmental Planner, at 270-7735.

Sincerely,

Handwritten signature of Michael W. Foley in black ink.

MICHAEL W. FOLEY
Planning Director

MWF:KAC:do

c: Wayne Boteilho, Deputy Planning Director
Kivette A. Caigoy, Environmental Planner
Joseph W. Alueta, Staff Planner
OEQC
Project
General File
K:\WP_DOCS\PLANNING\EA\DEAComments\2004\2919_HanaCommHealthDEA.wpd

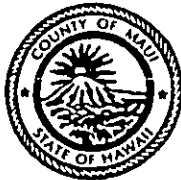
51

ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

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

Telephone: (808) 270-7845
Fax: (808) 270-7955



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

November 20, 2003

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

NOV 24 08 49:53

MEMO TO: MICHAEL W. FOLEY, PLANNING DIRECTOR

FROM: *for* GILBERT S. COLOMA-AGARAN, DIRECTOR OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT *Milton Arakawa*

SUBJECT: DISTRICT BOUNDARY AMENDMENT, CHANGE IN ZONING
APPLICATION
HANA COMMUNITY HEALTH AND WELLNESS VILLAGE
TMK: (2) 1-4-003:022
DBA 2003/0003, CIZ 2003/0004

We reviewed the subject application and have the following comments:

1. Submit sight distance analysis for existing driveway access with its connection to Hana Highway.
2. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with building codes. We will review the project for building code requirements during the building permit application process.
3. We are currently processing a consolidation of two (2) lots into one (1) lot. Preliminary subdivision approval was granted on October 14, 2003. We are attaching a copy of the preliminary approval letter and approved preliminary plat for your information. Pursuant to Section 18.28.050 (consolidation map) of the Maui County Code, this consolidation must be approved prior to the occupancy of the building(s).

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

GSCA:MA:jlh
Attachment

S:\LUCA\ALLPERMITS\JLH\Hana Community Health & Wellness Village_dba,ciz.wpd



January 29, 2004

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

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment

Thank you for your letter dated November 20, 2003 addressed to Michael Foley, Planning Director, providing comments on the subject proposal. On behalf of the applicant, we wish to provide the following information in response to your comments.

1. **Response to Item No. 1:** We confirm a sight distance analysis for the existing driveway access with its connection to Hana Highway will be submitted for review during the building permit application process.
2. **Response to Item No. 2:** We confirm that plans submitted during the building permit application process will comply with County building codes.
3. **Response to Item No. 3:** We acknowledge that the consolidation of the two (2) lots, TMK 1-4-003: 22 and 24, into one (1) lot must be approved prior to the occupancy of the building(s).

Thank you again for your comments.

Very truly yours,

Mich Hirano, AICP

MH:tn

cc: Peter Young, Chairperson, State Department of Land and Natural Resources
Michael Foley, Department of Planning
Cheryl Vasconcellos, Hana Community Health Center
Richard Miyabara, GYA Architects, Inc.

gya/hanactr/draftea/dpwem.res

305 High Street, Suite 104 • Wailuku, Hawaii 96793 • ph: (808)244-2015 • fax: (808)244-8729 • planning@mihinonline.com

environment
planning



'03 NOV 25 P2:06

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

P.O. BOX 1109

WAILUKU, MAUI, HAWAII 96793-7109

Telephone (808) 270-7816 • Fax (808) 270-7833

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 24, 2003

Mr. Joseph Alueta, Staff Planner
Planning Department
County of Maui
250 South High Street
Wailuku HI 96793

Project Name: Expand Existing Hana Community Health and Wellness Village - expansion of existing facility to incorporate a Health and Wellness Village, including a reception building, overnight accommodations for program participants, kupuna housing, healing and conference centers, administrative offices, fitness studio, swimming pools, and maintenance/laundry building

TMK : (2) 1-4-003:022 and 024

ID : DBA 2003/0003, CIZ 2003/0004

Dear Mr. Alueta:

Thank you for the opportunity to comment on this project.

Water Availability and Consumption

The project is served by our Hana system with the Kawaipapa aquifer as major source of water. The applicant indicated that total estimated potable water use for the facility would be approximately 9,750 gpd and that non-potable water will not be utilized as landscaping features will rely on natural water supply. The existing facility uses an average of 3,600 gpd. With the proposed expansion of the facility from 7,745 SF to 85,522 SF, the applicant's estimate is quite low considering the number of units and various amenities which include kitchen and dining facilities, swimming pools, showers, and others that involve use of water.

By standards, anticipated consumption for this project is in the range of 25,000 - 40,000 gpd. Should a larger meter be required, water availability will be reviewed at the time of application for meter upgrade.

System Infrastructure

The project site is served by 5/8-inch and 2-inch water meters, a fire hydrant and a 12" waterline along Hana Highway. The applicant is required to provide domestic, fire and irrigation services in accordance with standards as well as provision for back flow prevention. Domestic, fire and irrigation calculations will be required during the building permit process to determine meter capacity and adequate fire protection. Actual fire demand for structures is determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. The approved fire flow calculation methods for use include - Guidance for Determination of Fire Flow - Insurance Service Office, 1974 and Fire Flow - Hawaii Insurance Bureau, 1991. The applicant is encouraged to contact our Engineering Division at 270-7835 to discuss system improvements.

Page 2
Expansion of Hana Health and Wellness Village
Mr. Joseph Alueta
November 24, 2003

Conservation and Pollution Prevention

We are pleased to note that applicant will consider suggested water conservation measures as well as utilize Best Management Practices (BMPs) designed to minimize infiltration from runoff from construction and vehicle operations

Should you have questions regarding system infrastructure and requirements, please call our engineering division at 270-7835, or for questions regarding conservation and resource matters, please contact our water resources and planning division at 270-7199.

Sincerely,


George K. Tengan
Director

eam
c: engineering division
applicant



January 29, 2004

George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment

Dear Mr. Tengan:

Thank you for your letter dated November 24, 2003 to Joseph Alueta, Staff Planner, providing comments on the subject project. We wish to provide the following information in response to your comments.

1. **Response to Comments on Water Availability and Consumption**

The estimate of water demand for the proposed facility improvements was prepared by Engineering Dynamics Corp. and based on the daily water demand for the following uses:

a.	Staff: (70 @ 25 gals/day)	1,750 gallons
b.	Visitors: (200 @ 10 gals/day)	2,000 gallons
c.	Residences: (60 people @ 100 gals/day)	<u>6,000 gallons</u>
	Estimated total daily use	9,750 gallons

We confirm water demand calculations will be prepared by a licensed engineer in accordance with County regulations and submitted for review during the building permit application process. We also confirm that should a larger meter be required, water availability will be reviewed at the time for the meter upgrade.

2. **Response to Comments on System Infrastructure**

We note the project site is served by 5/8-inch and 2-inch water meters, a fire hydrant and a 12-inch waterline along Hana Highway and will amend this information in the Final Environmental Assessment. We confirm the applicant will provide the required

environment
planning

George Tengan, Director
January 29, 2004
Page 2

domestic, fire and irrigation services in accordance with standards, as well as provision for back flow prevention. The fire demand for structures will be determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. We also confirm that coordination with the Department of Water Supply will be carried out by the project design team to discuss system improvements.

3. **Response to Comments on Conservation and Pollution Prevention**

We confirm the applicant will consider suggested water conservation measures as well as utilize Best Management Practices (BMPs) to minimize infiltration from runoff from construction and vehicle operations.

Thank you again for your comments and review of the Draft Environmental Assessment.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Peter Young, State of Hawaii Department of Land and Natural Resources
Michael W. Foley, Department of Planning
Cheryl Vasconcellos, Hana Community Health Center

gya/hanaact/draftca/dws.res



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

SEP 10 2004



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAIPIO R. AKANA
DEPUTY CHIEF OF POLICE

September 7, 2004

Mr. Mich Hirano, AICP
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Hirano:

SUBJECT: Hana Community Health and Wellness Village, Draft Revised
Environmental Assessment (EA)

Thank you for your letter of August 5, 2004, requesting comments on the above
subject.

We have reviewed the revised environmental assessment on this project and have
enclosed a copy of our comments. As always, thank you for giving us the opportunity to
comment on this project.

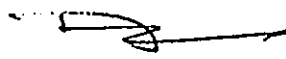
Very truly yours,

Assistant Chief Sydney Kikuchi
for: Thomas M. Phillips
Chief of Police

c: Michael Foley, Planning Department

Enclosure

COPY

TO: THOMAS PHILLIPS, CHIEF, MAUI POLICE DEPARTMENT
FROM: JOHN AKANA, POLICE OFFICER, DISTRICT III - HANA
VIA: CHANNELS  09/06/04
SUBJECT: EXPAND EXISTING HANA COMMUNITY HEALTH AND WELLNESS VILLAGE

Sir, I was asked by Sergeant JUAN in April 2004 to review the Supplemental Environmental Assessment for the Hana Community Health and Wellness Village. Being a Board Member of the Clinic, I am familiar with its current operations and plans. The purpose of this project is to improve the health status of Hana's people through the provision of quality health and wellness services. This project will also create employment and economic opportunity for the people of Hana, while maintaining Hana's pristine environment and rural lifestyle.

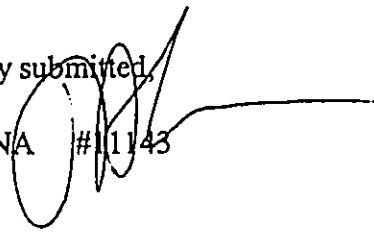
The Draft Revised EA is being republished (August 2004) because a copy of the Draft was not forwarded/available to the Hana Public Library during the comment period.

The proposed project modifications are not anticipated to impact police protection services in the Hana Region or result in significant impacts to local traffic patterns.

I would like to take this opportunity to express my full support for this important and worthwhile project.

by concuriz,
302

Respectfully submitted,

John AKANA #1143
08/26/2004 



November 22, 2004

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

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Chief Phillips:

Thank you for your letter dated September 7, 2004 providing comments from Police Officer John Akana of the Hana Patrol, on the subject project. On behalf of the Hana Community Health Center, we would like to provide the following information in response to your comments.

The assessment that the proposed project is not anticipated to impact police protection services in the Hana region or result in significant impacts to local traffic is noted and will be included in the Final EA document.

Again, thank you for your comment and participation in the EA review process.

Very truly yours,

Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Executive Director, Hana Community Health Center
gya/hanacltr/mpd.res



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
ti
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI
'03 NOV 18 A9:47
55 MAHALANI STREET
WAILUKU, HAWAII 96793
DEPT OF PLANNING (808) 244-6400
COUNTY OF MAUI FAX (808) 244-6411
RECEIVED



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUAPIO R. AKANA
DEPUTY CHIEF OF POLICE

November 17, 2003

MEMORANDUM

TO : MICHAEL W. FOLEY, PLANNING DIRECTOR
FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE
SUBJECT : I.D.: (DBA 2003/0003) (CIZ 2003/0004)
TMK: 1-4-003:022
Project
Name: Expand Existing Hana Community Health and Wellness
Village
Applicant: Munekiyo & Hiraga, Inc.

- No further recommendation or comment is necessary or desired.
 Refer to enclosed comments and/or recommendations.

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

Assistant Chief Sydney Kikuchi
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure

SEP 08 2004

JOHN BLUMER-BUELL
S.R. 111, HANA, MAUI, HAWAII 96713
PHONE and FAX 808-248-8972
EMAIL blubu@aloha.net

August 31, 2004

Hana Community Health Center, Inc.
P.O. Box 807
Hana, Maui, Hawaii 96713
Contact: Cheryl Vasconcellos

Department of Land and Natural Resources
54 High Street
Wailuku, Maui, Hawaii 96793
Contact: Jason Koga

Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793
Contact: Michael Munekiyo

Office of Environmental Quality Control
235 South Beretania Street Suite 702
Honolulu, Hawaii 96813
Sent Via U.S. Certified Mail with Return Receipt

Subject: Draft Environmental Assessment, Hana Community Health and Wellness Center, Comments/Request for Information

Aloha,

The previous finding of no significant impact (FONSI) for the proposed project was a serious mistake. I commend the approving agency, the State Department of Land and Natural Resources, for republishing the draft EA and making it possible for the community to comment. I also commend the consultants, Munekiyo & Hiraga, Inc. and the State Office of Environmental Quality Control for their communication and cooperation in making community participation possible.

There is no doubt the proposed project may have a significant environmental impact on the community. An Environmental Impact Statement (EIS) needs to be prepared prior to processing the entitlement requests for the proposed Hana Community Health and Wellness Village.

There continues to be a severe and misleading lack of important information in the current Draft Environmental Assessment (DEA). Without adequate in-depth disclosure of information, it is very likely the community will suffer a number of serious negative environmental, economic and social impacts. Please consider the following comments. Thank you.

1) Legal Standing of the Hana Community Health Center (HCHC)

There is an active dispute whether Hana Community Health Center, Inc. is a legal entity. There is no dispute that the HCHC was envisioned and created as a democratic public nonprofit community organization with the board of directors elected by the community membership. After more than seven years of being stone walled, the community finally heard an explanation for the privatization of the HCHC. In the Maui News, May 17, 2004, HCHC Board President Harry Hasegawa stated, ".....we were vulnerable.....Outside forces could have tried to take us over".

Page 2

Many community members don't find the explanation given as a credible reason to illegally or legally privatize the HCHC. A community meeting to discuss the problems being encountered during the transfer from the state to the community would have been an honest and appropriate way to deal with the situation. For some unexplained reason, Mr. Hasegawa and the other HCHC Board members no longer saw themselves as part of us, the community that empowered and trusted them to act on our behalf. Many questions remain unanswered. On whose behalf were they acting? What is really going on here?

The issues are not to be taken lightly. These issues involve life and death for our community. There has been at least one wrongful death lawsuit and an educated understanding that a number of community members might still be living if proper attention had been paid by the HCHC to the important medical needs and concerns of the community. Community concerns have not been heard. The community has been shut out by the HCHC Board for more than seven years. That fact is not in dispute.

The EA/EIS should supply precise information and conclusive legal answers as to the legality of the organization. Attached are my letters to the County of Maui Community Development Block Grant (CDBG) Office and the U.S. Department of Housing and Urban Development (HUD) dated May 5, 2004, June 17, 2004, and July 2, 2004. The first two letters raise issues and offer proof regarding the legal standing of the HCHC. The May 5, 2004, letter is also a formal complaint. To date, I have not received conclusive answers as to the legality of the HCHC from the Maui County Community Development Block Grant Office, as required by the CDBG process. To date, the County of Maui CDBG Office has failed to perform due diligence in the application for funds from HCHC. Since the requested CDBG grant is part of current development proposal, I request that all questions raised in the three letters be answered as part of this EA/EIS process.

My letters and complaint provide the only legal explanation put forward to this point regarding the privatization. The privatization appears to be illegal. The dispute needs to be resolved as part of the DEA/EIS process, before there is any processing of the requested entitlements and before County of Maui taxpayers, State of Hawaii taxpayers, United States taxpayers, private trusts and individuals are asked to contribute their support and twenty-six million dollars.

The Hana Community Health Center deceptively raises funds and requests entitlements in the name of the Hana Community. However, it is not a democratic community organization. It is a private and closed organization. This contradiction and deception needs to be discussed in the EA/EIS. What are the legal consequences of an organization soliciting millions of dollars in the name of the community when the organization is not a community organization? Is this practice allowed by the United States Internal Revenue Service? Please include information on the applicable laws regarding this questionable financial practice.

If the conclusive legal answer is that the Hana Community Health Center is not a legal entity or has conducted business illegally, then this process

should stop now. The Environmental Assessment and all entitlement requests should be withdrawn. The community would need to meet and remedy the situation.

Regardless of the legal conclusions to the question of legality, the HCHC should be required to return to a community elected board of directors with democratic procedures and accountability as envisioned in the original community vision document "Ho'o Ku'i Kahi". The proposed entitlements do not represent a true community vision and put community health services and other sectors of the community at risk. It should be noted that Governor Lingle and Mayor Arakawa have recently strongly encouraged the current HCHC Board to start working with the community to resolve concerns, conflicts and problems. The fact that the HCHC is pressing forward with a twenty-six million dollar proposal after more than seven years of stone walling the community is most notable for its audacity. This is not a plan conceived with true community input and vision.

Ideally, the current entitlement requests would be withdrawn until the community and HCHC can "get on the same page" and then move forward as a reunited community.

The HCHC Board of Directors has refused to provide minutes of board meetings or detailed financial records. I request that all minutes of board meetings, all financial records, all contracts, all personnel contracts, all consultants' contracts and all lease documents be made available in the EA/EIS documents. All includes lease documents with the State of Hawaii and County of Maui. All includes records of money raised and conveyed to the HCHC in the name of the community by the Hana Maui Trust. All includes a complete line item breakdown by year of any salary, travel expenses, per diem expenses, fringe benefits, bonuses, commissions and any other payments made to the HCHC Executive Director.

The records should include all documentation of organizational activities from 1995 to present. If the HCHC Board of Directors refuses to provide the requested documents, I request legal clarification referencing applicable laws. Please explain how an organization receiving County of Maui, State of Hawaii, United States of America taxpayer money and private funds in the name of the community is not publicly accountable with complete documentation. The proposed project cost is projected to be at least twenty-six million dollars. It is, without question, appropriate to disclose all the requested documentation. It is time for the HCHC to be accountable. It is time for the community to be able to find out what has really been going on behind closed doors at the HCHC.

If the HCHC Board of Directors refuses to provide the requested documentation, what is the legal justification to continue this process? How can any decisions be made without complete information?

2) Entitlement/Permitting Process

a) In a mailing to the community the HCHC denied that the proposed project is a hotel and spa. However, the expansion of the existing medical facilities appears to be a hotel complex, regardless of the HCHC denial. It is my understanding a visitor-hotel complex needs to be zoned hotel. The community plan designation is not hotel. Is a private for profit visitor-hotel complex a Public/Quasi-Public use? Please explain and include applicable rules and laws.

There needs to be a complete explanation of the community plan designation, community plan amendment process and zoning process. Please provide information on every step of the process including the rules/laws of a contested case hearing process and any other applicable laws and rules.

If it is deemed necessary to get hotel zoning versus Public/Quasi Public zoning, what will be the process?

What if a combination of zonings is necessary? For example, Hotel and Public/Quasi-Public. What would be the process?

b) Please provide a complete explanation including applicable laws to show that the state lease, which was granted to a democratic community non profit organization for one dollar a year, was legally and properly transferred without a public hearing process to a private non profit organization with a stated for profit use.

What are the applicable rules and laws when granting or transferring a publicly owned property to a new organization?

Can the title to the publicly owned land be transferred to a private organization under some special circumstance?

The state lease appears to have been transferred and "gifted" to a group that is no longer a community based democracy. In fact, the organization appears to be an illegal entity. Please explain the options to straighten out the situation.

The HCHC has stated "It has been estimated that the value of the lease is in excess of \$40,000 per year, placing the value of the property at approximately \$2.2 million". Who made the estimates? What is the actual appraised value of the property by a certified appraiser? What is the actual appraised value of the lease by a certified appraiser? Have the estimate values ever been used to leverage funds for any activity of the HCHC?

What property taxes are currently paid on the property? What property taxes will be paid on the property after twenty-six million dollars of for profit improvements? Are the current property taxes forgiven or waived? If so, on what basis? Please include rules and laws of regarding any tax forgiveness or waivers.

Will the for profit rooms be required to pay the state excise tax and the state transient accommodation tax?

If the current state lease agreement is invalid, the requests for entitlements should be withdrawn.

c) Is the HCHC required to have a State Health Department needs assessment done prior to applying for entitlements? If so, where is the information? **If a needs assessment is required and has not been completed then the request for entitlements may be inappropriate at this time. If so, the entitlement**

requests should be withdrawn.

3) Economic Viability of the Proposed Project

I request all and complete business plans, for the entire project, be included in the EA/EIS. That includes the business plan which is referred to in the current County CDBG grant application, which is part of the current request for entitlements. If the HCHC Board of Directors refuses to provide complete business plans, what is the legal justification to continue this process? The community is entitled to know what the plan really is. Is the HCHC entitled to ask for twenty-six million dollars of taxpayer money in the name of the community and continue to operate in secrecy?

The County of Maui CDBG Department redacted information from the HCHC application for funds. I request the redacted information be made public in the EA/EIS document.

I also request that all previous grant applications made by the HCHC be included. For example, the Organic Farm Project. This particular request is redundant and is part of the information disclosure I requested as part of #1.

4) Impacts Upon the Economy of Hana

There needs to be a complete, unbiased and factual analysis and report done regarding the possible economic impacts of the proposed project upon the Hana community by one or more qualified economists.

The Hotel Hana Maui is one of the foundations of Hana's economy. The Hana Community Plan update was adopted through Ordinance No. 2347 and became effective on July 1, 1994. The Hana Community Plan under Economic Activity, Objectives and Policies, page 18, #8, states; "Support the continued operation of the Hotel Hana-Maui as a significant economic unit in order to provide stable employment for local residents at a size and scale that is in balance with the character of the Hana Town community."

The hotel has historically lost money or had a slim margin of profitability. A full Environment Impact Statement should fully examine the social and economic consequences upon the hotel and the families that depend upon it for their livelihood. Hawaii Revised Statute 343-2 refers in part to adversely affecting the economic or social welfare.

The Hotel Hana-Maui is a business using private capital. The private investors have recently spent substantial amounts of capital creating a new spa/wellness center and making improvements throughout the hotel. The HCHC, using taxpayer money, could significantly reduce revenues of the Hotel Hana-Maui, threaten the profitability of the operation or even cause closure. Please include a complete analysis of this situation including applicable county, state and federal laws regarding the use of public funds to unfairly compete with private business.

The Environmental Notice, August 8, 2004, stated the proposed project was anticipated to expand Hana's employment base by more than 100 new, quality jobs at project maturity. Please answer and expand upon the following questions:

- a) What are the anticipated impacts upon the Hotel Hana-Maui and all other Hana businesses from the proposed project? Please make a detailed business by business assessment and a cumulative impact assessment.
- b) What are the job descriptions and salaries of the 100 new quality jobs?
- c) Who will fill the 100 new quality jobs?
- d) Where will the 100 new workers come from?
- e) Will the proposed project be in competition for workers with the Hotel Hana-Maui and other Hana businesses?
- f) Will the 100 workers and their families need housing? If so, what will be the impact upon the existing housing market? How will this need impact the need for housing for teachers and police officers? Who will supply the workers and their families with affordable housing?
- g) What is the anticipated number of students from the families of workers going to Hana Schools?
- h) What is the impact of the requested food take out window upon the Hana Gas and Service "convenience store", Hotel Hana-Maui Restaurant, Hana Ranch Restaurant, Hana Ranch Restaurant food take out window, the planned new Hana Store food take out service, Tutus at Hana Bay and Hasegawa General Store?
- i) What is the impact of the requested HCHC restaurant upon the Hana Gas and Service "convenience store", Hotel Hana-Maui Restaurant, Hana Ranch Restaurant, Hana Ranch Restaurant food take out window, the planned new Hana Store food take out service, Tutus at Hana Bay and Hasegawa General Store?
- j) What is the impact of the requested gift shop upon the Hotel Hana-Maui Gift Shop, Hana Treasures, Hasegawa General Store (which sells gift items) and other existing gift shops in Hana Town?

5) Impacts Upon Other Hana Community Organizations

The proposed project will not only be in competition with for profit businesses in Hana. The proposed project will be in direct competition with nonprofit service providers for programs and funding. Some of the services provided by other organizations have a very high priority within the community. For example, 'Ohana Makamae has important programs that try to address drug and family problems. However, the HCHC has been unwilling to collaborate with 'Ohana Makamae. This is an unhealthy and destructive situation in the community caused by the HCHC.

With a twenty-six million dollar price tag, it is clear the proposed project has the capacity to dry up all funding that may be available to other Hana community groups for a decade or more.

One of the many problems with the HCHC has been its refusal to collaborate with other community groups and to duplicate preexisting services. In fact, the

HCHC has undermined other community organizations.

The EA/EIS needs to include information regarding impacts upon other Hana Community Organizations. The best way to get this information may be to hire a trusted independent person or organization to sit down with organizations and hear their concerns and long term plans that could be impacted by the proposal.

The original community vision for the HCHC included collaboration within the community. The collaboration included possible building of facilities for other organizations on the state land. Please assess the current need for buildings/infrastructure for other non profits in the EA/EIS document. Are any organizations having to find other land and raise funds for building because they have been denied a chance to collaborate? Please explore the opportunities for collaboration and cost savings and efficiencies within the community.

6) Alternative Plan of Community and Medical Needs

I request the EA/EIS to discuss possible alternative plans to the proposal. The alternative plans would be based in part on the original community vision, "Ho'o Ku'i Kahi". An updated and real community vision and needs assessment should take place through several public meetings. The meetings would include health professionals, community members and community service providers. It is possible the HCHC could be a financially self sustaining health center without a twenty-six million dollar tax payer supported project. A different approach to the needs of the community should be fully explored. The EA/EIS process is an opportunity to explore several alternative approaches. A smaller scale project may be more appropriate and achievable.

The alternative plan should include and discuss; a dialysis treatment center for Hana residents, a for profit "travel" dialysis center for visitors, employment of Hana resident registered nurses, employment of Hana resident medical doctors, employment of Hana resident chiropractors, a Kaiser Medical Services "branch", Hui No Ke Ola Pono medical services, a Hana resident Public Health Nurse, office space that could be leased to health professions from Hana and outside of Hana, acupuncture, massage, physical therapy (including therapy pool), a helicopter landing site, inclusion of existing medical emergency services, a short and long term plan for improving medical infrastructure (buildings, diagnostic equipment and so forth), a short and long term plan for improving and expanding medical services (childbirth and so forth), a short and long term plan for incrementally expanding the number of units for kupuna housing and assisted care living, office and operations space for other community organizations, a community garden, a community kitchen and a community dining room.

I made references to "Hana resident" in several instances. The Hana community already has a number of health professionals living in Hana. One of the problems the HCHC has created is the exclusion of Hana resident health professionals whom the community knows, loves and trusts. For some unexplained reason, the HCHC has not hired or allowed Hana resident health professionals to

work at the HCHC. The HCHC has demonstrated the practice of hiring from outside of Hana and then incurring the additional expenses of travel and housing. Please include a full explanation of these practices in the EA/EIS. Is this official HCHC policy? Please supply a financial analysis of this practice, including the cost and number of houses rented by the HCHC. What is the impact on the rental housing market? What has been the cost of all travel expenses?

I also request inclusion of information showing the negative impact (financial, health care services and housing) the exclusion of Hana resident health professionals has had on their lives and the Hana community. Interviews would establish the facts.

7) Traffic and Infrastructure

The EA/EIS needs to thoroughly examine the possible traffic impact issue. The combined traffic impacts from the proposal and the affordable housing development mauka of the police station could lead to serious traffic problems. To the best of my knowledge, that project is being coordinated by the Hawaii Self Help Housing Corporation and the Hana Ranch. The scope of the development is uncertain, but may end up being over one hundred houses. The combination of the two projects could mean hundreds of additional cars converging in the vicinity of the intersection at the police station. It is conceivable a stop light might be necessary to solve the issue. A stop light has not been discussed. Perhaps, a new road or a one way road would help solve the problem. That has not been discussed. Does anyone want a stop light in Hana? Who will pay for any mitigation measures?

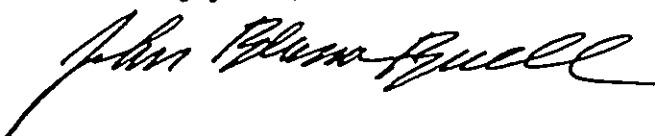
What is the expected amount of disposable waste from the proposed project? Explain the long term impact upon the Hana dump site and the environment. There is currently an unresolved problem regarding vertical expansion of the dump and the mining operation that provides materials for the cover up of the dump site.

8) Additional Questions

- a) What are all the financial costs of planning and processing this proposal? Please provide a complete line item breakdown of costs to this point.
- b) How do the current HCHC plans fit into the Department of Health bioterrorism and disaster plans?
- c) How will the proposed plans improve and increase medical services?
- d) Has the HCHC done any bulldozing or grubbing in the project area? If so, please describe.
- e) How will basic medical services be maintained if the proposal loses money?

Thank you for the opportunity to ask questions, request information and comment on the requested entitlements.

Sincerely yours,



JOHN BLUMER-BUELL
S.R. 111, HANA, MAUI, HAWAII 96713
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RECEIVED

MAY -6 AM 11: 47

CDBG

May 5, 2004

Office of the Mayor, CDBG Program
Agnes M. Hayashi, CDBG Coordinator
200 South High Street
Wailuku, Maui, Hawaii 96793

Hand Delivered Within Legal Comment Period

Received By

Date

Time

U.S. Department of Housing and Urban Development (HUD)
500 Ala Moana Blvd. Suite 3A
Honolulu, Hawaii 96813-4918
Attention: Mark A. Chandler and Richard Knight
Sent Via U.S. Certified Mail

Subject: Written Comments On The Proposed Community Development Block Grant (CDBG) Submission for Project 5-Hana Nutrition Center, "A Key Component of the Planned Health and Wellness Village".

Aloha,

This submission is an attempt to provide the CDBG and HUD Offices with vital history and information that has not been provided in the application, to raise questions regarding the accuracy of representations made by the HCHC in the application, to show that the primary health care needs of the community are not being met, to show that the proposed project is not what the community envisioned, to request a full Environmental Impact Statement, to request answers to questions and to request a public meeting in Hana. It is also a complaint. It will take time to completely read the submission and understand the situation. Please take the time. This is a life and death issue for our community.

The County of Maui CDBG Office has not been offered an accurate or complete history of the Hana Community Health Center by the applicant. The lack of information is misleading. You might have the impression that the HCHC is a community controlled center working with and for the community. It isn't. Understanding the history of this situation is imperative to understanding the proposed project. The lack of information provided to the Maui CDBG Office up to this point means there has not been due diligence regarding the proposal. I request full and accurate information be presented to the community in the form of a full

Environmental Impact Statement with public hearings. The proposed project is part of a much larger project that has not been fully disclosed or discussed.

You should know that as a board member of the Hana Community Association I was one of numerous community members who helped facilitate the transfer of the state owned and operated Hana Medical Center to the Hana Community Health Center over several years. I am familiar with the formative history and intent of the HCHC. On behalf of the Hana Community Association Board, I chaired an important community meeting in Hana on March 10, 1995, which was attended by several hundred Hana residents and numerous officials. The meeting was scheduled and facilitated by former State Senator Avery Chumbley and his Chief of Staff J. Kalani English. You should also know that the Hana Community Association handled \$28,500 in funds from the Hawaii Community Foundation to facilitate the formation of the HCHC. And, that I am a founding member of the HCHC whose rights have been stolen along with those of nearly 300 other members. Why is the CDBG Office even willing to accept an application from an organization that has deprived its members their voting rights? Why is the CDBG Office even willing to accept an application from an organization that has refused to allow some of the most qualified Hana community members to serve on the HCHC Board of Directors? Why would the CDBG Office even accept an application from an organization that discriminates against community members volunteering to serve on the HCHC Board of Directors? Isn't discrimination against the law? Isn't the HCHC representing itself as a community organization?

If you would like additional information or clarification do not hesitate to call me. I am willing to give sworn testimony, if you so desire. There are others in the community who, I am certain, would also be willing to give information or testify. However, complete historical information is not available from me because the HCHC has refused to provide minutes of meetings and other important information to the community. Why is the HCHC refusing to provide minutes of meetings, refusing to allow community participation at board meetings and refusing to allow the community to nominate and elect board members?

Please understand that while my comments are very direct, they are intended to help correct a terrible situation and injustice. Thank you for your consideration.

Webster's New World Dictionary defines fraud as "a deceit, trickery and intentional deception to cause a person to give up property or some lawful right".

There is an ongoing and costly fraud at the Hana Community Health Center (HCHC). The Hana Community has paid dearly for it. Every United States, Hawaii State and Maui County taxpayer is paying for it, too. The HCHC has been deceptively privatized without community membership consent. Even though the HCHC has been legally or illegally privatized, it continues to receive millions of dollars of public taxpayer funds. How has the CDBG Office determined that the HCHC is even a legal entity? Has it had a full discussion with the U.S. Internal Revenue Service? I request to be included in discussions with the IRS. Now, the

HCHC wants another 1.8 million dollars for a "nutrition center" at a time when over 250 community members are urgently requesting a dialysis center at the HCHC (attached as Exhibits 1&2). Primary healthcare, 24 hour emergency services and a dialysis center are the critical primary needs for the community. Exhibit 1&2 show that primary care services are not being met in the community. On what information does the CDBG Office conclude that primary health care needs are being met? Those services need to be secured first, before any further discussion and funding of a "nutritional center", a public restaurant, a spa and overnight accommodations for visitors (HCHC "Health and Wellness Center" concept paper, January, 1999, Exhibit 3). Exhibit 3 shows that the nutrition center was being considered within the context of a much larger development project. Exhibit 4 is a letter from the Hana Affordable Housing and Community Development Corporation to the Hana Health Committee. The letter, dated June 20, 1995, documents community discussion of elderly housing as part of the long term plan. A community kitchen was discussed within that context. Not within the context of a commercial restaurant, visitor accommodations and a spa. The community wanted elderly housing. Who would develop the housing was another issue raised at that time. Again, this raises the question of what is the complete long term plan for the twelve acres? What did the community envision at that time? The State of Hawaii bought the ten acres adjoining the existing Hana Medical Center to accommodate the community vision, which included elderly housing. The CDBG Office needs to answer the question, why did the state buy the additional ten acres? The State of Hawaii did not purchase the ten acres simply for a garden and or a spa. By law, the HCHC cannot segment a larger project without full disclosure from the outset.

I oppose any more funds for the Hana Community Health Center until democracy accountability is restored and primary health care and emergency services are given priority.

The fraud began to surface in 1997 when the HCHC Board of Directors twice canceled the by-laws required community membership meeting. In June, 1997, the HCHC announcement stated "In order to complete the many tasks necessary prior to the July 1, 1997 transfer of Hana Medical Center to HCHC, the Board of Directors has rescheduled the annual meeting from June 10, to September 9, 1997. Election of two new directors will occur at that time." (Exhibit 5) In September 1997, the HCHC Newsletter stated, "The HCHC's membership meeting has been deferred due to pressing legal matters. A notice will be sent to the membership announcing the new meeting date and time" (Exhibit 6). The by-laws required and promised meeting and election in 1997 never took place. Aren't all decisions made by the HCHC Board subsequent to not holding the required meeting and election invalid? Is the CDBG Office willing to accept this level of deception from an applicant? Has the CDBG Office consulted with Corporation Council on this issue? What is the opinion and case law?

There was growing concern in the community. However, in a letter from Harry T. Hasegawa, representing the HCHC Board, to the Hana Community Association dated December 27, 1997, the HCHC Board stated "The next HCHC annual meeting will occur in June, 1998 and two new board members will be elected at that time." And, "Although this decision was a matter for HCHC membership, it was announced to the entire community." (Exhibit 7) The promised meeting and election for June, 1998, never took place. Is the CDBG Office willing to accept this level of deception?

Instead, on May 28 of 1998, the HCHC Board of Directors, removed the rights of nearly three hundred members from the by-laws (Exhibit 8). The Hana Community Health Center had been privatized without a community membership meeting or community consent. Is the CDBG Office willing to accept this level of deception? There was not even a subsequent community announcement to inform the membership they had been involuntarily denied participation and abolished. (It should be noted and forgiven that some of the privately selected board members since the privatization don't understand the situation at the HCHC) I do not believe the privatization was legal. It certainly was against the written, understood and spiritual intent of the community.

It wasn't long before some community members were "smelling a rat." When the Hana Community Association made inquiries trying to find out why there was no membership meeting, Harry Hasegawa, President of the HCHC Board of Directors wrote back "The Board must decline to release copies of the minutes of the Board meetings." (Exhibit 9) That was the end of even the appearance of democracy at the Hana Community Health Center. The community has been stonewalled ever since.

Members of the Hana Community have patiently and constructively tried to resolve this destructive situation. The destructive situation includes at least one wrongful death lawsuit, a shortage of quality primary health care and emergency services, the loss of Hana resident medical doctors and registered nurses and a festering of numerous problems resulting from the lack of democratic accountability to the community.

Does the CDBG Office know that the application contained the following statement? Page 9, #7, "Litigation-The Health Center is involved in litigation arising in the normal course of business. After consultation with legal counsel, it is management's opinion that these matters will be resolved without material adverse effect on the Health Center's financial position or results of operations." If the CDBG Office is aware of the statement I ask the following questions. What is the CDBG standard for "normal course of business"? Is someone's death a "normal course of business"? Does the CDBG Office accept "management's opinion" on this matter? Has the CDBG Office consulted with Corporation Council on "management's opinion"? Who is the manager? Is the manager a licensed practicing attorney in the State of Hawaii? Is the County of Maui liable for what appears to be a reckless standard of practice?

Does the CDBG Office have a standard for community development? By

what standard would it be good community development to remove and discourage Hana resident nurses and Hana resident doctors from practicing at the HCHC?

In another attempt to resolve the situation, the Hana Community Association Board of Directors mailed a letter to the HCHC Board of Directors on February 19, 2000 (Exhibit 10). The HCHC Board did not respond. The Hana Community Association did not receive a response from the many elected officials who were copied. A copy of the letter was mailed to the all Hana residents in a subsequent newsletter.

Appeals to reinstate democracy at the Hana Community Health Center have been ignored by democratically elected officials including current Maui County Council Representative Robert Carroll, former State Senate Representative Avery Chumbley, current State Senate Representative J. Kalani English, former Hana and current State House Representative Mina Morita, U.S. Senators Inoye and Akaka and the Health Committee chaired by State House Representative Dennis Arakaki in the year 2000. Sadly, Council Member Robert Carroll was directly involved in the privatization. What is really going on here?

The transfer of the state operated Hana Medical Center to the membership controlled non profit Hana Community Health Center was based upon a forty page community generated report, "Ho'o Ku'i Kahi" (Exhibit 11). The Hana Community took several years to produce the report. The Hawaii State Legislature based its support of the transfer on that document. The state purchased an additional ten acres adjoining the Hana Medical Center to help fulfill the community vision. The United States Internal Revenue Service granted the Hana Community Health center non profit status based upon the report (Exhibit 12). The Hana Maui Trust (Harry Hasegawa, President; Robert Carroll, Board Member) solicited hundreds of thousands of dollars for the HCHC from private individuals and numerous well known trusts and foundations within the state based upon the report (Exhibit 12). How much money has the Hana Maui Trust raised for the current and past proposals? Are the private donors aware that the HCHC is no longer in control of the community membership and privatized, possibly illegally? Are the other funding government agencies aware that the HCHC is no longer in control of the community membership and privatized, possibly illegally? The report envisioned a democratically controlled community health center. The community had a great vision for the future. Now, that vision has been stolen.

This is also a complaint as described in the "*Citizen Participation Plan, #10, Complaints-The County will provide, at a minimum, a timely substantive written response to every written citizen complaint relative to the Consolidated Plan, amendments and performance reports within 15 working days, where practicable, after the County's receipt of the complaint.*"

I restate to the CDBG Office the written and oral request made before the Maui County Council on April 1, 2004, "I request that this letter serve as legal notice to the County of Maui, State of Hawaii and United States Government that I request intervention at any point in this process that is allowed by law with

Page 6

notification by certified mail." (Exhibit 13) Please address the concerns and questions raised in the testimony.

My previous testimony before the Maui County Council was March 10, 2004. (Exhibit 14) Please address the concerns and questions raised in the testimony.

Number 6 of the Citizen Participation Plan is titled "*Meetings-Reasonable and timely access will be provided regarding local meetings, workshops, and similar informal gatherings. Notice of such meetings will be accomplished by direct invitation, media releases, or similar means to ensure that interested persons have an opportunity to participate. The specific form and timing of notification will be determined by the County in accordance with the purpose of the meeting.*"

There has not been a posted meeting or workshop in the Hana Community that I am aware of regarding the proposed project. The Mayor's Office is certainly aware of the need to have meetings in Hana. Hana is a very remote and removed from government offices in Wailuku. It is very difficult for Hana residents to attend meetings outside of Hana. The Mayor's Office and County Council normally have hearing in Hana to address important issues. This is an important issue.

Kathleen Street, Hana resident, submitted testimony to the Maui County Council dated April 2, 2004, which states in part, "*Hana Community Health Center is requesting money to build a certified kitchen as part of their overall plan to develop a spa on the 10+ acre site of the former Hana Medical Center. This is news to me as well as the majority of residents of the Hana Community. No community meetings have been held in Hana to gain support for this plan.*" (Exhibit 15) Please address the concerns and questions raised in the entire testimony.

I request the Mayor's Office to sponsor a public meeting in Hana on the proposed project to allow citizen participation.

I request that the CDBG Office answer every question and reply to every expressed concern with answers of substance. Mahalo.

Is there a solution to this terrible and perplexing problem? Yes. Democracy can be restored. The current HCHC Board Members should endorse the original democratic intent of the Hana Community Health Center. That is, a community membership elected board of directors. Another option would be for elected officials to withhold funds until the situation is resolved. A third option would involve the court system. The community has been trying to avoid that option. A fourth option is to return the HCHC to the state. The community may need the help of an attorney, Maui Mediation Services and the League of Women Voters to resolve the issues. Certainly, the community needs everyone's good will. It's time to talk and resolve the issues. Remember pono?

This is tough lesson for the community. Fortunately, the Hana Community is blessed with a heart full of Forgiveness and Aloha.

Sincerely yours,



JOHN BLUMER-BUELL
S.R. 111, HANA, MAUI, HAWAII 96713
PHONE AND FAX 808-248-8972
EMAIL blubu@aloha.net

June 17, 2004

Office of the Mayor, CDBG Program
Agnes M. Hayashi, CDBG Coordinator
200 South High Street
Wailuku, Maui, Hawaii 96793

U.S. Department of Housing and Urban Development (HUD)
500 Ala Moana Blvd. Suite 3A
Honolulu, Hawaii 96813-4918
Attention: Mark A. Chandler and Richard Knight
Sent Via U.S. Certified Mail

CDBG

2004 JUN 18 AM 7:57

RECEIVED

Subject: Follow up to written complaint and Comments On The Proposed
Community Development Block Grant (CDBG) Submission for Project 5-Hana
Nutrition Center, "A Key Component of the Planned Health and Wellness Village".

Aloha,

The County of Maui Draft Annual Action Plan for the Consolidated Plan for
Program Year 2004, Page 6, #10 states, "*The County will provide, at a minimum,
a timely substantive written response to every written citizen complaint relative to
the Consolidated Plan, amendments and performance reports within 15 working
days, where practicable, after the County's receipt of the complaint*". To date, I
have not received a "substantive written response".

I did receive a letter of notification of receipt of my complaint dated May 13,
2004. Thank you. I will not give a detailed response to that letter at this time.
However, I will comment on one line from that letter which states, "Your
allegations in reference to fraudulent activities of the organization would be more
appropriately addressed through the criminal and judicial system". I do not agree.
The CDBG Office has the benefit of the Maui County Corporation Council. If the
CDBG Office is serious about "due diligence" in the application process it is
incumbent upon the CDBG Office to get legal opinions. The legal issues are not
complex. There are a number of questions that if answered with a legal opinion
would make it very clear weather or not the subject grant should be considered any
further.

I have been patiently waiting for a written response to the questions raised in
my complaint. The matter is still a life and death issue for our community.

Page 2

It is my understanding Maui Mayor Arakawa will be in Hana on March 21 for a public meeting regarding Community Development Block Grants and the Hana Community Health Center (HCHC). I have been hoping the issues raised in my complaint would have already been resolved and the community would be able to move forward. It appears that is not the case.

As a result of not receiving a "substantive written response" I must request your interpretation of the words "where practicable". I do not intend to be sarcastic in saying that I hope this is not being interpreted as no response, as impractical to respond or as an open ended length of time in which to respond. Please let me know when you plan to respond.

A number of the questions I asked in my complaint were answered or partially clarified in the front page story of The Maui News dated May 17, 2004, **"Need for dialysis in Hana a flash point, Effort to help residents who have to drive to Wailuku three times a weeks sparks criticism of Hana Community Health Center"** (copy enclosed). Please consider the information provided in the news article and the CDBG-application. That information may be all that is required to justify denial of the requested CDBG grant for the Hana Community Health Center. Please consider the following:

1) The Hana Community Health Center has now acknowledged 20 guest cottages for visitors, a spa, a restaurant and elderly housing as part of the development. The twenty guest cottages, spa and restaurant are a hotel. A hotel requires a change of community plan designation, a change of zoning and a full Environmental Impact Statement (EIS). The hotel, spa, restaurant and elderly housing were never properly disclosed as part of the subject application and certainly are a "significant effect" as described in Hawaii Revised Statute 343-2. Please have the County of Maui Corporation Council make a written opinion on the issues.

In fact, the HCHC CDBG application is misleading and false. Please read the application, page 7, VII. ENVIRONMENTAL AND OTHER ISSUES. Question A. states, "The project/activity may involve environmental conditions that may adversely impact the environment". Question D. states, "The proposed project/activity will result in the displacement of families or businesses". The applicant simply answers no to both questions. The applicant avoided any discussion of the loss of business or jobs at the Hotel Hana Maui. Again, the possible impact upon the Hotel Hana Maui is a "significant effect" as described in Hawaii Revised Statute 343-2.

The Hotel Hana Maui is one of the foundations of Hana's economy. The hotel has historically lost money or had a slim margin of profitability. A full Environment Impact Statement, which I requested, would fully examine the social and economic consequences upon the hotel and the families that depend upon it for

their livelihood. Hawaii Revised Statute 343-2 refers in part to adversely affecting the economic or social welfare.

2) Disclosure Documents

When I researched and compiled my complaint, I was unable to find any documents regarding the Hana Community Health Center at the Hana Library. I was looking for a copy of the County of Maui CDBG Draft Annual Action Plan For The Consolidated Plan for Program Year 2004. It was supposed to be available to the public at the library. It was not available. Two Hana librarians went through all their public documents to try to find it. The State librarian said the document had not been received. It took calls from the Hana Library, myself and the Hana Council Services Office in Hana to the CDBG Office to finally get the document to the Hana Library. This left me with barely enough time to make a timely filing of the complaint.

In talking with the Hana Council Services Offices I was told they had a copy of the Final Environmental Assessment/Finding of No Significant Impact, Hana Community Healthcare Campus, May, 2000. No other public documents regarding the Hana Community Health Center proposal were available at either the Hana Public Library or the Hana Council Services Office. This is an important point.

After I filed the complaint with the CDBG Office, I decided to follow up with the State Office of Environmental Quality Control (OEQC) to see if proper disclosures had been made in the May, 2000, Final Environmental Assessment. I expressed my concern that the full extent and impacts of the development (hotel, spa, restaurant, elderly housing) had not been discussed in the document.

To my surprise I was informed that a new disclosure document had been filed on March 29, 2004. OEQC published notification on April 8, 2004. The 30 day comment period started on that date. According to the State Office of Environmental Quality Control, Hawaii Administrative Rule 11-200-9 (a) #7, requires that a copy of the document to be available at the nearest state library. No copy was available to the public at the Hana Library. I request Maui County Corporation Council to write a legal opinion on the issue.

It should be noted that on April 2, 2004, I testified to the Maui County Council (Exhibit 14 of complaint). I stated "I request that this letter serve as legal notice to the County of Maui, State of Hawaii and United States Government that I request intervention at any point in this process that is allowed by law with notification by certified mail".

There is no question that I would have made comments and intervened if legally possible during the the review of the document published by the OEQC on April 8, 2004. My right to the information was denied. The document was not available to me at the Hana Library as required by Hawaii Administrative Rules. I

Page 4

request Maui County Corporation Council to write a legal opinion on the issue.

3) Legal Status of Hana Community Health Center (HCHC)

Since the CDBG Office has not responded to my questions regarding the legal status of the HCHC I went to the Hana Library and looked up information in the Hawaii Revised Statutes for your consideration.

First, there is no dispute that the original articles of incorporation stated in part that "The corporation shall have members, being those persons who have met the qualifications set forth in the Bylaws." I underlined the word shall to point out that shall is an indisputable legal term. At the time of the disputed privatization of the HCHC the Hawaii Revised Statute in effect at the time, 415-B, Hawaii Nonprofit Corporation Act, 415-32, states, "A meeting of the members shall be held at least once each year following the year of incorporation, unless this is dispensed with pursuant to unanimous written consent under section 415B-16". Unanimous written consent was not given by the membership to waive their meeting rights. The HCHC Board of Directors failed to conduct the HRS required membership meeting in 1997.

Subsequent to their failure to conduct the announced membership meetings in 1997 the HCHC Board of Directors abolished the membership and submitted amended Articles of Incorporation to the State of Hawaii. I question the HCHC Board's legal authority to abolish the membership or file amended articles of incorporation. If the HCHC was not legally conducting business in 1998 then the amended articles of incorporation were not in compliance with the law. Hawaii Revised Statute 415B-98 states, "Involuntary dissolution. A corporation may be dissolved involuntarily when it is established that (2) The corporation procured its articles of incorporation through fraud". I request Maui County Corporation Council write a legal opinion on the issue.

On the same subject, it is possible that the original HCHC Board of Directors was not elected by the membership. When the first membership meeting was held to elect board members in June of 1996 the volunteer health committee may have become the first board without election by the membership. I request Maui Corporation Council to request those minutes from the HCHC and write a legal opinion. As you know, the HCHC Board has refused to release minutes of meetings.

Once again, I request your help in resolving these issues for the community. Thank you for your consideration.

Sincerely yours,



JOHN BLUMER-BUELL
S.R. 111, HANA, MAUI, HAWAII 96713
PHONE AND FAX 808-248-8972
EMAIL blubu@aloha.net

July 2, 2004

Office of the Mayor, CDBG Program
Agnes M. Hayashi, CDBG Coordinator
200 South High Street
Wailuku, Maui, Hawaii 96793

U.S. Department of Housing and Urban Development (HUD)
500 Ala Moana Blvd. Suite 3A
Honolulu, Hawaii 96813-4918
Attention: Mark A. Chandler and Richard Knight
Sent Via U.S. Certified Mail

Subject: Additional written Comments On The Proposed Community Development Block Grant (CDBG) Submission for Project 5-Hana Nutrition Center, "A Key Component of the Planned Health and Wellness Village".

Aloha,

Maui Mayor Alan Arakawa conducted a meeting in Hana on June 21, 2004. Attached for your information is a copy of the Maui News, June 23, 2004, with the headline "Mayor tells Hana board to open up".

Public testimony was given regarding the proposed project. An important issue surfaced which raises additional serious questions and concerns regarding the proposed project and the accuracy of the CDBG application.

The issue raised was the use of poisons for maintenance of the Hana Medical Center and McDonald property. The "McDonald property" is the additional ten acres that the State of Hawaii purchased to help fulfill the community vision.

Hana resident Kathleen Street testified that during her tenure as head nurse at the Hana Medical Center poisons had been used for maintenance of the property. She also observed that poisons had been used for maintenance of the "McDonald property".

There is no question that Helani Farm used a number of restricted chemicals on the farm. Helani farm included the McDonald property. The chemicals used may include 2-4-D, 2-4-5-T, paraquat, Round Up and pre-emergence herbicides. The

combination of 2-4-D and 2-4-5-T is "agent orange". The long term dangers of agent orange are well documented from the war in Vietnam. Chemical fertilizers were also used extensively by Helani Farm.

Questions and concerns raised regarding the Hana Community Health Center's (HCHC) Organic Farm Project and Kupuna Nutrition Program.

* Is the Hana Community Health Center Organic Farm project certified organic by the Hawaii Organic Farmers Association (HOFA)?

The importance of organic certification should not be taken lightly. Decades of work by dedicated farmers have led to government recognition of organic farming standards and legal requirements for food labeling.

* Has the HCHC been serving and selling vegetables and herbs as "organic" that are not certified? If not certified organic, do the foods contain poisonous residues?

* Is the representation on page 9 of the CDBG application regarding the "HCHC's Organic Farm Project" true, an intentional misstatement, or is the applicant incompetent?

* Has the HCHC been serving HCHC Organic Farm Project vegetables and herbs as part of the Kupuna Nutrition Program? If not certified organic, do the foods contain poisonous residues?

* Is the \$161,130 Kupuna Nutrition Program, page 10 of the application, actually "Successful" as stated by the applicant if kupuna have been served vegetables and herbs from the HCHC Organic Farm Project that are not certified organic? Is the Kupuna Nutrition Program considered "Successful" if the foods contain poisonous residues?

* Has the HCHC been growing any GMO (Genetically Modified Organisms) food?

* What entity has been or is funding the HCHC Organic Farm Project?

Please answer the questions. Thank you for your consideration.

Sincerely yours,





November 22, 2004

John Blumer-Buell
S.R. 111
Hana, Maui, Hawaii 96713

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Mr. Blumer-Buell:

Thank you for your letter dated August 31, 2004 providing comments on the subject project. On behalf of the Hana Community Health Center (HCHC), we would like to provide the following information in response to your comments.

1. **Response to comment on legal standing of the Hana Community Health Center, Inc. (HCHC):** We appreciate your comments relating to the organizational framework of the HCHC. The HCHC is a duly registered entity with the State Department of Commerce and Consumer Affairs. We note that the environmental assessment document was prepared in the context of content requirements set forth in Title 200 of Chapter 11, Hawaii Administrative Rules, relating to Environmental Impact Statements. In this regard, the document addressed the substantive requirements relating to identification of the applicant and determination agency. The document also addressed environmental impact parameters as set forth in Title 200. Since the environmental assessment content requirements do not speak to internal organizational management and financial audit considerations, matters relating to operations-related documentation and financial disclosures were not included in the environmental assessment document.
2. **Response to comment on entitlement/permitting process:** A Change in Zoning to the P-1, Public/Quasi-Public district is required for the proposed project. Pursuant to Maui County Code, Section 19.31.020, permitted uses in the P-1 district include, offices for nonprofit charitable organizations and accessory uses and structures. The HCHC considers the proposed action in its entirety to fall within the use provisions set forth by Section 19.31.020.

The procedure for a community plan designation and amendment process is provided in Maui County Code, Chapter 2.80A.060, Revisions and

amendments of community plans. A copy of this procedure is attached hereto as Exhibit "A". Please note a Community Plan Amendment is not part of the subject application. The Change in Zoning procedures are provided in Maui County Code, Chapter 19.510, Application and procedures, and in Chapter 19.510.040, Change of Zoning. A copy of these procedures are attached herein as Exhibit "B". The procedures for a Change in Zoning apply to all applications, including Public/Quasi-Public, Hotel and application for parcels with more than one zoning district.

The lease, Department of Land and Natural Resources General Lease No. S-5548, is between the State of Hawaii and the Hana Community Health Center, Inc. It has not been transferred and continues to be leased to the Hana Community Health Center, Inc.

The estimated value of the lease at \$40,800.00 annually has been estimated by management of the HCHC and is recorded in the HCHC's annual financial audit. The estimated fair market value of the leased facilities is recorded as an in-kind contribution and in-kind rent expense. Information on the actual appraised value of the property has not been provided nor required for the purposes of the environmental assessment.

A State Certificate Of Need is not required for the proposed Health and Wellness Village.

3. **Response to comments on the economic viability of the project:** The preparation of the Hana Health and Wellness Village business plan was developed with the services of DKI and Associates, Inc. and Jim Burns, M.S. Health Care Administration. The business plan for the Nutrition Training and Development Center was completed by StarrMark Brand and Strategy, a Starr Seigle Communications Company. Both documents demonstrate the financial viability of the proposed project. Each component of the Wellness Village will be initiated only after the preparation of a separate business plan, and only when funds are made available for development. The HCHC considers the financial information and business plans to be confidential and not for public review.
4. **Response to comments on impact on the economy of Hana:** The services provided in the Hana Health and Wellness Village are primarily for the Hana community and are an extension of preventative care services offered by the HCHC. It is therefore, not considered direct competition with the private accommodation and tourist facility providers in Hana. Funding

evaluation regarding the use of public monies will be carried out by the funding source providers as applicable to their funding criteria.

Within the context of the environmental assessment, the provision of the services proposed by HCHC are viewed as a positive impact to the socio-economic welfare of the Hana community. It will allow HCHC to provide a greater range of health care services which are not currently available to the Hana residents. It will also provide new job opportunities and job training for the residents of Hana.

The estimated 100 jobs will be created over the 10-year time frame estimated to complete the Health and Wellness project. An average of approximately 10 new jobs per year is anticipated. Currently, most of HCHC staff are from Hana and are developing their skills "on the job". Local workforce development is and will continue to be the key to meeting the immediate and long-range staffing needs of HCHC. Opportunities for professional development, training and post-secondary education have been planned or initiated in such areas as medical billing, case management, phlebotomy, dental assistant, dental hygiene, medical assistant, nursing, exercise, fitness and physical therapy, nutrition, food preparation, farming and traditional cultural healing practices.

Since it is anticipated that most of the workers will be from the resident population and the job opportunities will occur over a period of 10 years, averaging approximately 10 jobs per year, the impact on the schools are not considered to be significant. The Hana High and Elementary School's 2002-2003 enrollment was 386 students. The school is designed for a total enrollment of 500 students.

5. **Response to comments on impact upon other Hana community organizations:** The HCHC has successfully collaborated with Hana High and Elementary School, Hana Youth Services and Hale Hulu Mamo (the Hana senior center). HCHC has attempted to and will continue in its efforts to collaborate with other community organizations in the delivery of health services.

The purpose of the environmental assessment is to address and assess the Hana Community Health and Wellness Village proposal as presented by HCHC.

6. **Response to comments on alternative plan of community and medical needs:** Alternative plans assessed in the EA document are based on the project alternatives developed by HCHC. We note that the scope of the environmental assessment is focused on the impacts of the proposed action. Assessment of day-to-day operations which are not directly related to environmental impact parameters (e.g., traffic trip generation, water use or wastewater generation) is considered to be beyond the scope of the Chapter 343, HRS process.

1. **Response to comments on traffic and infrastructure:** As indicated in the Draft EA, the Traffic Impact Analysis Report (TIAR) prepared for the 1999 proposal concluded the project would not significantly impact the traffic patterns around the project site. More recently, in the preparation of the current EA, the State Department of Transportation determined a traffic impact analysis was not required for the proposed Health and Wellness Village. The plans for the affordable housing development on adjacent lands were not available during the preparation of the current EA. Further coordination may be required as the plans for the adjacent housing development become formalized. This coordination will be carried out during the design phase of the Health and Wellness Village.

Site development of the Health and Wellness Village will be designed in consideration of natural site features to minimize land alteration. A detailed grading plan will be prepared for the site and a waste disposal plan will be submitted to the Department of Public Works and Environmental Management during the building permit review process.

8. **Response to additional questions:**

- a. As previously noted, internal organizational and financial information disclosures are not a part of the scope of the environmental assessment document.
- b. HCHC will coordinate with the Department of Health to determine if and how the Health and Wellness Village fits into the State bioterrorism and disaster plans.
- c. The Hana Health and Wellness Village will improve medical services by accommodating participants in chronic disease management programs in the wellness cottages; by providing physical fitness/therapy facilities; providing facilities for traditional cultural

John Blumer-Buell
November 22, 2004
Page 5

healing practices and treatment. The project will extend medical services through the development of a nutrition training center for weight management programs, the congregate meal program and home meal delivery program. Expansion of the current health center will provide extended medical services for primary health in the area of dental and mental health services, urgent care services.

- d. HCHC has cleared portions of the site for the development of gardens which are currently used to grow native plants and produce used in HCHC's Nutrition Programs.
- e. Funds generated for implementation of various Wellness Village components will not impact HCHC's funding for primary care. These funds are dedicated funding sources and cannot be redirected to some other use.

Again, thank you for your comments and participation in the environmental assessment review process.

Very truly yours,



Mich Hirano, AICP

MH:tn

Attachments

cc: Cheryl Vasconcellos, Executive Director, Hana Community Health Center

gya/hanactr/blumer.res

Title 2. Administration and Personnel

Chapter 2.80A GENERAL PLAN AND COMMUNITY PLANS

2.80A.060 Revisions and amendments of community plans.

A. Except as provided for in sections 2.80A.030 and 2.80A.050, all revisions or amendments to any community plan shall be reviewed and processed as follows.

B. All revisions or amendments to any community plan proposed by the planning director shall be referred to the appropriate planning commission for its review and recommendations. The commission shall hold a public hearing as soon thereafter as is practicable on such plans and revisions and shall transmit them, with its findings and recommendations, to the council for consideration and action. Such transmittal shall be made within one hundred twenty days after it is transmitted to the planning commission.

C. Any revision of or amendment to community plans may be proposed by the council and shall be processed in the same manner as if proposed by the planning director. Revisions and amendments shall be referred to the appropriate planning commission by resolution. If the appropriate planning commission disapproves of the proposed revision or amendment, or recommends a modification thereof, not accepted by the council, or fails to make its report within one hundred twenty days after receipt of the referral, the council may nevertheless pass such revision or amendment, but only upon the affirmative vote of at least two-thirds of its entire membership.

D. The State, or any individual or legally cognizable entity, may file an application for a community plan revision or amendment as to its property with the county planning department. All applications shall include the following:

1. Documents which identify the owner of the subject parcel of land and written authorization for the application by the owner;
2. Owner's name, address, and telephone numbers;
3. Agent's name, address, and telephone numbers, if applicable;
4. Tax map key number of the parcel and its street address, if available;
5. Locational map identifying the site, adjacent roadways, and identifying landmarks;
6. List of owners and lessees of record and their respective tax map key numbers located within a five-hundred-foot distance from the parcel. This list shall be derived from the most current real property tax list available at the real property tax division of the department of finance of the county within thirty days of the filing of the application with the director of planning. A map, drawn to scale, which clearly identifies the five-hundred-foot boundary surrounding the subject parcel and the parcels within the boundary;
7. Policies and objectives of the general plan applicable to the application and an analysis as to conformance to these policies and objectives;
8. A draft environmental assessment including, but not limited to, the following:
 - a. Identification of applicant or proposing agency;
 - b. Identification of approving agency which shall be the department of planning;
 - c. Identification of agencies consulted;
 - d. General description of the action's technical, economic, social, and environmental characteristics;
 - e. Summary description of the affected environment, including suitable and adequate location and site maps;
 - f. Identification and summary of major positive and negative impacts and alternatives considered, if any;
 - g. Proposed mitigation measures, if any;
 - h. Any other information the department may require in its consideration of every phase of the proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action making a determination; and
 - i. Compliance with chapter 200, title 11, state department of health rules.
9. The application fee as set forth in the county budget.

E. Upon completion of the requirements of chapter 343, Hawaii Revised Statutes, and chapter 200, title 11, state department of health administrative rules, the planning director shall refer the completed application to the appropriate planning commission and set the date for a public hearing, notice for which shall be provided as follows:

EXHIBIT A

1. The planning director shall notify the applicant and the appropriate state and county agencies of the date of the public hearing not less than forty-five calendar days prior to the date of the public hearing;
2. The planning director shall publish the notice of the date, time, place, and subject matter of the public hearing once in a newspaper printed and issued at least twice weekly in the county and which is generally circulated throughout the county at least thirty calendar days prior to the date of the public hearing;
3. The applicant shall provide notice of the public hearing date on the application to the owners and lessees of record located within a five-hundred-foot distance from the parcel identified in the application by complying with the following procedures:
4. The applicant shall:
 - a. Mail a notice of the date of the public hearing of the application in a form prescribed by the director of planning by certified or registered mail, return receipt requested, to each of the owners and lessees not less than thirty calendar days prior to the date of the public hearing,
 - b. Submit each of the return receipts for the certified or registered mail to the planning director not less than ten business days prior to the date of the public hearing, and
 - c. Publish the subject matter, in a form prescribed by the planning director, once a week for three consecutive weeks prior to the date of the public hearing in a newspaper which is printed and issued at least twice weekly in the county and which is generally circulated throughout the county.
 - d. For purposes of this section, notice shall be considered validly given if the applicant has made a good faith effort to comply with subsection E4 of this section.
- F. The planning director shall transmit a report on the application to the planning commission not less than six days prior to the date of the public hearing.
- G. Within sixty days after the appropriate planning commission has closed the public hearing and has voted to adopt findings, conclusions, and recommendations regarding the proposed amendment, the planning director shall transmit the commission's findings, conclusions, and recommendations to the council.
- H. Nothing in this section shall prevent concurrent processing of other actions related to the proposed revision or amendment.
- I. Prior to approving any revision or amendment to a community plan pursuant to this section, the council may hold a public hearing regarding the revision or amendment, which hearing shall be held in that community plan region. (Ord. 2316 § 2 (part), 1994)

Title 19. Zoning

Chapter 19.510 APPLICATION AND PROCEDURES

19.510.020 Applications which require a public hearing.

A. With the exception of section 19.510.020(B) and the specific requirements of each application, the general processing requirement for all applications which require a public hearing by a planning commission shall be as follows:

1. The planning director shall set the application for public hearing on the agenda of the planning commission;
 2. The planning director shall notify the applicant and the appropriate state and county agencies of the date of the public hearing not less than forty-five calendar days prior to the date of the public hearing;
 3. The planning director shall publish the notice of the date, time, place, and subject matter of the public hearing once in a newspaper printed and issued at least twice weekly in the county and which is generally circulated throughout the county at least thirty calendar days prior to the date of the public hearing;
 4. The applicant shall provide notice of the public hearing date on the application to the owners and lessees of record located within a five-hundred-foot distance from the parcel identified in the application by complying with the following procedures:
 - a. The applicant shall:
 - i. Mail a notice of the date of the public hearing of the application in a form prescribed by the director of planning by certified mail, return receipt requested, to each of the owners and lessees not less than thirty calendar days prior to the date of the public hearing,
 - ii. Submit each of the return receipts for the certified mail to the planning director not less than ten business days prior to the date of the public hearing, and
 - iii. Publish the subject matter, in a form prescribed by the planning director, once a week for three consecutive weeks prior to the date of the public hearing in a newspaper which is printed and issued at least twice weekly in the county and which is generally circulated throughout the county,
 - b. For purposes of this section, notice shall be considered validly given if the applicant has made a good faith effort to comply with subsection (A)(4)(a) of this section;
 5. The planning director shall transmit a report on the application to the planning commission, the applicant, the appropriate state and county agencies, and all interested persons not less than six business days prior to the date of the public hearing;
 6. Except as provided in section 19.510.020A.7, after holding a public hearing, the planning commission:
 - a. For applications which require final action by the county council, shall transmit its findings, conclusions, and recommendations to the county council, the applicant, public agencies, and all interested parties, and
 - b. For applications which require final action by the planning commission, shall notify the applicant, public agencies, and interested parties of the action taken by the planning commission.
 7. The commission shall transmit to the county council findings, conclusions, and recommendations for all changes in zoning and conditional use permits within ninety days, and within one hundred twenty days for all other applications requiring council approvals, after the application is deemed complete by the planning department. However, if a consolidated application for a community plan amendment and change in zoning is submitted, the findings, conclusions, and recommendations shall be transmitted within one hundred twenty days.
- B. All amendments to this title, including proposed zoning ordinances, land use ordinances, zoning maps, and regulations and any amendments or modifications thereto, may be proposed by the planning director, the county council or a planning commission and shall be processed as follows:
1. The planning director shall set the proposed amendment for public hearing on the agenda of the planning commission;
 2. If a resolution of the county council initiated pursuant to the charter of the county is transmitted to the planning commission, the director shall set a public hearing date not later than sixty calendar days from the date of the receipt of the resolution of the county council and within one hundred twenty calendar days upon receipt of the resolution, the planning commission shall transmit its findings and recommendations to the county council.

EXHIBIT B

3. The planning director shall notify the county council, and the appropriate state and county agencies, and those persons who requested notification of meetings pursuant to subsection A of this section. (Ord. 2316 § 3, 1994; Ord. 2032 § 5 (part), 1991)

Title 19, Zoning

Chapter 19.510 APPLICATION AND PROCEDURES

19.510.040 Change of zoning.

A. All applications for change of zoning shall be processed as applications which require a public hearing in accordance with the procedures set forth in sections 19.510.010 and 19.510.020 of this code and the following requirements:

1. The appropriate planning commission shall conduct a public hearing on all change of zoning applications;
2. Upon closing the public hearing and upon reviewing the report and recommendation of the planning director and all other applicable information on the application, the commission shall prepare a report which includes, but which is not limited to, the commission's findings of fact, conclusions of law, recommendations, and any recommended condition which the commission determines to be necessary pursuant to the conditional zoning provisions of this chapter;
3. Upon appropriate action by the commission, the director of planning shall transmit the report of the commission to the county council;
4. The county council may grant a change of zoning if all of the following criteria are met:
 - a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county,
 - b. The proposed request is consistent with the applicable community plan land use map of the county,
 - c. The proposed request meets the intent and purpose of the district being requested,
 - d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements,
 - e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area, and
 - f. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.

B. Protests. Protests may be filed with the appropriate planning commission prior to or on the public hearing date of the application being protested. In the case in which the owners or lessees of forty percent or more of the land located within a five-hundred-foot distance from the boundaries of the subject parcel have filed written protests, the ordinance which grants the application shall not become effective unless approved by a vote of seven members of the county council.

C. Project Master Plan and Development Plan. The applicant shall submit a project master plan and development plan, as provided in this title. (Ord. 2032 § 5 (part), 1991)

Gare Feuerstein SEP 09 2004
PO Box 685
Hana, HI 96713
9-7-04

To whom it may concern:
Munekiyo and Hiraga Inc.
305 High st. suite 104
Wailuku, HI 96793

Hana has strongly resisted becoming a highly developed area for tourism and is considered one of the last bastions of the Hawaiian way of life. If the zoning for the Wellness Village Project is changed from interim Public/Quasi-Public (actually Agricultural) to Urban, to allow the development of the Wellness Village, it will open the way for further urban development. In the past, Hana has rejected development projects such as a golf course and a 104 unit rental in Wakiu district. The size of the bridges has been kept one-lane; all to keep Hana the unique place that it is. Can you produce evidence that the community has discussed, evaluated and accepted the Wellness Village development? Do you have any documentation of this?

Do you have documentation, such as graphs, of projected profits from specific services provided by the Wellness Village? Do these demonstrate how many years it is expected to take for the county, state and federal government to realize any savings in its funding of HCHC programs when the costs of funding the Wellness Village are subtracted? Assuming that a specific amount of profits are made and used to fund HCHC programs, and using those figures based on the Wellness Village Business Plan (assumed to exist although the public is not allowed to see it), in what year will the Wellness Village actually save the public treasury money by its donated profits? Please provide documentation in the form of specific, dollar-amount projections of costs contrasted with projected profits, and fitted into a time-frame so that the public may know when the planners of the Wellness Village expect to realize the promised monetary results from their plan.

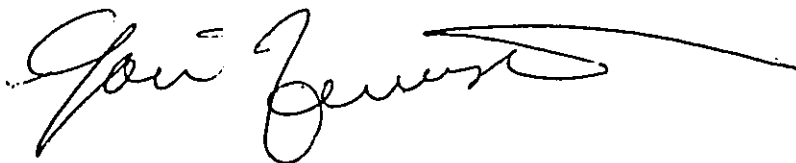
The Hina Marketplace, which has been vacant and deteriorating for ten years or more was a use of public funds which failed to create a long lasting benefit for the community. In fact it has hurt the community by giving us a bad reputation for funding for future projects; by causing division and by wasting a resource which was more valuable as a vacant lot than as an abandoned strip-mall which cannot be either developed or torn down at this point. Obviously it takes more than an attractive idea and a lot of money to produce success. What independent persons or organizations have reviewed or contributed to the business plan for the Wellness Village? What are their credentials and track record for success in business? How thorough was their evaluation?

What persons or organizations are going to manage the business venture, the Wellness Village? What are their track records and credentials for managing a for-profit business?

Why is kupuna housing delayed to stage 3 (last stage) of the plan? Can this be shown to reflect the priorities of the community? What population projections and need assessments were done to justify waiting ten years and providing only five units?

1. Hana already has distance learning and job training services available through Maui Community College. How is this duplication of services justified?
2. What is meant by "business center?" What physical facility is indicated, and what specific purpose will it serve that could not be served by existing facilities?
3. Re page 9, end of top paragraph, what is meant by "enhance Hana's rural lifestyle?" Please explain how the Wellness Village "enhances" our rural lifestyle. It appears to be turning it less rural; some would consider this an enhancement, so I would like to know exactly what you mean by "enhance."
4. At full project build-out, the project will not meet current code requirements for parking. A request for a variance will be required. Codes are made to protect the quality of the environment, such as providing adequate parking and so on. Why should the code be watered down? How is this justified?
5. Considering the history of chemical use in the projected organic garden area, how many years are estimated before the garden can be designated organic in accordance with Federal guidelines? Have any chemical assays of soil or produce been done?
6. Exactly which services are to be available to residents and at what rates, as contrasted to those services for visitors. Will visitor rates be different? Statements to Hana residents have been contradictory and confusing. We are told that the Wellness Village will not be competition to other tourist facilities because they will offer low cost services to Hana residents, such as lomi lomi. We are also told that the profits from visitors will be put toward funding HCHC programs. Apparently visitors will be charged prices that will generate a profit. How is this different from a hotel or rental generating profit? How is this not government-subsidized competition?
7. Will the Wellness Village pay the Hotel and Excise tax?

Thank you for your consideration of these issues.

A handwritten signature in cursive script, appearing to read "Jon Jensen", with a long horizontal flourish extending to the right.



November 22, 2004

Gail Feuerstein
P.O. Box 695
Hana, Maui, Hawaii 96713

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Ms. Feuerstein:

Thank you for your letter providing comments on the subject project. On behalf of the Hana Community Health Center (HCHC), we would like to provide the following information in response to your comments.

1. **Response to comment that the community has discussed, evaluated and accepted the Wellness Village development:** The discussion and evaluation of the proposed Hana Health and Wellness Village is part of the environmental assessment process. The acceptance of the development will be determined by the following entitlement approval process: approval of the District Boundary Amendment application by the State Land Use Commission; recommendation for approval of the Change in Zoning application by the Hana Advisory Committee to the Maui Planning Commission; recommendation for approval of the Change in Zoning application by the Maui Planning Commission to the County Council; and approval of the Change in Zoning application by the County Council. To further public participation, HCHC also conducted a community meeting on August 30, 2004 to discuss the proposed project and receive comments on the Draft EA.
2. **Response to comment on financial feasibility of the Health and Wellness Village:** The preparation of the Hana Health and Wellness Village business plan was developed with the services of DKI and Associates, Inc. and Jim Burns, M.S., Health Care Administration. The business plan for the Nutrition Training and Development Center was completed by StarrMark Brand and Strategy, a Starr Seigle Communications Company. Both documents demonstrate the financial viability of the proposed project. Each component of the Wellness Village will be initiated only after the preparation of a separate business plan, and only when funds are made available for development. Funding agencies will assess HCHC's financial information

and other performance criteria in making their decision to financially support project components.

We note that the environmental assessment document was prepared in the context of content requirements set forth in Title 200 of Chapter 11, Hawaii Administrative Rules, relating to Environmental Impact Statements. Since the environmental assessment content requirements do not speak to internal organizational management and financial audit considerations, matters relating to operations-related documentation and financial disclosures were not included in the environmental assessment document.

3. **Response to comment on the management of the Health and Wellness Village:** The HCHC will manage the Health and Wellness Village. The HCHC has successfully managed the Hana Community Health Center for more than seven years.
4. **Response to comment on kupuna housing:** The phasing of the kupuna housing as well as other components of the Health and Wellness Village is based on prioritization of needs and availability of project specific funding for the development. As a result, the kupuna housing may be implemented earlier, if funding becomes available. The number of units to be built is based on a targeted source of federal funding which limits the number of units to be built at any one time to five units. An area to the east of the kupuna housing has been identified for expansion, if required. This area is presently taken up by the patient records building and ambulance personnel housing.
5. **Response to specific numbered comments:**
 1. The programs currently offered through Maui Community College (MCC) distance learning and job training opportunities do not meet HCHC specific work force development needs or the continuing medical education requirements of HCHC's professional staff. The proposed technology training center will enable HCHC to expand its current telemedicine capabilities through connectivity with medical centers, medical schools and hospitals throughout the country. The facility will also expand training opportunities for health care professionals interested in rural medicine, and also allow HCHC staff to participate in health and wellness seminars that take place in the state and throughout the country. HCHC plans to work with MCC in the

development of distance learning programs that will meet HCHC needs.

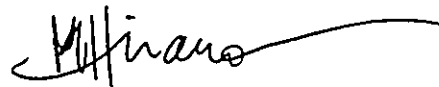
2. The business center will provide office support for HCHC's programs in the way of document production, copying, printing, laminating, binding, packing and shipping. Computer stations will also be provided for telecommunication and professional services. These facilities will also be available to the community.
3. The proposed project will enhance Hana's rural lifestyle through the promotion of traditional healing practices, and ways of living as part of an integrated, holistic approach to better health and fitness.
4. Parking requirements have been further reviewed and an alternative development plan has been proposed resulting in a reduction in the total floor area of the proposed Health and Wellness Village. The reduction in size of the various buildings has also reduced the parking requirements and a parking variance will not be required. This alternative will be discussed in the Final EA document.
5. HCHC does not sell or market produce grown on the premises as "organic". However, no chemical fertilizers or pesticides have been used in the area currently being used to grow fruits, vegetables and Hawaiian medicinal plants for more than seven years. HCHC's produce is grown "chemical free", although not yet "certified organic". HCHC is working with the Hawaii Organic Farmers Association to achieve the "certified organic" standard. HCHC has not carried out any chemical assessment on the soil or produce.
6. HCHC provides health care services to all people in need, regardless of their ability to pay. Services are provided according to a sliding fee scale which is based on federal poverty guidelines. In order to determine whether patients are eligible for services at discounted rates, they are required to provide financial information to HCHC including household size and income. A similar system of charges will be initiated for various components of the Health and Wellness Village.
7. HCHC does not pay the Excise tax on health care services provided. HCHC pays the Excise tax on non-related business. HCHC will

Gail Feuerstein
November 22, 2004
Page 4

consult with a tax attorney to determine appropriate application of
taxes for the Health and Wellness Village.

Again, thank you for your comments and participation in the EA review process.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Executive Director, Hana Community Health Center
gya@hanacirfeuerstein.res

SEP 09 2004

September 6, 2004
H.C, Box 109
Hana, Hi. 96713

Munekiyo and Hiraga
305 High Street Ste. 104
Wailuku, Hi. 96793

Re: Environmental Impact Assessment
Hana Community Health Center
Hana Community Health & Wellness Village

To Whom It May Concern:

Although HCHC states that many community surveys were conducted as the input that led to the present plan, now is the time for HCHC to get further feedback from a greater part of the community. It is difficult to know the appropriate venue for this. I am doubtful that commenting on the EIA is that venue; however I'm frustrated in this regard.

The plan presentation was very impressive and brings up several questions as follows.

In the year 2000 HCHC stressed the need for an urgent care facility, where is that in this plan?

It is my understanding that in order for the entire plan to go forward, the zoning would have to be changed from agriculture to urban. Has the change to urban zoning been considered as part of the environmental impact on the surrounding area which would be more vulnerable to zoning changes? In order to preserve the rural quality of Hana, it is extremely important that zoning changes do not lead to unplanned sprawl. It is my understanding that the Wellness Cottages part of the plan triggers the need for urban zoning. If this is the case, I think this phase of the project should be reevaluated and that more in depth community input should be gathered.

I would like to know if a certificate of need was obtained for this project. The general lease that HCHC obtained was to provide health care services to Hana and East Maui. Wellness cottages are proposed for people who would visit Hana for their well being, a lovely opportunity for them, but not one I, as a Hana resident, want my tax dollars used for.

The Tech. Training and Conference Center and Fitness Center are described as places Hana residents would use. Wouldn't it be more accurate to say, Hana residents associated with HCHC? As a health professional living in Hana for the last four years and

Maui for fourteen, I am extremely frustrated and disappointed in the limited and most times complete lack of cooperation between HCHC and other professionals who have clients in common. In many cases HCHC has duplicated services already being provided which is contraindicated according to Best Practices guidelines. Collaboration has been one of the primary considerations of granting institutions for the past fifteen years, if not longer. HCHC's record in this is unacceptable. The social impact of this practice is very disturbing to a small community already challenged with minimal economic opportunities, family strife, geographic isolation and poor health.

Although many families have found the care they needed at HCHC, many others feel confidentiality is compromised there. Others have found the quality of care unacceptable. Although expansion is often seen as the answer to meeting needs, I believe that quality care is most important to patients. In that regard I would like to see a heliport located at HCHC. This would reduce the amount of time it takes to get a patient to another medical facility, when needed, by eliminating the ambulance trip from HCHC to Hana airport. This would save gas, EMT time and increase the availability of our one ambulance.

There are currently two M.D.s and at least three RNs living in East Maui who have had to seek employment outside of Hana because HCHC has chosen to hire professionals from elsewhere. This kind of policy impacts the environment by increasing the number of cars traveling on Hana Highway and puts added stress on the already tapped out affordable local housing market. Employee housing, featured in the plan, would be less of a problem if professionals living in Hana were hired by HCHC.

I hope my questions and comments are helpful in the ongoing process of improving the health and wellbeing of the people of Hana and East Maui.

Sincerely your,

A handwritten signature in cursive script that reads "Kristin Gillette".

Kristin "Kit" Gillette M.Ed.



November 22, 2004

Kristin Gillette, M. Ed.
H.C. Box 109
Hana, Maui, Hawaii 96713

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Ms. Gillette:

Thank you for your letter dated September 6, 2004 providing comments on the subject project. On behalf of the Hana Community Health Center, we would like to provide the following information in response to your comments.

1. **Response to comment on community participation:** Public awareness of the project is being promoted through the EA process. Additionally, opportunities for public participation will further be provided through the land use entitlement processes. HCHC also conducted a community meeting on August 30, 2004 to discuss the project and receive comments on the draft EA.
2. **Response to comment on urgent care facility:** The Draft EA disclosed the new facilities proposed for the Hana Health and Wellness Village. It also made reference to the 1999 expansion plans and indicated that components of the 1999 proposal were retained and modified in the revised plans as described in Chapter 1. D. of the document. HCHC currently provides urgent care services and facilities for an ambulance and ambulance personnel. The Urgent Care Clinic will continue to be housed in the existing Community Health Center building. The Ambulance Service Bay will be relocated to the existing Community Health Center building when the expansion and renovation of the health center building takes place. A component of the 1999 proposal that was not described in the 2004 Hana Community Health and Wellness Village proposal is the plan to renovate and expand the existing health center building to accommodate future requirements and uses. The renovation to and expansion plans for the existing health center will be presented in the Final EA document.
3. **Response to comment on change from agricultural to urban district:** The request to change from the Agricultural and Rural districts to Urban district is for the State Land Use Commission District Boundary Amendment (DBA). The assessment for this change is made in accordance with the State Land Use Commission

Rules, Chapter 15-15, Hawaii Administrative Rules, and is provided in Chapter II.B. of the Draft EA. The HCHC property is located in immediate proximity to the Maui Police Department's Hana Substation, the Hana Fire Station and the County of Maui, Department of Public Works and Environmental Management's baseyard. The proposed Health and Wellness Village is consistent with these land uses which provide public services to the Hana region. Centralizing these public service land uses will not lead to unplanned sprawl.

The wellness cottages, as well as other components of the plan including administrative offices, conference and technology center, physical therapy/fitness center, kupuna housing and traditional cultural healing center necessitate the DBA from Agricultural and Rural districts to Urban district.

4. **Response to comment on certificate of need:** A certificate of need is not required for the proposed Health and Wellness Village and therefore, has not been obtained. The proposed Health and Wellness Village will expand the health care services provided in Hana and East Maui. The proposed Health and Wellness Village constitutes the provision of medical services, assisted living services, health education and related community services. Provision of these services is consistent with the State of Hawaii's lease to HCHC.

The wellness cottages will primarily be used to accommodate participants in chronic disease management programs, professional training and workforce development programs.

The facilities provided in the Health and Wellness Village will be available to all Hana and East Maui residents, as well as others who need the services. Please note that HCHC currently provides services to many non-Hana and East Maui residents.

5. **Response to comment on collaboration with other health care professionals and organizations:** The HCHC has successfully collaborated with Hana High and Elementary School, Hana Youth Services and Hale Hulu Mamo (the Hana senior center). HCHC has attempted to and will continue in its efforts to collaborate with other community organizations in the delivery of health services.
6. **Response to comment on quality of care:** HCHC is committed to providing quality care to all patients. HCHC maintains a Quality Assurance/Performance Improvement System to assure excellence in the quality of care provided. The system is designed to increase accountability, support quality improvement, facilitate and support clinical decisions, monitor the population's health status, empower patients

and families to make informed health decisions and provide evidence to eliminate wasteful practices. HCHC's quality assurance program measures, monitors and improves performance in key aspects of clinical and service quality for their patients, health care providers, and employees. Specifically, the system includes, but is not limited to:

- Review and evaluation of preventive health services, acute and chronic conditions, ambulatory services, high volume high risk services, primary care and continuity care;
- Development, implementation and monitoring of practice guidelines;
- Regulatory and accreditation compliance;
- Development and implementation of health and disease management programs;
- Medical record review/documentation audits;
- Patients and provider satisfaction surveys; and
- Monitoring, evaluation and resolution of patient complaints and grievances.

All professional licenses are checked by HCHC via the State of Hawaii Licensing Department and educational backgrounds are verified. Each insurance company that participates with HCHC fully credentials medical practitioners before they can participate in the insurance plan. Maui Memorial Medical Center also credentials all HCHC physicians prior to granting privileges. Following employment, HCHC assures that all continuing professional education (CPE) requirements are met so that provider licensure is maintained.

The monitoring, evaluation and improvement of patient satisfaction is an important component of HCHC's Quality Assurance/Performance Improvement Program. This is accomplished through the use of confidential patient surveys both written and by telephone and through a suggestion box located within the health center. The aggregation, analysis and trending of patient complaints takes place throughout the year. The process for addressing individual instances of potential poor quality and patient complaints includes a formal system of review, evaluation and follow-up action through an "occurrence report" process. Additionally, HCHC conducts periodic community needs assessments and focus groups to identify unmet service needs and determine overall satisfaction with HCHC's programs. HCHC implements a "Patient Bill of Rights and Responsibilities" to strengthen consumer confidence in HCHC services and programs, as well as to encourage patients to take an active role in their own health care. The Consumer Bill of Rights and Responsibilities established by the Advisory Commission on Consumer Protection and Quality in the Health Care Industry is the basis for HCHC's "Bill of Rights".

Kristin Gillette, M. Ed.
November 22, 2004
Page 4


The Board of Directors maintains oversight for the Quality Assurance/Performance Improvement Program and assures that adequate resources are provided to maintain its effectiveness. The Executive Director is responsible for implementation of the program through the Medical Director and the establishment of a multidisciplinary committee consisting of management and medical staff.

HCHC's medical services are also reviewed by all third party payers, i.e. HMSA, Aloha Care, Medicaid, Medicare, etc., as well as state and federal funding sources. As a result of HCHC's high quality program, HCHC has never been denied status as a participating health plan provider, and has continued to receive public funding for the provision of primary health care services.

7. **Response to comment on the location of a heliport:** HCHC's premises have been deemed unsafe as a helicopter landing site by the State Emergency Medical Services division, for both the helicopter personnel, as well as those on the HCHC premises.
8. **Response to comment on hiring local professionals:** HCHC is an Equal Opportunity Employer. Employment opportunities at HCHC are announced in an open and public fashion. Applicants must be qualified to work at HCHC and be able to perform his or her job in an ethical, effective, professional manner according to the requirements of the position. The retention and continued employment of an HCHC employee is contingent on satisfactory job performance and support of HCHC's mission and goals. Of HCHC's 24 employees, 14 were born, raised and reside in Hana, 6 relocated to Hana, and 4 live outside of Hana when not working.

Again, thank you for your comments and participation in the environmental review process.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Executive Director, Hana Community Health Center
gya/hanactr/gillette.res

AUG 18 2004

Hana Coast Realty, Inc.

Post Office Box 507

Hana, Maui, Hawaii 96713

Phone (808) 248-7002

Fax (808) 248-7270

e-mail: hanaland@maui.net

website: hanacoastrealty.net

August 16, 2004

Mich Hirano
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

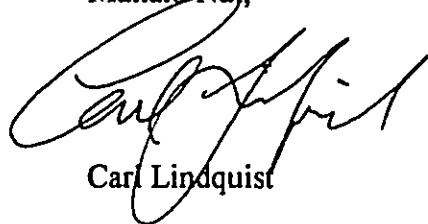
Re: Hana Community Health and Wellness Village
Draft Revised Environmental Assessment

Aloha:

In reviewing the Revised Environmental Assessment, I note that the Health Care Clinic, Urgent Care Clinic and Ambulance Service Bay included in the earlier, (2000), Environmental Assessment, seem to have been eliminated. Am I correct in interpreting this to mean that the Health Care Clinic and Urgent Care Clinic will remain the same size and in the same building now being utilized for that purpose?

Also, since the Community Health and Wellness Village purport to be self sustaining, I wonder if there is a business plan or other financial projection which supports this premise?

Mahalo Nui,



Carl Lindquist



November 22, 2004

Carl Lindquist
Hana Coast Realty, Inc.
P.O. Box 507
Hana, Maui, Hawaii 96713

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Mr. Lindquist:


Thank you for your letter dated August 16, 2004 providing comments on the subject project. On behalf of the Hana Community Health Center, we would like to provide the following information in response to your comments.

1. **Response to comment regarding the Urgent Care Clinic and Ambulance Service Bay:** The Draft EA disclosed the new facilities proposed for the Hana Health and Wellness Village. In Chapter I, reference was made to the 1999 expansion plans and described components of the 1999 proposal that were modified in the current Health and Wellness Village proposal. HCHC currently provides urgent care services and facilities for an ambulance and ambulance personnel. The Urgent Care Clinic will continue to be housed in the existing Community Health Center building. A component of the 1999 proposal that was not described in the 2004 Hana Community Health and Wellness Village proposal is the plan to renovate and expand the existing health center building to accommodate future requirements and uses. The renovation to and expansion plans for the existing health center will be presented in the Final EA document. The Ambulance Service Bay will be relocated to the existing Community Health Center building when the expansion and renovation of the health center building takes place.
2. **Response to comment regarding self-sustainability of the proposed project:** The preparation of the Hana Health and Wellness Village business plan was developed with the services of DKI and Associates, Inc. and Jim Burns, M.S. Health Care Administration. The business plan for the Nutrition Training and Development Center was completed by StarrMark Brand and Strategy, a Starr Seigle Communications Company. Both documents demonstrate the financial viability of the proposed project.

Carl Lindquist
November 22, 2004
Page 2

Again, thank you for your comments.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Executive Director, Hana Community Health Center
gya/hanactr/hanacoast.res

SEP 03 2004

Chad Meyer, MD, MSc, DTMH
Family & Tropical Medicine
hanablue@gte.net

PO Box 756
Hana-Maui, Hawaii 96713
808-248-7669

3 September, 2004

Attn: Mich Hirano
Munekiyo & Hiraga, Inc
305 High Street, Suite 104
Wailuku, Hawaii 96793

subject: Commentary on Hana Community Health and Wellness Village
Draft Revised Environmental Assessment (2004)

Please address the following topics as related to the proposed Draft Revised Environmental Assessment (2004) of the Hana Community Health and Wellness Village.

1. Urgent care facility.

The project plans included in the 2000 EA called for renovation of the existing HCHC, and construction of a new health care clinic including an urgent care facility and an ambulance service bay. In the 2004 EA modification these items have been eliminated. If modification of the existing clinic building, creation of an urgent care facility, and construction of an ambulance bay were deemed essential in the 2000 EA, why have they been deleted from the 2004 proposal?

2. Urban zoning.

The 2004 EA calls for rezoning of parcel 24 (TMK (2)1-4-0003:24) , as well as parcel 22 (TMK (2)1-4-003:22) from agriculture/rural to urban. An inherent long respected value of East Maui is its rural culture and tradition. What component of the project necessitates a change to urban zoning?

3. General lease No S-5548.

A 25 July, 2003 letter from Mich Hirano to Dierdre Mamiya, Adm DLNR references General Lease No S-5548 which authorizes HCHC lease of parcels 22 and 24 for providing health care services to the residents of the Hana region. Concern is raised as to whether a wellness center focused on generating income primarily from non-residents fulfills this lease intent. Please provide a full copy of the lease agreement.

4. Historical Site 3150.

Site 3150 has been designated significant for cultural value. Brief archaeological inventories were conducted in 1993. In a 21 July 1993 letter Keith Ahue, chairperson with DLNR, noted the need for archaeological data recovery from site 3150. In a March 1995 letter Don Hibbard of DLNR accepted a draft mitigation plan for historical site 50-50-13-3150. That letter recommended excavations be increased for feature B (a large enclosure). The referenced documents are eleven and nine years old respectively. Please describe plans for data recovery and describe how these archaeological structures will be incorporated in the architectural plans for the proposed project.

5. Financial feasibility.

This proposal as described represents the largest public funded community development ever attempted in Hana. This project has a stated goal of making HCHC economically self-sufficient. However, financial details are not provided in the project description, nor is a financial feasibility analysis mentioned. These important issues may be beyond the scope of the EA, but financial impact will greatly effect the social and cultural framework of the local community. Misguided development can place HCHC in worse financial circumstances, jeopardizing the ability of HCHC to provide essential and expanded health care services. Inappropriate focus on a profit making wellness center can delete attention from the primary mission of HCHC: providing sound primary community health care. Tax and private donor money comes at a premium and needs to be prioritized to programs that most effectively address the health care needs of the community. When and how will the relevant financial data be made available for review?

6. Community participation in planning.

The wellness center has components which can greatly enhance preventative health care needs. The nutrition center, for example, is an outstanding idea. However, other components have been questioned on the basis of their feasibility or need. As an example, the plan includes a large community swimming pool. This represents a huge expenditure for construction, and for staffing and maintenance. Community pools exist across Maui and are operated by Dept of Parks and Recreation and fully tax supported because they are by nature not financially self-supporting. Is this facility (and its financial responsibility) best placed under HCHC or under Dept of Parks? Additionally, components that might benefit the program are lacking. Examples include the following:

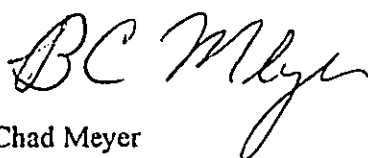
- inclusion of a helipad for 24 hr medevac services
- inclusion of a memorial to Queen Kaahumanu who was raised near the parcel 22 site
- more flexibility in design to permit expansion of the Kupuna housing (limited to 5 units in the current plan and without room for future expansion

If this program is to succeed, widespread community endorsement is required. In the past HCHC has not satisfactorily collaborated with other service providers. Focus groups are not a substitute for full community participatory planning. Specifically, is the planning for this mammoth project in the hands of a few selected individuals, or is it a process permitting larger community input. Success of such programs requires widespread community support and participation. Describe how community members and other service provider organizations can contribute in the design and implementation of this project.

7. Certificate of Need.

Please advise if a Certificate of Need has been requested and approved for the outlined project.

Sincerely,


Chad Meyer



November 22, 2004

Chad Meyer, MD, Msc, DTMH
Family and Tropical Medicine
P.O. Box 756
Hana, Maui, Hawaii 96713

SUBJECT: Hana Community Health and Wellness Village
Draft Environmental Assessment (EA)

Dear Dr. Meyer:

Thank you for your letter dated September 3, 2004 providing comments on the subject project. On behalf of the Hana Community Health Center (HCHC), we would like to provide the following information in response to your comments.

1. **Response to comment regarding the Urgent Care Facility:** The Draft EA disclosed the new facilities proposed for the Hana Health and Wellness Village. In Chapter I, the 1999 expansion plan and components of the 1999 plan that were modified in the current Health and Wellness Village proposal were described. HCHC currently provides urgent care services and facilities in the existing Community Health Center building and the ambulance and ambulance personnel are housed in an adjacent building. The Urgent Care Clinic will continue to be housed in the existing Community Health Center building. The Ambulance Service Bay will be relocated to the existing Community Health Center building when the administration office building is developed. A component of the 1999 proposal that was not described in the 2004 Hana Community Health and Wellness Village proposal is the plan to renovate and expand the existing Community Health Center building to accommodate future requirements and uses. The renovation to and expansion plans for the existing health center will be presented in the Final EA document.
2. **Response to comment regarding urban zoning:** The HCHC property is identified by TMK 1-4-03: Parcel 22 and 24. These parcels are located in the State Land Use Commission (LUC) Rural and Agricultural districts. Uses permitted in the State LUC Agricultural district are restricted to cultivation of crops, raising of livestock, farm dwellings, public and private open space, and utility lines and roadways. Uses permitted in the LUC Rural district are restricted to small farms and low density residential uses. Therefore, a State

LUC District Boundary Amendment is required to change the designation of the underlying land to the Urban district to allow the proposed uses envisioned for the Hana Community Health and Wellness Village. The components of the project that necessitates the change to the Urban district are the uses specific to the administrative offices, conference and technology center, physical therapy/fitness center, nutrition training center, kupuna housing, wellness cottages and traditional cultural healing center.

3. **Response to comment on general Lease No. S-5548:** The proposed Health and Wellness Village will provide medical services in the areas of assisted living services, health education and related community services. Provision of these services are consistent with the State of Hawaii lease to HCHC. As requested, a copy of the lease is enclosed herein as Exhibit "A". Please note HCHC, services are currently provided to many non-residents who are in need of medical services.
4. **Response to comment on Historical Site 3150:** The plan for data recovery is provided in Appendix B of the Draft EA, which include the Archaeological Inventory Survey of the property and Mitigation Program for Site 3150. The excavations carried out during the data recovery and reported in the Mitigation Program demonstrated Site 3150 did not contain a significant subsurface deposit. The data recovery was completed and no further work at this site was recommended. The 1999 Final EA indicated the SHPD also determined that the project would have no effect on archaeological resources on this parcel. Based on this determination, there are no plans to incorporate these features in the proposed Health and Wellness Village plans.
5. **Response to comment on financial feasibility:** Funds generated for implementation of various Wellness Village components will not impact HCHC's funding for primary care. These funds are dedicated funding sources and cannot be redirected to some other use.

The preparation of the Hana Health and Wellness Village business plan was developed with the services of DKI and Associates, Inc. and Jim Burns, M.S. Health Care Administration. The business plan for the Nutrition Training and Development Center was completed by StarrMark Brand and Strategy, a Starr Seigle Communications Company. Both documents demonstrate the financial viability of the proposed project. Each component of the Wellness Village will be initiated only after the preparation of a separate business plan, and only when funds are made available for development. We note that the environmental assessment document was prepared in the context of content

Chad Meyer, MD, Msc, DTMH
November 22, 2004
Page 3

requirements set forth in Title 200 of Chapter 11, Hawaii Administrative Rules, relating to Environmental Impact Statements. In this regard, the document addressed the substantive requirements relating to identification of the applicant and determination agency. The document also addressed environmental impact parameters as set forth in Title 200. Since the environmental assessment content requirements do not speak to internal organizational management and financial audit considerations, matters relating to operations-related documentation and financial disclosures were not included in the environmental assessment document.

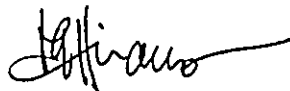
6. **Response to comment on community participation in planning:** We note that the focus of the pool is not recreational. The pool facilities are an integral component of physical fitness/therapy programs such as water aerobics, pain management and low impact exercise programs.

The community was involved in the planning process through seven focus groups to identify the health service needs. Public awareness of the project is being promoted through the EA process. In this regard, an informational meeting was held on August 30, 2004 to review plans and to receive comment on the Draft EA. Additionally, opportunities for public participation will further be provided through the land use entitlement processes.

7. **Response to comment on certificate of need:** A certificate of need is not required and therefore, has not been requested for the proposed Health and Wellness Village project.

Again, thank you for your comments and participation in the EA process.

Very truly yours,



Mich Hirano, AICP

MH:tn
Attachment
gya/hanacl/meyer.res

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Tax Map Key No. (2)1-4-03:22 and 24

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

GENERAL LEASE NO. S-5548

between

STATE OF HAWAII

HANA COMMUNITY HEALTH CENTER, INC.

situate at

Kawaiipapa, Hana, Maui, Hawaii,
Part 1 containing an area of 10.071 acres, and
Part 2 containing an area of 2.035 acres

FILED, APPROVED
Department of the
Attorney General

FILED, APPROVED
Department of the
Attorney General

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STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

GENERAL LEASE NO. S-5548

THIS LEASE, made this 16th day of August, 1998, by and between the STATE OF HAWAII, hereinafter referred to as the "Lessor," by its Board of Land and Natural Resources, called the "Board," and HANA COMMUNITY HEALTH CENTER, INC., a Hawaii non-profit corporation, whose address is Post Office Box 807, Honolulu, Hawaii 96713, hereinafter referred to as the "Lessee";

WITNESSETH:

The Lessor, pursuant to Act 263, 1996 Legislature and Section 171-43.1, Hawaii Revised Statutes, and for and in consideration of the rent to be paid and of the terms, covenants and conditions herein contained, all on the part of the Lessee to be kept, observed and performed, does lease unto the Lessee, and the Lessee does lease from the Lessor the premises situate at Kawaipapa, Hana, Maui, Hawaii, identified as "Hana Community Health Center Site, Parts 1 and 2," Part 1 containing an area of 10.071 acres and Part 2 containing an area of 2.015 acres, more particularly described in Exhibit "A" and delineated on Exhibit "B," both attached hereto and made parts hereof, subject, however, to Executive Order Nos. S-3368 and S-3549. The Board on January 16, 1998 approved the cancellation of Executive Order Nos. S-3368 and S-3549. These executive orders will be cancelled by the Governor.

TO HAVE AND TO HOLD the leased premises unto the Lessee for the term of fifty-five (55) years, commencing on the 1st day of July, 1997, up to and including the 30th day of June, 2052, unless sooner terminated as hereinafter provided, the Lessor reserving and the Lessee yielding and paying to the Lessor at the Office of the Department of Land and Natural Resources, Honolulu, Oahu, State of Hawaii, an annual rental as provided hereinbelow,



payable in advance, without notice or demand, in annual installments on July 1st of each and every year during the term as follows:

A. For the fifty-five (55) years, the sum of ONE AND NO/100 DOLLARS (\$1.00) per annum.

B. The interest rate on any and all unpaid or delinquent rentals shall be at one percent (1%) per month, plus a service charge of FIFTY AND NO/100 DOLLARS (\$50.00) per month for each month of delinquency.

RESERVING UNTO THE LESSOR THE FOLLOWING:

1. Minerals and waters. (a) All minerals as hereinafter defined, in, on or under the premises and the right, on its own behalf or through persons authorized by it, to prospect for, mine and remove the minerals and to occupy and use so much of the surface of the ground as may be required for all purposes reasonably extending to the mining and removal of the minerals by any means whatsoever, including strip mining. "Minerals," as used herein, shall mean any or all oil, gas, coal, phosphate, sodium, sulphur, iron, titanium, gold, silver, bauxite, bauxitic clay, diaspore, boehmite, laterite, gibbsite, alumina, all ores of aluminum and, without limitation thereon, all other mineral substances and ore deposits, whether solid, gaseous or liquid, including all geothermal resources, in, on, or under the land, fast or submerged; provided, that "minerals" shall not include sand, gravel, rock or other material suitable for use and used in general construction in furtherance of the Lessee's permitted activities on the premises and not for sale to others. (b) All surface and ground waters appurtenant to the premises and the right on its own behalf or through persons authorized by it, to capture, divert or impound the same and to occupy and use so much of the premises required in the exercise of this right reserved; provided, however, that as a condition precedent to the exercise by the Lessor of the rights reserved in this paragraph, just compensation shall be paid to the Lessee for any of Lessee's improvements taken.

2. Prehistoric and historic remains. All prehistoric and historic remains found on the premises.

3. Ownership of improvements. The ownership of all improvements of whatever kind or nature, including but not limited to fences and stockwater system(s) located on the land prior to or on the commencement date of this lease, excluding those improvements constructed during the term of this lease unless provided otherwise.

FILED, ATTEST,
Department of the
Attorney General

FILED, ATTEST,
Department of the
Attorney General

THE LESSEE COVENANTS AND AGREES WITH THE LESSOR AS FOLLOWS:

1. Payment of rent. The Lessee shall pay the rent to the Lessor at the times, in the manner and form provided in this lease and at the place specified above, or at any other place the Lessor may from time to time designate, in legal tender of the United States of America.

2. Taxes, assessments, etc. The Lessee shall pay or cause to be paid, when due, the amount of all taxes, rates, and assessments of every description as to which the premises or any part, or any improvements, or the Lessor or Lessee, are now or may be assessed or become liable by authority of law during the term of this lease; provided, however, that with respect to any assessment made under any betterment or improvement law which may be payable in installments, Lessee shall be required to pay only those installments, together with interest, which becomes due and payable during the term.

3. Utility services. The Lessee shall pay when due all charges, duties and rates of every description, including water, sewer, gas, refuse collection or any other charges, as to which the premises or any part, or any improvements, or the Lessor or Lessee may become liable for during the term, whether assessed to or payable by the Lessor or Lessee.

4. Covenant against discrimination. The use and enjoyment of the premises shall not be in support of any policy which discriminates against anyone based upon race, creed, sex, color, national origin, religion, marital status, familial status, ancestry, physical handicap, disability, age or HIV (human immunodeficiency virus) infection.

5. Sanitation. The Lessee shall keep the premises and improvements in a strictly clean, sanitary and orderly condition.

6. Waste and unlawful, improper or offensive use of premises. The Lessee shall not commit, suffer or permit to be committed any waste, nuisance, strip or unlawful, improper or offensive use of the premises or any part, nor, without the prior written consent of the Lessor, cut down, remove or destroy, or

PREPARED
Department of the
Attorney General

-4-

DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 821

suffer to be cut down, removed or destroyed, any trees now growing on the premises.

7. Compliance with laws. The Lessee shall comply with all of the requirements of all municipal, state, and federal authorities and observe all municipal, state and federal laws applicable to the premises, now in force or which may be in force.

8. Inspection of premises. The Lessee shall permit the Lessor and its agents, at all reasonable times during the lease term, to enter the premises and examine the state of its repair and condition.

9. Improvements. The Lessee shall not at any time during the term construct, place, maintain and install on the premises any building, structure or improvement of any kind and description except with the prior written approval of the Board and upon those conditions the Board may impose, including any adjustment of rent, unless otherwise provided in this lease. The Lessee shall own these improvements until the expiration or termination pursuant to a breach of the lease, at which time the ownership shall at the option of the Lessor, remain and become the property of the Lessor or shall be removed by Lessee at its sole cost and expense.

Upon termination and/or expiration of the lease and if desired by the Lessor, the Lessee at its expense, shall remove any and all improvements installed or constructed upon the premises and restore said premises to a condition satisfactory to the Lessor.

10. Repairs to improvements. The Lessee shall, at its own expense, keep, repair, and maintain all buildings and improvements now existing or hereafter constructed or installed on the premises in good order, condition and repair, reasonable wear and tear excepted.

11. Lien. The Lessee shall not commit or suffer any act or neglect which results in the premises, any improvement, or the leasehold estate of the Lessee becoming subject to any attachment, lien, charge, or encumbrance, except as provided in

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this lease, and shall indemnify, defend, and hold the Lessor harmless from and against all attachments, liens, charges, and encumbrances and all resulting expenses.

12. Character of use. The Lessee shall use or allow the premises leased to be used solely for health care services to the Hana community as set forth in Lessee's articles of incorporation and for other social services commonly provided by the Government.

13. Assignments, etc. The Lessee shall not transfer, assign, or permit any other person to occupy or use the premises or any portion or transfer or assign this lease or any interest, either voluntarily or by operation of law, and any transfer or assignment made shall be null and void; provided that with the prior written approval of the Board the assignment and transfer of this lease or any portion may be made only if it is to a non-profit corporate successor of the Lessee.

14. Subletting. The Lessee shall not rent or sublet the whole or any portion of the premises.

15. Indemnity. The Lessee shall indemnify, defend, and hold the Lessor harmless from and against any claim or demand for loss, liability, or damage, including claims for bodily injury, wrongful death, or property damage, arising out of or resulting from: 1) any act or omission on the part of Lessee relating to Lessee's use, occupancy, maintenance, or enjoyment of the premises; 2) any failure on the part of the Lessee to maintain the premises and sidewalks, roadways and parking areas adjacent thereto in Lessee's use and control, and including any accident, fire or nuisance, growing out of or caused by any failure on the part of the Lessee to maintain the premises in a safe condition; and 3) from and against all actions, suits, damages, and claims by whomsoever brought or made by reason of the Lessee's non-observance or non-performance of any of the terms, covenants, and conditions of this lease or the rules, regulations, ordinances, and laws of the federal, state, municipal or county governments.

16. Costs of litigation. In case the Lessor shall, without any fault on its part, be made a party to any litigation

commenced by or against the Lessee (other than condemnation proceedings), the Lessee shall pay all costs, including reasonable attorney's fees, and expenses incurred by or imposed on the Lessor; furthermore, the Lessee shall pay all costs, including reasonable attorney's fees, and expenses which may be incurred by or paid by the Lessor in enforcing the covenants and agreements of this lease, in recovering possession of the premises, or in the collection of delinquent rental, taxes, and any and all other charges.

17. Liability insurance. The Lessee shall procure and maintain, at its cost and expense and acceptable to the Lessor, in full force and effect throughout the term of this lease, commercial general liability insurance, in an amount acceptable to the Board, with an insurance company(s) licensed to do business in the State of Hawaii. The policy or policies of insurance shall name the State of Hawaii as an additional insured. The insurance shall cover the entire premises, including all buildings, improvements, and grounds and all roadways or sidewalks on or adjacent to the premises in the use or control of the Lessee.

The Lessee, prior to entry and use of the premises or within fifteen (15) days from the effective date of this lease, whichever is sooner, shall furnish the Lessor with a certificate(s) showing the policy(s) to be initially in force, keep the certificate(s) on deposit during the entire lease term, and furnish a like certificate(s) upon each renewal of the policy(s). This insurance shall not be cancelled, limited in scope of coverage, or nonrenewed until after thirty (30) days written notice has been given to the Lessor.

The Lessor shall retain the right at any time to review the coverage, form, and amount of the insurance required by this lease. If, in the opinion of the Lessor, the insurance provisions in this lease do not provide adequate protection for the Lessor, the Lessor may require Lessee to obtain insurance sufficient in coverage, form, and amount to provide adequate protection. The Lessor's requirements shall be reasonable but shall be designed to assure protection for and against the kind and extent of the risks which exist at the time a change in insurance is required. The Lessor shall notify Lessee in writing

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of changes in the insurance requirements and Lessee shall deposit copies of acceptable insurance policy(s) or certificate(s) thereof, with the Lessor incorporating the changes within thirty (30) days of receipt of the notice.

The procuring of the required policy(s) of insurance shall not be construed to limit Lessee's liability under this lease nor to release or relieve the Lessee of the indemnification provisions and requirements of this lease. Notwithstanding the policy(s) of insurance, Lessee shall be obligated for the full and total amount of any damage, injury, or loss caused by Lessee's negligence or neglect connected with this lease.

It is agreed that any insurance maintained by the Lessor will apply in excess of, and not contribute with, insurance provided by Lessee's policy.

18. Bond Performance. The Lessee shall, at its own cost and expense, within thirty (30) days after the date of receipt of this lease document, procure and deposit with the Lessor and thereafter keep in full force and effect during the term of this lease a good and sufficient surety bond, conditioned upon the full and faithful observance and performance by Lessee of all the terms, conditions, and covenants of this lease, in an amount of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00). This bond shall provide that in case of a breach or default of any of the lease terms, covenants, conditions, and agreements, the full amount of the bond shall be paid to the Lessor as liquidated and ascertained damages and not as a penalty.

19. Lessor's Lien. The Lessor shall have a lien on all the buildings and improvements placed on the premises by the Lessee, on all property kept or used on the premises, whether the same is exempt from execution or not and on the rents of all improvements and buildings located on the premises for all Lessor's costs, attorney's fees, rent reserved, for all taxes and assessments paid by the Lessor on behalf of the Lessee, and for the payment of all money provided in this lease to be paid by the Lessee, and this lien shall continue until the amounts due are paid.

20. Mortgage. Lessee shall not mortgage, hypothecate, or pledge the premises, any portion, or any interest in this lease.

21. Breach. Time is of the essence in this agreement and if the Lessee shall fail to pay the rent, or any part, at the times and in the manner provided within thirty (30) days after delivery by the Lessor of a written notice of breach or default, or if the Lessee shall become bankrupt, or shall abandon the premises, or if this lease and premises shall be attached or taken by operation of law, or if any assignment is made of the Lessee's property for the benefit of creditors, or if Lessee shall fail to observe and perform any of the covenants, terms, and conditions contained in this lease and on its part to be observed and performed, and this failure shall continue for a period of more than sixty (60) days after delivery by the Lessor of a written notice of breach or default, by personal service, registered mail or certified mail to the Lessee at its last known address and to each mortgagee or holder of record having a security interest in the premises, the Lessor may, subject to the provisions of Section 171-21, Hawaii Revised Statutes, at once re-enter the premises, or any part, and upon or without the entry, at its option, terminate this lease without prejudice to any other remedy or right of action for arrears of rent or for any preceding or other breach of contract; and in the event of termination, at the option of the Lessor, all buildings and improvements shall remain and become the property of the Lessor or shall be removed by Lessee; furthermore, Lessor shall retain all rent paid in advance to be applied to any damages.

22. Condemnation. If at any time, during the term of this lease, any portion of the premises should be condemned, or required for public purposes by any county or city and county, the rental shall be reduced in proportion to the value of the portion of the premises condemned. The Lessee shall be entitled to receive from the condemning authority (a) the value of growing crops, if any, which Lessee is not permitted to harvest and (b) the proportionate value of the Lessee's permanent improvements so taken in the proportion that it bears to the unexpired term of the lease; provided, that the Lessee may, in the alternative, remove and relocate its improvements to the remainder of the premises occupied by the Lessee. The Lessee shall not by reason

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of the condemnation be entitled to any claim against the Lessor for condemnation or indemnity for leasehold interest and all compensation payable or to be paid for or on account of the leasehold interest by reason of the condemnation shall be payable to and be the sole property of the Lessor. The foregoing rights of the Lessee shall not be exclusive of any other to which Lessee may be entitled by law. Where the portion taken renders the remainder unsuitable for the use or uses for which the premises were leased, the Lessee shall have the option to surrender this lease and be discharged and relieved from any further liability; provided, that Lessee may remove the permanent improvements constructed, erected and placed by it within any reasonable period allowed by the Lessor.

23. Right to enter. The Lessor or the County and their agents or representatives shall have the right to enter and cross any portion of the premises for the purpose of performing any public or official duties; provided, however, in the exercise of these rights, the Lessor or the County shall not interfere unreasonably with the Lessee or Lessee's use and enjoyment of the premises.

24. Inspection by prospective bidders. The Lessor shall have the right to authorize any person or persons to enter upon and inspect the premises at all reasonable times following a published notice for its proposed disposition for purposes of informing and apprising that person or persons of the condition of the lands preparatory to the proposed disposition; provided, however, that any entry and inspection shall be conducted during reasonable hours after notice to enter is first given to the Lessee, and shall, if the Lessee so requires, be made in the company of the Lessee or designated agents of the Lessee; provided, further, that no authorization shall be given more than two years before the expiration of the term of this lease.

25. Acceptance of rent not a waiver. The acceptance of rent by the Lessor shall not be deemed a waiver of any breach by the Lessee of any term, covenant, or condition of this lease, nor of the Lessor's right of re-entry for breach of covenant, nor of the Lessor's right to declare and enforce a forfeiture for any breach, and the failure of the Lessor to insist upon strict performance of any term, covenant, or condition, or to exercise

any option conferred, in any one or more instances, shall not be construed as a waiver or relinquishment of any term, covenant, condition, or option.

26. Extension of time. Notwithstanding any provision contained in this lease, when applicable, the Board may for good cause shown, allow additional time beyond the time or times specified in this lease for the Lessee to comply, observe, and perform any of the lease terms, conditions, and covenants.

27. Justification of sureties. Any bonds required by this lease shall be supported by the obligation of a corporate surety organized for the purpose of being a surety and qualified to do business in the State of Hawaii, or by not less than two personal sureties, corporate or individual, for which justifications shall be filed as provided in Section 78-20, Hawaii Revised Statutes; provided, however, the Lessee may furnish a bond in like amount, conditioned as aforesaid, executed by it alone as obligor, if, in lieu of any surety or sureties, it shall also furnish and at all times thereafter keep and maintain on deposit with the Lessor security in certified checks, certificates of deposit (payable on demand or after a period the Lessor may stipulate), bonds, stocks or other negotiable securities properly endorsed, or execute and deliver to the Lessor a deed or deeds of trust of real property, all of a character which is satisfactory to Lessor and valued in the aggregate at not less than the principal amount of the bond. It is agreed that the value of any securities which may be accepted and at any time thereafter held by the Lessor shall be determined by the Lessor, and that the Lessee may, with the approval of the Lessor, exchange other securities or money for any of the deposited securities if in the judgment of the Lessor the substitute securities or money shall be at least equal in value to those withdrawn. It is further agreed that substitution of sureties or the substitution of a deposit of security for the obligation of a surety or sureties may be made by the Lessee, but only upon the written consent of the Lessor and that until this consent is granted, which shall be discretionary with the Lessor, no surety shall be released or relieved from any obligation.

28. Waiver, modification, reimposition of bond and liability insurance provisions. Upon substantial compliance by



the Lessee of the terms, covenants, and conditions contained in this lease on its part to be observed or performed, the Lessor at its discretion may in writing, waive or suspend the performance bond and/or improvement bond requirements or may, in writing, modify the particular bond(s) or liability insurance requirements by reducing its amount; provided, however, that the Lessor reserves the right to reactivate the bonds or reimpose the bond(s) and/or liability insurance in and to their original tenor and form at any time throughout the term of this lease.

29. Quiet enjoyment. The Lessor covenants and agrees with the Lessee that upon payment of the rent at the times and in the manner provided and the observance and performance of these covenants, terms, and conditions on the part of the Lessee to be observed and performed, the Lessee shall and may have, hold, possess, and enjoy the premises for the term of the lease, without hindrance or interruption by the Lessor or any other person or persons lawfully claiming by, through, or under it.

30. Surrender. The Lessee shall, at the end of the term or other sooner termination of this lease, peaceably deliver unto the Lessor possession of the premises, together with all improvements existing or constructed thereon or Lessee shall remove such improvements, at the option of the Lessor. Furthermore, upon the expiration, termination, and/or revocation of this lease, should the Lessee fail to remove any and all of Lessee's personal property from the premises, after notice thereof, the Board may remove any and all personal property from the premises and either deem the property abandoned and dispose of the property or place the property in storage at the cost and expense of Lessee, and the Lessee does agree to pay all costs and expenses for disposal, removal, or storage of the personal property. This provision shall survive the termination of the lease.

31. Non-warranty. The Lessor does not warrant the conditions of the premises, as the same are being leased as is.

32. Hazardous materials. Lessee shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. Lessee shall not allow the storage or use of such materials in any manner not sanctioned by law or

by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto the premises any such materials except to use in the ordinary course of Lessee's business, and then only after written notice is given to Lessor of the identity of such materials and upon Lessor's consent which consent may be withheld at Lessor's sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by Lessee, then the Lessee shall be responsible for the reasonable costs thereof. In addition, Lessee shall execute affidavits, representations and the like from time to time at Lessor's request concerning Lessee's best knowledge and belief regarding the presence of hazardous materials on the premises placed or released by Lessee.

Lessee agrees to indemnify, defend, and hold Lessor harmless, from any damages and claims resulting from the release of hazardous materials on the premises occurring while Lessee is in possession, or elsewhere if caused by Lessee or persons acting under Lessee. These covenants shall survive the expiration or earlier termination of the lease.

For the purpose of this lease "hazardous material" shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, or any other federal, state, or local environmental law, regulation, ordinance, rule, or by-law, whether existing as of the date hereof, previously enforced, or subsequently enacted.

33. Hawaii law. This lease shall be construed, interpreted, and governed by the laws of the State of Hawaii.

34. Exhibits. Incorporation in lease. All exhibits referred to are attached to this lease and hereby are deemed incorporated by reference.

35. Headings. The article and paragraph headings herein are inserted only for convenience and reference and shall

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in no way define, describe or limit the scope or intent of any provision of this lease.

36. Partial invalidity. If any term, provision, covenant or condition of this lease should be held to be invalid, void or unenforceable, the remainder of this lease shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

37. Archaeological sites. In the event any unanticipated sites or remains such as shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are found on the premises, the lessee and the Lessee's agents, employees and representatives shall immediately stop all land utilization and/or work and contact the Historic Preservation Office at 587-0047 in compliance with Chapter 65, Hawaii Revised Statutes.

SPECIAL CONDITIONS:

38. Withdrawal. The Lessor shall have the right to withdraw the premises, or any portion, at any time during the term of this lease upon giving reasonable notice and without compensation, except as otherwise provided in the lease, for public uses or purposes, including residential, commercial, industrial, or resort developments, for constructing new roads or extensions, or changes in line or grade of existing roads, for rights of way and easements of all kinds, and shall be subject to the right of the Board to remove soil, rock or gravel as may be necessary for the construction of roads and rights of way within or without the premises; provided, that upon the withdrawal, or upon the taking which causes any portion of the land originally leased to become unusable for the specific use or uses for which it was leased, the rent shall be reduced in proportion to the value of the land withdrawn or made unusable, and if any permanent improvement constructed upon the land by the Lessee is destroyed or made unusable in the process of the withdrawal or taking, the proportionate value shall be paid based upon the unexpired term of the lease.

39. Fire and extended coverage insurance. The Lessee, at its cost and expense, shall procure and maintain at all times during the term of this lease, fire and extended coverage insurance with an insurance company(s) licensed to do business in the State of Hawaii, insuring all buildings and improvements erected on the land leased in the joint names of Lessor and Lessee, with the standard mortgage clause for Mortgagee, if any, as their interest may appear, in an amount equal to the replacement cost of the facilities and shall pay the premiums at the time and place required under the policy.

In the event of total or partial loss, any proceeds derived from the policy(s) shall be used by the Lessee for rebuilding, repairing, or otherwise reinstating the same buildings in a good and substantial manner according to plans and specifications approved in writing by the Board; provided, however, that with the approval of the Lessor, the Lessee may surrender this lease and pay the balance owing on any mortgage and the Lessee shall then receive that portion of the proceeds which the unexpired term of this lease at the time of the loss or damage bears to the whole of the term, the Lessor to be paid the balance of the proceeds.

The Lessee shall furnish the Lessor on or before the commencement date of this lease, a certificate showing the policy(s) to be in full force and effect and shall furnish a like certificate upon each renewal of the policy(s). Each certificate(s) shall contain or be accompanied by an assurance of the insurer not to cancel the insurance, limit the scope of the coverage, or fail or refuse to renew the policy(s) until after thirty (30) days written notice has been given to the Lessor.

All rights or claims of subrogation against the State of Hawaii, its officers, employees, and agents are waived.

40. Non-use and abandonment. If the Lessee shall, at any time for a continuous period of one (1) year, fail or cease to use said premises for the purposes stated in Paragraph 12 herein, or abandon all or any portion of said premises, this lease shall cease and terminate.

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41. Audit and examination of books, etc. Lessee shall at all times maintain full and accurate records relating to Lessee's operations and activities upon and in connection with said leased premises. Lessor reserves the right to audit, examine, and to make copies of all Lessee's books, accounts, records, and receipts, during regular working hours upon reasonable notice given by Lessor.

42. Termination by either party. The Lessor and Lessee, by mutual agreement, may terminate this lease at any time without cause, provided that the Lessor and the Lessee are not in breach of any condition herein at the time of the mutual agreement to terminate. This provision can be waived by the parties provided such waiver is in writing and signed by both parties.

43. Clearances. The Lessee shall be responsible for obtaining all necessary federal, state or county clearances.

44. Certification of tax exemption. The Lessee shall be certified to be tax exempt under Sections 501(c)(1) or 501(c)(3) of the Internal Revenue Code of 1986, as amended. The premises shall be used by the Lessee for the purposes for which its charter was issued and for which it was certified by the Internal Revenue Service. The Lessee shall provide a copy of its Internal Revenue Code 501(c) non-profit certificate to the Maui District Land Office.

45. Time of essence. Time is of the essence in all provisions of this lease.

46. Removal of trash. The Lessee shall be responsible for the removal of all illegally dumped trash upon the premises within ninety (90) days from the date of sale of the lease and shall so notify the Lessor in writing at the end of ninety (90) days.

47. Level one (1) hazardous waste evaluation. Prior to the termination of the subject general lease or the assignment of the leasehold, Lessee shall conduct a Level One (1) Hazardous Waste Evaluation and conduct a complete abatement and disposal, if necessary, satisfactory to the standards required by the Federal Environmental Protection Agency and the Department of

Land and Natural Resources. The termination will not be approved by the Board of Land and Natural Resources unless this evaluation and abatement provision has been executed.

48. Annual report. The Lessee shall provide the Lessor with a copy of its annual report which at a minimum, will contain information on the Lessee's funding sources and all expenses.

49. Survey and boundary stakeout. The Lessee shall be solely responsible for survey and boundary stakeout of the leased premises.

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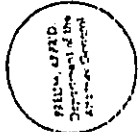
STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 14th day of JULY, 1998,
before me appeared H.T. Hasegawa and
R.D. Omer

to me personally known, who,
being by me duly sworn, did say that they are the President
and Vice-President, respectively of HANA COMMUNITY HEALTH CENTER,
INC., a Hawaii non-profit corporation, and that the foregoing
instrument was signed in behalf of said corporation by authority
of its Board of Directors, and the said President and
Vice-President acknowledged said instrument to be the free
act and deed of said corporation.



Valued M. Kawaijapa
Notary Public, State of Hawaii
My commission expires: 4-11-2002



DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96820



STATE OF HAWAII
SURVEY DIVISION
DEPT. OF ACCOUNTING AND GENERAL SERVICES
February 24, 1998

BOOK 27,667
HANA COMMUNITY HEALTH CENTER SITE
PARTS 1 AND 2
Kawaijapa, Hana, Maui, Hawaii

PART 1:

Being a portion of Grant 1906 to Kahoolimoku conveyed to the
State of Hawaii by Koopa Hana Maui, Inc. by deed dated
December 24, 1991 and recorded as Document No. 91-179838
(Land Office Deed S-27903).

Beginning at the east corner of this parcel of land and on the southwest
side of Hana Highway, the coordinates of said point of beginning referred to
Government Survey Triangulation Station "KAUIKI" being 1507.94 feet North and
4316.16 feet West, thence running by azimuths measured clockwise from True

- South:
1. 69° 53' 209.00 feet along Part 2 of Hana Community Health Center Site;
 2. 159° 53' 100.00 feet along Part 2 of Hana Community Health Center Site;
 3. 69° 53' 149.83 feet along Part 2 of Hana Community Health Center Site;
 4. 335° 49' 310.74 feet along Part 2 of Hana Community Health Center Site;
 5. 65° 48' 30" 807.40 feet along Grant 1819 to Kahaunui;
 6. 161° 01' 183.53 feet along Grants 1269 and 3011 to Kapepe;
 7. 163° 17' 172.03 feet along Grants 1269 and 3011 to Kapepe;
 8. 162° 41' 153.75 feet along Grants 1269 and 3011 to Kapepe;

EXHIBIT "A"

- 9. 162° 02' 329.60 feet along Grants 1269 and 3011 to Kapawa;
- 10. 250° 45' 153.93 feet along R.P. 7604, L.C.Aw. 4566 to Wāhināna;
- 11. 262° 54' 117.11 feet along R.P. 6447, L.C.Aw. 4846 to Kaholoakai;
- 12. 250° 48' 77.04 feet along R.P. 6447, L.C.Aw. 4846 to Kaholoakai;
- 13. 336° 42' 416.80 feet along the remainder of Grant 1906 to Kahoolimoku;
- 14. 244° 01' 385.40 feet along the remainder of Grant 1906 to Kahoolimoku;
- 15. 248° 22' 150.88 feet along the remainder of Grant 1906 to Kahoolimoku;
- 16. 256° 24' 214.63 feet along the remainder of Grant 1906 to Kahoolimoku;
- 17. 342° 28' 93.94 feet along the southwest side of Hana Highway to the point of beginning and containing an AREA OF 10.071 ACRES.

SUBJECT, HOWEVER, to the following easements as shown on plan attached hereto and made a part hereof:

- 1. Access Road Easement (12.00 feet wide).
- 2. Perpetual Easement (20.00 feet wide) covered by Grant to Hana Ranch Company, Limited dated April 11, 1962 and recorded in Liber 4283, Page 243.

SUBJECT, ALSO, to an existing Hana Ranch, Inc., 8" spiral weld pipeline crossing the above-described Part 1 as set forth in deed dated May 30, 1975 and recorded in Liber 10712, Page 394.

PAGE 2:

Being a portion of Grant 1906 to Kahoolimoku conveyed to the State of Hawaii by the County of Maui by deed dated July 10, 1985 and recorded in Liber 19657, Pages 108-118 (Land Office Deed S-275777).



- 1. 65° 50' 400.20 feet along Grant 1819 to Kahanahei;
- 2. 152° 49' 310.74 feet along Part 1 of Hana Community Health Center Site;
- 3. 249° 53' 149.83 feet along Part 1 of Hana Community Health Center Site;
- 4. 339° 53' 100.00 feet along Part 1 of Hana Community Health Center Site;
- 5. 249° 53' 209.00 feet along Part 1 of Hana Community Health Center Site;
- 6. 310° 55' 192.00 feet along the southwest side of Hana Highway to the point of beginning and containing an AREA OF 2.025 ACRES.

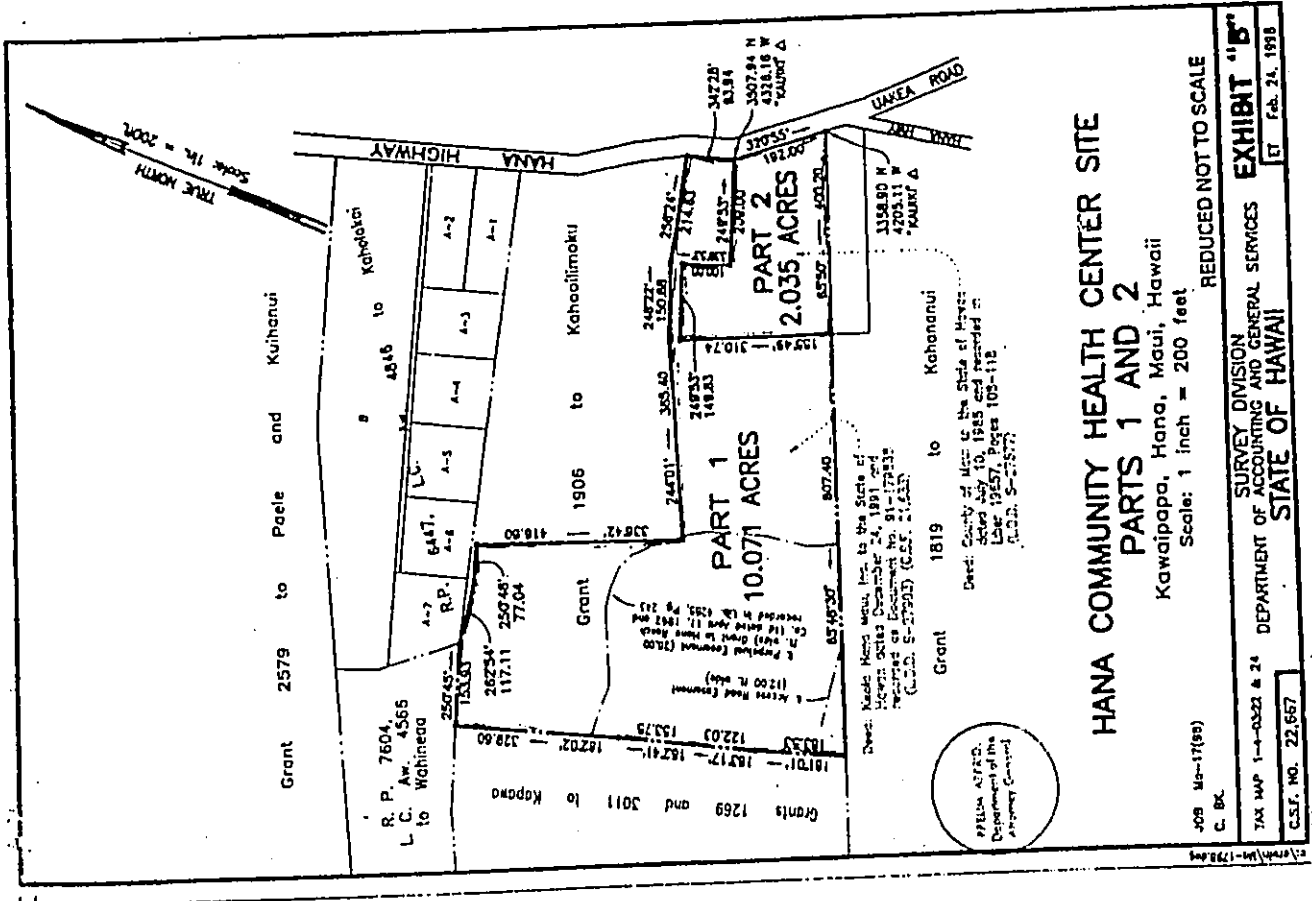
Beginning at the east corner of this parcel of land and on the southwest side of Hana Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI" being 3358.90 feet North and 4205.11 feet West, thence running by azimuths measured clockwise from True South:

**SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII**

By: *Glenn J. Kobani*
Glenn J. Kobani
Lead Surveyor

Compiled from CSFs 20565 and 21663 and Govt. Survey Records.
TMK: 1-4-03-22 and 24





**HANA COMMUNITY HEALTH CENTER SITE
PARTS 1 AND 2**

Kawaiipapa, Hana, Maui, Hawaii

Scale: 1 inch = 200 feet

REDUCED NOT TO SCALE

JOB M-17(99)
C. BC
TAX MAP 1-4-0322 & 24
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII
EXHIBIT "B"
[Feb. 24, 1998
C.S.F. NO. 22,657

FIELD OFFICE
Department of the
Survey General

Deeds: Kulae Heaheha, Inc. to the State of Hawaii
Hawaii State Commission No. 24, 1991 and
Hawaii State Commission No. 91-177933
Hawaii State Commission No. 91-177933
(C.S.F. 21,633)
(C.S.F. 21,633)
Grant 1819 to Kahananui
Deed: County of Maui to the State of Hawaii
Sited July 10, 1948 and revised in
Order 1957, pages 105-115
(C.S.F. 5-27577)

**PART 1
10.071 ACRES**

**PART 2
2.035 ACRES**

Grant 2579 to Paele and Kūhanui

Grant 4546 to Kahohōkai

Grant 1906 to Kahoolimoku

Grant 1819 to Kahananui

Grants 1269 and 3011 to Kōpaka

R. P. 7604,
L. C. Aw. 4566
L. C. to Wāhineā

R.P. 6417,
A-1, A-2, A-3, A-4, A-5, A-6, A-7

TRUE NORTH
Scale 1" = 200'

The comment letter which follows was received during the August 8, 2004 to September 7, 2004, 30-day comment period. This letter was unsigned and did not have a return address.

AUG 26 2007

HANA COMMUNITY HEALTH CENTER Community Needs

"For as long as I have lived in Hana, these are the same on-going concerns that are mentioned over and over again and possibly the most difficult to solve. At this time I do not believe that the proposed Hana Health & Wellness Center will meet these mentioned needs for the long term. There seems to be a need for more community discussion and input before proceeding further in the process."

1. Affordable medication for elderly & families. Many cannot afford and illnesses go untreated.
2. Home health care for those who need it. Home visits for those who cannot get to the health center easily.
3. Local doctor that is here to stay for the long term. We lost previous doctors because of politics, not of their choosing.
4. What has happened to our community Board of Directors? Are we being represented properly?
5. Medivac services are slow and the drive is too far in emergency situations. We need better service and more access here.
6. Dialysis center needed desperately.
7. Need an upgraded x-ray machine and trained technician staffed in Hana.
8. Stable and qualified dentistry services.
9. OB-Gyn services for women needed.
10. Most importantly, the Health Center needs to develop better ways to approach the community and network with other agencies through:
OUTREACH, EDUCATION & PARTNERSHIP



November 22, 2004

Name Unknown
Address Unknown

Dear Sir or Madam:

Thank you for the comments provided in your letter, which was received on August 26, 2004. The following information is provided in response to your comments.

1. Response to Comment Nos. 1 to 9:

We appreciate the comments relating to health service needs, health service delivery, and board representation of the Hana Community Health Center, Inc. (HCHC). In regards to health service needs, the proposed project was developed by HCHC through a community health needs identification process involving seven (7) focus groups and a telephone survey of over half of the households in Hana. In regards to the organizational framework of the HCHC, we note the environmental assessment (EA) document was prepared in the context of content requirements set forth in Title 200 of Chapter 11, Hawaii Administrative Rules, relating to Environmental Impact Statements. Since the environmental assessment requirements do not speak to internal organizational management and policies, matters relating to board composition and representation were not included in the EA document.

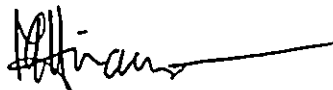
2. Response to Comment No. 10:

HCHC has successfully collaborated with Hana High and Elementary School, Hana Youth Services and Hale Hulu Mamo (Hana senior center). HCHC has attempted to and will continue in its efforts to collaborate with other community organizations in the delivery of health services.

November 22, 2004
Page 2

Again, thank you for your comments.

Very truly yours,



Mich Hirano, AICP

MH:tn

cc: Cheryl Vasconcellos, Hana Community Health Center, Inc.
gya/hanacltr/unknown.res

Chapter X

***Summary of Public Meeting to
Review the Draft Environmental
Assessment on August 30, 2004***

X. SUMMARY OF PUBLIC MEETING TO REVIEW THE DRAFT ENVIRONMENTAL ASSESSMENT ON AUGUST 30, 2004

A community meeting was held on August 30, 2004 to receive comments on the Draft EA for the Hana Health and Wellness Village. Notices of the public meeting were sent to all post office boxes in Hana. The meeting was held at the Hana Community Health Center site with approximately 30 persons in attendance. Representatives of the Hana Community Health Center, along with project consultants, handled the presentation, responded to questions, and received comments on the project's preliminary conceptual plans and Draft EA.

A summary of comments relevant to the proposed action and Draft EA that were received at this meeting, as well as responses to the comments are provided as follows.

1. **Concern the urban designation would spur development of surrounding properties.**

Response: The adjacent lands to the south of the Hana Health and Wellness Village site are presently designated for an affordable housing project. Lands to the east are currently designated for Public/Quasi-Public uses and include the County baseyard, Police Department's Hana substation and Hana Fire Station. Changes in land use designation will be independently assessed by the respective agencies and the community will have an opportunity to comment on future changes during the entitlement process.

2. **Where is Historic Site No. 3150 on the site plan?**

Response: Historic Site No. 3150 is located in the approximate area that is designated for parking, driveway and landscaping. Data recovery on Historic Site No. 3150 has been completed and no impact to cultural and historical resources are anticipated.

3. **Will there be room to expand the kupuna housing?**

Response: An area to the north of the kupuna housing site is available to expand the kupuna housing if required. A site for kupuna housing expansion will be presented in the Final EA.

4. **Concern expressed on the economic impact of 100 employees on the community.**

Response: The employment growth resulting from the project will occur over an approximate 10 year timeframe in concert with the phasing of the development. It is also anticipated that many of the jobs will be filled by individuals already living in the Hana region. Therefore, employment growth is not anticipated to have an adverse impact on the community.

5. **Concern expressed to have more community input on the project and information to the Board of Directors.**

Response: The public meeting to review of the Draft EA is one of the avenues to have community input on the project. The Board of Directors will also be providing a report to the community to facilitate community input to board meetings.

6. **Where will the funds to develop the project come from?**

Response: Funding for the project will come from public and private sources. Applications to funding agencies and sources will be made, as applicable to meet program guidelines and criteria.

7. **What is the phasing of the project?**

Response: Phase I, from 2005 to 2008, will include the nutrition training center (without the kitchen and restaurant facilities), conference and technology center and wellness cottages. Phase II, from 2010 to 2012, will include the administration center, reception center, physical

therapy/fitness center and traditional cultural healing center. Phase III, from 2012 to 2015, will include the kupuna housing, maintenance building and kitchen and restaurant facilities. The phasing and timeframe is subject to availability of funding.

8. *How was the marked study conducted and were people in the community consulted?*

Response: The community was involved in the planning of the Community Health and Wellness Village through participating in seven focus groups which were established to assess the health service needs of the community. In addition, a telephone survey of over half the households in Hana was carried out to identify health service needs.

References

References

County of Maui, Department of Public Works and Waste Management, Application for Special Management Area Permit Kaholopo Bridge Replacement, August 2001.

County of Maui, Department of Public Works and Waste Management, Papaahawahawa Bridge Replacement Draft Environmental Assessment, December 1995.

County of Maui, Planning Department, Hana Community Plan of the County of Maui, July 1984.

County of Maui, Planning Department, Maui County Community Plan Update Program: Socio-Economic Forecast, Phase 1 Report (Pre-Final Version), May 2002.

Federal Emergency Management Agency, *Flood Insurance Rate Map, Maui County, Hawaii, Community-Panel Number 15003-0385b, June 1, 1981.*

Sato & Associates, Inc., Draft EA - Waiohonu Bridge Replacement, October 2001.

State of Hawaii, Department of Business, Economic Development & Tourism Land Use Commission, *Land Use District Boundary Maps - Haiku Quadrangle, 1983.*

State of Hawaii, Department of Education, personal communication with Barbara Kaina, February 18, 2003.

University of Hawaii Land Study Bureau, *Detailed Land Classification - Island of Maui*, May 1967.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, in cooperation with the University of Hawaii, Agricultural Experiment Station, August 1972.

U.S. National Park Service Western Region Natural Resources and Research Division Hawaii Cooperative Park Service Unit, Hawaii Stream Assessment - A Preliminary Appraisal of Hawaii's Stream Resources Report R84, Prepared for the State of Hawaii Department of Land and Natural Resources Commission on Water Resource Management, December 1990.

Wilson Okamoto & Associates, Inc., Final Preservation Plan for County of Maui Bridges Within the Hana Highway Historic District, prepared for County of Maui, Department of Public Works and Waste Management, December 2001.

Appendices

Appendix A

Development Plans

MASTER PLAN

FOR THE

HANA COMMUNITY

HEALTH & WELLNESS

HANA, MAUI, HAWAII

SEPTEMBER 2010

MASTER PLAN

FOR THE

COMMUNITY

ILLNESS VILLAGE

KAUAI, HAWAII

DECEMBER 2002

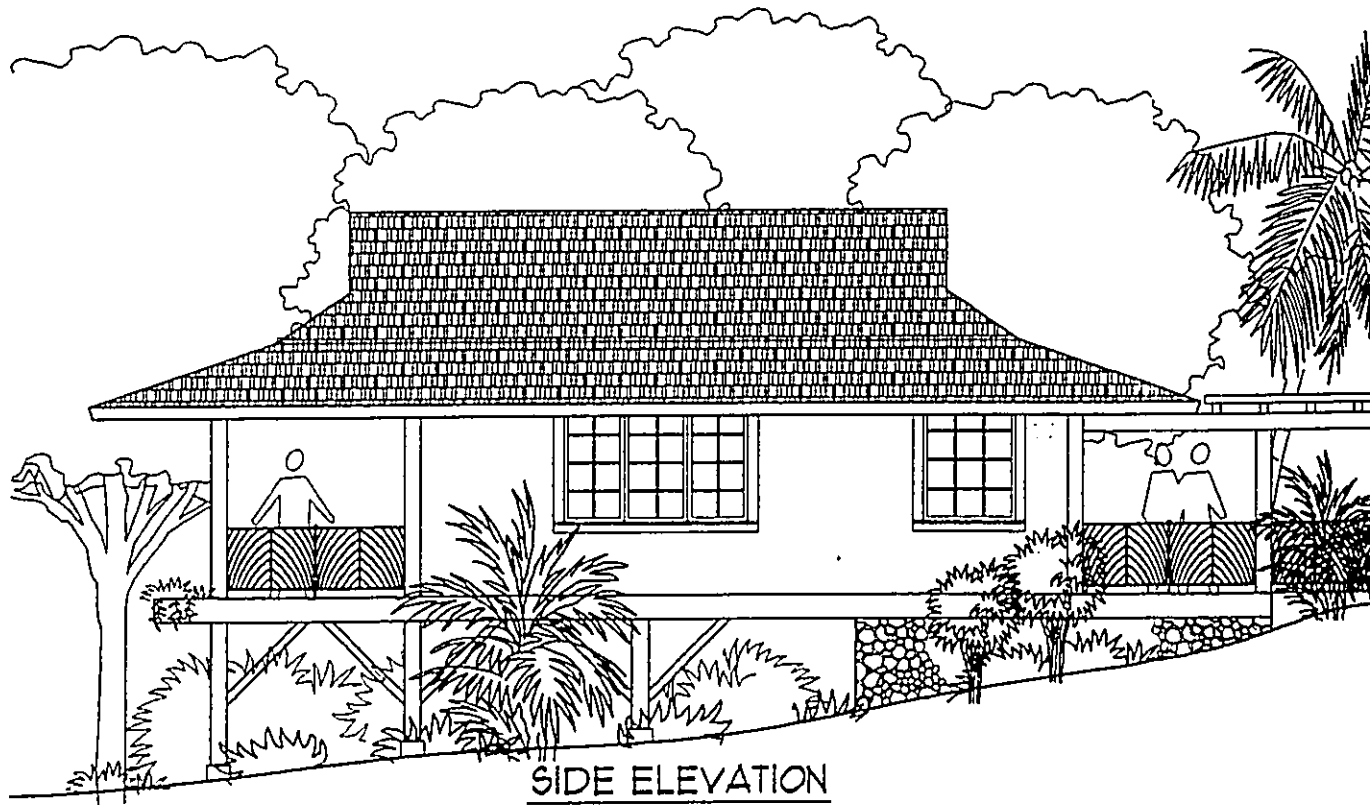


GYA ARCHITECTS, INC.
A DESIGN CORPORATION

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FRONT ELEVATION

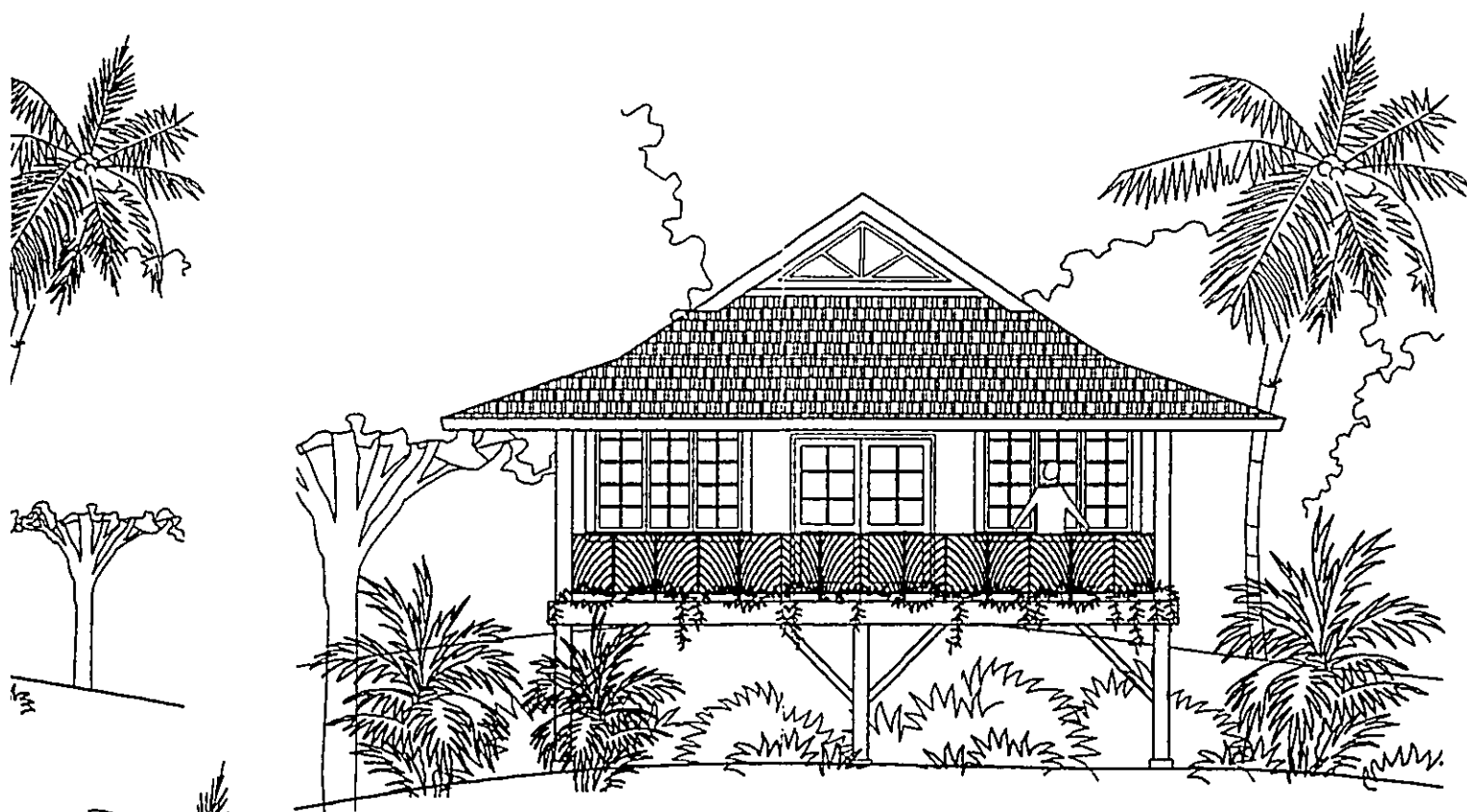


SIDE ELEVATION

HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

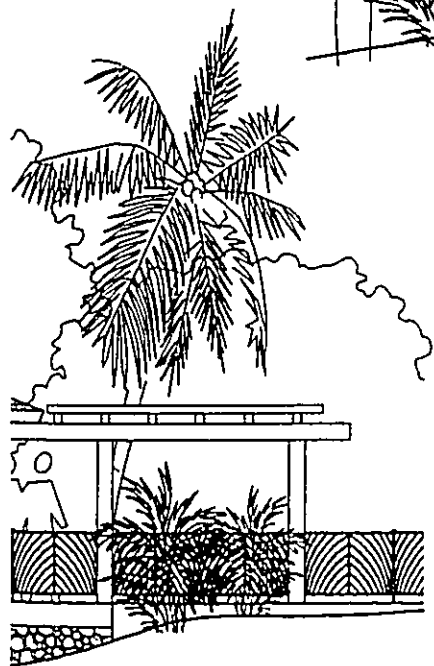
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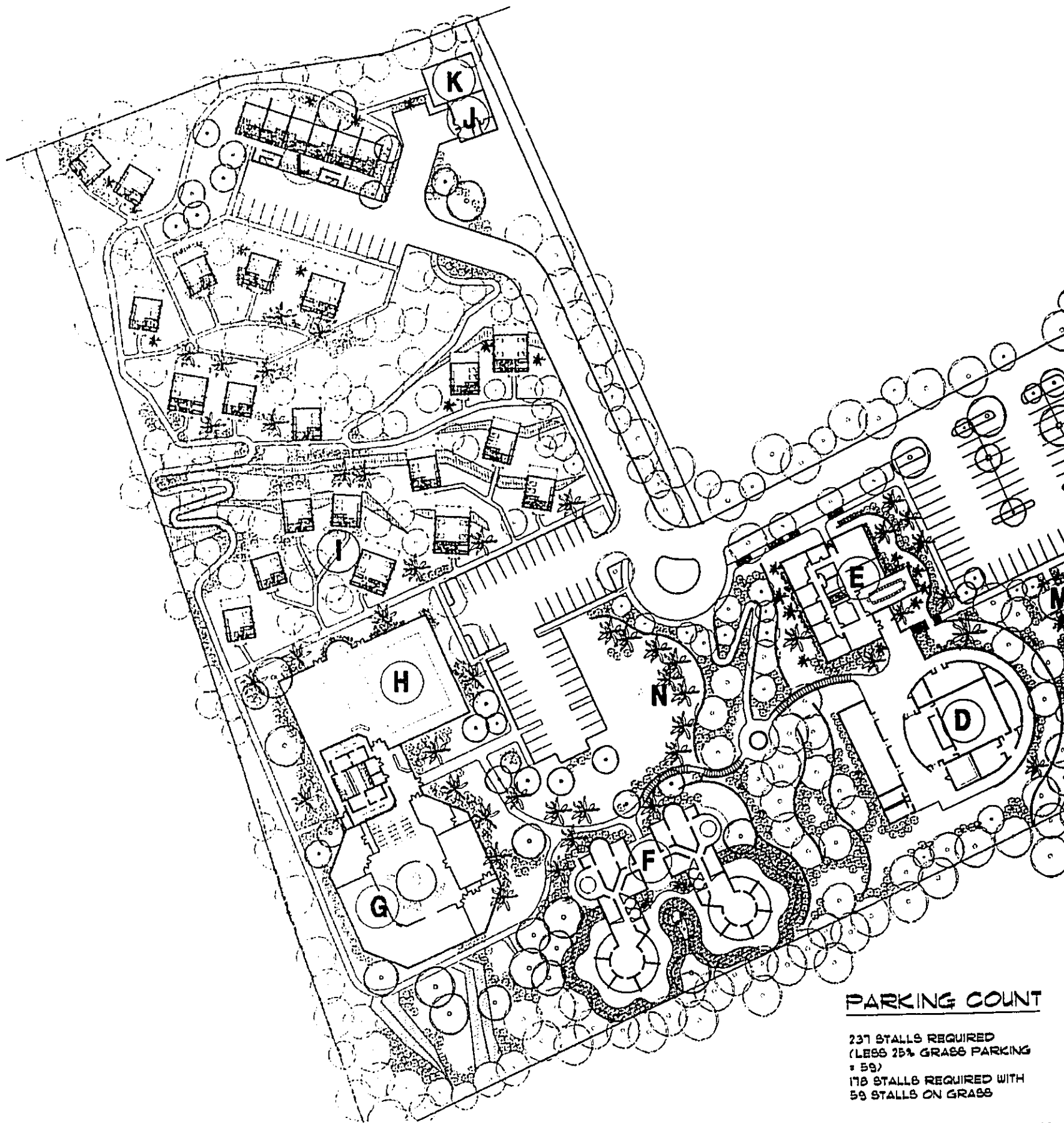
REAR ELEVATION

GUEST COTTAGE

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



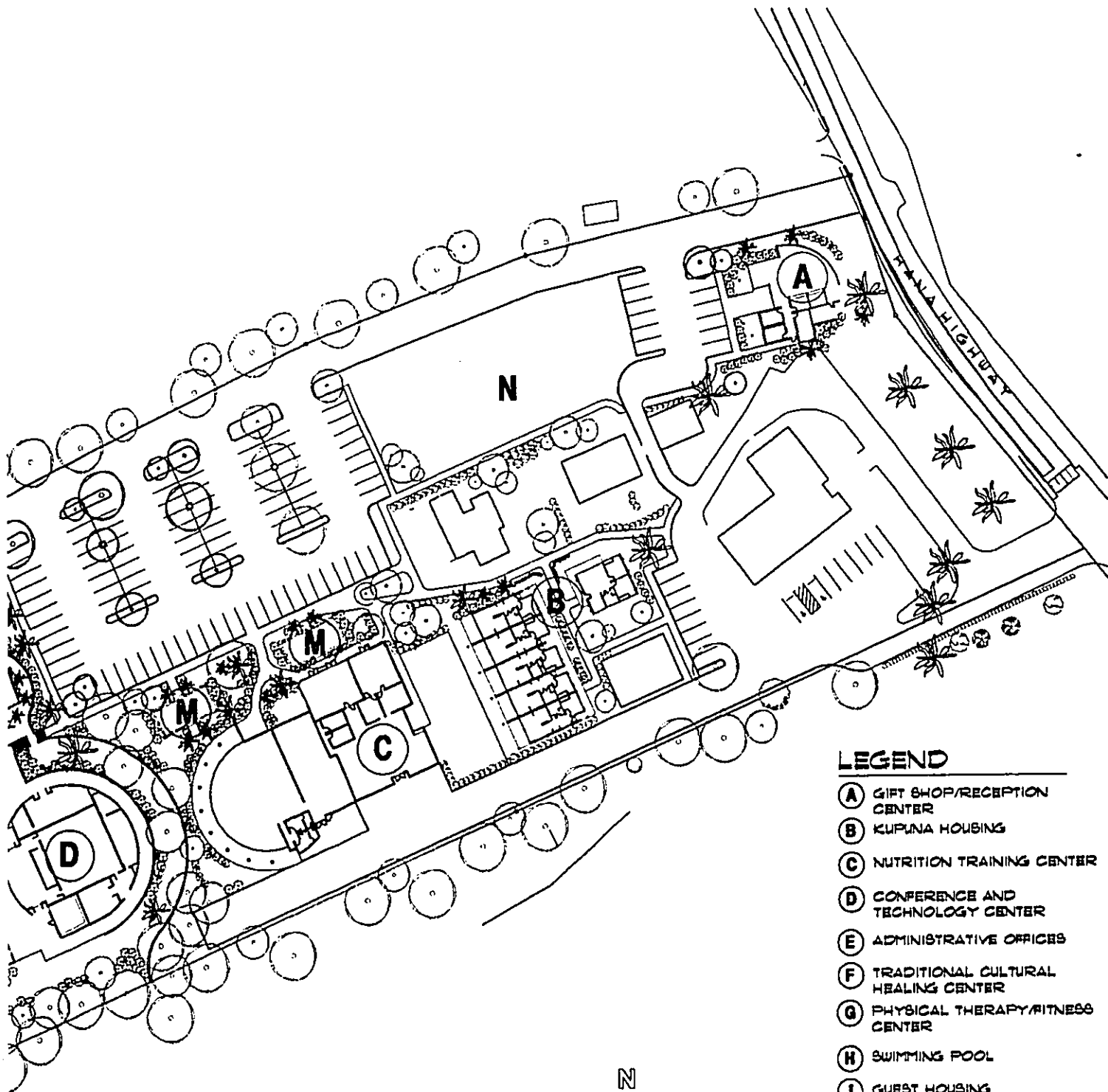
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HANA COMMUNITY HEALTH & WELLNESS CENTER

HANA, MAUI, HAWAII

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LEGEND

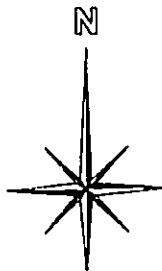
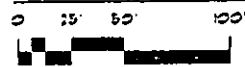
- (A) GIFT SHOP/RECEPTION CENTER
- (B) KUPUNA HOUSING
- (C) NUTRITION TRAINING CENTER
- (D) CONFERENCE AND TECHNOLOGY CENTER
- (E) ADMINISTRATIVE OFFICES
- (F) TRADITIONAL CULTURAL HEALING CENTER
- (G) PHYSICAL THERAPY/FITNESS CENTER
- (H) SWIMMING POOL
- (I) GUEST HOUSING
- (J) MAINTENANCE BUILDING
- (K) LAUNDRY ROOM
- (L) EMPLOYEE HOUSING
- (M) HALL
- (N) GRASS PARKING
- (O) COMFORT STATION

LANDSCAPING COUNT

9 REQUIRED
GRASS PARKING

3 REQUIRED WITH
ON GRASS

SITE PLAN



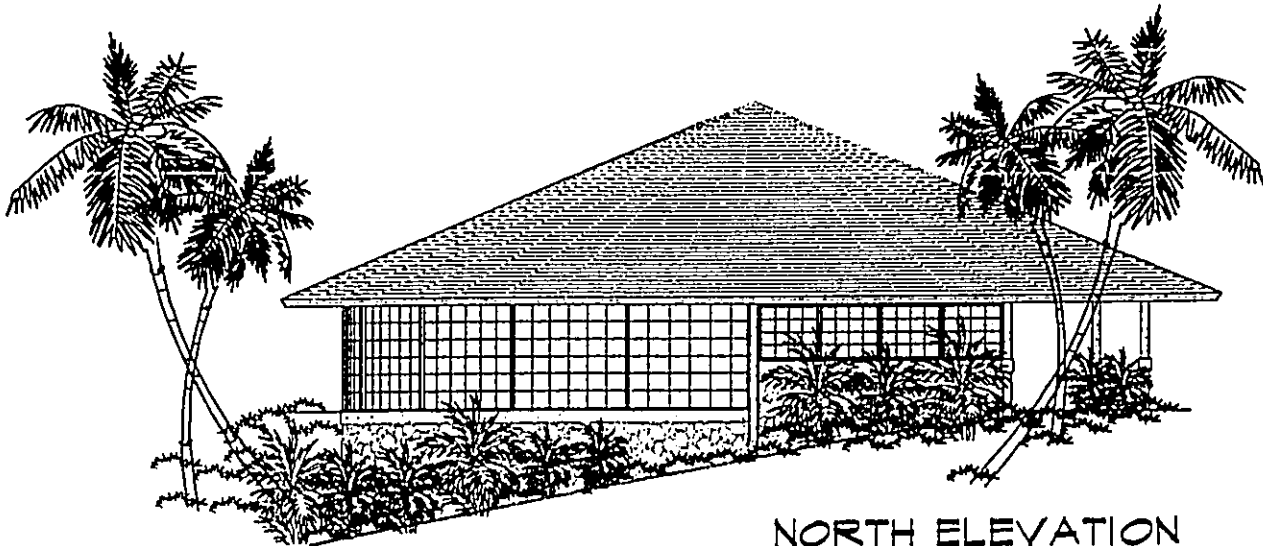
CENTER

SEPTEMBER 2003

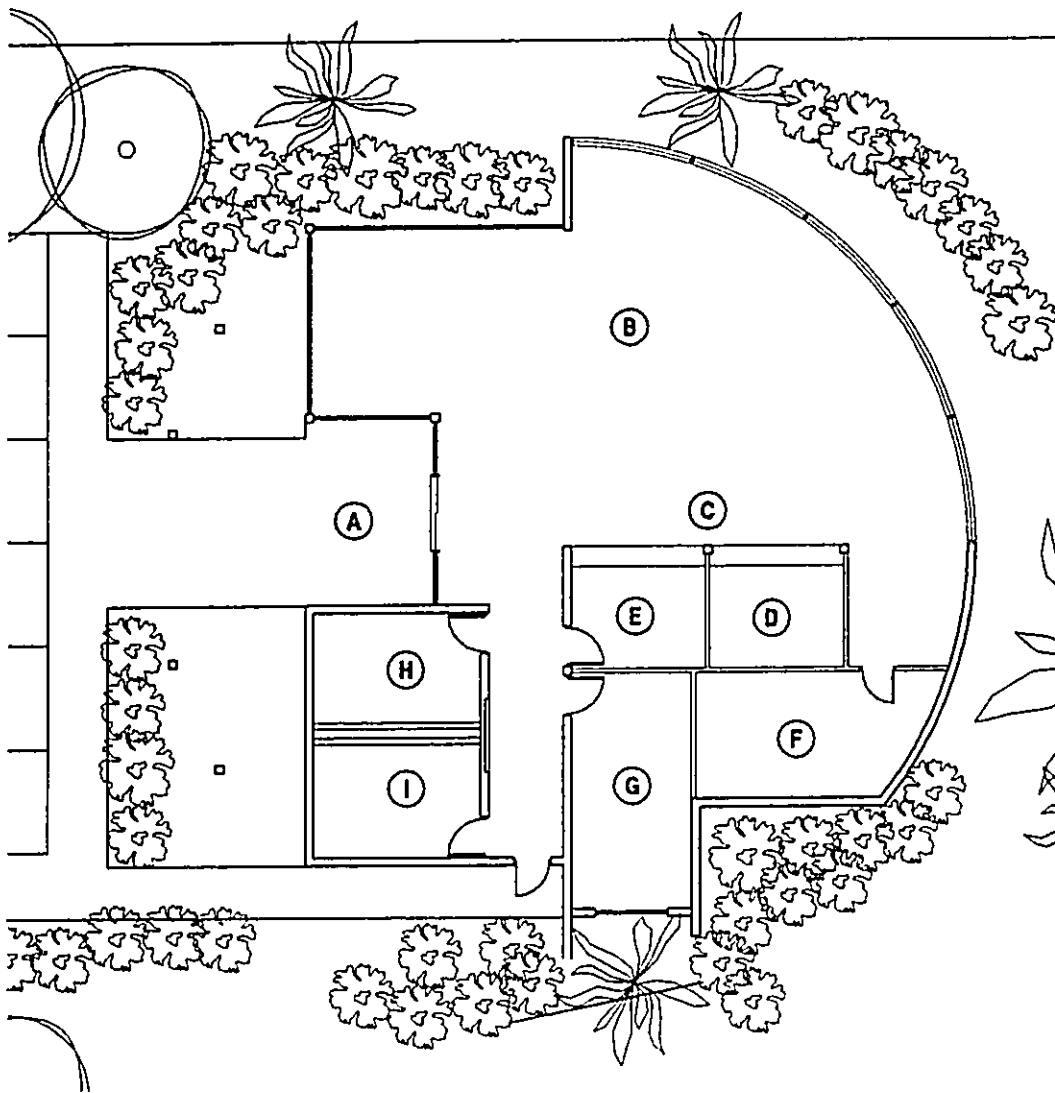


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A DESIGN CORPORATION

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NORTH ELEVATION



LEGEND

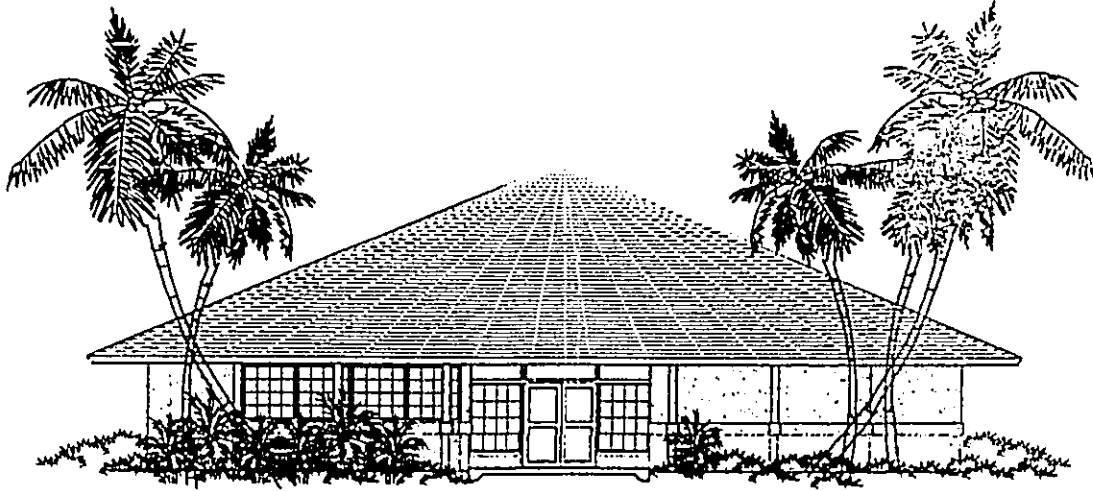
- (A) ENTRY
- (B) GIFT SHOP
- (C) CHECK-IN LOBBY
- (D) FEE COLLECTION AREA
- (E) RECEPTION/CHECK-IN
- (F) STORAGE
- (G) MANAGERS OFFICE
- (H) WOMEN'S RESTROOM
- (I) MEN'S RESTROOM

GIFT SHOP FLOOR PLAN
TOTAL AREA: 2,620 SQ. FT.

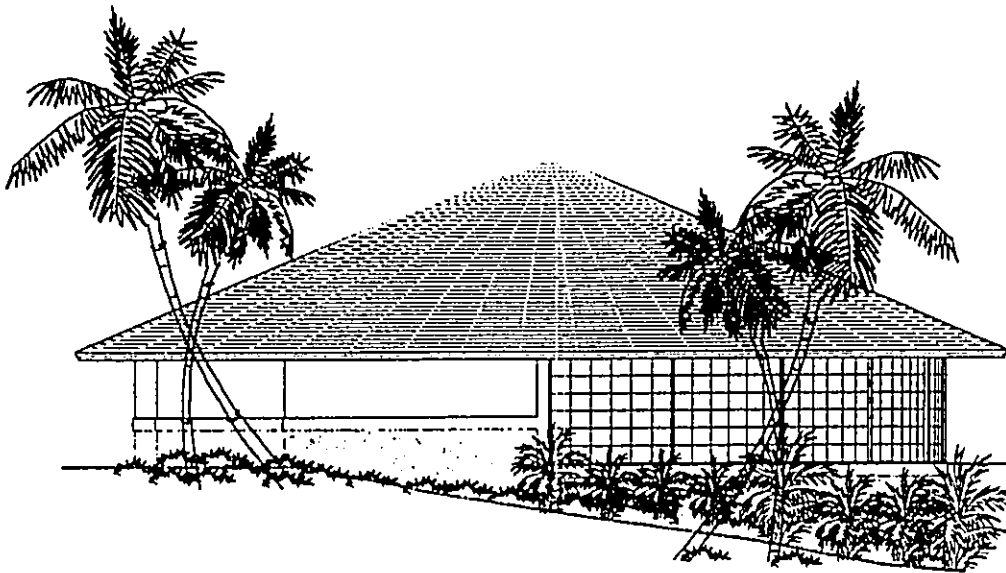
HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

RECEIVED AS FOLLOWS



EAST ELEVATION



WEST ELEVATION

RECEPTION AREA
CHECK-IN
OFFICE
RESTROOM
ROOM

ROOM PLAN
750 SQ. FT.

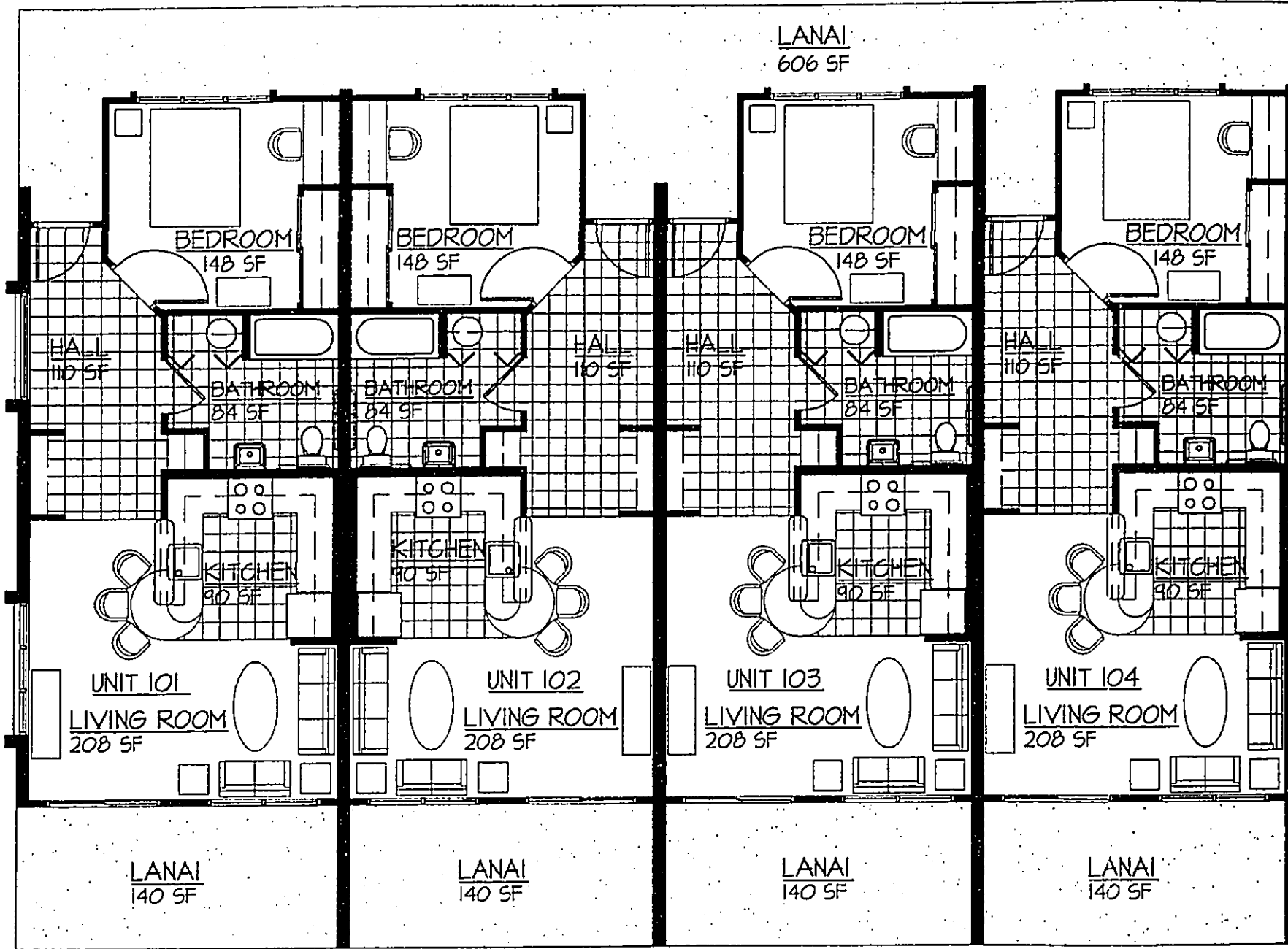
ENTIRE MASTER PLAN

SEPTEMBER 2002



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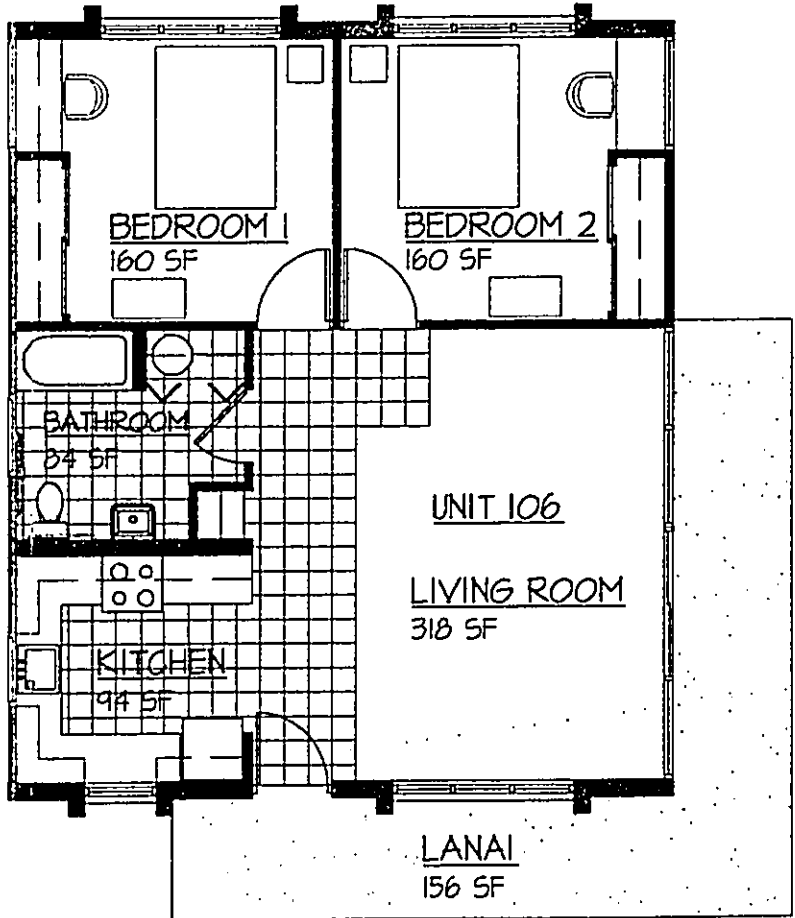
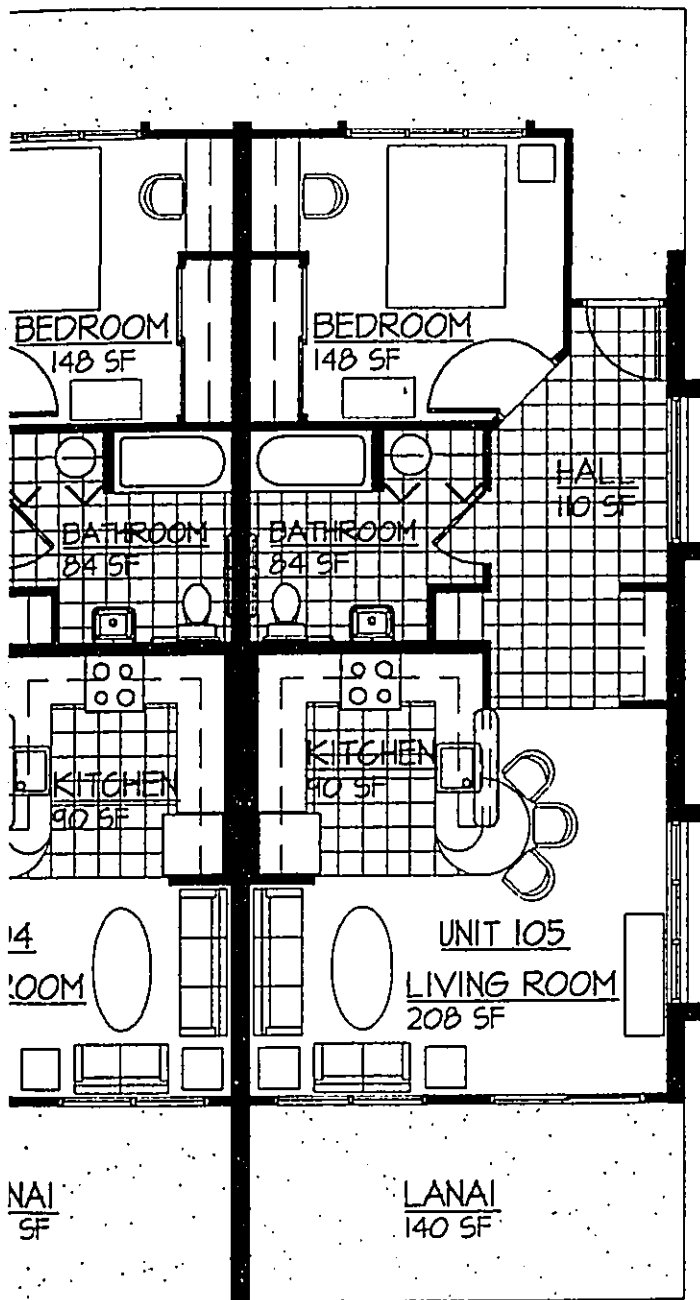
KUPUNA HOUSING (1-BEDROOM UNITS)

SCALE: 1/8"=1'-0"
AREA PER UNIT: 804 SF
TOTAL AREA: 4352 SF

HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

RECEIVED AS FOLLOWS



KUPUNA HOUSING (2-BEDROOM UNIT)

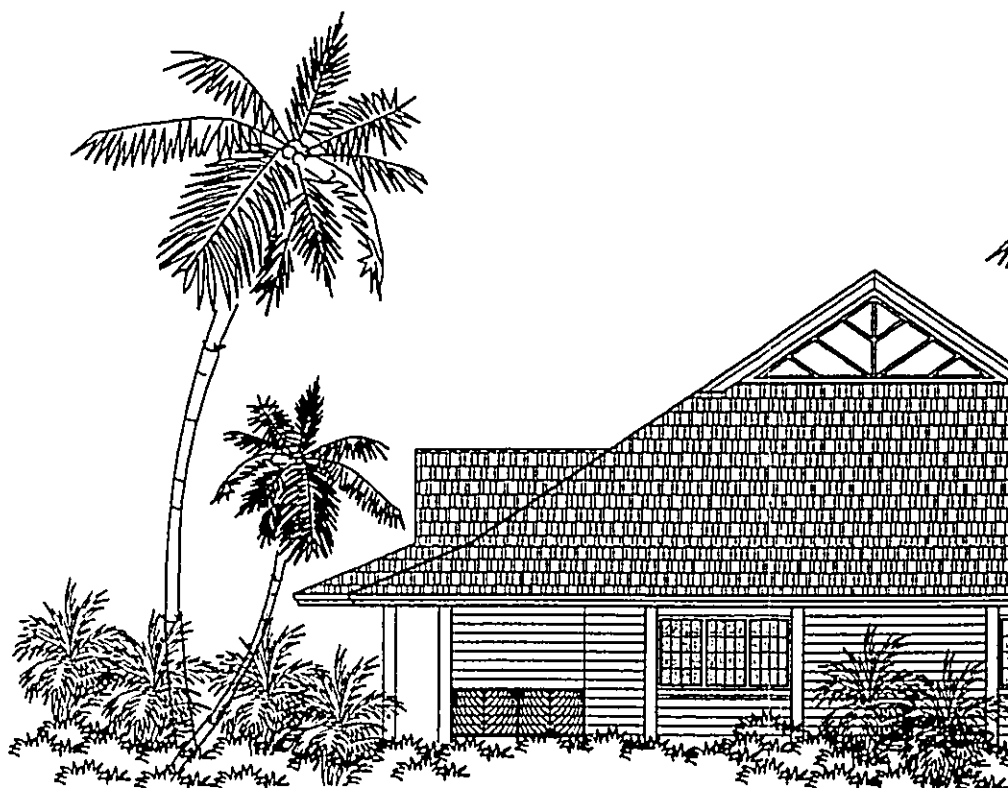
SCALE: 1/8"=1'-0"
AREA: 886 SF



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KUPUNA HOUSING WEST ELEVATION

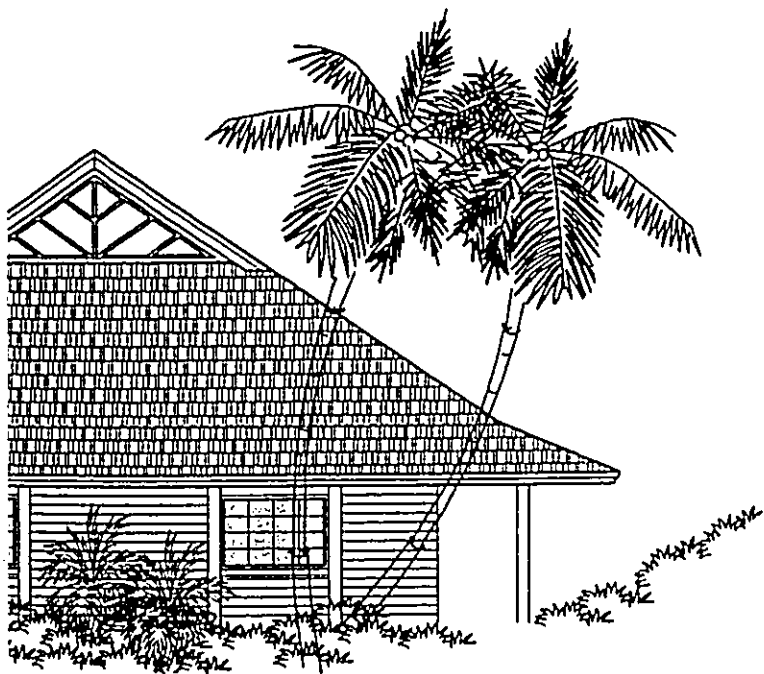
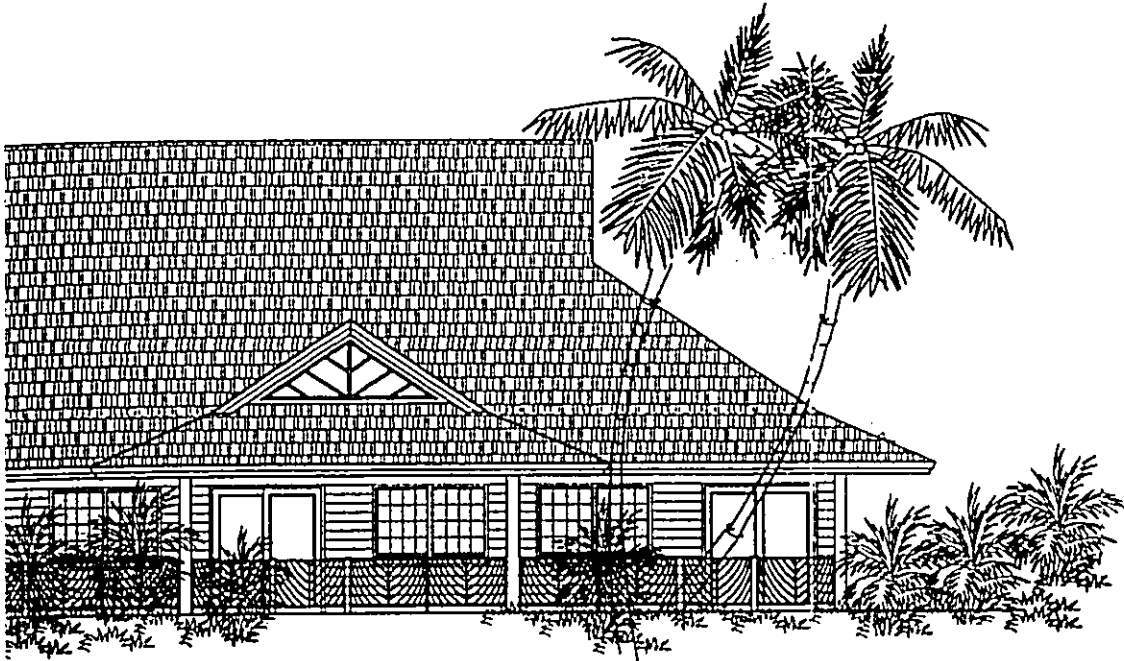


KUPUNA HOUSING NORTH ELEVATION

HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

RECEIVED AS FOLLOWS



VATION

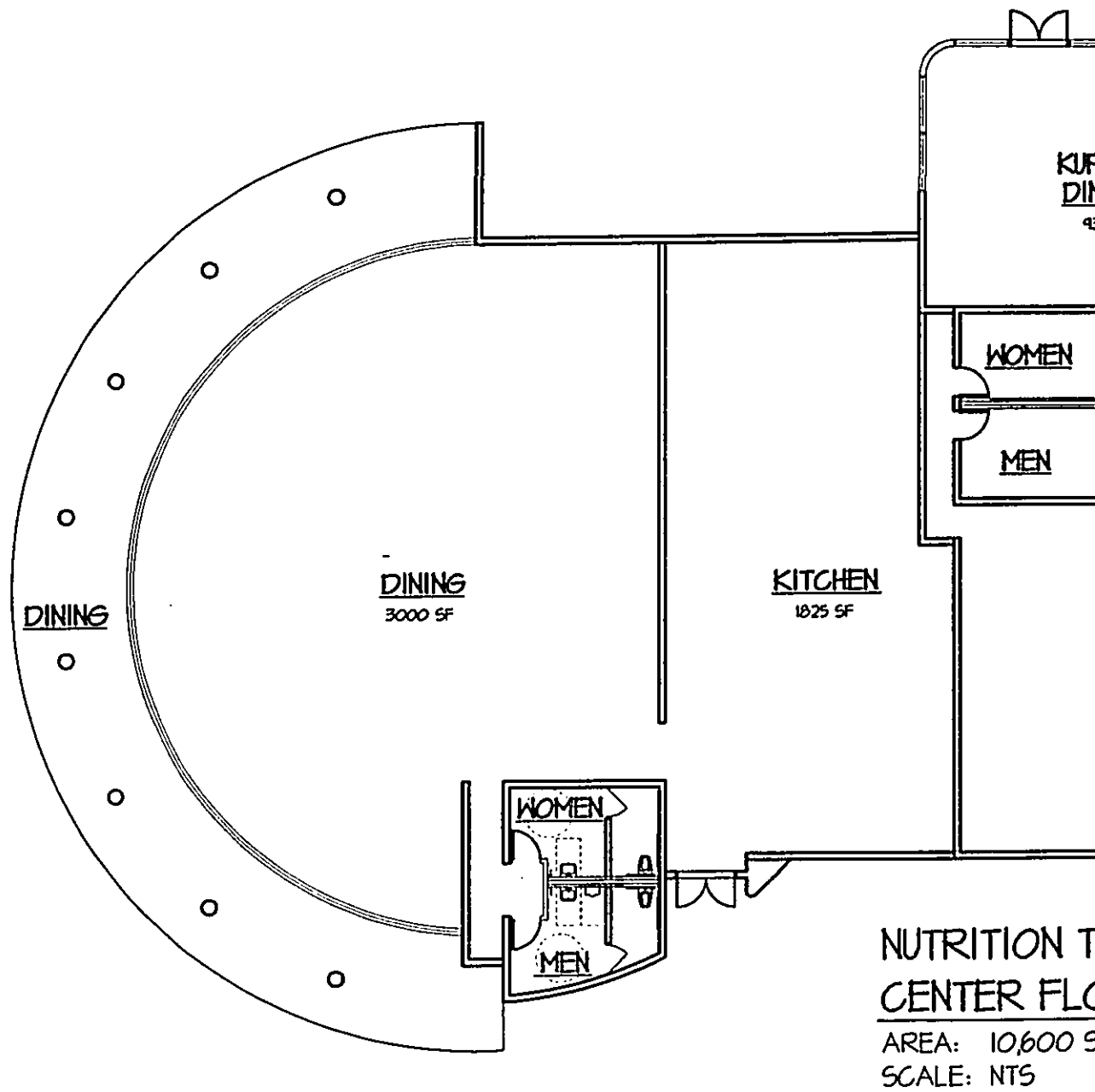
VILLAGE MASTER PLAN

SEPTEMBER 2002



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A DESIGN CORPORATION

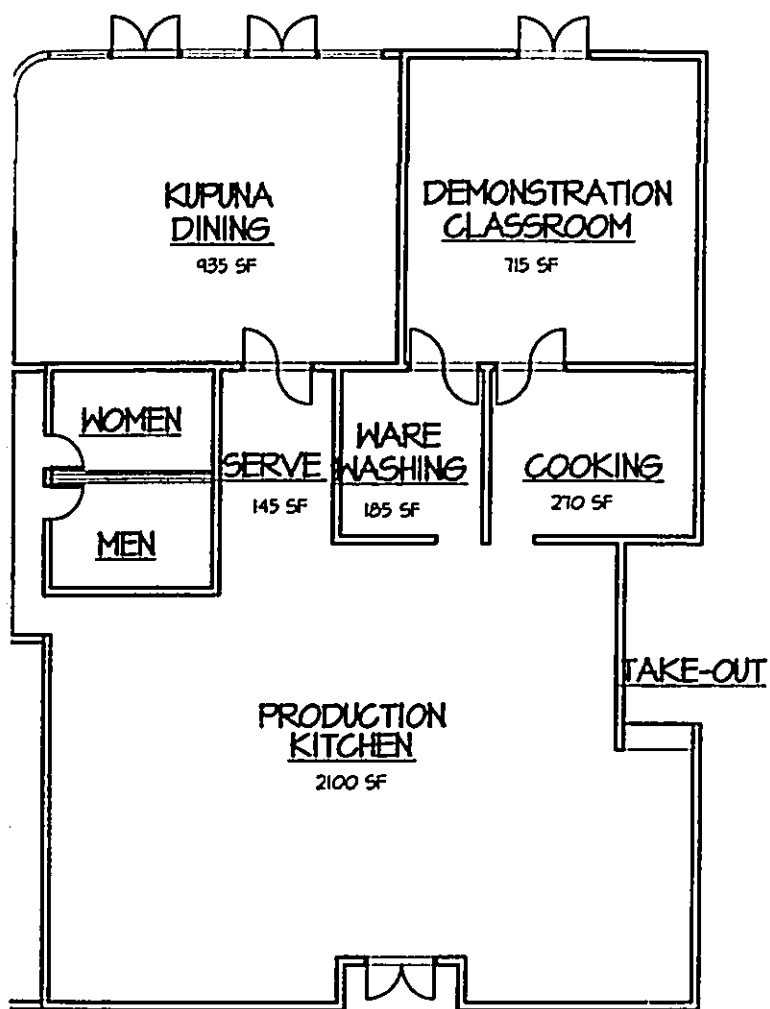
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NUTRITION CENTER FLOOR PLAN
AREA: 10,600 SF
SCALE: NTS

HANA COMMUNITY HEALTH & WELLNESS CENTER
HANA, HAWAII

RECEIVED AS FOLLOWS



TRITION TRAINING
INTER FLOOR PLAN

EA: 10,600 SF
SCALE: NTS



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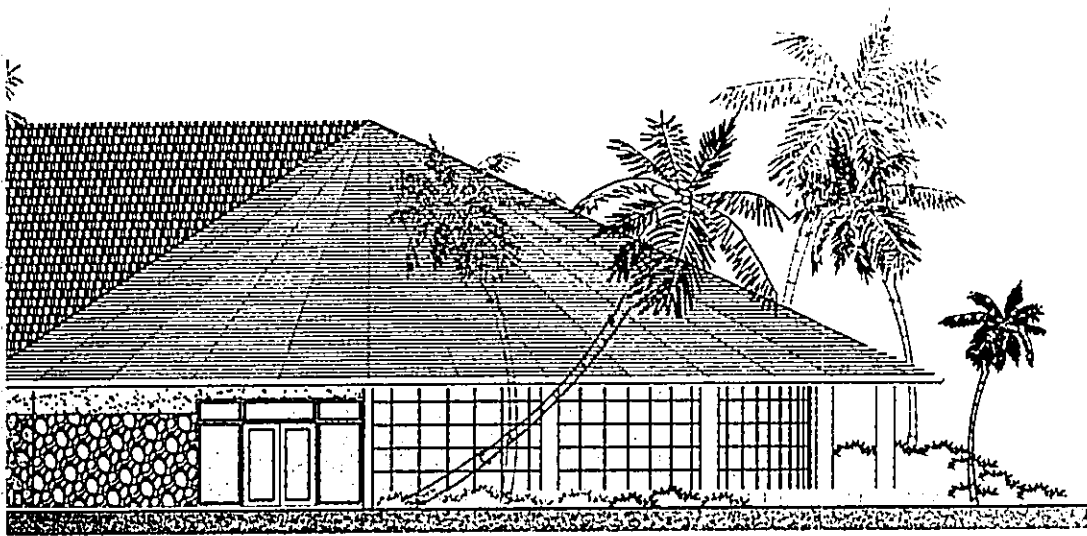
NUTRITION TRAINING CENTER
NORTH ELEVATION

SCALE: N/E

HANA COMMUNITY HEALTH & WELLNESS CENTER

SAHA, NARCH

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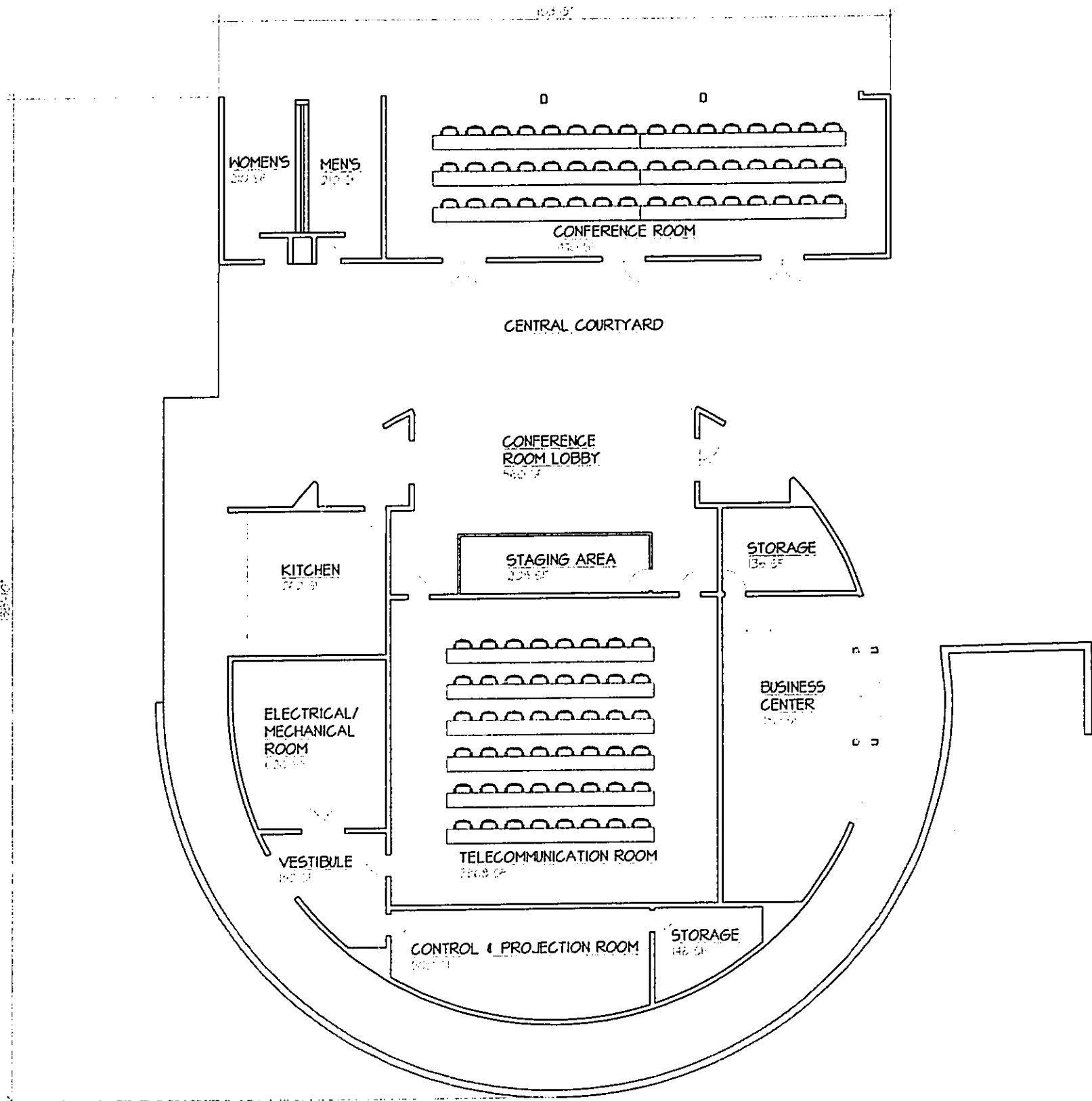


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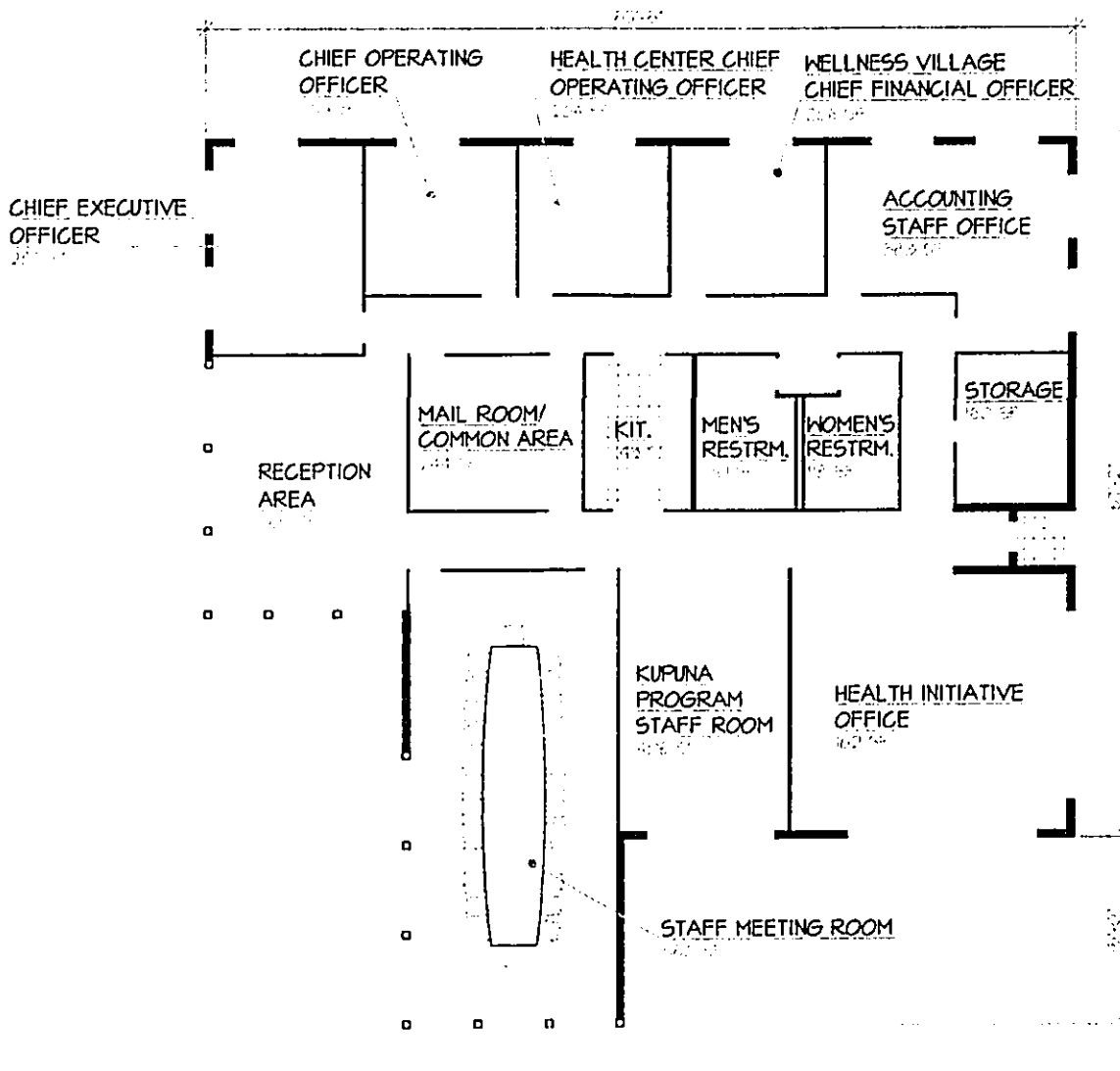
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HANA COMMUNITY HEALTH & WELLNESS CENTER

HANA HAWAII

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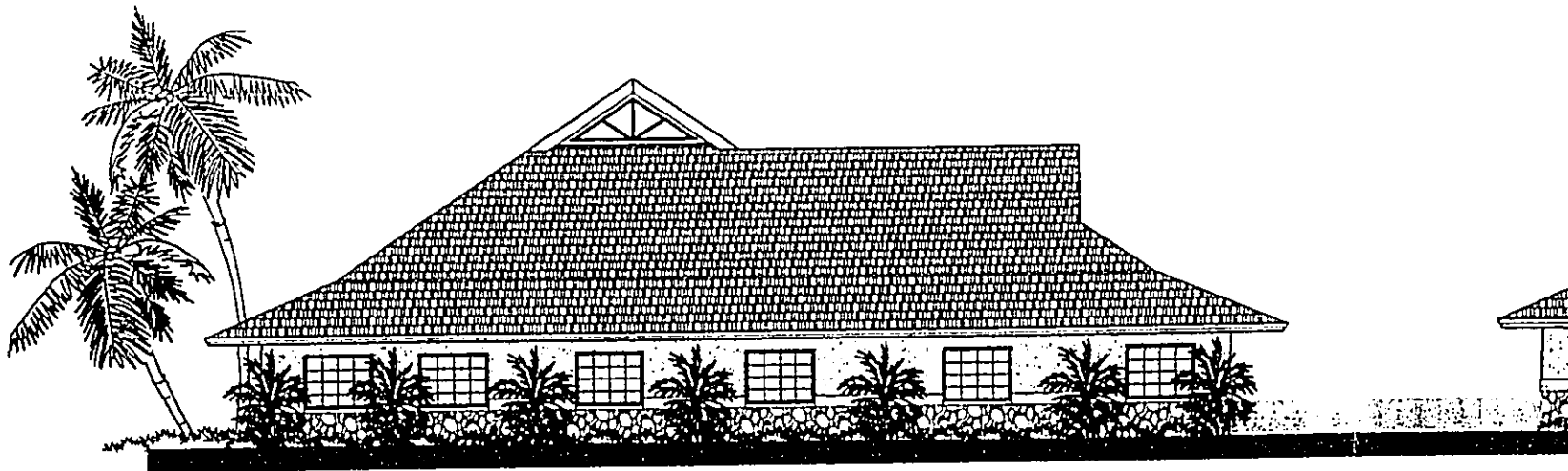


ADMINISTRATIVE OFFICES & CONFERENCE AND TECHNOLOGY CENTER FLOOR PLAN

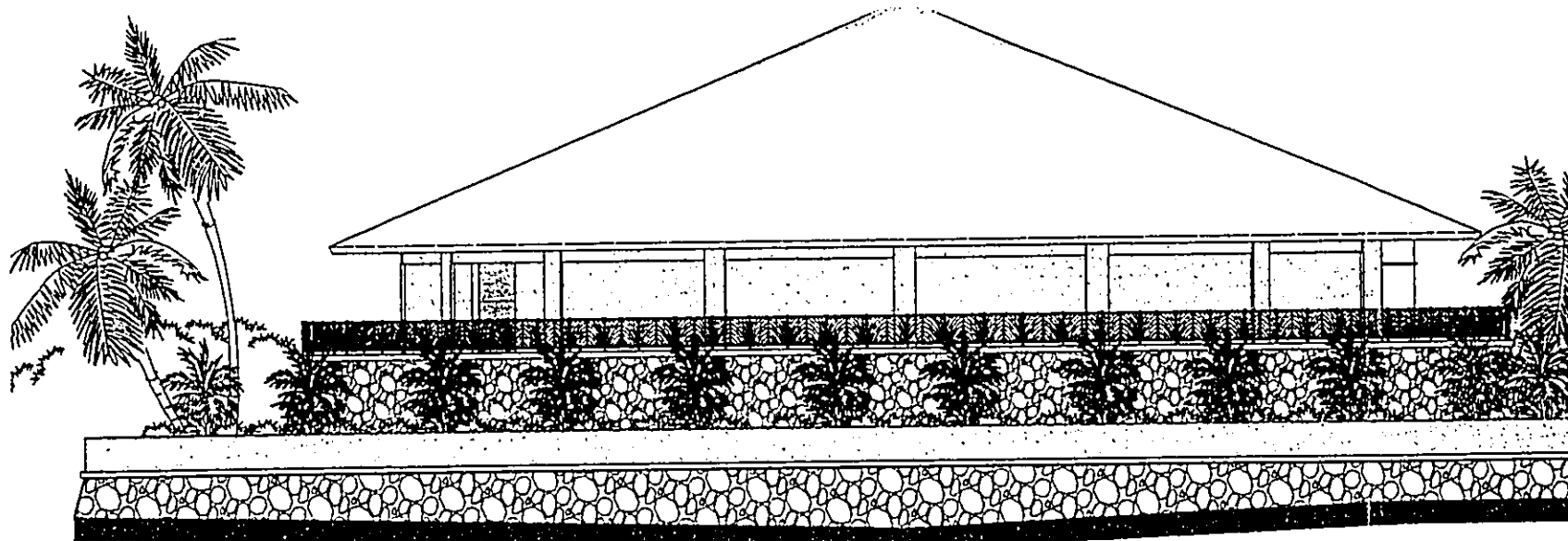


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ADMINISTRATIVE OFFICE & CONFERENCE WEST ELEVATION

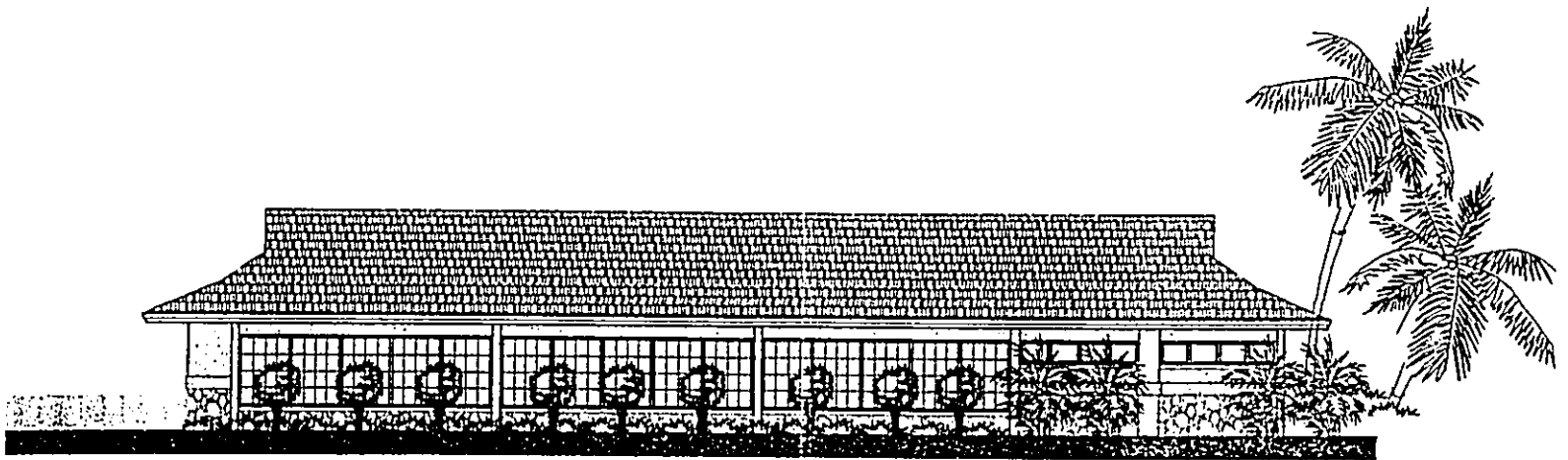


ADMINISTRATIVE OFFICE & CONFERENCE EAST ELEVATION

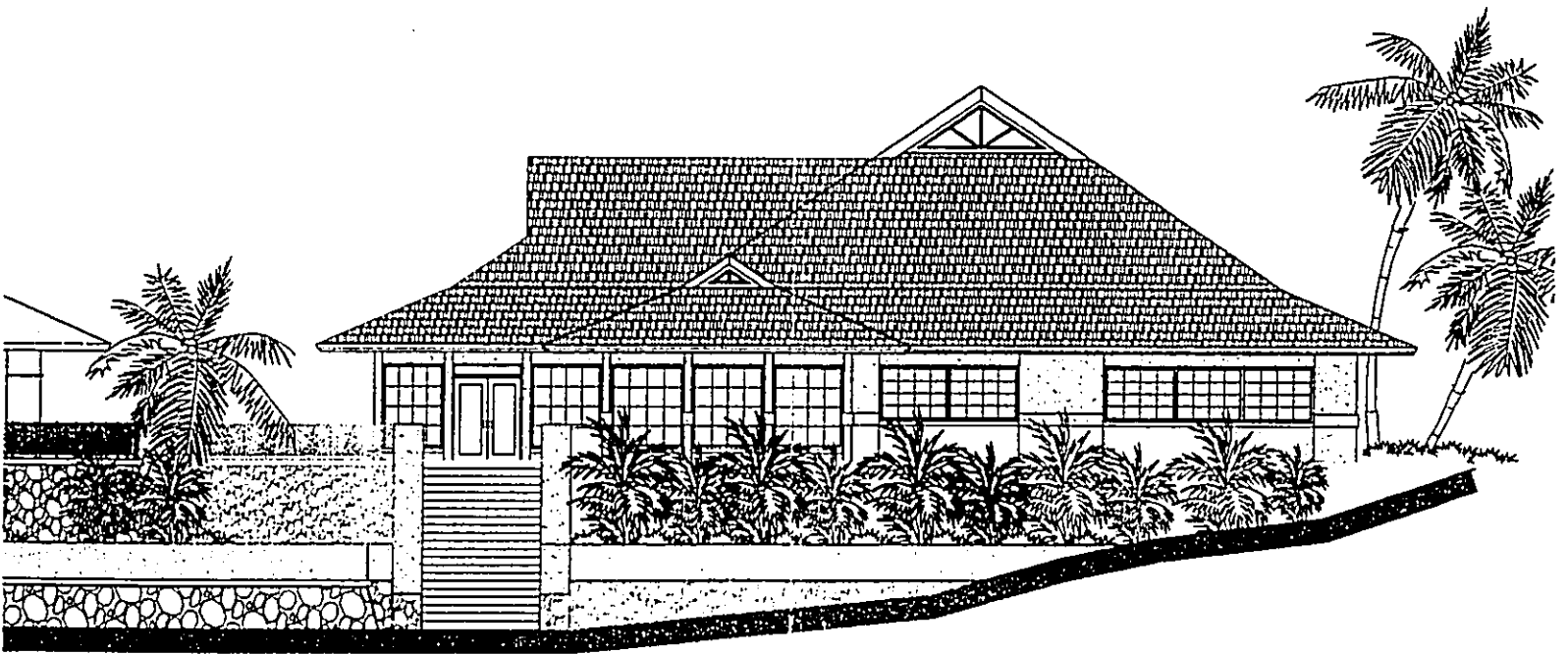
HANA COMMUNITY HEALTH & WELLNESS VILLA

HANA, MAUI, HAWAII

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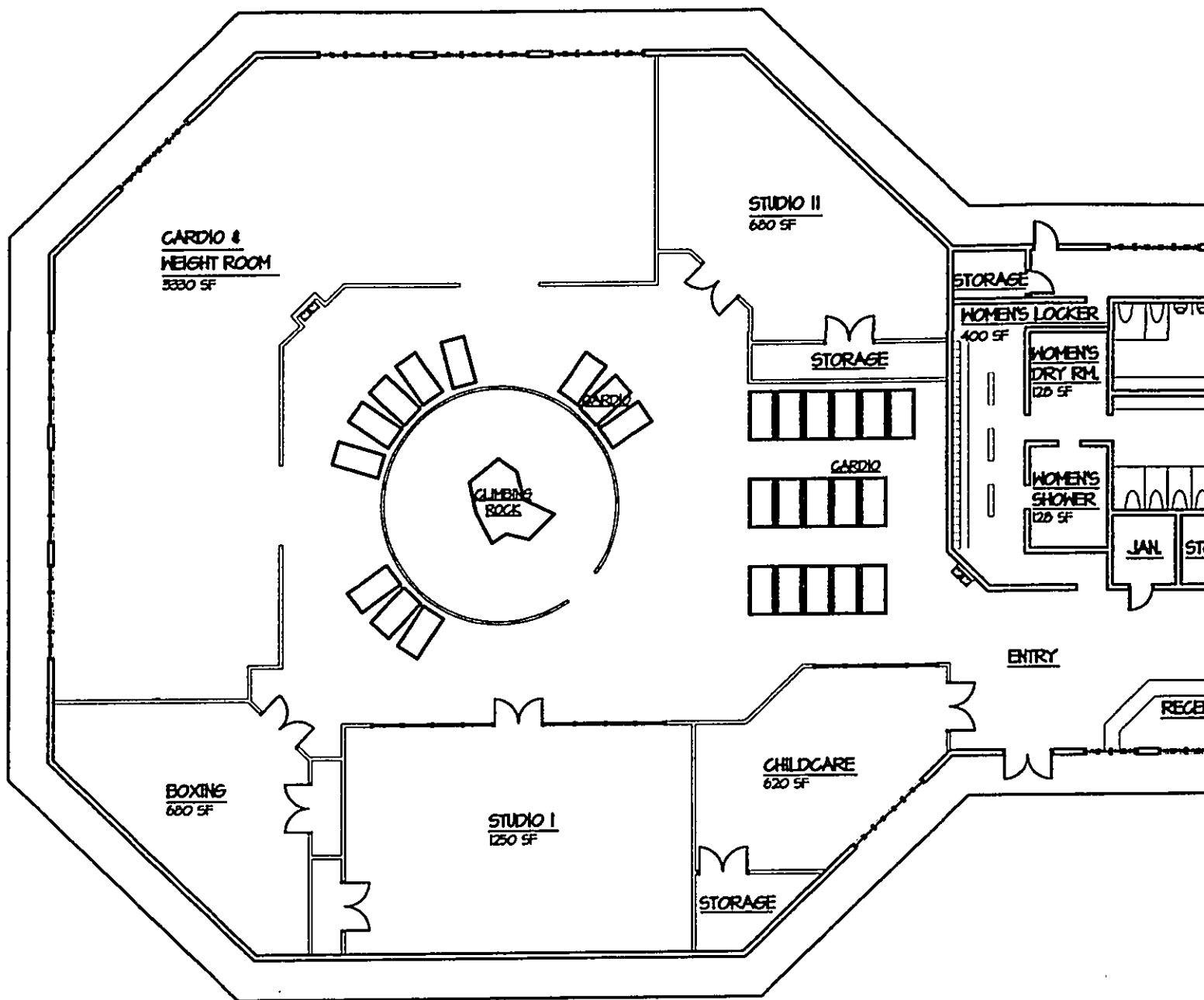
VILLAGE MASTER PLAN

SEPTEMBER 2002



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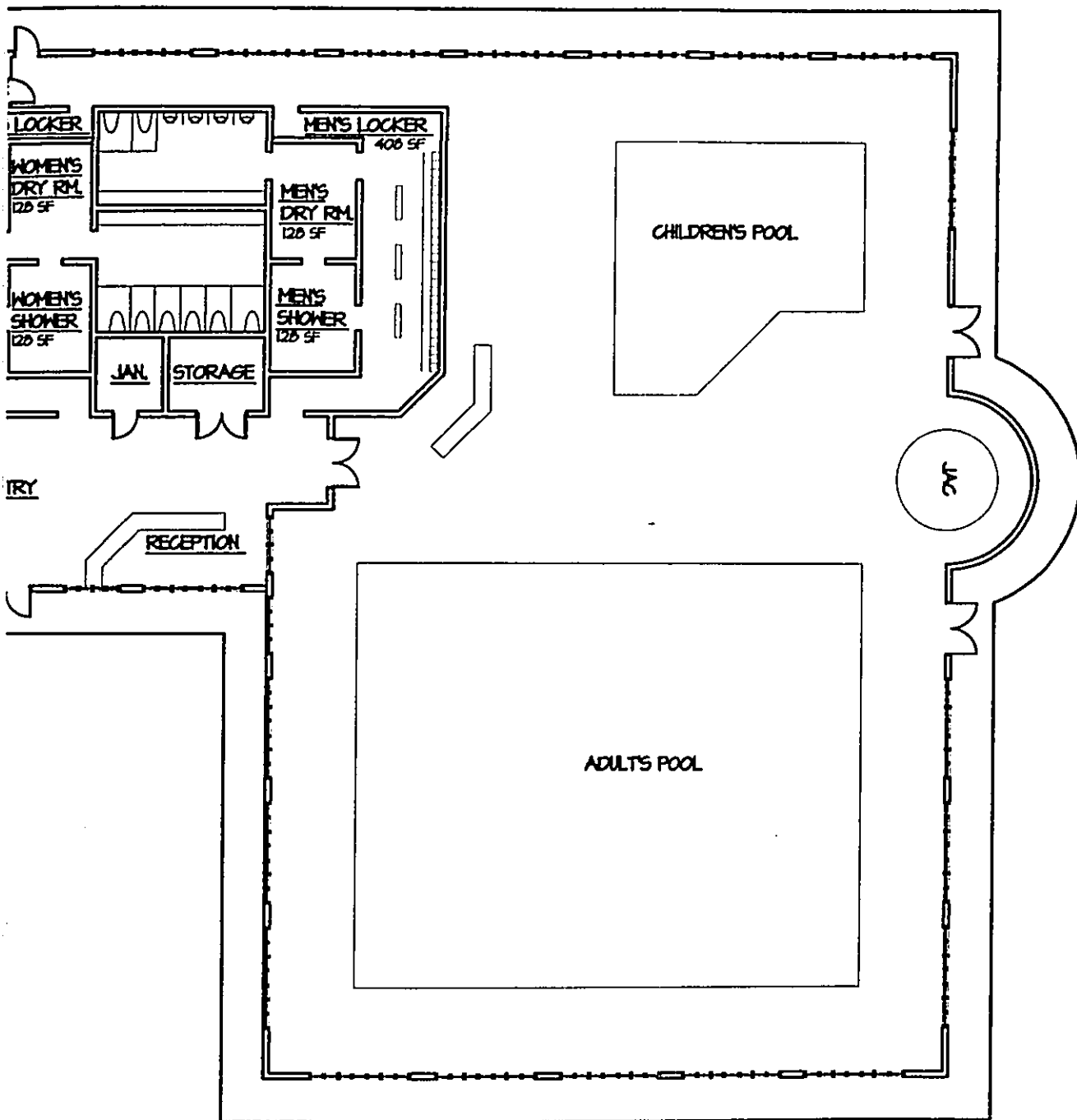
PHYSICAL THERAPY/
FITNESS CENTER FLOOR PLAN

AREA: 24,325 SF
SCALE: NTS

HANA COMMUNITY HEALTH & WELLNESS CENTER

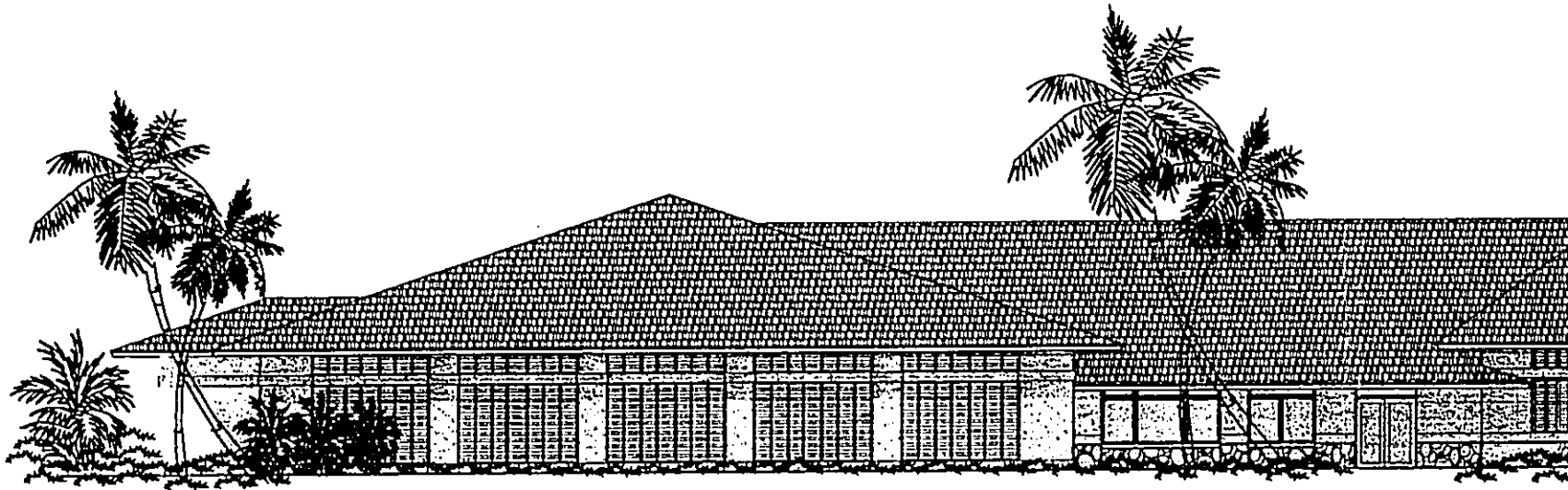
HANA, HAWAII

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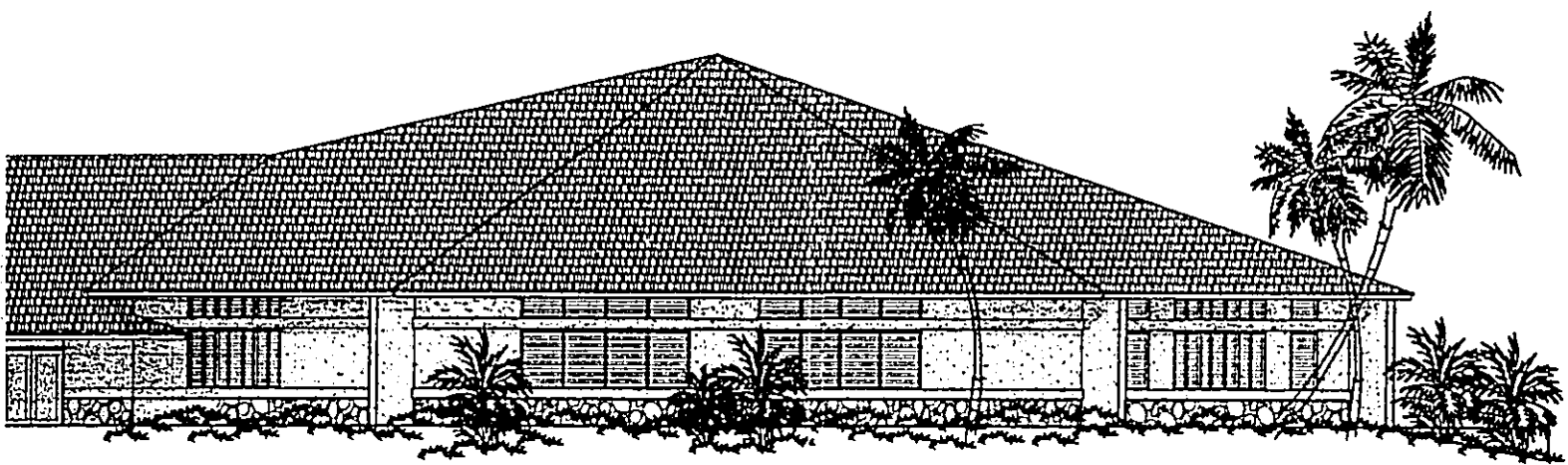


PHYSICAL THERAPY CENTER SOUTH ELEVATION

HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

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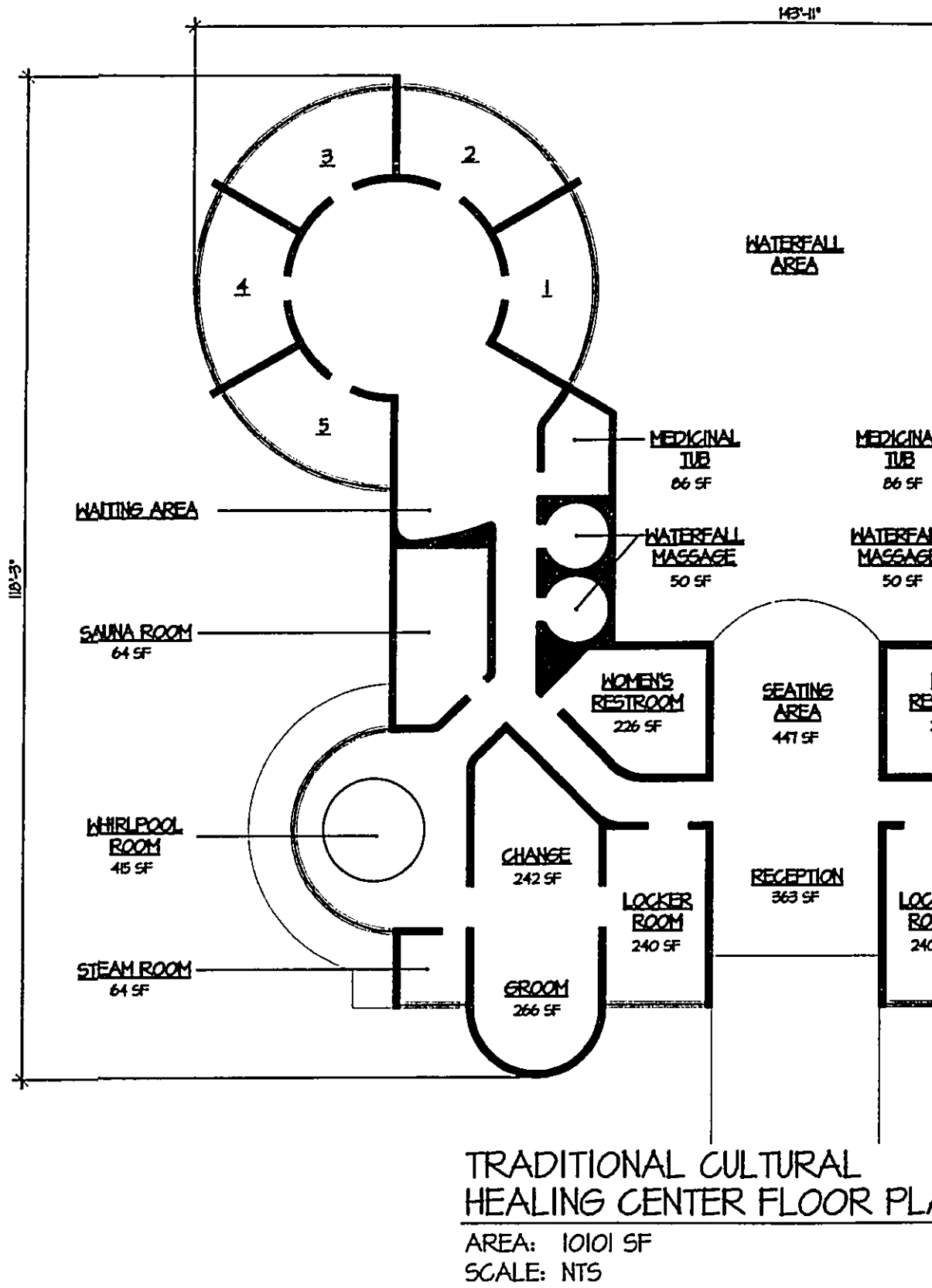
VILLAGE MASTER PLAN

SEPTEMBER 2002



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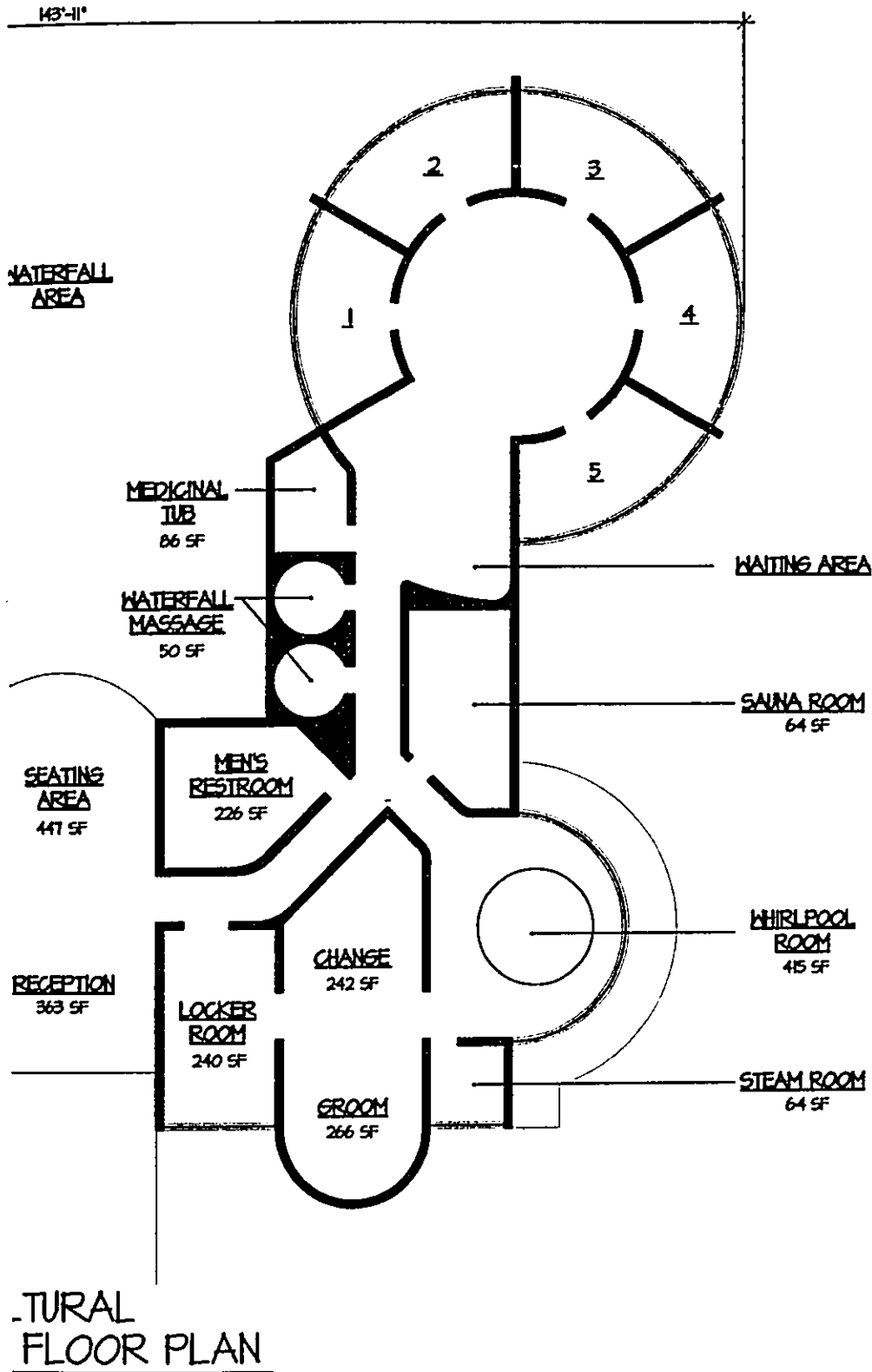
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HANA COMMUNITY HEALTH & WELLNESS CENTER

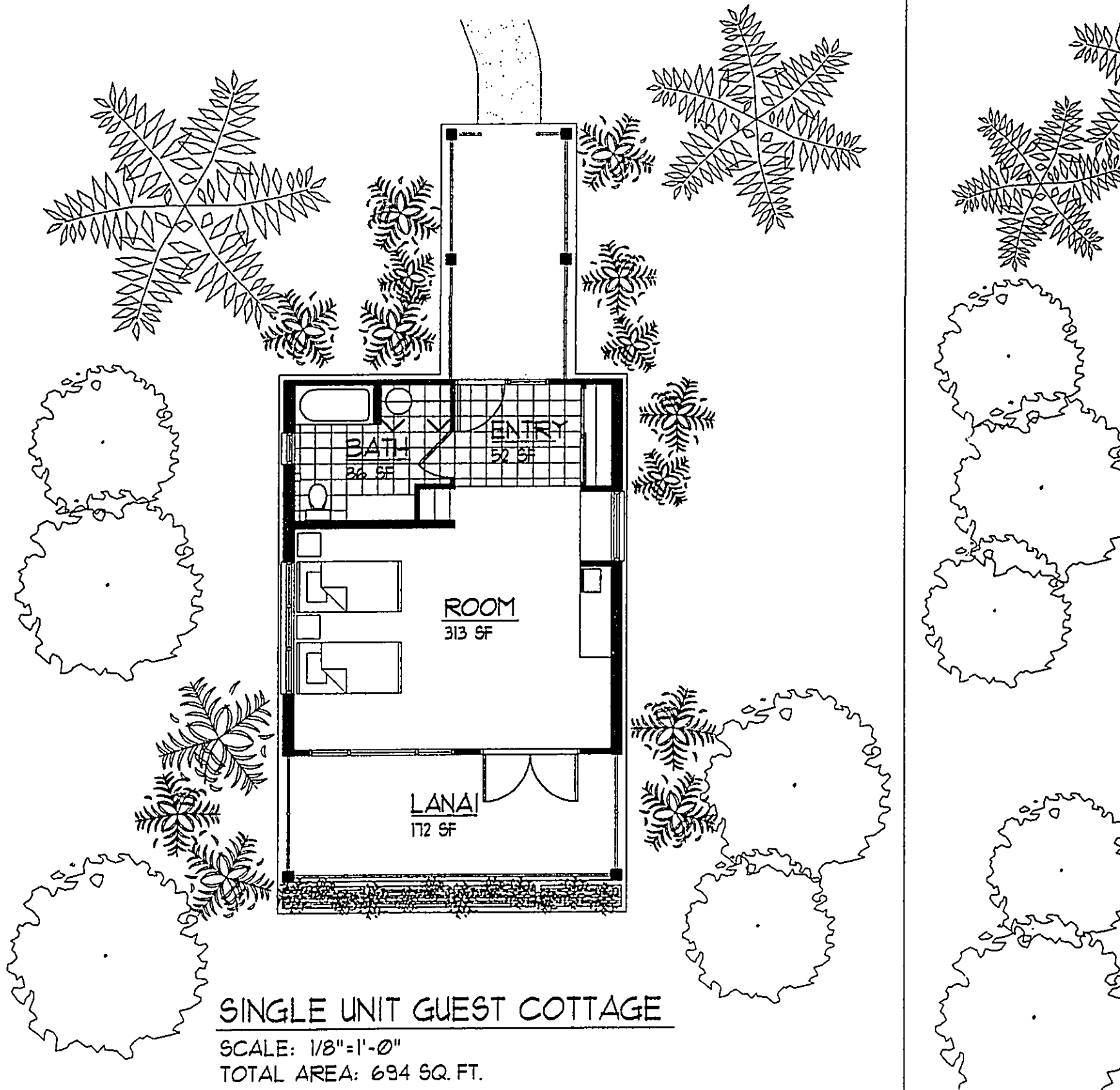
HANA, HAWAII

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A DESIGN CORPORATION

RECEIVED AS FOLLOWS



SINGLE UNIT GUEST COTTAGE

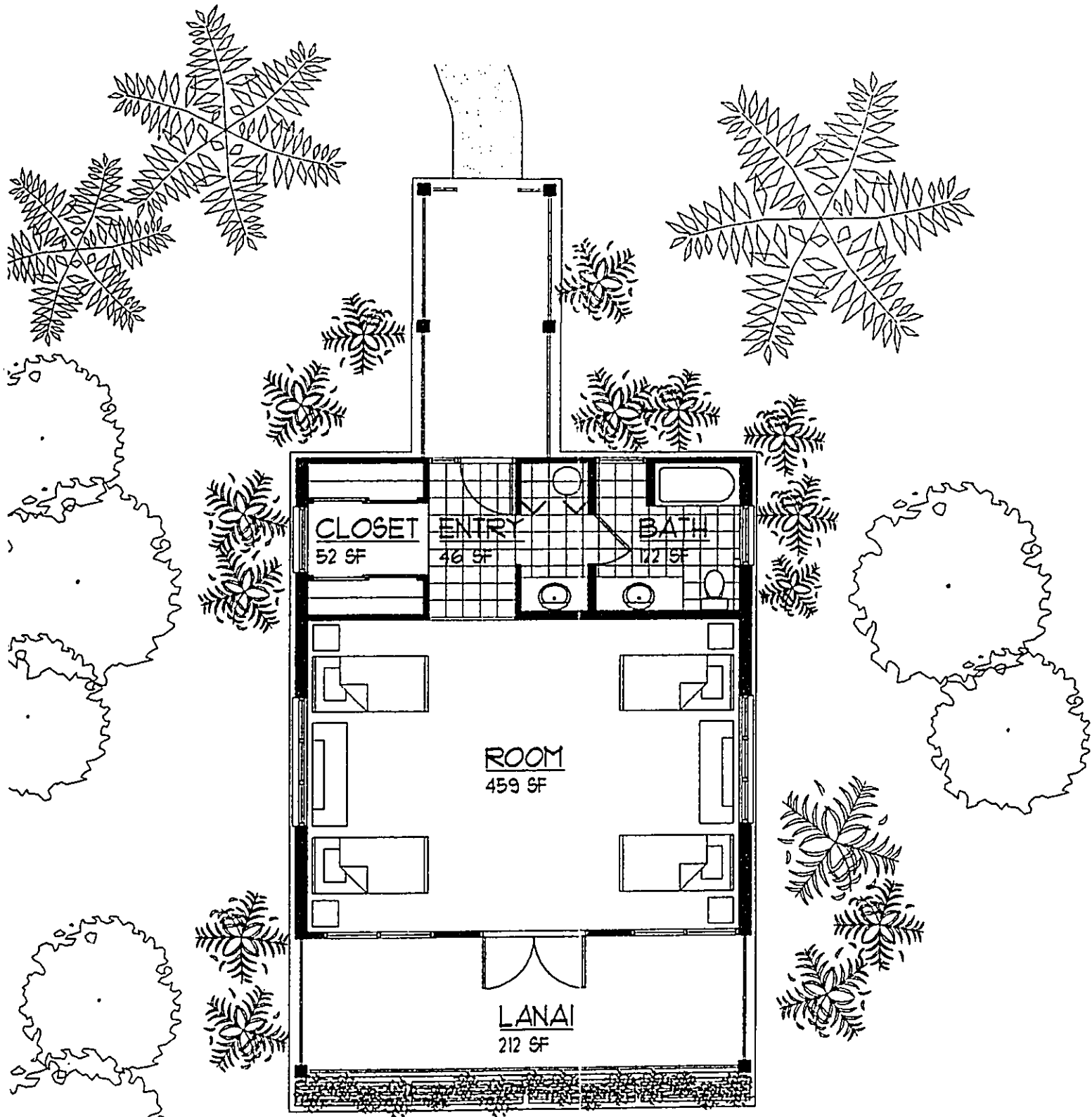
SCALE: 1/8"=1'-0"

TOTAL AREA: 694 SQ. FT.

HANA COMMUNITY HEALTH & WELLNESS VILLAGE

HANA, MAUI, HAWAII

RECEIVED AS FOLLOWS



DOUBLE UNIT GUEST COTTAGE

SCALE: 1/8"=1'-0"
TOTAL AREA: 960 SQ. FT.

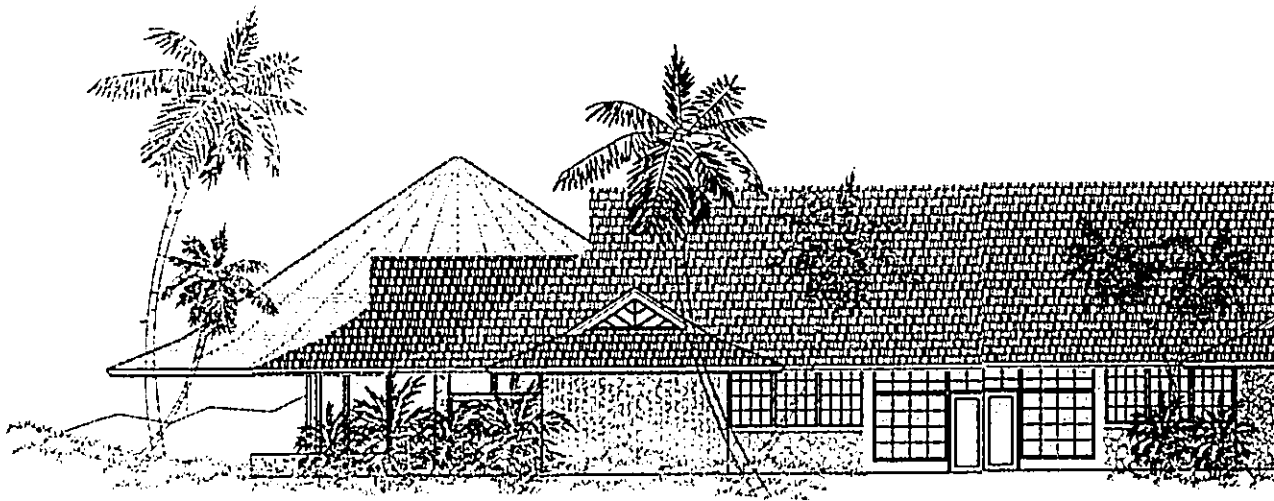
VILLAGE MASTER PLAN

SEPTEMBER 2002



GYA ARCHITECTS, INC.
A DESIGN CORPORATION

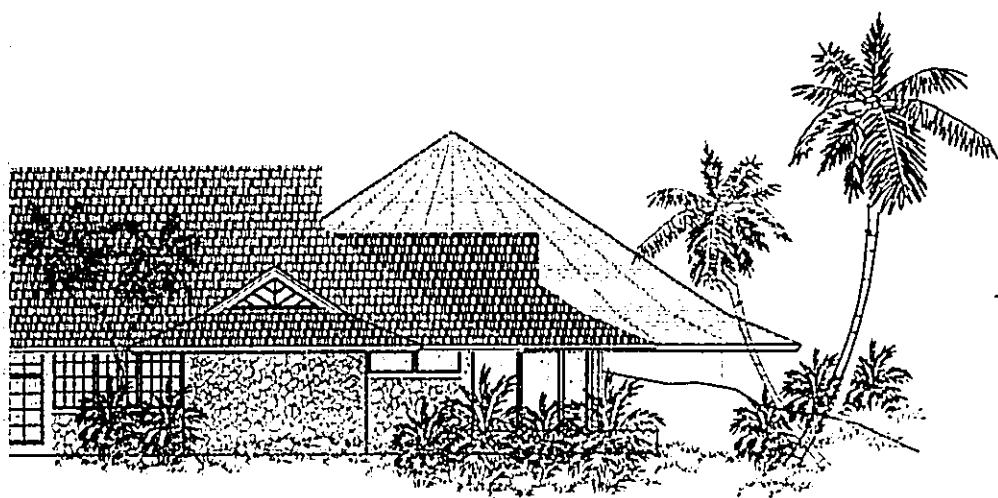
RECEIVED AS FOLLOWS



TRADITIONAL CULTURAL
HEALING CENTER NORTH ELEVATION

HANA COMMUNITY HEALTH & WELLNESS CENTER
HANA, HAWAII

RECEIVED AS FOLLOWS

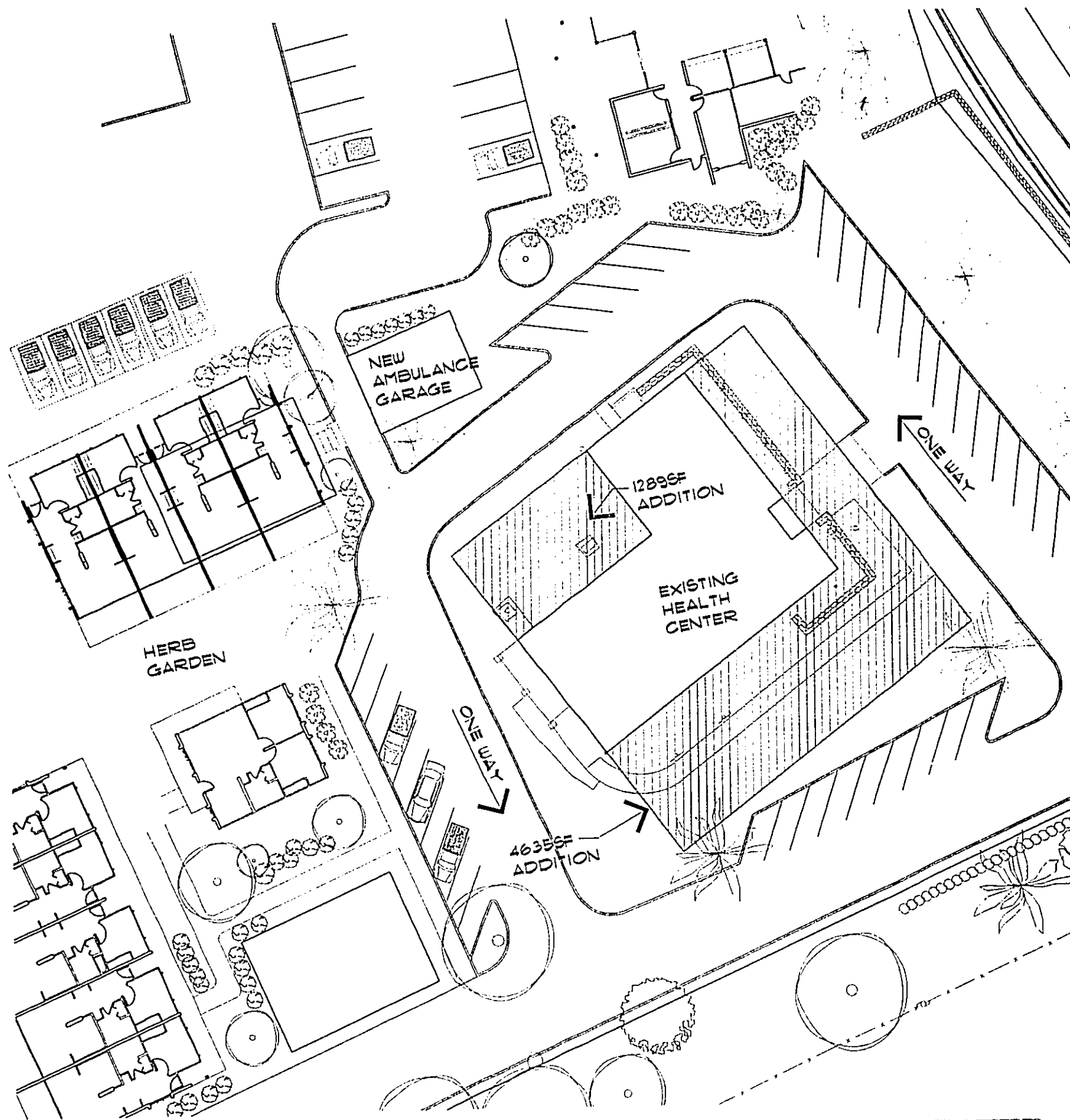


AL
RTH ELEVATION



GYA ARCHITECTS, INC.
A DESIGN CORPORATION

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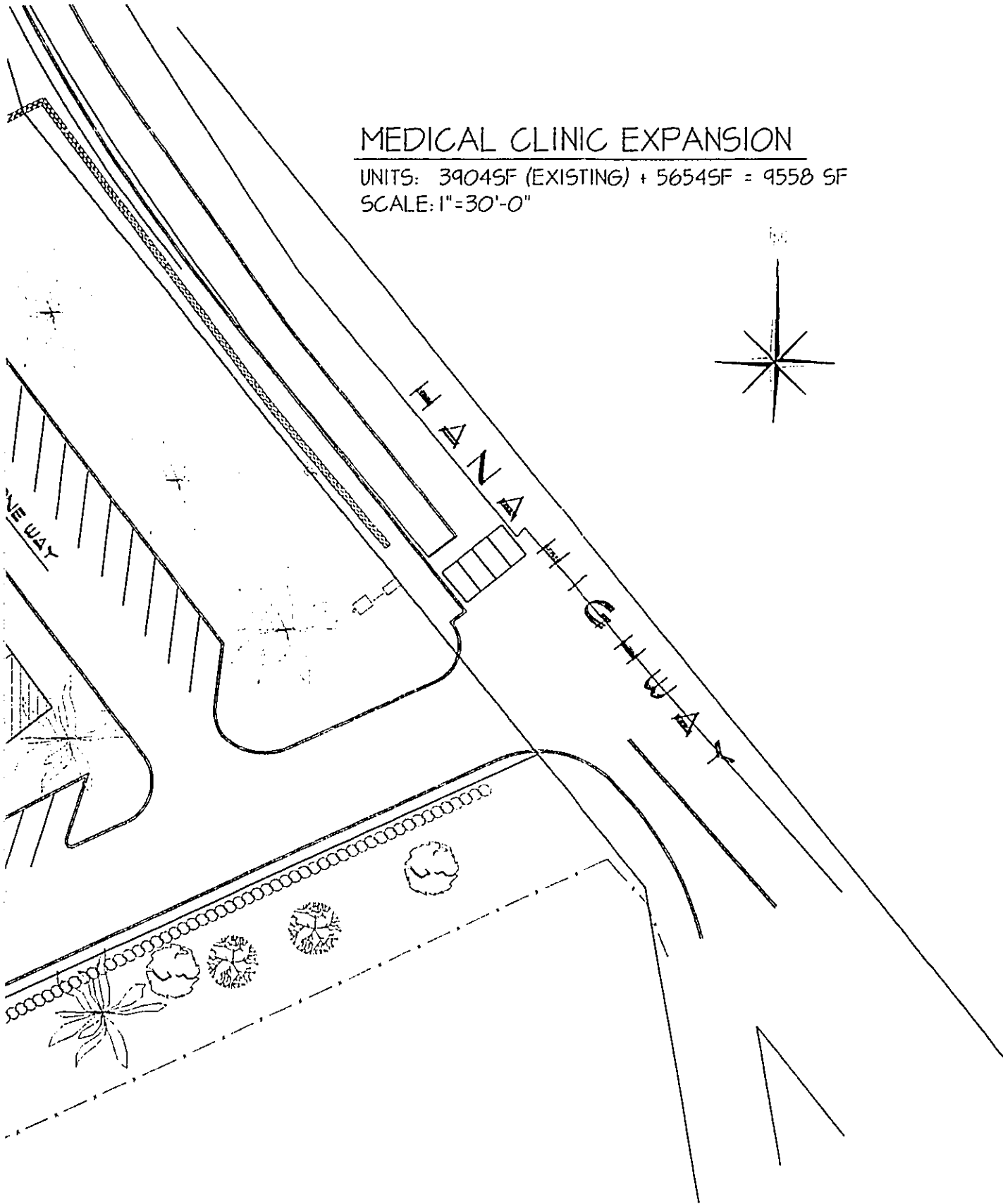
HANA COMMUNITY HEALTH & WELLNESS CENTER

HANA, MAUI, HAWAII

RECEIVED AS FOLLOWS

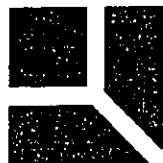
MEDICAL CLINIC EXPANSION

UNITS: 3904SF (EXISTING) + 5654SF = 9558 SF
SCALE: 1"=30'-0"



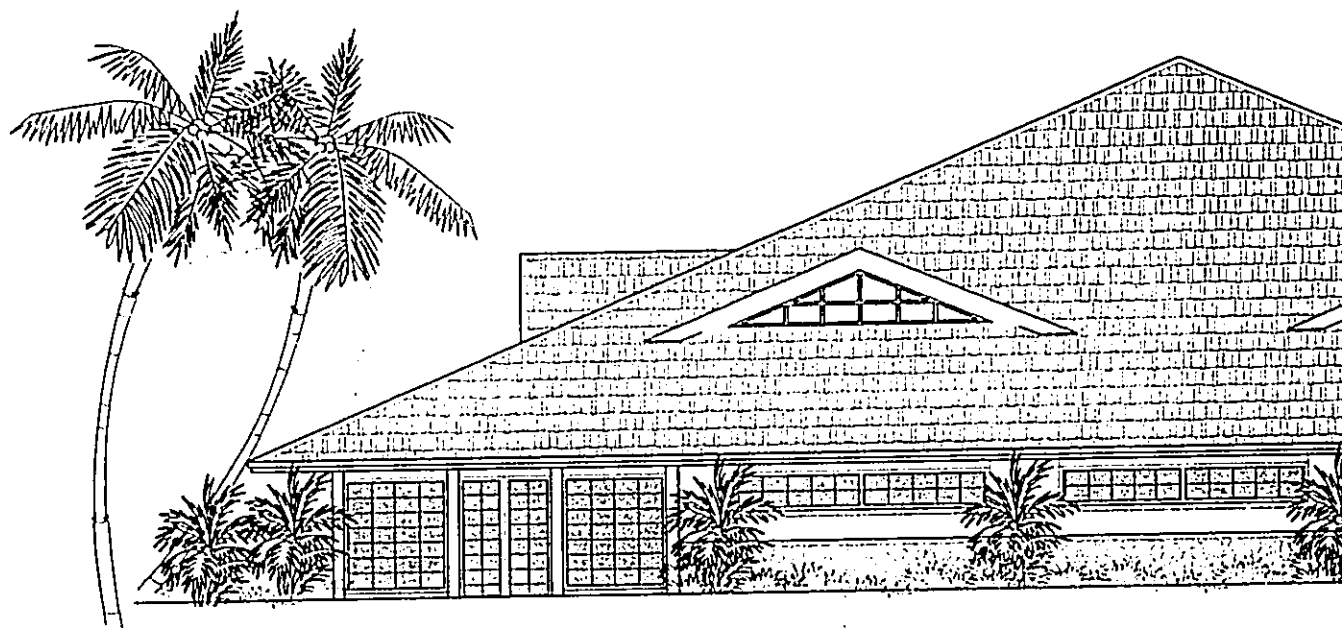
ENTER

10/04



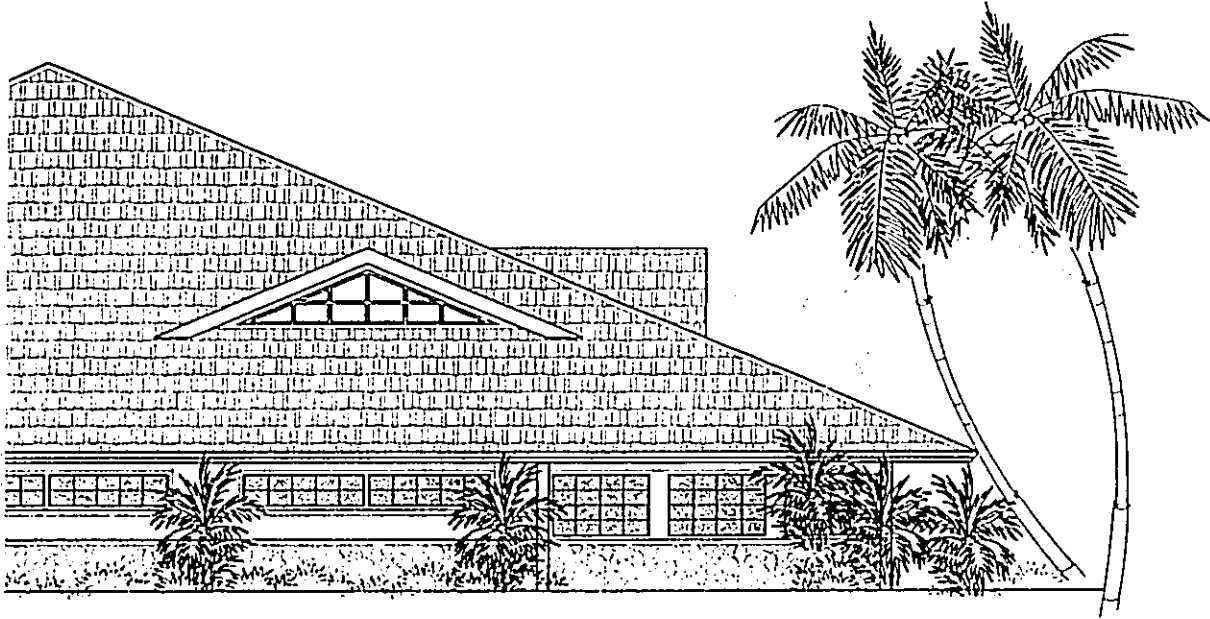
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A DESIGN CORPORATION

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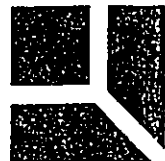
MEDICAL CLINIC EXPAN
FRONT ELEVATION
SCALE: NTS

RECEIVED AS FOLLOWS



IC EXPANSION
TION

EA. 1/1/2011



GYA ARCHITECTS, INC.
A DESIGN CORPORATION

Appendix B

***Archaeological Inventory
Survey and Archaeological
Mitigation Program***

Report 12.66-01293

12.66-01293

Archaeological Inventory Survey Hana Medical Center Project Area

Land of Kawaipapa Hana District, Island of Maui (TMK:1-4-03:22)

by
Jack D. Henry, B.S.
Project Supervisor
and
Donna K. Graves, M.A.
Projects Manager - Hawaii

Prepared for
Department of Accounting and General Services
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PHRI

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SUMMARY

At the request of Mr. Allen Yamashita, planner for the Department of Accounting and General Services (DAGS), State of Hawaii, Paul H. Rosendahl, Ph.D., Inc. (PHRI) recently conducted an archaeological inventory survey of the 10.07-acre Hana Medical Center project area, located in the Land of Kawaipapa, Hana District, Island of Maui (TMK:1-4-03:22). The basic objective of the survey was to provide information sufficient for satisfying the historic preservation requirements of the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD).

The survey included a 100% pedestrian survey of the project area and the excavation of 16 shovel tests. During the pedestrian survey, four archaeological sites were identified—two complexes (Sites 3150 and 3153) and two historic boundary walls (Sites 3151 and 3152). The sites comprised the following formal feature types: enclosure, L-shape enclosure, platform, wall, and terrace. The features comprised the following functional types: habitation, animal pen, agriculture, boundary marker, and indeterminate.

Sixteen shovel tests were excavated to test for the presence or absence of buried cultural deposits. The tests were placed in the vicinities of the identified sites (excluding the historic boundary walls), and in areas modified by recent agriculture. Subsurface cultural materials were identified in four shovel tests placed at Site 3150. One test unit was placed at one site (Site 3150) to test the site for human remains. No human remains were encountered in the test.

Based on the findings of the current work, three identified sites (3151, 3152 and 3153) are assessed as significant solely for information content, and no further work is recommended for the sites. Site 3150 is assessed as significant for information content, and further data collection, (including appropriate data recovery excavations) is recommended. The purpose of the further work is to more precisely determine the age and function of Site 3150.

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INTRODUCTION

BACKGROUND

At the request of Mr. Allen Yamaoka, planner for the Department of Accounting and General Services (OAGS), State of Hawaii, Paul H. Rowland, Ph.D., Inc. (PHRI) recently conducted an archaeological inventory survey of the 10.07-acre Hana Medical Center project area, located in the Land of Kawaiwapa, Hana District, Island of Maui (TKOC-1-4-01-22). The basic objective of the survey was to provide information sufficient for satisfying the historic preservation requirements of the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD).

The field work for the current project was conducted January 11-16 and April 20, 1993 by Project Supervisor Jack D. Henry, B.S., and Crew Chief Martin Boudreau, B.A. Project Manager Donna K. Graves, M.A., and Hawaii Projects Director Alan Walker, B.A., provided overall guidance for the project. The field work took about 195 labor-hours to complete.

SCOPE OF WORK

The basic purpose of the inventory survey was to identify all sites and features of potential archaeological significance present within the project area. An inventory survey comprises an initial level of archaeological investigation. Ideally, it determines the presence or absence of archaeological resources and indicates their general nature and variety, and their general distribution and density. Finally, it permits a general significance assessment of the archaeological resources, and facilitates formulation of realistic recommendations and estimates for such further work as might be necessary. Such work could include further data collection—archival data collection involving detailed recording of sites and features, and selected limited excavations, and possibly subsequent mitigation—data recovery research excavations, construction monitoring, interpretive planning and development, and/or preservation of sites and features with significant scientific research, interpretive, and/or cultural values.

The basic objectives of the current survey were fourfold: (a) to identify (find and locate) all sites and site complexes present in the parcel; (b) to evaluate the potential general significance of all identified archaeological remains; (c) to determine the possible impacts of proposed development upon the identified remains; and (d) to define the general

scope of any subsequent data collection or other mitigation work that might be necessary.

Based on a review of readily available background literature, and based on familiarity with the current requirements of review submissions and on discussions with Mr. Allen Yamaoka and with Mr. Anne Emilio-O'Griffin, DLNR staff archaeologist, the following specific tasks were determined to constitute an adequate scope for the inventory survey:

1. Conduct limited archaeological and historical documentary background research involving review and evaluation of readily available archaeological and historical literature, historic documents and records, and cartographic sources relevant to the immediate project area;
2. Conduct a variable coverage (partial to 100%), variable intensity surface reconnaissance survey of the project area, with (a) relatively higher intensity coverage being given to non-cultivated and otherwise minimally modified lands, and (b) relatively lower intensity coverage to areas extensively modified by historic period and/or recent cultivation;
3. Conduct limited subsurface testing of selected locations within the project area to determine the presence or absence of potentially significant buried cultural features or deposits; and
4. Analyze background and field data and prepare appropriate reports.

The inventory survey was carried out in accordance with the standards for inventory-level survey recommended by DLNR-SHPD. The significance of all archaeological remains identified within the project area were assessed in terms of (a) the National Register criteria contained in the Code of Federal Regulations (36 CFR Part 60), and (b) the criteria for evaluation of traditional cultural values prepared by the National Advisory Council on Historic Preservation. DLNR-SHPD uses these criteria to evaluate eligibility for both the Hawaii State and National Registers of Historic Places.

To further facilitate client management decisions regarding the subsequent treatment of resources, the general significance of all archaeological remains identified during

the survey were also evaluated in terms of three PHRI Cultural Resource Management (CRM) value models—scientific research, interpretive, and cultural values. The value models and the above Federal criteria are discussed in detail in the Conclusion section.

PROJECT AREA DESCRIPTION

The project area consists of about 10.07 acres. The main portion of the project area is bounded on the east by the existing Hana Medical Center facility, and on the north, south, and west by private parcels. The project area includes a small adjoining parcel located along the northern boundary of the existing medical facility (Figure 1).

The project area is c. 160-200 feet AMSL (above mean sea level). Rainfall in the general vicinity of the project area averages 75 inches per year, and the mean annual temperature in the vicinity is 76-75 degrees F (Armstrong 1973).

Terrain within the project area slopes moderately towards the sea and comprises primarily Hana extremely heavy, silty clay loam (0-15% slopes) (Foote et al. 1977). This soil type is sandy over 3 to 15 percent of the surface and has a dark brown silty clay loam surface layer overlying a reddish-brown, very friable silty clay loam subsoil. Beneath the soil is a substratum of fragmented aa lava extending to a depth of 20 to 30 inches. According to Foote et al., "runoff on the soil type is slow to medium, and the erosion hazard is slight to moderate" (1972:37).

The project area contains both introduced and native species of plants. The introduced species are present perhaps because the area has been used for commercial cultivation. The species include breadfruit (*Artocarpus compositus*), a (a); *Cordia alliodora* (L. Lamour.) var. (Lamour.) Lamour., *Colocasia esculenta* L. Schott., palm tree (*Salak palm*) (*Walt.*), *Lotus* and *Schult.* (f), coconut (*Cocos nucifera*), bird-of-paradise (*Strelitzia reginae*), red ginger (*Alpinia purpurata* Vahl; K. Schum.), mango (*Mangifera indica* L.), bamboo (*Bambusa sp.*), Abria tulip (*Spatheola campylodactylis*), melo (*Thaumatococcus* L.), false banana (*Amorpha fruticosa* L.), *Terminalia catappa* L., Hawaiian tree fern (*Wrightia fillicium* (Lamour.) Lamour.), *Carica papaya* L.), areca palm (*Chrysalidocarpus lutescens*), willow (*Erythrina senbiensis* Degroot), *Albizia* (*Albizia mollissima* L. Willd.), and banana (*Musa paradisiaca* L.).

PREVIOUS ARCHAEOLOGICAL WORK-PROJECT AREA VICINITY

The present study represents the latest archaeological research within the current project area. Previous archaeological work conducted in the vicinity of the project area includes investigations by Walker (1931), Sterling (1969), Pearce (1970), Bevaqua (1972), Lindrum (1974), and Borwick et al. (1992). A brief summary of these previous investigations is presented in Table 1, Figure 2 along the locations of the investigations.

In 1931, Winslow Walker conducted an archaeological survey of the island of Maui (Walker 1931). Walker identified six sites in the Land of Kawaiwapa, and another six in the Waianaiua Region to the south. According to Walker, the majority of these sites were destroyed prior to his investigation.

In 1969, Elsie Sterling conducted a walk-through archaeological survey of the Hana area with local informant Matthew Kakuhi (Sterling 1969). This survey identified a number of platforms and enclosures in an aa lava flow adjacent to the Mormon Cemetery.

In 1969, Richard Pearce conducted an archaeological reconnaissance survey of the Hana area with local informant Matthew Kakuhi (Sterling 1969). This survey identified a number of platforms and enclosures in an aa lava flow adjacent to the Mormon Cemetery.

In 1972, Robert Bevaqua conducted a walk-through archaeological survey of the proposed Hana Elementary and High School area (Bevaqua 1972). Bevaqua noted considerable mechanical disturbance in the area, and the remains of a partially destroyed tabernacle site.

In 1984, Jim Lindrum conducted an archaeological reconnaissance survey of a 14-acre parcel within the Land of Kawaiwapa. No archaeological remains were identified during the survey.

In 1992, Borwick et al. conducted an archaeological inventory survey of the proposed c. 400-acre Hana Ranch Country Club (1992). The survey resulted in the identification of 36 agricultural sites, 13 tabernacle sites, and three religious sites. Most of the identified sites dated to the historic period.

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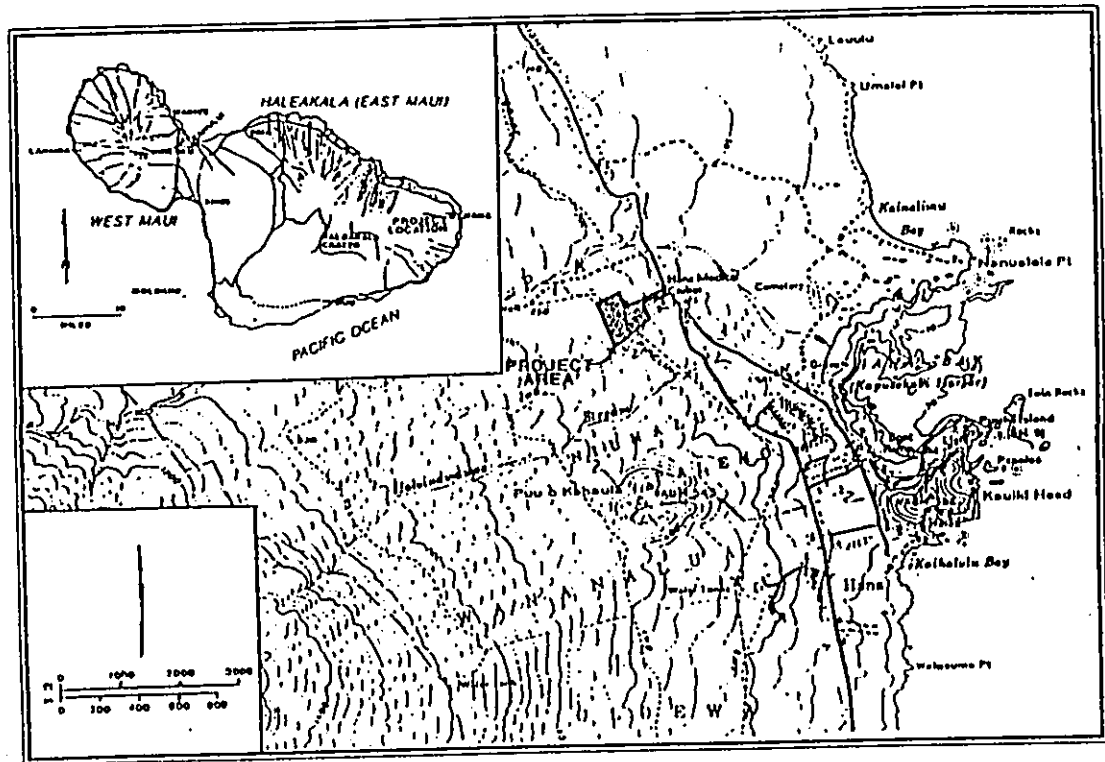


Figure 1. Project Area Location Map

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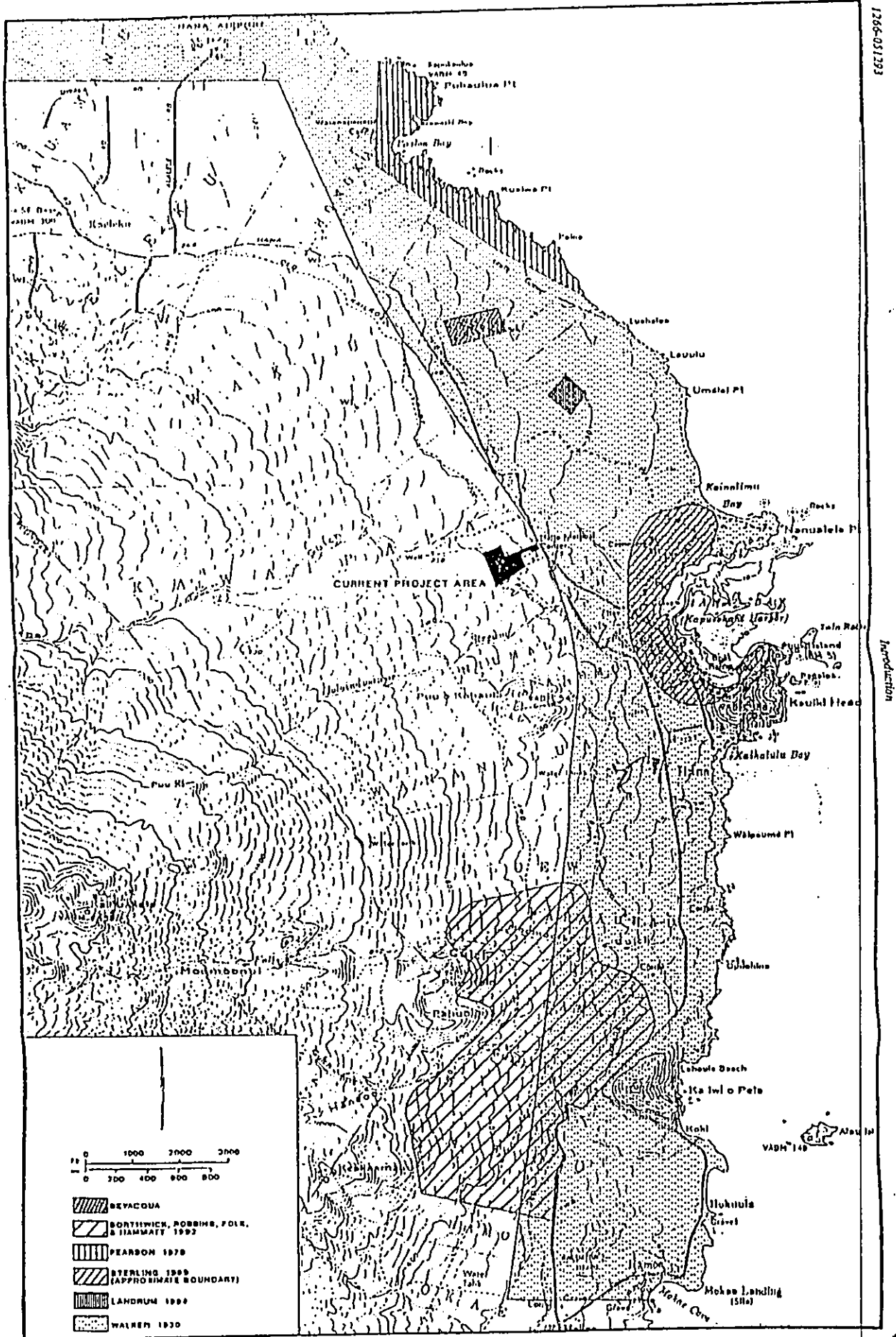


Figure 2. Previous Archaeological Investigations in the Vicinity of the Project Area

Table 1.

**SUMMARY OF PREVIOUS ARCHAEOLOGICAL WORK
IN THE VICINITY OF THE PROJECT AREA**

Researcher	Year	Location	Level of Investigation
Walker	1931	Island of Maui	Reconnaissance Survey
Sterling	1969	Hana	Walk-through Survey
Pearson	1970	Waikapu State Park	Reconnaissance Survey
Bevacqua	1972	Hana High and Element School	Walk-through Survey
Landrum	1984	Kaunapali	Reconnaissance Survey
Borthwick, Robbins, Felt and Hamman	1992	Hana Country Club	Inventory Survey

**SUMMARY OF HISTORICAL
DOCUMENTARY RESEARCH**

This section briefly summarizes archival research conducted by Historical Researcher Lehua Kalina and Cultural Resources Specialist Kapa Maly (see Appendix A). The section includes findings from limited informant interviews conducted during the project field work.

Hana is where Maui is closest to Hawaii Island. The closeness permitted interaction between the islands during times of war and peace. Borthwick states that the Hana area was the site of many important battles—battles which eventually led to the unification of the Hawaiian Islands (1940:319). The many *kelehu* in the vicinity, as well as the hilltop forests of Ka'uiki, located on Hana Bay, reflect Hana's importance as a battleground.

During peacetime Hana was a desirable place to live due to its abundant resources. Thrum raises that agriculture was extensive in the area and included cultivation of dry and wet taro, sweet potatoes, yam, and *oem*, for which the area is famous. The numerous fishponds along the coast suggests there was much aquaculture in the area (1940:310).

Sugar cane was introduced to the area in 1869 by Keik and Needham, who also established a bullock-powered grinding mill (Clark 1910). The Ka'ekehu Sugar Company was formed at this time and operated until 1910. Paul Fagan purchased the plantation and turned it into the Hana Ranch

Company. The ranch raised cattle on the grassy slopes above the town, and provided the economic basis for the local residents. The Hana Ranch was opened to the public on June 15, 1947; later, in 1948, the care of the land was changed to Hana Maui (Clark 1910:23). The hotel continues to operate today.

During the current field work, several local informants provided information on the project area. A respected Hana *laponee*, Mr. Apollonia Day, indicated the area currently occupied by the Hana Medical Center was historically the site of a *pu'uhonua*, or place of refuge (pers. comm. 1-13-92). Mr. Wilfred Kala and Mr. Patrick Coma, current employees of the Hana Medical Center, were knowledgeable about the general area. Mr. Kala has worked for the medical center as a maintenance man since it was constructed, and was involved in the initial clearing of the property. He states that at the time the land was cleared, no structures (even suggesting a *pu'uhonua*) were present in the area (pers. comm. 1-14-92). Cultural Resources Specialist Kapa Maly subsequently conducted further historical research concerning the matter (Appendix A). Mr. Maly concluded that there were no *pu'uhonua* within the project area but there was a *pu'uhonua* in a parcel adjacent to the project area.

SETTLEMENT PATTERNS

Despite the limited archaeological data for the Hana area, a generalized chronology of settlement and land utilization for the area can be proffered. This chronology is

based on the previous archaeological research in the area. Historical documentary research, and previously published models of settlement. Refinement of this chronology should be possible in the future as additional information is collected.

Kirch postulated a chronology of archipelago-wide aboriginal settlement and social development (Kirch 1985). In his sequence, five periods of development were defined:

Colonization — AD 100-600

Occupation of ecologically favorable areas; widespread valleys, & land near fishing grounds - material culture similar to East Polynesia - social structure similar to ancestral Polynesian boundary Chieftain;

Developmental — AD 600-1100

Population growth - settlement of all major islands - distinctive Hawaiian material and social culture develops - social structure: some class differentiation, but still corporate descent groups;

Expansion — AD 1100-1650

Population growth - dispersal of population into lowland areas - intensified food production - altered social & political organizations - class stratification - *Ahupua'a*'s system solidified - development of *Makahiki* - larger regions politically integrated;

Pre-Contact — AD 1650-1795

Intensified food production - elaboration of social system - cycles of conquest, integration, collapse;

Historic — 1795-present

Great Māhale - increase in trade with outside world.

Radiocarbon dates, which can provide a chronological framework for an area, are lacking for the Hana region. At present, only one archaeological investigation in the vicinity of the project area has yielded radiocarbon age determinations. Borthwick et al.'s (1992) examination of the proposed Hana Ranch Country Club produced three datable carbon samples. One sample dated to AD 1345-1650 (Site 2711); another to AD 1425-1950 (Site 2815); and one site dated to AD 1640-1950 (Site 2749) (Borthwick et al. 1992:6).

Borthwick et al.'s radiometric results indicate that the Hana area was occupied well into Kirch's Expansion Period. Further evidence of an Expansion Period occupation is suggested by the sheer number of important ceremonial structures in the Hana area. Walker's 1930 survey of Maui identified 11 *kelehu* (Sites 103-117) within the districts of

Hana and Kaunapali (1930). Pearson's archaeological examination of Waikapu State Park likewise identified a large *kelehu* and associated cave complex (Site 3634). These large structures attest not only to Hana's social and political importance, but suggest the presence of a large population. According to Kirch, such temples "... evoked the power and authority of ruling chiefs, and served as constant reminders of the role in the life of the community of an extended pantheon." (Kirch 1985:9).

Evidence of social stratification and the political integration of larger regions is further reflected in ethnohistorical accounts of the Hana area. Historic documentary research suggests that the districts of Ko'ele, Hana, Kihapilihi, and Kaupo were governed separately from the rest of the island, and its chiefs were often grouped about the fortified hill of Ka'uiki on Hana Bay. This stratification and integration of power bases is typical of Expansion Period political development.

The numerous Hawaiian legends and myths concerning Hana are useful in placing the occupation of Hana in a temporal framework. Soehren states that the earliest war between the islands of Hawaii and Maui is attributed to King Haa, who is said to have lived at Hana where he built the *kelehu* of Hana'u. After his successful raid on Hawaii, he returned and built Kaunapali Heiau (1931:1-25). Historian King David Kalakaua places King Haa's reign during the mid-12th century (1977). Although exact dates for Haa's exploits are unknown, it is apparent that at least several of the *kelehu* in the Hana area date to the early Expansion Period.

According to Walker, Hana was also the home of Kihapilihi, a famous hero of many legends, who is said to have built the trail which circles the western portion of Maui (1931:23). Pearson's work at Waikapu State Park resulted in the identification of what he interpreted as a central portion of Kihapilihi Trail (1970:7). This trail, according to Handy and Handy, was constructed in AD 1516 after Kihapilihi's unification of Maui, further suggesting an Expansion era occupation of the Hana area (1940:391).

Both the archaeological and historical records indicate that the occupation of the Hana area continued through Kirch's Expansion Period to the present. As reflected in the historic documentary research, the increase in trade between Hana and the outside world resulted in the expanded cultivation of numerous cash crops, including sugar cane.

Borthwick et al. documented numerous historic features in Hana, including railroad structures, walls associated with cane cultivation and cattle enclosures, and terraces and mounds

used for the cultivation of sweet potato and taro (1997). As the latter two feature types were within case fields, they were deemed historic.

Based on the above, it is apparent that the aboriginal occupation of the Haia area extended to at least the Expansion Period. Whether the initial settlement and occupation of Haia preceded the Expansion Period is presently unknown. It is hoped that as future archaeological research is conducted in the area, and the database is enlarged, Haia's earliest stage of occupation can be more accurately described.

Implications for the Current Project Area

Although the current project area had been historically disturbed it was still expected to contain archaeological sites. Evidence of prehistoric occupation was expected. Walker reported that a *Mara* (Site 106) once existed about 300 m north of the current project area. According to Walker:

Kawaiyapa was being located near the present where the road crosses the gulch of the same name. It was destroyed by building the road, also a forest was cut out the remainder (Walker 1931:181).

It was thought possible that the project area would contain habitation structures associated with the *Mara*. The structures perhaps would represent either permanent, peripheral dwellings once associated with Kawaiyapa temple, or would comprise more temporary features associated with agriculture—mounds and terraces possibly for cultivation of dryland taro.

Evidence of historic occupation was also expected—boundary walls, animal enclosures, or remains structures associated with either sugar cane cultivation or cattle ranching

FIELD METHODS AND PROCEDURES

The field work for the current project was conducted January 11-16, and April 20, 1993 by Project Supervisor Jack D. Henry, B.S., and Field Archaeologist Maria Bouquet, B.A. The field work took about 105 labor-hours to complete.

The field work consisted of a surface survey and subsurface testing. The surface survey was conducted by way of pedestrian sweeps, with crew members spaced at 10 m intervals. One hundred percent of the project area was ground surveyed. When sites or features were identified, flagging tape numbered with the PHER project number, temporary site number (T-), date and recorder's initials were affixed to the site's southwest corner. Sites were later assigned permanent SHP site numbers T-(0150), T-(0151), T-(0152), and T-(0153). Sites and features were recorded on standardized PHER forms; site locations were plotted on topographic maps; and black-and-white photographs of each site were taken.

The subsurface survey comprised excavating 16 shovel tests (STs) and one test unit. The STs were placed either within or near features, or within areas cleared for agriculture. The test unit was placed at Site 3150, Feature D, to test the feature for human remains. All soils excavated from the STs were screened through 1/8" mesh. Portable remains recovered were bagged, assigned accession numbers, and were transported to PHER's laboratory in Hilo for analysis. The approximate locations of the STs were plotted on a topographic map, and detailed stratigraphic information was recorded on standardized PHER forms, following standard procedures and terminology as set forth in the *Soil Survey Manual* (Soil Survey Staff 1962). Detailed stratigraphic descriptions for the shovel tests are presented in Appendix B.

FINDINGS

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During the surface survey four sites were identified—two complexes (Sites 3150 and 3153) and two boundary walls (Sites 3151 and 3152). Site locations are shown in Figure 1. The sites are summarized in terms of site number, site type and function, Cultural Resource Management (CRM) value, mode of assessment, and recommended field work tasks in Table 2.

The subsurface survey included excavating 16 shovel tests. The STs were placed either within or near features, or within areas cleared for agriculture. The locations of all STs are shown in Figure 1. Detailed stratigraphic descriptions for all STs are presented in Appendix B. One test unit was placed at Site 3150, Feature D. This unit is discussed in detail below.

SITE 3150

Site 3150 is a complex of four features. The site extends from the top of a N-S trending ridge, southward, across a dirt road for approximately 70 m (Figure 4). Eight STs were placed at the site—two at each feature.

Feature A

This is a small, rectangular enclosure 5.6 by 3 m. The average height of the walls is 0.6 m above ground surface. The walls consist of three to four courses of stacked subangular to subrounded pahoehoe and aa cobbles and small boulders (0.25-0.45 m in diameter). The walls are core-filled with small basalt cobbles (0.07-0.14 m in diameter). The walls are in relatively good condition; all are collapsed in places.

There are two entrances to the enclosure. One is about 0.4 m wide and is near the southeast corner of the eastern wall. There are upright aa boulders on both sides of this opening. The second opening is in the center of the southern wall, and there is a single upright on the eastern edge of the opening. The opening is about 0.5 m wide. Both openings extend from the ground surface to the top of the walls. A fallen upright of waterworn basalt is present on the exterior northeast corner of the enclosure, and a waterworn basalt cobble is present near the southern entrance.

Site 1 and 4 were placed at Feature A. The STs yielded a dark organic soil, charcoal sticks, marine shell, historic glass fragments and several waterworn pebbles. Feature A's shape and size, and the portable remains in the feature, suggest the feature functioned for historic habitation.

Feature B

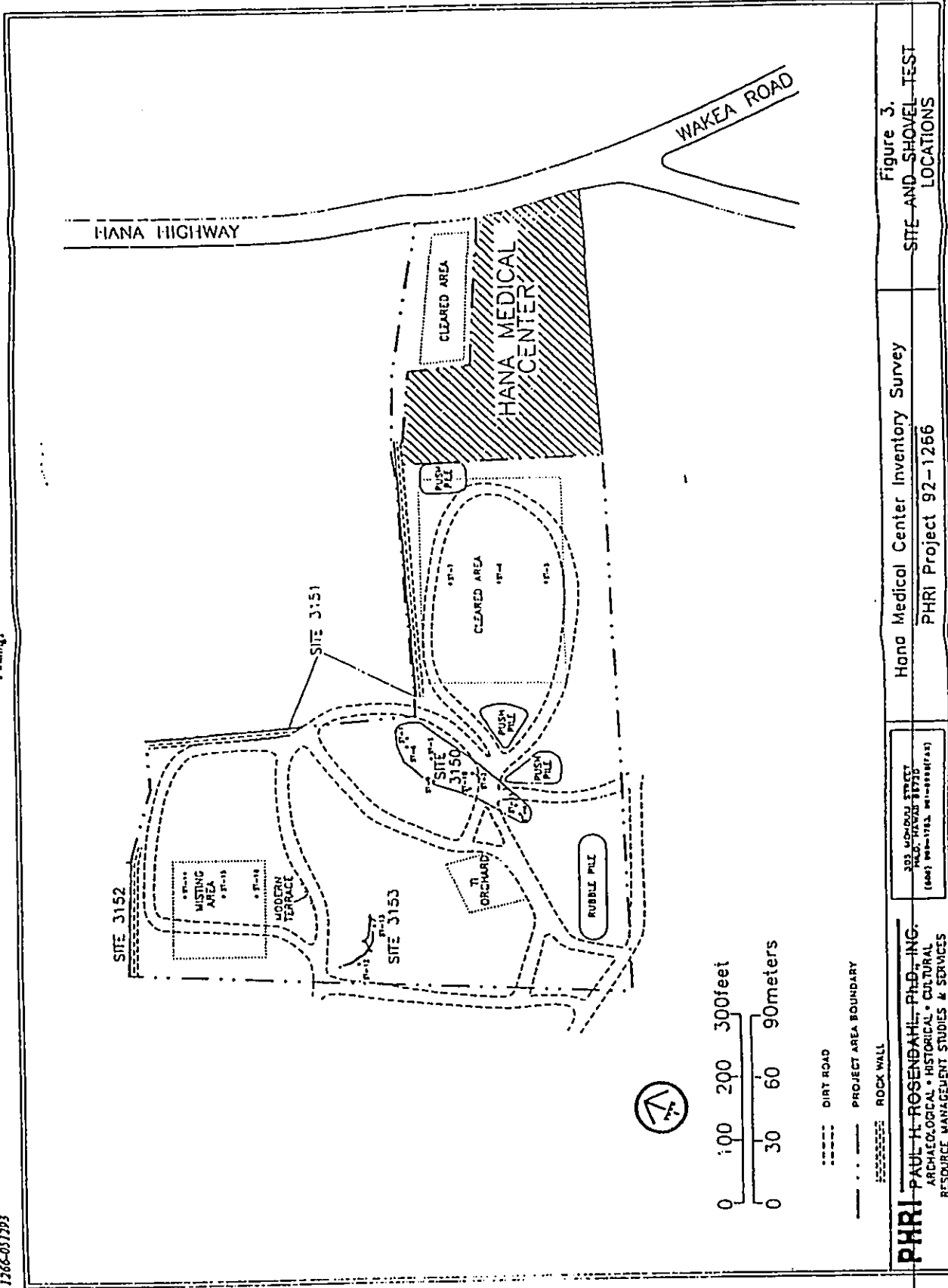
Feature B is a large rectangular enclosure about 22 m southeast of Feature A. This enclosure oriented N45°E and is 13.7 m long and 10.5 m wide. The enclosure walls are constructed of stacked, subangular to subrounded aa boulders and cobbles 0.25-0.45 m in diameter. The walls are six to seven courses high, and average 1.10 m above ground surface, and approximately 0.50 m thick. Large basalt boulders in excess of 1.0 m in diameter are in the northwest, northeast, and southeast corners of the structure. Portions of the enclosure along the west, south and eastern walls are collapsed. The interior portions are capped with small basalt cobbles 0.25 to 0.30 m in diameter.

A portion of the southern wall curves upward slightly to the northwest to accommodate a large *Ficus* tree. As this portion of the enclosure appears to have been constructed around the tree, it is likely of relatively recent origin. Glass bottles and jars are scattered around the perimeter of the enclosure. Located approximately five meters from the southeast entrance corner of Feature B are five 50-gallon metal drums and several stacks of corrugated metal roofing. The enclosure has no entrance. The lack of entrance and the height of the walls suggest the feature functioned as an animal enclosure.

Two STs were excavated at Feature B. ST-2 was placed in the center of the enclosure and yielded a small amount of burned coconut shell. ST-9 was placed west of the enclosure and yielded a single cony shell.

Feature C

Feature C is an L-shaped enclosure and associated terrace located about 20 m southeast of Feature B. The feature is constructed of crudely aligned aa boulders and measures approximately 3 by 3 m. The boulders are of varying size, some are as little as 0.50 m in diameter and others are about 1.10 m long by 0.75 m wide. The L-shape encloses an area bounded on the NE by an aa's outlier incorporated into a terrace wall (1.0 m x 1.1 m high). A dirt road is present below the terrace. The L-shaped alignment forms crude walls on the north and west. The alignment is not twice wide. Several beer cans (aluminum) were noted in the vicinity of the feature. Two STs were excavated at Feature C. ST-3 was in the center of the alignment, and ST-10 was placed outside the feature to the west. Both STs yielded no cultural materials. Feature C



1266-031293

Table 2.

SUMMARY OF IDENTIFIED SITES AND FEATURES

SHP Site No.	Formal Site/Feature Type	Tentative Functional Interpretation	CRM Value Mode Asses.			Field Work Tasks Recommended		
			R	I	C	DR	SC	EX
3150	Complex (?) Enclosure Enclosure Lechase align. and terrace Platform	Multiple Habitation Animal pen Indeterminate Indeterminate	M	M	L	*	*	*
3151	Wall	Boundary	L	L	L	*	*	*
3152	Wall	Boundary	L	L	L	*	*	*
3153	Complex (?) Wall Terrace	Multiple Boundary Agriculture	L	L	L	*	*	*

SHP Number = State Inventory of Historic Places numbers. SHP numbers are five digit numbers prefixed by 50-50-13 (50 = State of Hawaii; 13 = Island of Maui; 11 = USGS 7.5' series quad map [Hana, Maui]).

Cultural Resource Management

Value Mode Assessment — Nature: R = scientific research

I = interpretive

C = cultural

— Degree: H = high

M = moderate

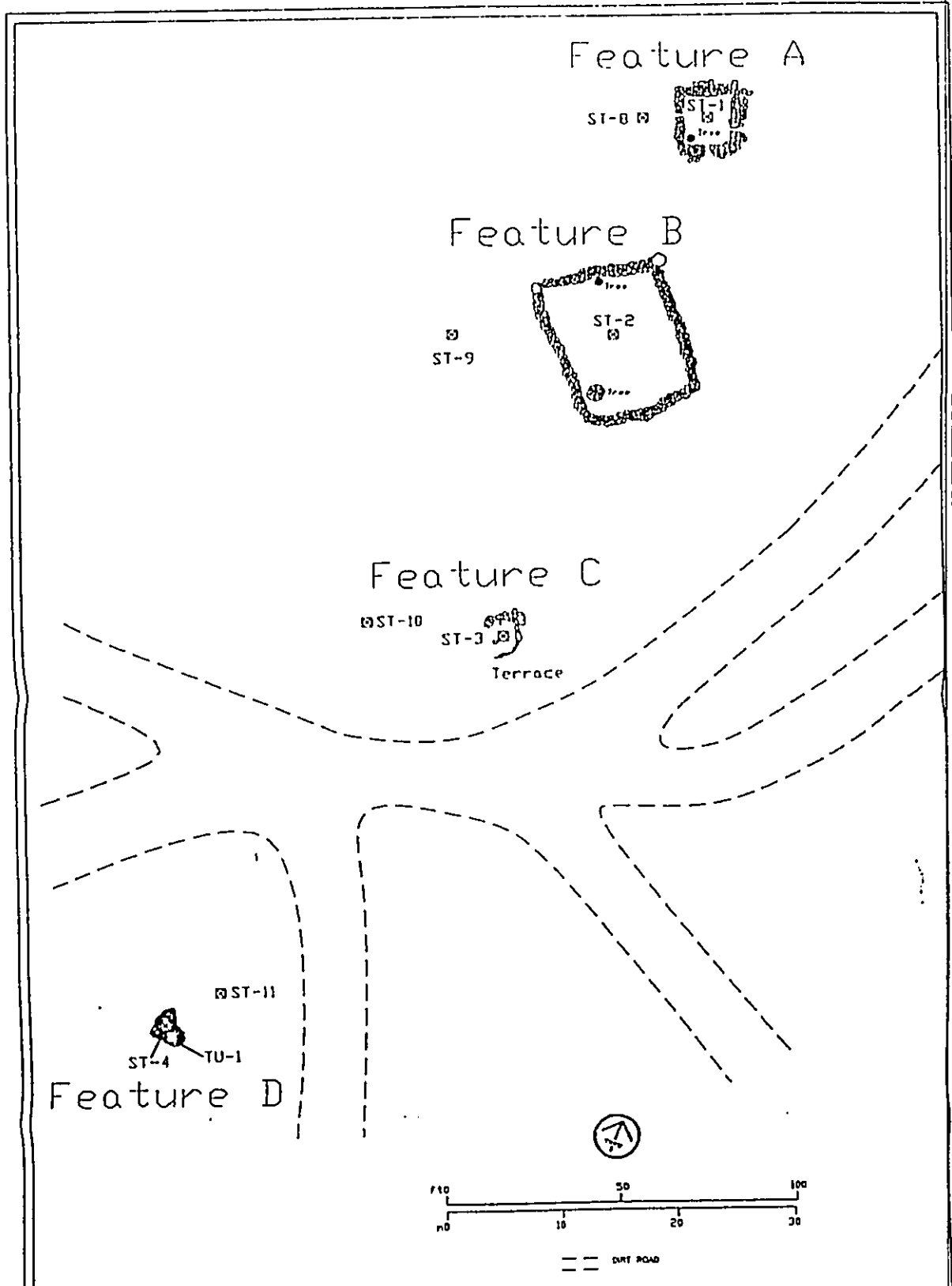
L = low

Field Work Tasks Recommended:

DR = detailed recording (scaled drawings, photographs, and written descriptions)

SC = surface collections

EX = test excavations



1266-031293

Findings

11

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Hono Medical Center
 Inventory Survey
 PHRI Project 92-1266

Figure 4.
 SITE 3150

was assigned an indeterminate function due to its poor condition and lack of cultural material.

Feature D

Feature D is an amorphous platform 2.5 by 2.0 m in plan. The platform is constructed of small cobbles and small boulders (two to five courses high) and incorporates a bedrock along its western wall. The exterior walls, except for the eastern wall, are one to three courses high. The walls are 0.36-0.78 m high. The platform is paved with large pebbles to medium cobbles and the surface is flat. A small terrace paved with small to large cobbles abuts the east wall of the platform.

Two STs were excavated at Feature D. ST-11, placed adjacent to the platform to the northeast, was culturally sterile. ST-4 was placed in the center of the platform and yielded marine shell, a waterworn stone, and historic glass and ceramic fragments. Due to sidewall collapse, ST-4 was terminated 0.39 m below the surface of the platform. It was determined that a more formal excavation unit could more comprehensively test the platform; therefore, Test Unit 1 (TU-1) (1.0 by 1.0 m) was placed in Feature D. The unit was placed near ST-4 to test the area for human remains (Figure 4). The unit comprised two layers, which both contained cultural materials (ceramics, faunal bone, shell, and a glass button [in Layer II]). The historic artifacts noted in Layer II may have migrated downward into the layer. No human remains were located in TU-1, and the unit did not yield radiocarbon samples. TU-1 was terminated on bedrock. The unit displayed the following stratigraphy:

TU-1, North Face

Layer	Description
I	(0.00-0.24 m BD) - Layer consisting of small cobbles and small boulders. The layer contained historic ceramics (crochery and porcelain), possible pig bone, and <i>opinin</i> steel.
II	(0.18-0.54 m BD) - Black (10YR 2/1 moist); moderate, very fine crumb structure; soft, slightly sticky, plastic consistency. Historic items were noted; these may have migrated in from above.

Based on the results of the test unit, Feature D was assigned an indeterminate function.

SITE 3151

Site 3151 is a rock wall bordering the northern portion of the project area (Figure 3). No surface remains were visible at the site. Two segments of the wall were noted. One is near the medical center along the central NE portion of the project area. It is about 150 m long. A second section is along the NE boundary of the project area; this section is about 70 m long. The walls are constructed of stacked cobbles (about 0.2 m in diameter) and boulders (about 0.35 m in diameter). The walls are three to eight courses high. Remains of a fence were found at the wall—milled, wooden fence posts, barbed wire, and fence wire (6" by 4" puzim). It is clear that Site 3151 is a boundary wall. The wall segments correspond to a 1996 land grant awarded to Kobooindohai. It is not known, however, whether the wall segments date to this period.

SITE 3152

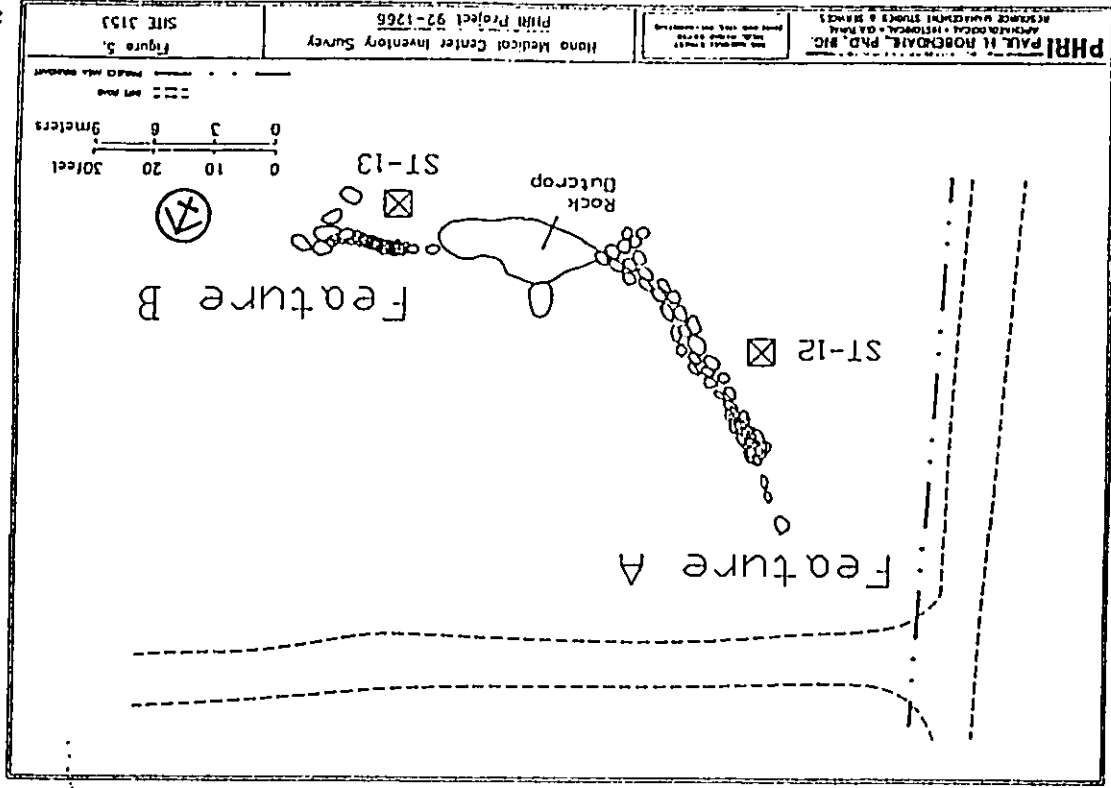
Site 3152 is a rock boundary wall bordering the northern edge of the project area (Figure 3). The wall is core-filled with large pebbles to large cobbles. The exterior of the wall is constructed of cobbles (about 0.20 m in diameter) stacked four to eight courses high and boulders (about 0.60 m in diameter). Overall, the wall is about 0.85 m wide, 0.50 m high, and 60.0 m long. No portable remains were noted at the site. This wall corresponds with a boundary for Land Claim Award 4566 to Wabizana, though whether it dates to this period is unknown. No interstratification was undertaken in the wall.

SITE 3153

Site 3153 is a complex near the western boundary of the project area, consisting of two component features (Figure 3). The overall dimensions of the site are approximately 25 E-W by 6 m N-S. Local historian Patrick Cooma, who worked on the property for the previous landowner (Howard Cooper), suggests that the complex may have been created within the last 20 years to accommodate the growing of antihumans.

Feature A

Feature A is a winding rock wall in the western portion of the site. The wall is about 15 m long and is constructed of stacked sandstone boulders and cobbles (boulders are up to 0.70 long). The wall abuts an exposed outcrop of the eastern end and turns southward for approximately four



meter. This four-meter section is largely collapsed and consists of cobbles and boulders up to 0.4 m in diameter. The western end of the wall is very collapsed. Sections of the middle portion of the wall are intact. Lower portions are about 0.90 m high and 0.40 m wide. The base of the wall consists of upright boulders (largest measuring 70 by 35 by 35 cm). The top of the wall is flat and is composed of medium-sized cobbles. There was no evidence that the wall functioned as a lead grant boundary.

One shovel test, ST-12, was excavated west of and adjacent to Feature A. No cultural materials were noted in the wall.

Feature B

Feature B is a small terrace (6.0 by 6.0 m) on an E-W ridge approximately 8.0 m east of Feature A. The terrace was created by modifying the natural escarp along the northern ridge edge, creating a level area to the south. The terrace wall is constructed of six cobbles and boulders (c. 0.65 m diameter) stacked two to five courses high and one to three courses wide. The wall is 0.70-1.35 m high. The area behind the terrace is level and extends southward about 6.0 m. The ridge top westward to and past the wall is also level.

One shovel test, ST-13, was excavated on the level area at Feature B. A few charcoal flecks were recovered.

SHOVEL TESTING IN NON-SITE AREAS

A cultivated area of 6 plants is in the western portion of the project area. To the north is a large "misting area" created by former land owner Howard Cooper for the watering of young plants (pers. comm., P. Cooma). The wall, vertical plastic irrigation pipes used to create the mist are still present. To determine if subsurface cultural materials were present within the misting area, three STs were excavated (STs 14-16). No cultural material was found in the STs.

According to Mr. Cooma, former employee of Mr. Cooper, the large area immediately west of the existing medical center was cleared to subdivide pink ginger, a species introduced to Hawaii by Mr. Cooper (pers. comm.). To test for subsurface deposits in the area, three STs were excavated (STs 5-7). No cultural materials were found in any of the walls. The parcel of land adjacent to the medical center, to the north, also appears to have been recently cleared and leveled.

DATA ANALYSES

PORTABLE ARTIFACTS

Fifty-five artifacts, all recent historic, were identified in the deposits associated with Features A and D of Site 3150. A detailed tabulation of the artifacts by provenience is presented in Table 3. The artifacts are described by type below.

Domestic Items

Ceramics - Most of the artifacts identified in the project area are ceramics. Of the 42 ceramic specimens, one is of low grade porcelain, five are roseware, and 36 are earthenware. The porcelain fragment is a rim from a small bowl (diameter = 15 cm). It is fluted with a thick, glossy, grayish-green glaze on the interior and exterior surfaces and is undecorated.

The roseware fragments are all finished with a glossy white glaze on the interior and exterior. Specimen #4 is a body fragment from an unidentified vessel and, except for some crazing of the glaze, is undecorated. Specimens #12 and #13 comprise four fragments which cross-sectioned to form approximately 30% of a small plate (Figure 6). The plate has a partial maker's mark on the base; the mark consists of a crest, "E. Sons" and "and" (probably England). Based on the absence of the main portion of the mark, however, no definitive date or place of manufacture can be assigned to the plate.

The earthenware fragments are from at least three vessels: (a) a small vase with an unglazed base and a medium brown main glaze on the interior and exterior surfaces; (b) a vessel of unknown shape finished with an orange-brown glaze on the interior and a speckled brown main glaze on the exterior; and (c) a vessel of unknown shape finished with a clear glaze over orange clay on the interior and a very dark brown glossy glaze on the exterior. Twenty-six fragments of Type (a) were collected from the deposits of Feature D—ten from Layer I of ST-1 (Figure 7), 15 from Layer II of ST-1 and one from Layer I of ST-1 (Figure 7). Although it is possible that all 24 fragments belong to the same vessel, only a small number of the fragments could be cross-matched. Four fragments of vessel Type (b) were cross-matched in Layer I of ST-1, all of which cross-sectioned to form a large curved body fragment, while a fifth fragment was cross-matched in Layer II of ST-1. Finally, nine fragments of Type (c) were collected from Layer I of ST-1 (of which only four could be cross-matched), and one fragment was collected from Layer II of ST-1.

Glassware - The glassware consists of one bottle fragment and seven non-fragment glass fragments. The bottle fragment is a rectangular fragment from a medicine bottle. It is manufactured of clear glass (post 1880) using a semi-automatic bottling machine and has a patent mark. The glass fragments include four manufactured of clear glass and one manufactured of flint green glass. One of the fragments is from a window pane, while the others are vessel fragments. Although a maximum age of 1880 AD can be provided by glass color, little definitive information concerning date or place of manufacture can be derived from this assemblage.

Miscellaneous

Four fragments of an unidentified metal object were collected from Layer I of ST-1, Feature D. The fragments are manufactured from sheet metal, possibly iron, but are extremely corroded (Figure 8). Place and date of manufacture, and function, could not be determined for these items.

Personal Adornment

One item of personal adornment was collected from Layer II of ST-1, Feature D. The item is a button manufactured of milk glass. It is a six-through button with four holes and a concave center. The button measures 1.5 cm in diameter and is 4 mm thick. Mold lines are visible along the button edge, indicating fairly recent manufacture.

ECOFACTUAL REMAINS

Objectives and Methods

Ecofactual remains are archaeologically significant on a number of levels, as the variety and context of food remains contained within a given deposit provide useful information concerning prehistoric diet and resource utilization. The analysis of ecofactual remains for inventory survey projects has two primary objectives:

1. To determine the variety and distribution of the remains for each cultural deposit encountered within the project area; and
2. To provide an indication of dietary and resource exploitation patterns for each site, and for the project area as a whole.

Table 3.

DISTRIBUTION OF PORTABLE ARTIFACTS

Category	Site 3150		FeaA FeaD		ST-4		ST-4		TU-1		TU-1		Grav	
	I	II	I	II	Total	II	Total	I	II	Total	II	Total	I	Total
Non-Indigenous														
Domestic Items														
Ceramic														
Fragments			1	3	4	23	15						42	42
Glass														
Bottle														
Fragments			1	2	3	1	1						1	1
Subtotal Domestic Items			2	5	7	27	16						44	44
Miscellaneous														
Metal														
Unidentified														
Subtotal Miscellaneous														
Personal Adornment														
Glass														
Bumoa														
Subtotal Personal Adornment														
Total														

ST=Small Test; TU=Test Unit

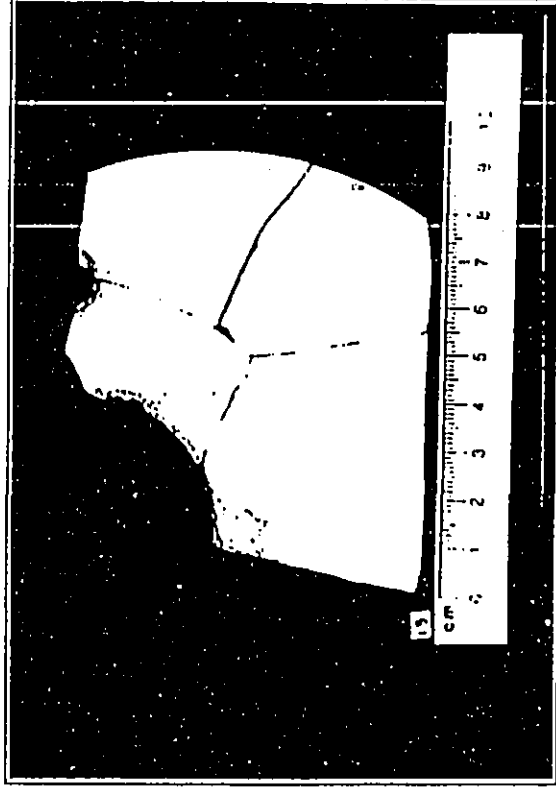


Figure 6. Cross-mended Earthenware Fragments (Neg. 4433-11)

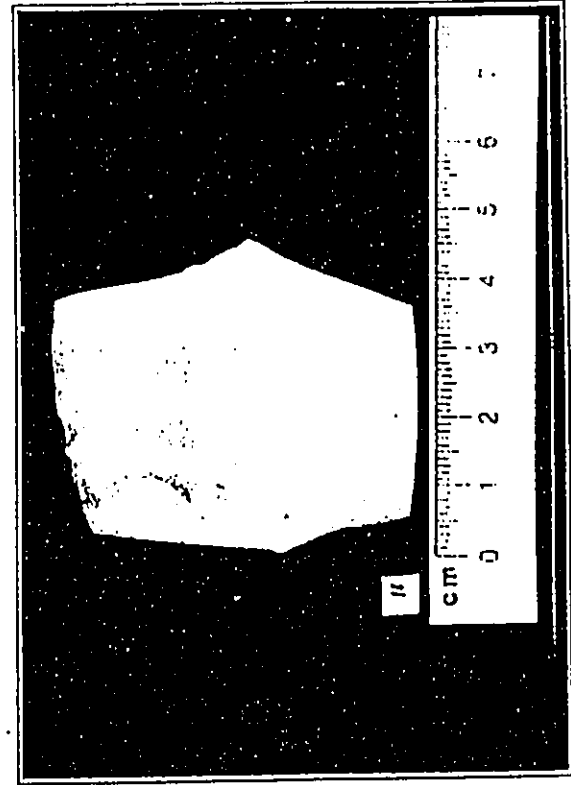


Figure 7. Ceramic Fragment (Neg. 4433-8)

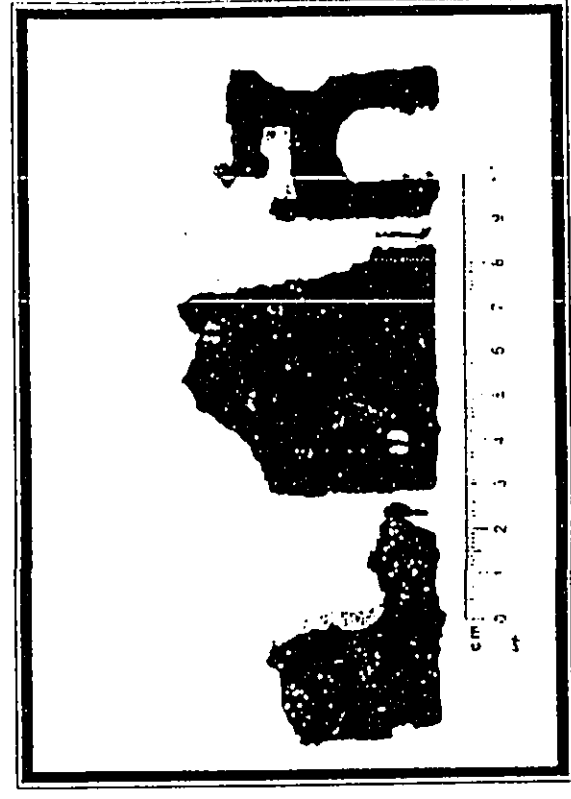


Figure 8. Unidentified Metal Fragments (Neg. 4433-13)

1266-051293

All ecofactual remains recovered underwent detailed analysis in the laboratory. Detailed analysis involved splitting the sample into two size classes by passing each sample through 1/4-in and 1/8-in screens. One hundred percent of the material retained in the 1/4-in screen was completely sorted to the lowest taxonomic level possible, while the material retained in the 1/8-in screen was suspended both for artifacts and for taxa not encountered in the larger portion of the sample. Marine shell identifications were verified and augmented using Kay (1979). The vertebrate faunal remains derived from PER's investigations were submitted to Dr. Alan Zisgler for identification.

The sampling design outlined above is adapted from Kirch (1979) and is based on a series of experiments measuring the relative distribution of molluscan and bone material retained on each screen. Kirch concluded that use of the screening process increased the speed of the sorting process without decreasing either the accuracy or statistical validity of the overall analysis. The taxonomic distribution and weight of material retained on the 1/4-in screen should thus be considered as representative of the variety and relative percentages of each taxon present in the entire sample.

Results

Ecofactual remains were encountered in Layers I and II of TU-1 at Site 1266-1 (Table 4). The remains in both layers consisted of small quantities of *Callinectes* sp. and large mammal bones. Layer I contained 82% of the remains while Layer II contained 18%. No other ecofactual remains were noted in the project area. Given the small size of the sample, few definitive conclusions can be drawn concerning

subsistence practices in the project area. The results of the ecofactual analysis indicate that subsistence included the collection and consumption of *Panulirus*. Members of the family *Panuliridae* (*Limulus* or *Opilid*) were extremely well-liked as food. The favorite method of preparation was raw and salted, either with or without seaweed. They were sometimes washed clean and were then cooked in the shell; hot stones were placed in a caldron of water and the limpets were cooked in the heated water. The shells were picked out later. Using this method, broth (*limu*) was produced, and the broth was used, especially by the sick and young. The meat was pulled from the shells or sometimes was scooped out with a smaller, empty *Opilid* shell. *Opilid*, especially *Opilid* sp., was used extensively as medicine, and was also associated with sorcery. The empty *Opilid* shells were often used for scooping, peeling and scraping because of their sharp edges. *Opilid* shells found in the current project area did not evidence use.

Within the Hawaiian chain, *Callinectes* spp. are generally found on beach shorelines from the fringing zone seaward to the calcareous algal zone, except for *C. labronis* which occurs at depths of 1 to 10 cm along abrupt coastlines. Taxa recognized by the Hawaiians included *C. labronis* (*Opilid* to *Opilid*), *C. senhousiensis* (*Opilid* to *Opilid*) and *C. caerules* (*Opilid* to *Opilid*) (taken from Tinscomb et al. (1978: 337-338)).

The large mammal remains in the assemblage indicate that terrestrial resources were utilized by local populations. The vertebrate assemblage could not be identified to family or species, but given the association of the vertebrate remains with historic artifacts, they probably represent intentionally utilized or introduced taxa.

Table 4.
DISTRIBUTION OF ECOFACTUAL REMAINS

Material	Site 3159 TU-1		
	Layer I	Layer II	Grand Total
Invertebrates			
Mollusca			
Gastropoda			
Pezizidae	18.88	4.23	23.13
<i>Callinectes</i> sp.			
Vertebrates			
Mammalia			
Order and Family Indeterminate	48.32	11.37	59.89
Large mammal			
Total	67.40	15.60	83.00

CONCLUSION

Conclusion

1266-031293

22

SUMMARY AND DISCUSSION

The findings during the current project generally concur with the expectations derived from the background research for the project. The background research indicated that the project area had been historically disturbed. The area, however, was still expected to contain archaeological sites. Evidence of prehistoric occupation was expected. It was thought that habitations associated with Kawapapa Heiau, which once existed north of the project area, might be identified. Also expected were features associated with agriculture (mounds and terraces perhaps for the cultivation of dried kava) and features associated with historic occupation (boundary walls, animal enclosures, or remains structures associated with either sugar cane cultivation or cattle ranching).

During the current work it was confirmed the project area had been modified extensively. Figure 7 shows the extent of the alterations. In the project area are numerous dirt roads, and bulldozer push pits, and areas cleared for cultivation. Also present is a modern stacked stone terrace supporting a portion of a dirt road (Figure 9). Subsurface testing in the cleared areas evidenced no buried cultural deposits.

Four sites were identified in the project area—two complexes (Sites 3150 and 3153), and two boundary walls (Sites 3151 and 3152). The sites comprised the following feature types: enclosure, L-shape enclosure, platform, wall, and terrace; and the following functional types: habitation, animal pen, boundary, agriculture, and indeterminate.

Sites 3151 and 3152 are boundary walls, and Site 3153 consists of a wall and a terrace. No datable samples were obtained from any of these sites. Although the boundary walls correspond to the boundaries for historic land grants, no evidence was found suggesting that they date to that period; the walls might, in fact, be modern property walls. Site 3153, based on the lack of cultural indicators and informant testimony, is probably recent.

Site 3150 contains four features—Feature A, a small rectangular enclosure; Feature B, a large, rectangular enclosure; Feature C, an L-shaped enclosure; and Feature D, a rectangular platform. Shovel tests excavated at Features A, B, and D recovered glass and ceramics. No datable samples were recovered, but the presence of the glass and ceramics suggests the features are historic. Because it was thought

Feature D might contain a burial, it was subsequently determined to require further testing (excavated 25 March 1993, from D. Hubbard, DLNR-SHPD, to G. Munnick, Dept. of Accounting and General Services). On April 20, 1993 PHRI archaeologists placed a formal test excavation unit in the center of Feature G, east the shovel test placed earlier. The unit yielded ceramics, faunal bone, shell, and a glass button. The findings suggest the feature is historic. No human remains were found in the unit.

During the current field work, a local informant indicated the project area might contain a pu'uhonua, and later, in a memo from the DLNR-SHPD (dated 25 March 93, from D. Hubbard, DLNR-SHPD to G. Munnick, Dept. of Accounting and General Services) it was recommended that further historical research be conducted to determine if there indeed was a pu'uhonua in the project area. PHRI Cultural Resources Specialist, Kapa Maly, subsequently conducted the further research and concluded there were no pu'uhonua in the project area, but that there once was a pu'uhonua in a parcel adjacent to the project area (see Appendix A).

GENERAL SIGNIFICANCE ASSESSMENTS AND RECOMMENDED GENERAL TREATMENTS

To facilitate outside review, general significance assessments and recommended general treatments for all identified sites are summarized in Table 5. Significance categories used in the site evaluation process are based on the National Register criteria for evaluation, as outlined in the Code of Federal Regulations (36 CFR Part 60). The DLNR-SHPD uses these criteria for evaluating cultural resources. Sites determined to be potentially significant for information content (Category A, Table 5) fall under Criterion D, which defines significant resources as those which "...have yielded, or may be likely to yield, information important in prehistory or history." Sites potentially significant as representative examples of site types (Category B) are evaluated under Criterion C, which defines significant resources as those which "...embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction."

Sites with potential cultural significance (Category C) are evaluated under guidelines prepared by the Advisory Council on Historic Preservation (ACHP) entitled

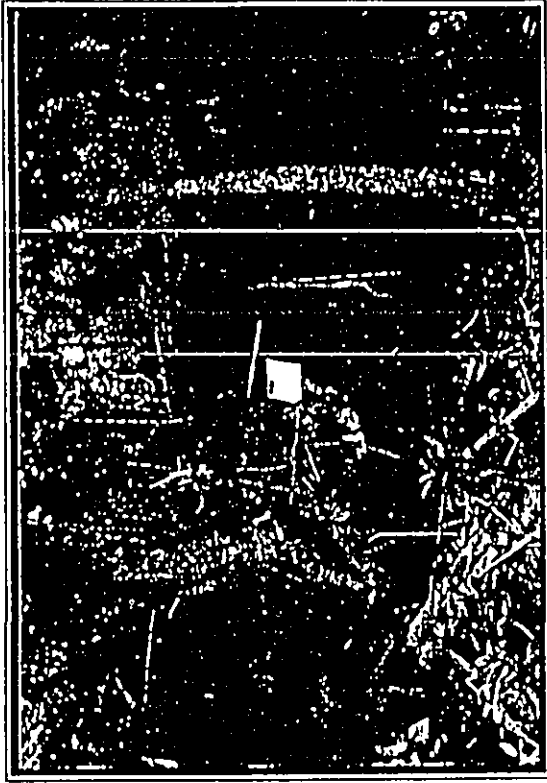


Figure 9. Modern Terrace (Neg. 1266-1:21)

Table 5.

**SUMMARY OF GENERAL SIGNIFICANCE ASSESSMENTS
AND RECOMMENDED GENERAL TREATMENTS**

Site Number	Significance Category				Recommended Treatment			
	A	X	B	C	FDC	NFW	PID	PAI
3151	-	+	-	-	-	+	-	-
3152	-	+	-	-	-	-	-	-
3153	-	+	-	-	-	+	-	-
Subtotal	0	3	0	0	0	2	1	0
3150	+	-	-	-	+	-	-	-
Subtotal	1	0	0	0	1	0	0	0
Total	1	3	0	0	1	2	1	0

General Significance Categories:

- A = Important for information content, further data collection necessary (PHR=historic value);
- X = Important for information content, no further data collection necessary (PHR=historic value, SHP=not significant)
- B = Excellent example of site type at local, regional, island, state, or national level (PHR=interpretive value); and
- C = Culturally significant (PHR=cultural value).

Recommended General Treatments:

- FDC = Further data collection necessary (further survey and testing, and possibly subsequent data recovery/initiation excavations);
- NFW = No further work necessary, sufficient data collected, no preservation potential (possible inclusion into landscaping suggested for consideration);
- PID = Preservation with some level of interpretive development recommended (including appropriate related data recovery work); and
- PAI = Preservation "as is", with no further work (and possible inclusion into landscaping, or minimal further data collection necessary).

"Guidelines for Consideration of Traditional Cultural Values in Historic Preservation Review" (Draft Report August 1985). The guidelines define cultural value as "...the contribution made by an historic property to an ongoing society or cultural system. A traditional cultural value is a cultural value that has historical depth." The guidelines further specify that "(6) property need not have been in constant use since antiquity by a cultural system in order to have traditional cultural value."

Based on the above federal criteria, three sites (3151, 3152 and 3153) identified during the present survey are assessed as important solely for information content. These three sites have been documented to the extent that no further archaeological work is recommended. Site 3150 is also

assessed as important for information content, but further data collection is recommended at this site. The further work should include appropriate excavations and should be aimed at more precisely determining the age and function of Site 3150.

It should be noted that the above evaluations and recommendations have been based on the findings of an inventory-level surface survey and limited subsurface testing. There is always the possibility, however remote, that potentially significant unidentified cultural remains might be encountered in the course of future developments involving the modification of the ground surface. In such a situation, archaeological consultation should be sought immediately.

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APPENDIX A

HISTORICAL DOCUMENTARY RESEARCH AND INFORMANT INTERVIEWS

by Lehua Kalama, B.A., and Kapa Maly

The project area is in the Hana District, in the eastern part of Maui. "Hana" refers not only to the district, but to the general area surrounding Hana Bay. The Hana area has a rich cultural history, as it was the site of important battles which led to the unity of the Hawaiian Islands. Hana was also the home of chiefs and chieftains.

There are several references to Hana in Mary Kawena Pukui's 'Olelo No'ona (1983):

Hana / ka 'o'ihii. Hana of the little fish.

Hana was known in ancient times as the land where fish were scarce. Believing stouderous tales about Ku'ula and his wife, Hinahale, the ruling chief of Hana ordered them destroyed. Having swam over the fish of the sea, the two caused a scarcity until their son 'Aii' brought them back to life. Ku'ula and Hinahale were worshipped as deities by fishermen (451).

Hana, nei Ka'olani a Kaupoo. Hana, from Ko'olani to Kaupoo.

The extent of the district of Hana, Maui (466).

I'auke'e o Ka'uihi i ka wai'ole. Ka'uihi was defeated for the lack of water.

When 'Umi, ruler of Hawaii, went to Hana to battle against Looo-e-Pihai of Ka'uihi, their weakness the Maui warriors. Often used later to mean "without water or the needed supplies we cannot win" (1151).

Ka'akalo ka moa kane, ua kani 'ia e ka moa waiwae. The perch of the cock is now occupied by a hen.

Said by Puna, whom Kalanipouli places as governor in Hana, Maui. Maniheiheiina wanted Puna out of the way and lied that Kalanipouli had sent word for Puna to meet him in Hawaii at once. When Puna arrived in Hawaii, he discovered that he had been duped and the Ka'uihi hill in Hana had been taken by the Maui chief in the meantime. The saying was

later used to mean that a superior worker had been replaced by another who was not as good (1237).

Ka ua lea o Hana. The white rain of Hana.

Refers to the misty rain of Hana, Maui, that comes in from the sea (1566).

Ka ua Lowika'ala'o o Hana. The rain-of-the-low-sky of Hana.

Refers to Hana, Maui. Once the young warrior chief Ka'ekelani ran to a banana grove to escape a sudden squall. As he stood safe and dry in the shelter of the banana leaves he lifted his spear. It accidentally pierced through the leaves and a trickle of water came through. He remarked that the sky where he stood was so low he had pierced it (1571).

Lawa ka waka o ka puhi o Loomanihi. The mouth of the eel of Loomanihi's gapes.

Said of one who talks so much that his mouth is hardly ever closed. Loomanihi was an eel-man who lived at Wailua, Molokai. When he saw that Ku'ula's fishpond at Hana, Maui, was always full of fish, he decided to assume his eel form and go there to steal some. On one of his thieving expeditions, he was caught by a magic boat and drawn ashore, where his jaw was crushed and left gaping (1990).

Malia Hana ke ohewa'e nei Kahuwaka. Hana is calm, for Kahuwaka is clearly seen.

Kahuwaka is a hill on the Hana side of Haleakala. When no clouds rest upon it, it is a sign of clear weather. Also expressed: Malia Hana, ke waiho nei ia Kahuwaka (2124).

O Hana ia, ke 'aina au pehu. That is Hana, land where I am pehu.

O Puananua ia 'aina: o Puananua ka wai: o Ka'uihi ka pu'u. Puananua is the land; Puananua is the water; Ka'uihi is the hill.

Wakanuia is the land; Puananua is the pool; Ka'uihi is the hill.

Noted places in Hana (2348).

The present Hana Beach Park is located on the shore line of Hana Bay, or Kahuwaka, as it was formerly known. Kahuwaka, "The single owl," is said in one legend to have been a hupou, a supernatural being who could take the form of an animal or a human. Kahuwaka wanted to marry a woman named Kahuwaka, so he changed himself from a owl to a man. This incident took place in Kahuwaka, which has its seaward edge on the bay. From that time on, the bay as well as its land and beach were called Kahuwaka (Clark 1916:24).

Hana Bay had a small hill, in Hana, Ka'uihi, figure in the history of the eel/oi'o Maui and Hawaii party because they are where Maui comes closest to Hawaii Island. Alimuhaha Channel, between the islands, could easily be crossed in a couple of hours when the winds were light. Because of its location Hana was a sanctuary, both in warfare and peace-time, for the eel/oi'o of both islands (Beckwith 1940:319).

The bay below Ka'uihi is known in legends as the home of the gods Kane and Kaula. The bay evidences subsidence, most likely associated with volcanic action. It is said that Kane and Kaula once had a garden in the area now below Kaula (Beckwith 1940:320).

From the time of La'i's mui-kahiki to the time of Umi, East Maui, comprising Ko'olani, Hana, Kipahulu and Kaupoo districts, was governed separately from the rest of the island. East Maui chiefs were often grouped about the fortified hill of Ka'uihi. There are many stories about Ka'uihi's origin. Some say that it sprang from the travel of Hamao, others say it was born to the parents of Pele, or to the hill Kahuwaka by his wife Kahuwaka. Others stories will bow Kahuwaka brought the hill from Kahiki as an adopted child, but grew tired of its abiding at her breast. Kahuwaka tried to leave it along the way, first at Kaula, then at Kaula, then at Kahuwaka stream (Beckwith 1940:379).

Hana was called "a land beloved of chiefs" because of the forests of Ka'uihi (21) and the ease of living in that place (Beckwith 1940:38). On the summit was spread a springy plant which could serve as beds. Fishponds below furnished unlimited fish. Large quantities of awa root in the area "delighted the nostrils of the deer fishermen chiefs" (ibid.). The area was also loved for its fine surfing. Two other reasons why Hana was favored were (a) the seaweed for making scaffolds

and ladders (to scale foresters) was in Hana, and (b) Hana had the best raised smooth stones for use in fishponds (Hoady and Hoady 1971:506).

Pi'uni, the older brother of Kahuwaka, who built the great road around Maui, was said to have dwelt at Ka'uihi (Fornander N.Hoady and Hoady 1972). Kahuwaka was another chief who dwelt at Ka'uihi. He was much loved by the farmers. His concern for the farmers is apparent in this anecdote:

The waves driven by trade winds swept into undergrowth caverns and sent up spouts through blowholes on the Hana coast. The wind would carry the spray inland and the salt in the spray would harm the plants. Kahuwaka sent cubs to Lanai to receive the hard, durable kaniwa tree, which grew there in abundance. With logs of kaniwa he sealed the holes so that no more salt spray blew over the land. Hawaiians say that the logs can still be seen in some places, such as Hanaokalani (Adapted from Hoady and Hoady 1971:504).

Ka'uihi's elevation is barely 400 feet, yet it stood much taller in the mythology of the early Hawaiians. One that describes it thus:

En puffed is lofty Ka'uihi. Where Hanaikamalama dwelt. Shooting up to heaven is Ka'uihi. Below is the cluster of islands. O Ka'uihi, maintain bending over (Thrum 1919:67).

One legend says that Hanaikamalama kept to the moon from Ka'uihi's summit. She is said to have been prevailed by her children, Puna and Hema, and to have gone up to the moon to live. While ascending, her husband caught her by the leg and tore it off. She was thus called "Loomanihi" (maimed or crippled Loom) (Thrum 1919:67-8).

Until only a few years ago the ruins of one of Maui's famous heiau, Hana'ula, graced the base of Ka'uihi. This heiau was erected by King Hema, who, stepping across to a ridge upon Hilo, sought to obtain the aid of the gods. The expedition proved successful and when he returned to Hana he built another smaller heiau, known as Kahuwaka, in the same area (Thrum 1919:67).

In the story of Lailahelele, it is said that Lailahelele came on his way from Kaula to Hawaii, arrived in Hana during a partying contest in which the chief of the district was the

center of Hana, and his involvement with her later caused him a great deal of distress (Thurn 1919:68).

Kaha-Pihai, visiting Hana from Waialeale, was another who lost his heart to a charming girl. The earliest local place of Pooehi, Kaha-Pihai, the daughter of the high chief Hooke, at the close of the surfing contest betrothed herself to Kaha-Pihai, and in taking him "for better or worse" without seeking parental consent, she was displeased and disinclined. Kaha-Pihai's later revealed who he really was. Kaha-Pihai and her parents learned this unexpectedly. Kaha-Pihai had chosen the very one that had been pledged to. Her father then forgave her (Thurn 1919:69).

Kaha-Pihai is said to have been the builder of a roadway which circled the western part of the island. Remains of the roadway are still found in some places, but most of it is beneath the modern Pihai Highway. Pihai is also the name of a house at Hana—Hale-o-Pihai (House of Pihai) (Spekman 1971:10).

One legend refers to a deep pond at Hana. The pond was called "Kalo Oka" and it was associated with Ku'ua, the god of Edgewater. Ku'ua and his wife, Hana, and their son, 'A'i, are said to have lived near the pond, which Ku'ua is believed to have built during a famine in Hana. With his magic hook he lured fish into the pond for the people. The pond was always full of fish until a giant eel broke the wall enclosing it and ate the fish. The eel was caught by Ku'ua and his men and was killed. The pond was then restored (Connell's Handy and Handy 1972:56).

In the 1730s, during the early, peaceful years of Kaha-Pihai's reign, his sister, the High Chiefess Kaha-Pihai, became the principal wife of Kaha-Pihai, who had been betrothed along with her to the people of Kaupoe with "club" and "understanding" from Kaha-Pihai. Kaha-Pihai realized by taking the form of Kaha-Pihai, killing his defender and driving out the Hawaiian chiefs who had kept control of the district of Hana, Kaha-Pihai, and Kaupoe. About 1775, Kaha-Pihai returned with his war canoe and raided the Hana district but was defeated at Kaupoe. The following year he was met at a full-scale attack, took Hana, and proceeded with his fleet of war canoes to Kaha-Pihai and then to Waialeale (Spekman 1971:16).

Kaha-Pihai was the birthplace of Kaha-Pihai, the favorite wife of Kaha-Pihai. An earlier queen, Pihai, also was born in Hana (Thurn 1919:67).

HEIAU

The following is a list of Heiau in the Kaupoe and Hana regions. These Heiau were documented by Andrew Walker in his 1931 survey of Heiau. The locations of the Heiau are shown on Figure A-1.

Kaupoe Region - Heiau Site 105, 106

Name: Kaha-Pihai, Kaupoe
Location: The area lands above the road.

Description: Kaha-Pihai is mentioned by Thurn as the place where Kaha-Pihai spent her childhood. Her birthplace was in a large cave on the side of Kaha Hill on the bay. The Heiau has been totally destroyed.

Kaupoe was a Heiau located near the point where the road crosses the gulch of the same name. It was destroyed by building the road, also a Heiau washed out the remainder (Walker 1931:181).

Heiau Site 107

Name: Heiau at Waialeale
Location: In the rough lava flow beyond the Heiau cemetery.

Description: A simple platform of rock 5 feet high, 75 feet long, 15 feet wide. There is no evidence of its being a Heiau except that it looks too large for a burial platform. No coral, pebbles or beach rocks are used in its construction (Hild 1887).

Heiau Site 108

Name: Unknown
Location: On Keahi Point beyond the factory, 100 feet from the shore.

Description: A small being probably of the Keahi class. It is little more than a level spot in the lava, 30 x 35 feet. The front is toward the bay, and a line of stones marks the edge of a steep terrace. On the east a natural rock ledge forms a wall, and there are indications of a small terrace below it. The back is formed by a platform 3 feet high, 10 feet wide, and 35 feet long. A large part of the interior of the Heiau is occupied by a double platform whose edges to

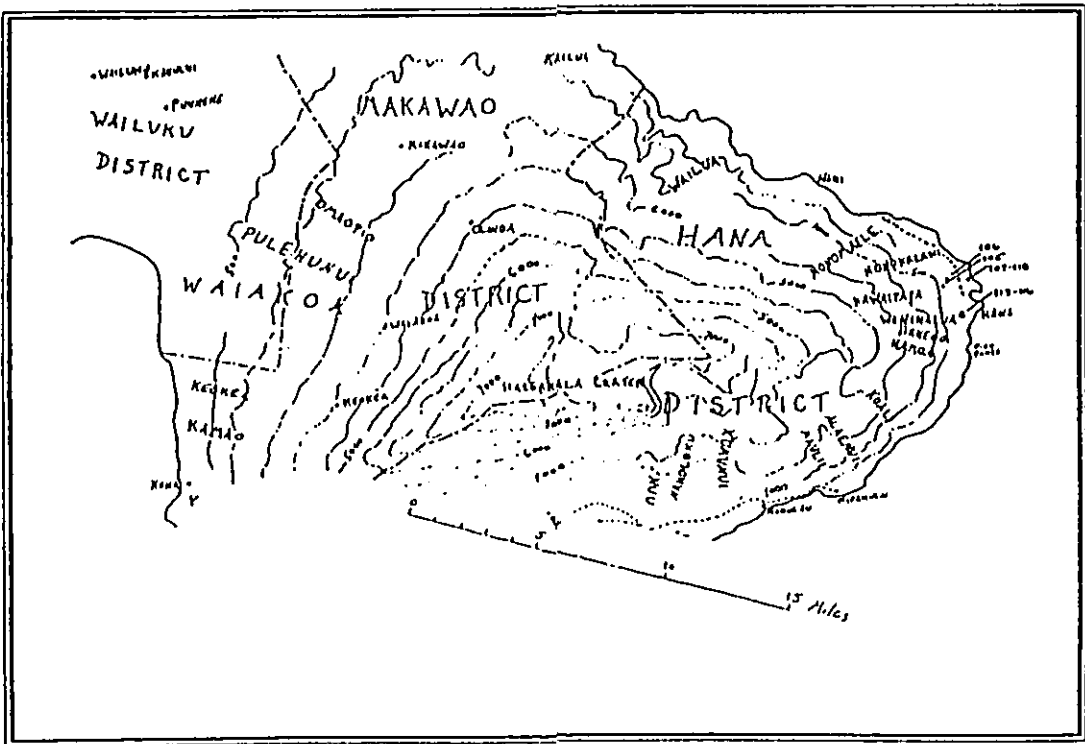


Figure A-1. Locations of Heiau in Hana (Taken from Walker 1931)

not coincide with the edge of the terrace. It is likely a burial platform. Large pieces of *As* make up the terrace with beach rocks used for the dividers. Few pieces of coral seen. Drums heard near here (ibid:183).

Etneer Site 109

Name: Kaulaiepo-Kaulaiepo
Location: About 50 yards east of Site on the point of Nuanukalei.

Description: A stone platform on a rise of ground 6 to 8 feet high. It measures 60 x 93 feet and there is an additional 30 feet off level hill-top which may have been included in the beam. On the side below the hill is a large natural pond, one of several in this vicinity. A path of stepping-stones leads across this pond and up onto the hill, crossing one corner of the beam. The beam is built of chunks of lava and water-worn boulders. There is a low wall on one end and several terraced platforms. Two of these at least are graves. A double enclosure 12 x 25 feet is set (at) an angle with the beam platform and does not seem to conform to the general plan of the beam. The interior of the beam is lower than the sides, but many of the terrace edges have been broken and the stones removed for other purposes (ibid:184).

Etneer Site 110

Name: Kaulaiepo-Kaulaiepo
Location: At Kaimalimu on the point of rocks just north of Hana Bay.

Description: A pair of double beam consisting of two elevated open platforms connected by a causeway. The larger is toward the sea and measures 42 x 54 feet. The causeway is 25 feet long, 8 feet high and 4 feet wide. On the other end is the smaller platform 22 x 26 feet and slightly lower than the front one. The south side of the larger has been terraced to a height of 15 feet. Construction is of water-worn boulders with pieces of *As* lava and coral frunkled over the top. Modern houses and sheds have been built on the front of the beam thus destroying much of the surface of the platform. Thum gives the double name to this beam but my informant, N. Silva, said the Kaulaiepo beam was the easterly one site 109 which we at first thought was only a graveyard (ibid:185).

Hana Region - Etneer Sites 112-116

Name: Kaulaiepo (112), Kilina (114), Lasaikila (115), Puhewehewa (116)
Location: The cause lands in the vicinity of Hana.

Description: All have been destroyed. Thum's list for 1917 says they were medium-sized beams. Kilina was said to be artificial and Lasaikila a Place of Refuge (ibid:126).

Use of the Hana area during times of war is reflected in the number of important *Akaka* in the area, not only in Hana, but also in the neighboring districts of Kipahulu and Kaipopo. Kaulaiepo is said to have repaired and dedicated four *Akaka* in the area. The *Akaka* were dedicated to the war god, Kuba 'Iimoleki. Kaulaiepo (I) was the last chief to use the Hana area for such purposes, however, ending a long tradition (Clark 1940:23).

AGRICULTURE

The Hana District is one of the wettest and most verdant coastal areas in the Hawaiian Islands. North Hana is gently sloping and is covered by a recent lava flow; therefore, there are no unusually good terraces and associated agricultural terraces in the area. Other areas of Hana have rich soil composed of a mixture of basalt and decomposed lava. Dry taro terraces in the area. It is grown in Hoopohaku, a large native settlement above the sea cliffs, and also in the fresh-water lava caves of Waimanapapa. Just north of Hana town is moderately sloping forest land called Heiahi. Here a number of Hawaiian recently planted patches of dry taro. In the forest zone above Hana town, at an elevation of about 1,500 feet, is a small valley below Olopana Peak, where taro was once cultivated during the dry seasons (Handy and Handy 1977:504-505).

Yams and sugar cane were also grown in the area. Handy and Handy suggest that "one from which a favored taro and duck was raised, as well as wauke and *olona* (log clove and cord making) were most certainly also grown in the area (Handy and Handy 1977:505). In historic times, specifically in the 1910s, the level lands between the shore and the gently sloping *Akaka* land was planted in sugar cane. Later the same area was used as ranch land.

On the break flat seaward peninsulas south of Hana town and Nuanukalei is Hana Long ago, subsistence there depended mainly on sweet potatoes and fish. There is a large *loko*'s (fish-pond) where fish was farmed as supplement to seasonal fishing. The pond was called Haseo's and was said to be one of the homes of Kaha-wahine, the *mo*'o (familiar) goddess who

lived mainly at Lahaia in West Maui. The pond was still intact in 1914; its inlet was paved with very large flat stones said to have been brought long ago from many places on Maui.

LAND TENURE

In 1848, during the reign of Kamehameha III, the traditional Hawaiian land ownership system was replaced with a more Western-style system. This reorganizing was called The Great Mahele (division). The Great Mahele divided the land interests of the King and the high-ranking chiefs, and the *konohiki*, who were originally those in charge of tracts of land on behalf of the King or a chief (Chamberlain and Chubb 1961:13). More than 30 of the highest-ranking chiefs and *konohiki* in the Kingdom joined Kamehameha III in this division. The first Mahele was signed on Jan. 27, 1848 by Kamehameha III and Princess Victoria Kaiulani, and by her guardians Masio Kehuanui and Iioke II. The last Mahele was signed by the King and E. Estlin on March 7, 1848 (Chubb 1938:16).

The Mahele did not convey title to any land. The chiefs and *konohiki* were required to present their claims to The Land Commission to receive awards for lands relinquished to them by Kamehameha III. They were also required to pay penalties to the government in order to receive royal warrants on their awards. Until an award was issued, title remained with the government. The lands awarded to the chiefs and *konohiki* became known as *Konohiki* Lands. Because there were few surveyors in Hawaii at the time of the Mahele, the lands were identified by name only, with the understanding that the ancient boundaries would prevail until the land could be surveyed. This expedient the work of the Land Commission and expedited the transfers (Chubb 1961:13).

During this process all land was placed in one of three categories: Crown Lands (for the occupant of the throne), Government Lands, and *Konohiki* Lands. These were all "subject to the rights of native tenants" (Laws of Hawaii 1848:27). Native tenants were the common Hawaiian people who lived on the land and worked it for their subsistence. Questions concerning the nature of these rights began to arise as the King, the government, and *konohiki* began to strike parcels of land. On December 21, 1849 the Privy Council attempted to clarify the situation by adopting four resolutions intended to protect the rights of native tenants referred to in the 1848 law (Chubb 1938:27).

These resolutions authorized the Land Commission to award fee simple title to all native tenants who occupied and

improved any portion of Crown, Government, or *Konohiki* lands. The awards were to be free of communication except for house lots in the districts of Honolulu, Lahaina, and Hilo (ibid).

Before receiving their awards from the Land Commission, the native tenants were required to prove that they cultivated the land for a living. They were not permitted to acquire wastelands or lands which they cultivated "with the seeming intention of enlarging their lots." Once a claim was confirmed, a survey was required before the Land Commission was authorized to issue any award. These lands became known as "Kula Lands" (ibid:30). Until its dissolution on March 31, 1855, the Land Commission issued thousands of awards to the native tenants for their *halo*, or even so, less than 30,000 acres of land were awarded to the native tenants at Kula Lands.

No *halo* were awarded within the present project area. However, two parcels were awarded adjacent to the present project area on the north (UCA 4566 and 4846). The testimonials for these parcels are presented here and their locations are shown on Figure A-7.

Fereiga Testimony Vol. 5:423 Claim 4846 to Kahoohiki

Kaunani Sworn Konohiki in Di in Kawaiipoa has been family possession since 1819. It now belongs to the Cl. he having received it from his father.

Mauka by Pipipi's land, Koolau by Kaulaiepo's land, Makai by Kawaniui and Kaulaiepo's land, Kahoohiki by Kaulaiepo's land.

A patch in Puaka, on all sides by Kahoohiki. One piece more in Kahoohiki, Mauka by Kaulaiepo's land, Koolau by Wahiwahe's land, Makai by the Kaulaiepo, Kipahulu by Momeny's land.

Nat. Register Vol. 6:207 No. 4846 - Kahoohiki

I hereby sell of my land, as Kawaiipoa, East Maui. The name of my *iki* is Opehiki. It begins at the Government Road and lies inland to the people of Kaulaiepo. It was given me by Lohouahi, who had it in ancient times. I desire to secure this land for myself and my heirs.

Kahoohiki

Nat. Register Vol. 6:183 No. 4566 - Wahiwahe

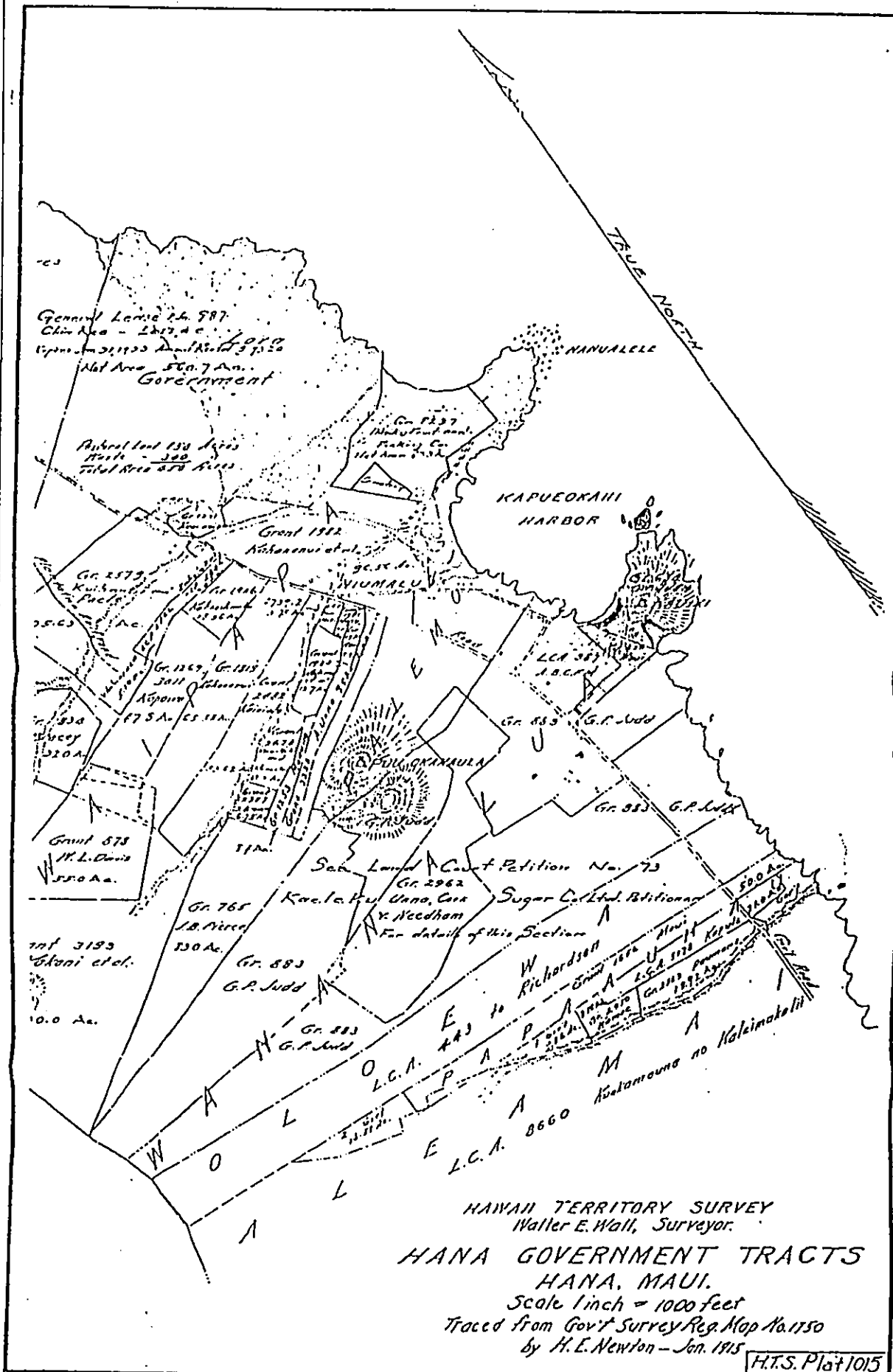


Figure A-2. Locations of L.C.A. Near Project Area, 1915 Hana Government Tracts Map (Taken from State Survey Office, Reg. Map No. 1750)

To the Land Commission: I hereby tell you of my land at Kawaiapa, East Maui. The name of my 'ili is Kahama. On the east is the land of Paeo, on the southeast is the land of Kahama, on the southwest is the land of Kahama. It was given to my parents by Kaunimoku. I desire to secure it for myself and my heirs. Waiheae

Nat. Tent. Vol. 53173 June 16, 1849 No. 4566 to Waiheae

Pahili swam He has seen Waiheae's land, Kaunimoku of Kawaiapa, a bequest land since the birth of Kaunimoku in Hana. Kaunimoku had given to Waiheae's grandparents from that time to 1848, Kaunimoku took the land by force.

Season 1 Maunala Kalipihua Kooluu Stream Paeo Kahalohai Kipahu

Season 2 Maunala Paeo Kooluu Kahalohai Kipahu

Kawilini has agreed to (Waiheae) has lived on this land a long time without oppositions and it had been from his parents (grand).

The present project area was once a part of Grant 1906 to Kaunimoku. The grant award for this parcel lists this grant being at Kahalohai, Kawaiapa, Hana.

E Ho'omaka ana ma ke kahi Hana a e holo ana Alan 51 1/2 Hiki 1830 kaula ma Kaunimoku Alan 35 Kom 893 -- " Alanu Alanu Hana 70 Kom 1638 -- " Kahalohai Hana 15 1/2 Hiki 680 -- " Kipahu Hana 33 3/10 Hiki 540 -- " a hiki i ke kahi ma

He 18 56/100 eka

Dec. 20, 1855

Roughly translated this grant reads:

Starting at the south corner and running thur North 51 1/2 east 1830 chains along Kaunimoku's property)

plan. He formed the Hana Ranch Company and built the Hotel Hana Ranch (Purchase of the Public, October 1946:17). It was officially opened to the public on June 15, 1947 and was primarily erected for the hotel. The hotel's present name, Hotel Hana Maui, was adopted in 1948 (Clark 1910:23).

ADDITIONAL RESEARCH by Kaps May

The following is in response to a DLNR request for additional historical information concerning the possible presence of a pu'uhonua in the project area (memorandum dated 23 March 1993 from D. Hubbard, SHPD, to G. Matsumoto, Dept. Accounting and Gen. Services).

Mr. Sam Kahanu Jr. of the Maui/Laui Islands Rural Council mentioned that a Hana elder had mentioned the possibility there was a pu'uhonua in the project area. I subsequently contacted several friends and native residents of Hana about this matter (memorandum dated 12/24/92). Mr. Wilfred Kala and Mr. Rose Nahi, both of whom have had a long intimate relationship with Kawaiapa, along with several other residents, all raised that they were either unaware of, or did not believe there was a Ahiwi within the project area. Another resident, Aiyana Mrs. A. Day, told PHRI Project Supervisor Dave Henry that she believed there was a pu'uhonua somewhere in the area.

I briefly reviewed the original Mahele narratives hoping additional references on this matter might be located. Experience had indicated that the Native Registry/Terranotes often contained references that had been omitted from the Indices of Awards, or current translations of it. In addition, it has been generally found that claims indexed in the Indices of Awards as being associated with a particular 'ehupua' or land parcel often included information on other 'ehupua' as well. The review clarified one point--that the 'ili (land parcel) of Kaunimoku (also written as Kaunimaku and Kaunimoku in LCA translations) is situated in the 'ehupua' of Kawaiapa; this 'ili' is listed in LCAs 4446 to Kahalohai and 4566 to Waiheae. The review also identified additional LCA information by association with the lands granted to Pele (Grant 2579), LCA 4534 to Uluhahua appears to be a little north of the project area, though not marked on the 1915 Survey Map. Another award mentioned, LCA 4074 to Alanu, has not been located on any maps to date. Both these LCAs state that coconuts proved were planted upon the parcels and Alanu lived upon the land as well. They document both agricultural and residential use of land near the project area.

As described in the above work by Kalima, the Land of Kaunimoku (Grant 1906) lies within Kawaiapa/Ahiwapa, a

in the 'ili of Kahalohai. Part of the northern portion of Kahalohai is bounded by the huiwaea of Kahalohai and Waiheae.

Kahalohai's huiwaea, in the period of Kamehamehi, ran from the Government Road north to the boundary of Waiheae's huiwaea, which is identified as the beginning of the land parcel of Kaunimoku. In June of 1849, when Kahalohai provided his testimony, the land granted to Kaunimoku in 1853 was identified as the land of Nohaha (Foreign Testimony 8:276).

It is important to remember here that the land granted to Kaunimoku, and subsequently the land contained within the present project area, is called Kahalohai. To the north of Kahalohai and associated with the huiwaea of Waiheae is the 'ili or pu'uhonua (small land parcel) of Kaunimaku. The identification of Kaunimaku as being within Kawaiapa Alanu's help clarify the confusion regarding the presence/absence of a Ahiwi - pu'uhonua in the project area. Hawaiian historian Samuel Kamoharui and archaeologist Wainlow M. Walker document some of the history of Kaunimaku, and their narratives are presented below.

While describing events related to the death of Kaunimaku at Maunaloa, Oahu in 1812, Kamoharui (1961) reflected on her birth in 1768:

The chiefess Kaunimaku was born at Maunaloa, called Paliuli, at Kauniki, Hana Maui, in a small cave on the side of the hill, and her afterbirth was taken and buried at Kaunimaku in Kawaiapa above Pohohe... (1961:309)

...Women alone attended at the birth of Kaunimaku, and these were her grandmothers Hialou, Apo, Ekele-i-oho, and Waiheae. She was brought up in the land of Kawaiapa and was a great favorite with her father Kaunimoku and the beloved child of her aunt, uncle, and grandmothers.... (1961:310)

It should be noted here that the name of the recipient of LCA 4566 is written in two ways, one is Waiheaea, and the other is Waiheae. As referenced above in Kaunimaku's narrative, a woman by the name of Waiheaea was one of the attendants during Kaunimaku's birth. It is possible that this LCA recipient was a descendant of Waiheaea, indicating a long-term relationship with the land and royal families.

The next reference to Kaunimaku is found in Kamoharui (1968) when he describes the nature of pu'uhonua or places of refuge. Pu'uhonua lands had been handed down from ancient

times and remained named, but after Kamehameha unified the islands, he abolished the old *paubonus* and established new ones. This was done because he wanted lands including *paubonus* to his war leaders and warriors—"therefore they ceased to be *paubonus*" (1964:17-18).

The concept (one) of *paubonus* came down from ancient times, and *paubonus* lands had always existed. They were sacred and inviolable lands; the blood of wrongdoers could not be shed once they entered into these *paubonus* lands. Persons who violated *tapu* or shed blood without cause would be safe in a *paubonus*. In the time when Kamehameha was ruling chief of the kingdom, all the lands belonging to his favorite wife, Kaahumanu, and to his war god (*ahua kahu*) Kūā'ilimohoku were made *paubonus* lands. Kaahumanu's lands that were not made as *paubonus* were: Pūanani for Labana, Waipahu for Waheke, and Kaahumanu (*Kūā'ilimohoku*) for Hana on Maui. There were also other lands belonging to Kaahumanu and the war god of Kamehameha. Kaahumanu herself was at times a *paubonus*, as when she was taken from her and was thus saved from death (1964:18-19).

It must be assumed that the act of creating Kaahumanu's *paubonus* in the Land of Kūā'ilimohoku is the source of Kamehameha's designation of a *paubonus*. The *paubonus* could be a specific feature upon the land or the entire parcel itself. Later, when W.M. Walker (1931) documented sites in Kawaiwaha, his informants identified a *paubonus* named Kūā'ilimohoku (i.e., Kūā'ilimohoku):

Kawaiwaha Region
Heiau Site 103, 106

Name: Kūā'ilimohoku (and) Kawaiwaha
Location: The case lands above the road.

Description: Kūā'ilimohoku is mentioned by Thurman as the place where Kaahumanu spent her childhood. Her birthplace was in a large cave on the side of Kūā'ilimohoku on the bay. The heiau has been totally destroyed.

Kawaiwaha was a heiau located near the point where the road crosses the gulch of the same name. It was destroyed by building the road, also a heiau that washed out the remainder (Walker 1931:181).

It is likely that his informant(s) was a parent or grandparent of one of the *hapuna* dwelling in this area of Heiau today.

In summary, the above narratives from Mikole records, along with those from Kamakau and Walker, do a great deal to clarify the location of the *paubonus* in Kawaiwaha. The Mikole narratives identify the project area land as Kūā'ilimohoku, while portions of the histories on the northern boundary of Kūā'ilimohoku include the land parcel called Kūā'ilimohoku. The narratives recorded by Kamakau and Walker confirm that *paubonus* and possibly a *paubonus* were associated with Kūā'ilimohoku. Though the exact location of the *paubonus* is not known, the above indicates it was generally located in a parcel adjacent to the current project area. The recollection by at least one *hapuna*, that there is a *paubonus* in Kawaiwaha, is indeed accurate.

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APPENDIX B

SUMMARY OF SHOVEL TEST STRATIGRAPHY

SITE 3150	
FEATURE A, ST-1	
LAYER	DESCRIPTION
I	0-25 cm; black (10YR 2/1 moist); sandy loam; moderate, fine to medium granular structure; soft, very friable, non-plastic consistency; common micro to coarse roots; many micro to coarse pores; cultural material includes sparse charcoal and historic glass; abrupt, irregular boundary.
II	25-36 cm; very dark gray (10YR 3/1 moist); sandy loam; moderate, fine to medium granular structure; soft, very friable, non-plastic consistency; common micro to coarse roots; many micro to coarse pores; layer terminates on bedrock.
FEATURE A, ST-2	
LAYER	DESCRIPTION
I	0-28 cm; black (10YR 2/1 moist); silt loam; moderate, fine to medium blocky structure; soft, very friable, non-plastic consistency; many fine to coarse subular roots; many micro to coarse interstitial pores; cultural material includes sparse charcoal, shell and waterworn pebbles; layer terminates on rock layer.
FEATURE B, ST-2	
LAYER	DESCRIPTION
I	0-40 cm; dark brown (7.5YR 3/2 moist); sandy loam; moderate, fine blocky structure; soft, very friable, non-plastic consistency; many fine to coarse subular roots; many micro to coarse interstitial pores; cultural material includes burnt coconut fragments; layer terminates on bedrock.
FEATURE B, ST-3	
LAYER	DESCRIPTION
I	0-27 cm; very dark gray (7.5YR 3/0 moist); silt loam; moderate, medium to coarse blocky structure; soft, very friable, non-plastic consistency; common medium subular roots; common micro interstitial pores; cultural material includes sparse shell; layer terminates on rock layer.
FEATURE C, ST-3	
LAYER	DESCRIPTION
I	0-24 cm; black (7.5YR 2/0 moist); sandy loam; moderate, fine to coarse blocky structure; soft, very friable, non-plastic consistency; many fine to coarse vestigular roots; many fine to coarse interstitial pores; culturally sterile; layer terminates on bedrock.

FEATURE C, ST-10

DESCRIPTION

LAYER

I 0-26 cm; very dark grayish brown (10YR 3/2 moist); silt loam; moderate, fine to medium blocky structure; soft, very friable, non-sticky, non-plastic consistency; many medium subular roots; many medium interstitial pores; cultural material limited to waterworn pebbles; abrupt, wavy boundary.

II 2.6-10 cm; dark brown (10YR 3/3 moist); silt loam; moderate fine to medium blocky structure; soft, very friable, non-sticky, non-plastic consistency; common medium subular roots; common medium interstitial pores; layer terminates on bedrock.

FEATURE D, ST-4

DESCRIPTION

LAYER

I 0-9 cm; archaeal platform; cultural material includes historic glass, ceramics and shell; abrupt, wavy boundary.

II 9-39 cm; very dark brown (10YR 2/2 moist); sandy loam; moderate fine to medium blocky structure; soft, very friable, non-sticky, non-plastic consistency; many medium subular roots; many medium interstitial pores; cultural material includes historic ceramics and shell; layer terminated on large rock slab.

FEATURE D, ST-11

DESCRIPTION

LAYER

I 0-13 cm; very dark grayish brown (10YR 3/2 moist); silt loam; moderate fine to medium blocky structure; soft, friable, non-sticky, non-plastic consistency; common medium to coarse subular roots; common medium to coarse interstitial pores; culturally sterile; clear, irregular boundary.

II 13-30 cm; strong brown (7.5YR 4/8 moist); silt loam; moderate fine to medium blocky structure; soft, very friable, non-sticky, non-plastic consistency; common medium to coarse subular roots; common medium to coarse interstitial pores; culturally sterile; layer terminated on rock layer.

SITE 3153

FEATURE A, ST-13

DESCRIPTION

LAYER

I 0-24 cm; very dark brown (10YR 2/3 moist); silt loam; moderate fine to medium blocky structure; soft, very friable, non-sticky, non-plastic consistency; many fine to coarse subular roots; many fine to coarse interstitial pores; culturally sterile; layer terminates on rock layer.

Archaeological Mitigation Program Hana Medical Center Project Area

Land of Kawaipapa, Hana District,
Island of Maui, Hawai'i (TMK:1-4-03:22)

DAGS Job No. 1-5-20-6219
Contract No. 34174, Attachment 1

BY

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AND

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WITH

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PREPARED FOR

State of Hawai'i
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PHRI

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SUMMARY

At the request of Mr. Allen Yamamoto of the State of Hawai'i Department of Accounting and General Services, Division of Public Works, Paul H. Rosendahl, Ph.D., Inc. (PHRI), conducted archaeological data recovery work at the Hana Medical Center project area (TMK:1-4-03:22), situated in the Land of Kawaipapa, Hana District, Island of Maui. The work comprised Phase II of the Archaeological Mitigation Program for the project, as outlined in the project's Archaeological Mitigation Plan (Rosendahl 1994). The field work was conducted on July 17, 1995, and immediately after completion of the field work, an interim report of findings was completed (Rosendahl 1995). The present work constitutes the final report on archaeological activities at this site.

The purpose of the Archaeological Mitigation Program is to accomplish, to the appropriate standards, all archaeological work required by the Maui County Planning Department and by Title 13, Subtitle 6, Chapter 146.151 of the Department of Land and Natural Resources (DLNR) Rules Governing Procedures for Historic Preservation Review (enacted November 1994). The specific purpose of the Mitigation Plan was to guide the archaeological work required by DLNR to ensure that the Hana Medical Center project will have no adverse effect on State Inventory of Historic Places (SIHP) Site 50-50-13-3130.

An earlier inventory survey of the project area, conducted by PHRI (Henry and Graves 1993), identified four sites. Two of the sites are complexes (Sites 3130 and 3133), and two are boundary walls (Sites 3151 and 3152). All four sites yielded evidence of historic activities only. All four sites were evaluated as significant solely for information content. Because the documentation of three of the sites during the inventory survey was considered to have recovered all of the significant information represented by these sites (3151, 3152, and 3153), all three were determined to be no longer significant, and no further work was recommended. For the remaining site (3130), it was determined that additional portable cultural materials as well as specialized samples might remain within a subsurface component, and that such cultural materials could be useful in further dating of the site and its component features and further evaluating feature function. Therefore, the site was recommended for further archaeological work, and a mitigation plan was prepared for the site (see Appendix A for correspondence between the DLNR, client, and PHRI, concerning the mitigation plan). The present work presents the findings of the additional work.

All four features at Site 3130 were subject to further excavation, and some additional recording. None of the features contained significant subsurface deposits, but some portable remains were collected. Most of these remains were historic, dating to the last half of the 19th and the early 20th centuries; a few remains were similar to indigenous Hawaiian artifacts.

Feature C was found to be the result of recent road grading within the parcel. The enclosure at Features A and B may be remains of thatched houses, while the Feature D platform appears to have been used for food consumption, on an episodic basis. Features A, B, and D were assigned habitation functions.

The information potential of Site 3130 has been exhausted, as the mitigation plan has been fulfilled and the data recovery is complete. No further archaeological work in the Hana Medical Center parcel is recommended.

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INTRODUCTION

BACKGROUND

At the request of Mr. Allen Yamamoto of the State of Hawaii's Department of Accounting and General Services, Division of Public Works, Paul H. Rosendahl, Ph.D., (PHR), recently conducted archaeological data recovery work at the Hana Medical Center project area (TMK 1-4-03-22), situated in the Land of Kawaihaha, Hana District, Island of Maui. The work comprised Phase II of the Archaeological Mitigation Program for the project and was outlined in the project's Archaeological Mitigation Plan (Rosendahl 1994). The field work was conducted on July 5-7, 1995 under the supervision of Project Supervisor Warren Wallen, B.A., assisted by Project Supervisor James A. Head, B.A., Field Archaeologist Keith Colvin, B.A., and Field Technician Diane Trembley, M.D. Overall supervision for the project was provided by PHR's President and Principal Archaeologist Paul H. Rosendahl, Ph.D. The data recovery work required 12 person-days of labor. Immediately after completion of the field work, an interim report of findings was completed (Rosendahl 1995).

SCOPE OF WORK

The purpose of the Archaeological Mitigation Program is to accomplish, to the appropriate standards, all archaeological work required by the Maui County Planning Department and by Title 13, Subtitle 6, Chapters 146-153 of the Department of Land and Natural Resources (DLNR) Rules Governing Procedures for Historic Preservation Review (DLNR 1994). The specific purpose of the Mitigation Plan is to guide the archaeological work required by DLNR to ensure that the Hana Medical Center project will have no adverse effect on State Inventory of Historic Places (SIHP) Site 50-50-13-3150.

The earlier inventory survey of the project area, conducted by PHR (Henry and Graves 1993), identified four sites. Two of the sites were complexes (Sites 3150 and 3153), and two were boundary walls (Sites 3151 and 3152). Three of the four sites (Sites 3151, 3152, and 3153) were evaluated as significant solely for information content. Because the documentation of these sites during the inventory survey was considered to have recovered all of the significant information at the sites, all three were determined to be no longer significant, and no further work was recommended (Henry and Graves 1993:23). The Department of Land and Natural Resources - State Historic Preservation Division (DLNR-SHPD) concurred with these findings in its review of the inventory survey report (letter dated 23 July 1994, from Mr. Keith W. Aho, Chairperson, DLNR-SHPD, to Honorable Robert P. Takachi, Department of Accounting and General Services) (see Appendix A).

For the remaining project area site (Site 3150), PHR's original conclusion was that the site was significant not only for information content, but was also provisionally significant for cultural value. PHR therefore recommended additional data collection work to evaluate one of the features of the site (Feature D) for the presence of human remains. This work was undertaken in April of 1995, following completion of the inventory survey field work, and the findings were presented in the final version of the inventory survey report (Henry and Graves 1993). In

addition to summarizing the findings of the additional work, the inventory survey report also described the primary features at Site 50-50-13-3150, as follows:

—Site 3150 consists of four features—Feature A, a small rectangular enclosure; Feature B, a large rectangular enclosure; Feature C, an L-shaped enclosure; and Feature D, a rectangular platform. Shovel tests excavated at Features A, B, and D recovered glass and ceramics. No datable samples were recovered, but the presence of the glass and ceramics suggests the features are historic. Because it was thought Feature D might contain a burial, it was subsequently determined to require further testing (Memo dated 21 March 1993, from D. Hibbard, DLNR-SHPD, to G. Mizuoka, Dept. of Accounting and General Services). On April 20, 1993 PHR archaeologists placed a formal test excavation unit in the center of Feature G, near the shovel test placed earlier. The unit yielded ceramics, faunal bone, shell, and a glass button. The findings suggest the feature is historic. No human remains were found in the unit (Henry and Graves 1993:22).

Because the excavation unit placed within Feature D failed to identify human remains, the site was no longer considered potentially significant for cultural value. However, in its review of a draft of the final survey report, DLNR-SHPD stated that additional portable cultural materials as well as specialized sampler might remain at the site, within a subsurface component, and that such cultural materials could be useful in (a) further dating of the site and its component features, and (b) further evaluating feature function. For these reasons, DLNR-SHPD recommended that the site be subjected to data recovery work designed to recover additional artifacts, ecofactual remains, and other specialized samples. Moreover, DLNR requested that this work be preceded by preparation of an appropriate archaeological treatment plan, which was subsequently completed (Rosendahl 1994) (see Appendix A; Correspondence).

Based on existing information concerning the site, and pursuant to DLNR's specific comment above, the primary goal of the present data recovery at Site 3150 was to more precisely date and more thoroughly evaluate the functions of the four primary features at Site 3150. This work was to be accomplished through additional detailed recording, excavation, and analysis. Variable levels of additional detailed recording were undertaken at the site's four features, and the site map was modified. All four features of Site 3150 were subjected to formal excavation. A total of seven 1.0 by 1.0 m and one 1.0 by 0.5 m excavation units (EU-1 through -4) were dug at the four features in the project area in order to identify subsurface cultural deposits: one at Feature A, four at Feature B, one at Feature C, and two at Feature D. Some surface collection was also conducted at Feature D. All collected materials were returned to the PHR laboratory for processing and analysis.

PROJECT AREA DESCRIPTION

The Hana Medical Center project area consists of 10.07 acres (4.03 hectares) and includes a small strip adjoining the northern boundary of the existing medical facility (Figure 1). The project area is bounded on the north, south, and west by private parcels. Site 50-50-13-3150 is located in the center of the project area, west and north of the existing Hana Medical Center facility. Elevations in the project area range from c. 120 feet (36.6 meters) above mean sea level (AMSL) at the Hana Highway up to c. 250 feet (76.2 meters) AMSL at the west end of the parcel (USGS 1983). Rainfall in the general vicinity of the project area averages 73 inches (191

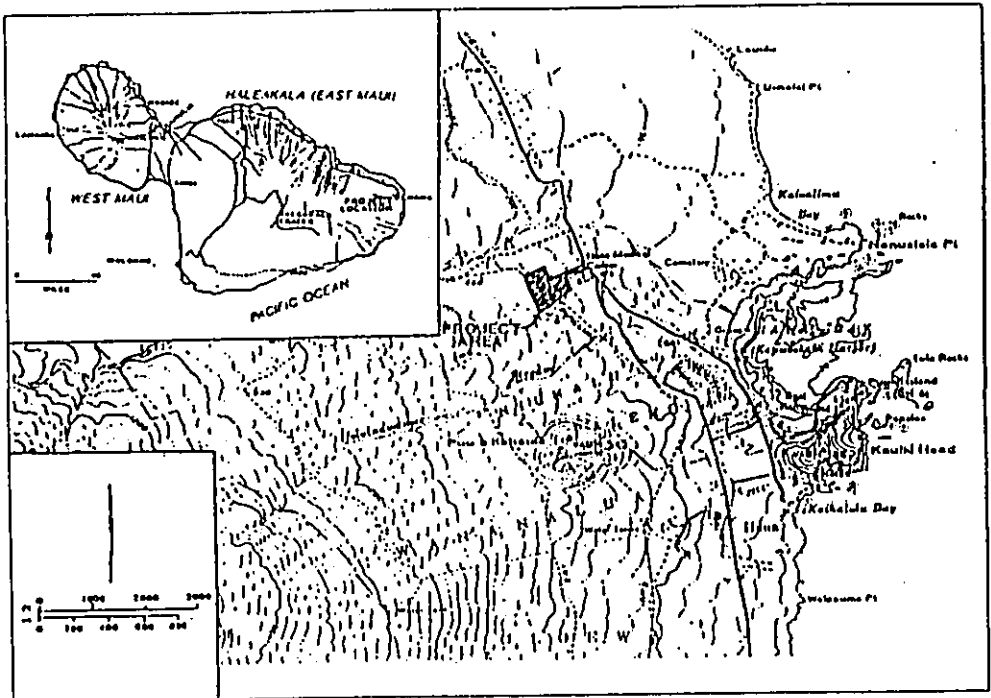


Figure 1. Project Area Location (USGS 1988)

centimeters) per year, and the mean annual temperature is 70-73 degrees F (21-24 degrees C) (Armstrong 1973).

Terrains within the project area slope moderately from the west towards the east. Soils are comprised primarily of Hana extremely stony, silty clay loam, a dark brown silty clay loam surface layer overlying a reddish-brown, very friable silty clay loam subsoil (Soole et al. 1972). Because the soil is a substratum of fragmented lava extending to a depth of 20 to 30 inches (50 to 76 centimeters). Several roads have been graded around and through the parcel.

The project area contains both introduced and native species of plants. Some of the introduced species are present because the area had been used for commercial cultivation (Healy and Graves 1993:22). The species (Neal 1963) include breadfruit (*Artocarpus commersonii*), citrus (*Cordyline terminalis*), tung (*Laloe Colocasia esculenta*), palm trees (*Sabal palmetto*), coccoloba (*Coccoloba nucifera*), bird-of-paradise (*Strelitzia reginae*), red ginger (*Alpinia*, *Alpinia purpurata*), mango (*Mangifera indica*), bamboo (*Bambusa* sp.), Africa tulip tree (*Spathodea campanulata*), milo (*Theopeltia papillosa*), late kamani (*Kamahi-kaoli*, *Terminalia catappa*), Hawaiian tree fern (*Woodsia fillicium decipiens*), papaya (*Carica papaya*), street palm (*Chrysalidocarpus lutescens*), willow (*Erythrina sandwicensis*), bahi (*Alouaria moluccana*), and banana (*Musa paradisiaca*). Small patches of the introduced pangola pasture grass (*Digitaria decumbens*) are also to be found in open areas.

It should be noted, however, that 50 years ago and earlier the landscape was one of rolling cone fields or grassland, with hardly a tree to be seen, except in the stream beds. The upper slopes of the Hana Medical Center property would have afforded a clear view of Hana Bay and Kapuekahi Harbor, and would have been exposed to the trade winds.

PREVIOUS ARCHAEOLOGICAL WORK

Very little archaeological work has been conducted in the Hana area, despite its rich cultural history. Previous archaeological work conducted in the vicinity of the project area includes investigations by Walker (1931), Soehren (1963), Stalling (1969), Cady (1970), Parsons (1970), Bevilacqua (1972), Chapman and Kirch (1979), Landrum (1984), and Kolb (1991). The majority of these centers on the Hana of the area. Bonhwick et al. (1992) conducted an inventory of 400 acres south of Hana town. The previous investigations are summarized in Table 1. The inventory survey (Healy and Graves 1993:10) and the present study is the only archaeological research conducted within the Hana Medical Center parcel.

In 1931, Wladaw Walker conducted an archaeological survey of the Island of Maui. Walker's work, which was conducted through informant interviews and site visits, has never been published, and remains more an overview of some of the archaeology of Maui rather than a in depth study. Walker (1931:181-183) identified six Ahaia in the Laha of Kawaiwipapa (sites 105 through 110), most located west of the project area, near the ocean. He mentions the presence of two Ahaia near the project area, Kaloimoku and Kawiwipapa, both identified as in the same leads above the road (probably the "old government road" which followed a route west of the present highway (see Landrum 1984)). Kaloimoku Hana is repeatedly mentioned by Thrum (1907, 1908, 1917) as the place where Kahunaniu speared her child, but this Ahaia has been totally destroyed. Kawiwipapa was Ahaia located near the point where the road crosses the gulch of the same name (c. 400 on south of the Hana Medical Center). It was destroyed by

Table 1.
Previous Archaeological Work in the Hana Area

Year	Author(s)	Investigation Location	Type of Location (Time)
1911	Walker	Hana (Mauka)	Site (Prehistoric)
1913	Snyder	Waipahoehoe	Site (Prehistoric)
1917	Conry	Waipahoehoe	Site (Prehistoric)
1919	Holmes	Mauka - Pihai	Pre-historic survey
1929	Fletcher	Waipahoehoe	Survey
1931	Chapman and Rogers	Waipahoehoe and Waipahoehoe	Excavation
1934	London	Waipahoehoe	Excavation
1937	Cleghorn	Waipahoehoe	Excavation
1941	Cleghorn and Rogers	Waipahoehoe	Excavation
1942	Borthwick et al.	Hana	Excavation
1943	Holmes and Conry	Hana	Excavation
1944	M. S. Bishop Museum, Dept. of Anthropology	Hana	Excavation
1945	Cultural Survey Hawaii	Hana	Excavation
1946	Dept. of Culture and Natural Resources	Hana	Excavation
1947	Paul A. Kirchhoff, U.C.I.	Hana	Excavation
1948	University of California, Los Angeles	Hana	Excavation

construction of the road, and stream flooding reportedly washed away the remainder (Walker 1931:181).

The Kipahulu and Kaupo *ahupua'a*, southwest of Hana, were surveyed by the Bishop Museum staff. The report states:

Most house sites, agricultural terraces and ditches in Kipahulu were demolished by the operations of a sugar plantation. The majority of those which survive today, and included in this report, are probably contemporaneous with the plantation, which closed about 1922. A middle-aged informant, born and raised at Kipahulu, recalls visiting, in her childhood, residents of thatched stone wall houses at sites (identified in the survey)... (Sauer 1963:22)

This form of thatched house was a variant on the Traditional Hawaiian form, influenced by the missionaries and other westerners (Apple 1971).

Elipeth Sterling (1969) conducted a walk-through archaeological survey of the Hana area with local informant Matthew Kalitsu. The unpublished notes of this survey identified a number of platforms and enclosures in an aa lava flow adjacent to the Mormon Cemetery in Hana. No sites are specifically located in Kawaiipapa.

In 1969, Richard Pearson (1970) conducted an archaeological reconnaissance survey of Wai'ansapa Sate Park, located in the *ahupua'a* of Waikii, Paaoia identified 34 archaeological features, including one *heiau*, five cave shelters, a trail, one pictograph, six ovens, two U-shaped enclosures, five miniature enclosures, three shelter walls, two house platforms, and several walls and enclosures.

In 1972, Robert Bevacqua conducted a walk-through archaeological survey of the proposed Hana Elementary and High School area (Bevacqua 1972). Bevacqua noted considerable mechanical disturbance in the area, and the remains of a partially destroyed habitation site.

Lynna Nakimim (1970) conducted a reconnaissance level survey from the Land of Uhaloo on the north to Pu'uiki on the south. She reported 66 sites, but none in the Hana Medical Center parcel. In 1987, additional reconnaissance survey was conducted by Paul Cleghorn (Cleghorn 1987; Cleghorn and Rogers 1987). Both of these surveys were able to locate some remnant agricultural features on the periphery of sugar cane land.

In 1984, Jim Landrum conducted an archaeological reconnaissance survey of a 14-acre parcel within the Land of Kawajipa, *maka* of the present road (Landrum 1984). No prehistoric archaeological remains were identified during the survey, although a short segment of the "old government road" was identified.

On the east, north of the project area, the largest *heiau* on Maui, Palanihale, has been the subject of some of the most interesting archaeological work in the Hana District. Cordy (1970) produced a detailed description of the site. Kolb (1991) conducted excavations aimed at delineating the stages of construction of this massive structure, comparing it to other *heiau* on Maui, and relating this evidence to political change on the island. Radiocarbon dates obtained from this *heiau* are discussed below.

In 1992, Cultural Surveys Hawaii conducted an archaeological inventory survey of c. 400 acres in the proposed Hana Ranch Country Club, Lands of Papa'uana, Alama, and Haze'o'o (Borthwick et al. 1992). The survey resulted in the identification of 30 sites: 31 of probable historic age and 19 which may be prehistoric. The prehistoric sites included a *heiau*, seven habitation sites, six agricultural sites (three that exhibited both habitation and agricultural features), a burial, and one wall with undetermined function. Sites were inferred to be prehistoric based on circumstantial evidence:

The presence of certain manuports, especially large water-wounded boulders, was utilized in attempting to assign probable age determinations. The Hana area, specifically Alama'i *ahupua'a*, is the legendary home of Ku'ua. The worship of Ku'ua is associated with water-wounded stones from the ocean. Observed during this survey were a number of large ocean (non-stream) rounded boulders termed "rollers." It was thus postulated that sites or site remnants that contained rollers, or Ku'ua stones may be pre-contact sites. (Borthwick et al. 1992:25).

Of the historic sites, 25 were assigned an agricultural function, two were habitation locations, and three were other kinds of sites.

Excavations at 14 features in 13 of the sites during the Hana Country Club survey produced only a small collection of ecofacts and artifacts (seven features were completely sterile of portable remains). Three radiocarbon dates were returned, but two were contaminated with

bomb carbon. One did yield a date range of 1345 - 1650 AD. This report demonstrates that archaeological remnants of both historic and prehistoric activities may have survived iteration of the land by mechanical agricultural (sugar and cattle) practices (Borchwick et al. 1992:103-107).

The only other inventory-level survey of a parcel in the Hana area was the first phase of the current project, the inventory survey of the Hana Medical Center. The project area was found to contain numerous dirt roads, bulldozer push piles, and areas cleared for cultivation. Four sites were identified in the project area—two complexes (Site 3150 and 3152), and two boundary walls (Sites 3151 and 3153). Site 3150, the subject of the present data recovery work, consists of four features—Feature A, a small rectangular enclosure; Feature B, a large rectangular enclosure; Feature C, an L-shaped alignment; and Feature D, a rectangular platform. The features were assigned functional types of habitation, animal pen, boundary, a structure, and indeterminate, respectively. Shovel tests excavated at Features A, B, and D recovered glass and ceramics. Feature D was additionally tested for a possible burial, but yielded only terracotta, faunal bone, shell, and a glass button. The findings suggested that the features are of historic age. Subsurface testing in the cleared areas between sites and features yielded no evidence of buried cultural deposits.

SUMMARY OF HISTORICAL DOCUMENTARY RESEARCH

This section summarizes historical documentary research available in the inventory survey report (Kalima and Maly 1993) and also includes additional material from other sources.

The project area is in the Hana District, in the *ehupuna* of Kawaiapa. "Hana" refers not only to the district but to the general area surrounding Hana Bay. The name is a shortened version of *Hanakaunahā aho'a* (Hana of the low tides) (Spehren 1963:1). The Hana area has a rich cultural history, as it was the home of chiefs and chiefesses (Puehi 1983). From the time of La'ā-mai-kahiki to the time of Umi, East Maui, comprising Ka'ōhala, Hana, Kīpahulu, and Kaupo districts, was governed separately from the rest of the island. East Maui chiefs were often grouped about the fortified hill of Ka'ūiki. Ka'ūiki was the birthplace of Kūhūnana, the favorite wife of Kamehameha I. An earlier queen, Pi'ikea, also was born in Hana (Thrum 1917).

Hana is a natural bay, formerly known as Kapuohahi. Kapuohahi, "the single owl," is said in one legend to have been a *hupua*, a supernatural being who could take the form of an animal or a human. Kapuohahi wanted to marry a woman named Kapuohāhā, so he changed himself from an owl to a man. This incident took place in Kawaiapa, which has its seaward edge on the bay. From that time on, the bay as well as its lone sand beach were called Kapuohahi (Clark 1980:24).

Hana Bay and a cinder cone forming the bay, Ka'ūiki, figure in the history of the *alii* of Maui and Hawai'i, partly because it is a good canoe landing and is near Hawai'i Island. Alanihaha Channel, between the islands, could easily be crossed in a couple of hours when the winds were ideal. Because of its location Hana was a sanctuary, both in wartime and peacetime, for the *alii* of both islands (Beckwith 1970:319). The Hana area is reported to have been the site of many important battles (ibid.: Spehman 1978), some of which eventually led to the unification of the Hawaiian Islands. The many *heiau* in the vicinity, as well as the hilltop forest of Ka'ūiki, overlooking Hana Bay, reflect the importance of Hana as a battle ground. Kamehameha

I alone is said to have repaired and dedicated four *heiau* in the area. The *heiau* were dedicated to the war god, Kūka'ilimoku. Kamehameha I was the last chief to use the Hana area for such purposes, however, ending a long tradition (Clark 1980:23).

During peacetime Hana was a desirable place to live, with abundant resources. Agriculture was extensive in the area and included cultivation of dry and wet taro, sweet potato, yams, and 'awa, for which the area is famous (Thrum 1907). The Hana District is one of the wettest and most verdant coastal areas in the Hawaiian Islands. North Hana is gently sloping and is covered by a recent lava flow; therefore, there are no constantly flowing streams and associated agricultural terraces in the area. Other areas of Hana have rich soil composed of a mixture of humus and decomposed lava. Dry taro thrives in the area. In the forest zone above Hana town, at an elevation of about 1,500 feet, is a small valley below Olopana Peak, where taro was once cultivated during the dry seasons (Handy and Handy 1972:504-505).

Yams and sugarcane were also grown in the area. Handy and Handy suggest that 'awa, from which a favored narcotic drink was brewed, as well as *houle* and *olone* (for cloth and cord making) were most certainly also grown in the area (Handy and Handy 1972:505). Hana also had the best wood for making scaffolds and ladders (to scale forresses), and had the best round smooth stones for use in slingshots (Handy and Handy 1972:504).

South of Hana town, there is a large *loholo'a* (fishpond) where fish were farmed as a supplement to seasonal fishing. The pond was called Haneo'o and was said to be one of the homes of Kihawahine, the *mo'o* (lizard) goddess who lived mainly at Lahaina in West Maui. The pond was still intact in 1934; its interior paved with very large flat stones which were said to have been brought long ago from many places on Maui (Maly *ip*).

In 1848, during the reign of Kamehameha III, the traditional Hawaiian land ownership system was replaced with a more Western-style system. This restructuring was called the Great Mahalo (division). The Great Mahalo defined the land interests of the King and the high-ranking chiefs, and the *loahiki*, who were originally in charge of tracts of land on behalf of the king or a chief (Chinen 1933:vii; Chinen 1961:13).

These resolutions also authorized the Land Commission to award fee simple title to all native tenants who occupied and improved any portion of Crown, Government, or Konehiki lands. The awards were to be free of commutation (Chinen 1933:29). Before receiving their awards from the Land Commission, the native tenants were required to prove that they cultivated the land for a living. Once a claim was confirmed, a survey was required before the Land Commission was authorized to issue any award. These lands became known as "Kulana Lands" (ibid:30). No *hulikana* were awarded within the present project area. However, two parcels adjacent to the present project area, on the north, were awarded (LCA 4366 and 4846).

Subsequent to the Great Mahalo, portions of the Government Lands were sold to defray the costs of government; purchasers were issued documents called grants (Chinen 1933:27). The Hana Medical Center project area was a portion of Grant 1906 to Kihoolimoku (Kalima and Maly 1993:A-4). Numerous other grants were sold in Kawaiapa *ehupuna*, most of which were eventually consolidated into Hana Plantation lands.

Hana was an early center for growing sugar cane as a cash crop. Large-scale cane farming was introduced to the area in 1861, when August Unas began consolidation of small land holdings. By the end of the 19th century, the major producer in the area was Hana Plantation, which had spread across the *ehupuna* of Hana on the south to Honomele on the north

(Borchwick et al. 1992). Mechanization of the plantation was initiated, and a railroad and flume system limited the cane to the mill.

After the turn of the century, when the business fell on hard times, the Ka'ieku Sugar company was formed under Theo. H. Davies (Conde and Best 1973: 247-248). The new owners concentrated on the cane tract closest to the mill. The 1907-1909 fields map (Borchwick et al. 1992: 19) depicts the current project areas as under cultivation. The Hana Medical Center Property is also shown as being crossed by the railroad grade, *mauka* of the road, and bounded on the north by a "permanent flume," which apparently delivered water from Kawipapa Gulch to the fields and mill.

Census figures (Schmitz 1968: 117) for the Hana District reflect the decline of the sugar industry and a concomitant decline in employment at this time. In 1900, there were 3,276 persons in Hana; 3,100 in 1920; 2,663 in 1940; and only 1,073 in 1960. This would suggest that many former houses might have been abandoned in the area.

The plantation was transferred to C. Brewer & Co. in 1913, and closed by 1943 (Conde and Best 1973: 245). The remaining 14,000 acres were purchased by Paul Fagan, who turned it into the Hana Ranch Company, raising cattle on the grassy slopes above the town. Fagan soon realized the implications that no industry was having on the town and the native population, who were out of work. He decided that Hana would be an ideal spot for a tourist retreat and decided to enlarge upon his original plan, building the Hotel Hana Maul, which was opened in 1947 (Clark 1980). Tourists and cattle continue to be the mainstays of economic life in Hana.

The main portion of the Hana Medical Center project area parcel was cane land, and was used as an anhydrium growing ground after World War II (Henry and Graves 1992: 12). The grading and other modifications may be attributed to the latter activity.

SETTLEMENT PATTERN

Despite the limited archaeological data for the Hana area, a generalized chronology of settlement and land utilization for the area can be proffered. This chronology is based on the previous archaeological research in the area, historical documentary research, and previously postulated models of settlement. Refinement of this chronology should be possible in the future as additional information is collected.

Kirih postulated a chronology of archipelago-wide aboriginal settlement and social development (Kirih 1985: 398-398). In his sequence, five periods of development were defined:

Colonization, AD 300-600 — Occupation of ecologically favorable areas; windward valleys, and land near fishing grounds; - maternal culture similar to East Polynesia - social structure similar to ancestral Polynesian hereditary Chieftain.

Developmental, AD 600-1100 — Population Growth - settlement of all major islands - distinctive Hawaiian material and social culture develops - social structure: some status differentiation, but still corporate descent groups.

Expansion, AD 1100-1650 — Population growth - dispersal of population into lowland areas - intensified food production - altered social & political organization - class stratification - Ahupua'a system solidified - development of *Makahiki* - larger regions politically integrated.

Proto-Historic, AD 1650-1795 — Intensified food production - elaboration of social system - cycles of conquest, integration, collapse.

Historic, 1795-present — Population decline - breakdown of traditional social structure, Great Māhele - increase in trade with outside world.

The later period could be further subdivided, based on the sweeping changes in Hawaiian society. The first wave of European contact arrived on Maui November 26, 1778, when the ships of Captain James Cook put in near present day Kahului (Speckman 1978: 22-23). He arrived at Ka'ne'ihiki and Ka'ani'opu'u were concluding a war for control of Maui. Ka'ne'ihiki paid a visit to the ships off Kahului. A few days later, cruising eastward along the Hana shore, Cook was visited by Ka'ani'opu'u, accompanied by the young *Ka'ani'opu'u*, *Ka'ani'opu'u*, the future ruler of Hana, spent the night aboard the ship, *Resolution*, observing western ways and technology for the first time. He was to use this knowledge later in his drive to unify the island chain.

At this time, the *ahupua'a*'s system of social organization was firmly established, with land units generally forming pie-shaped wedges extending from the mountains to the sea. The *ahupua'a*'s were controlled by local chiefs and were integrated at the district level. Districts were ruled by paramount chiefs through a system of taxation and redistribution. Social stratification was defined by a class separation between the ruling *ali'i* (chiefs) at one end, and the *meko'anihina* (commoners) at the other. Kamohamoha I eventually united all of the Hawaiian islands and freely participated in the European-introduced market economy (Kamakau 1961).

European influence in the Hawaiian Islands was felt immediately, in the form of disease. Also the Hawaiians became enamored of specific trade goods, and the European sailors took advantage of the demand to replenish their shipboard supplies. The introduction of horses, cattle, and goats by the Europeans put new pressure on traditional agricultural practices—walls began to be built to protect the gardens. Lahaina, Maui became the center of the Pacific whaling industry, and the capital of the unified Hawaiian Kingdom under Kamehameha, drawing natives away from their traditional homes and resource bases.

Traditional land use patterns saw a rapid shift after the Great Māhele in 1848. At this time land ownership was defined by grants and awards by the king (Kamehameha III) to the chiefs and other residents. By 1850, laws were enacted under which commoners could also own land (*hikene*) if they could prove that they actually occupied those lands. In addition, the Māhele allowed land to be sold to foreigners. By the mid-19th century, settlements were shifting away from marginal areas where earlier population increases had mandated adoption of dryland farming practices. There were now abandoned in favor of more productive resource zones on the windward side of the islands. In addition, native populations were decimated by disease and a depressed birth rate. Walled compounds became the dominant residential structure as families enclosed their holdings to protect them from feral cattle and to clearly define their *kulana* boundaries.

By the early 20th century, a cash economy governed Hawaii society, and settlements were no longer based on traditional subsistence patterns. At this point most communities were

centered around sugar mills and were socially stratified within a plantation hierarchy. Workers were imported for the fields and mills, altering the population demographics drastically. Some remnants of traditional farming practices subsisted in areas on the margins of the cane fields. In Hana, the sugar mill closed earlier than many, and the former cane lands were subsequently used almost exclusively for cattle grazing.

ARCHAEOLOGICAL EVIDENCE

Only a few radiocarbon dates are available for the Hana region. At present, only one archaeological investigation in the vicinity of the project area has yielded radiometric age determinations. The work at the proposed Hana Ranch County Club produced three double carbon samples (Borthwick et al. 1992). One sample dated to AD 1365-1630 (Site 2711); another to AD 1425-1950 (Site 2835); and the third, AD 1640-1930 (Site 2749) (Borthwick et al. 1992:121). Kolb's work at Piliuhale *Aieau* (1991:25) yielded weighted average dates of AD 1270-1440 and AD 1480-1934. These radiometric results indicate that the Hana area was occupied during the Expansion Period (AD 1100-1650).

Further evidence of an Expansion Period occupation is suggested by the sheer number of important ceremonial structures in the Hana area. Walker's (1991) survey of Maui identified 11 *Aieau* (Sites 105-117) within the districts of Hana and Kawaiapa. Pearson's archaeological examination of Wai'anapapa State Park likewise identified a large *Aieau* and an associated cave complex. These structures attest not only to the social and political importance of Hana, but suggest the presence of a large population. Such temples "...evinc[ed] the power and authority of ruling chiefs, and served as constant reminders of the role in the life of the community of an extended pantheon." (Kirch 1985:6).

Kolb (1991) demonstrates that Lanikele and Piliuhale *Aieau* were originally constructed between 1276 and 1415 A.D. Evidence of social stratification and the political integration of larger regions is further reflected in ethnohistorical accounts of the Hana area. Historic documentary research suggests that the districts of Kō'ele, Hana, Kipahulu, and Kaupo were governed separately from the rest of the island, and its chiefs were often grouped about the fortified hill of Ka'uiki on Hana Bay. This brooding and integration of power bases is typical of inferred Expansion Period political development.

The numerous Hawaiian legends and myths concerning Hana are useful in placing the occupation of Hana in a temporal framework. Soehren states that the earliest war between the islands of Hawaii and Maui is attributed to King Haa, who is said to have lived at Hana where he built the *heiau* of Honou'uia. After his successful raid on Hawaii, he returned and built Kuamalu *Heiau* (Walker 1991:1-25). Historian King David Kalakaua (1973) places King Haa's reign during the mid-12th century. Although exact dates for Haa's exploits are unknown, it is apparent that at least several of the *Aieau* in the Hana area date to the early Expansion Period.

According to Walker (1991:23), Hana was also the home of Kihapiliāni, a famous hero of many legends, who is said to have built the trail which circles the western portion of Maui. Pearson (1970:7) identified a coastal portion of Kihapiliāni Trail at Wai'anapapa State Park. This trail may have been constructed in AD 1516, after Kihapiliāni's unification of Maui, further suggesting an Expansion era occupation of the Hana area (Handy and Handy 1972:398).

Both the archaeological and historical records indicate that the occupation of the Hana area continued through Kirch's Expansion Period to the present. As reflected in the historical documentary research, the increase in trade between Hana and the outside world resulted in the expanded cultivation of numerous cash crops, including sugar cane.

Borthwick et al. (1992) documented numerous historic features in Hana, including railroads structures, walls associated with cane cultivation and cattle exclusion, and terraces and mounds used for the cultivation of sweet potato and taro. At the latter two feature types were within cane fields, they were deemed historic.

Based on the above, it is apparent that the aboriginal occupation of the Hana area dates from at least the Expansion Period. Whether the initial settlement and occupation of Hana preceded the Expansion Period is currently unknown, although the Hana area offers the optimum conditions called for in the Colonization and Developmental Periods. One goal of research in the area must be to find evidence to better explicate the dates and ranges of settlement in Hana.

IMPLICATIONS FOR THE CURRENT PROJECT

The inventory survey (Henry and Graves 1993) demonstrated that although the Hana Medical Center project area has been heavily disturbed during historic to recent times, it contains archaeological sites. As other work in the area (especially Borthwick et al. 1992) has suggested, evidence of prehistoric activities may have survived the impacts.

Kawaiapa *Heiau* (Site 106) once existed about 400 m north of the current project area "...near the point where the road crosses the gulch of the same name" (Walker 1991:181). The *Heiau* was destroyed by construction of the road and stream runoff. Henry and Graves (1993:7) had speculated that the project area would contain habitation structures associated with the *Aieau*, or would comprise agricultural mounds and terraces. No clearly prehistoric features were located, however.

Evidence of historic activities had also been predicted (ibid.), including boundary walls, animal enclosures, or other remnant structures associated with either sugar cane cultivation or cattle ranching. The project area had been a part of the Hana Plantation, and was under cultivation after the turn of the 20th century (Borthwick et al. 1992). The inventory survey (Henry and Graves 1993:8-14) revealed historic deposits, but evidence of prehistoric activities might still be sealed below these deposits. Further refinement of the dating of the historic activities might also be possible.

METHODS AND PROCEDURES

The data recovery consisted of work conducted exclusively at Site 30-50-13-3150. Detailed inventory-level recording at all sites and features had been completed during the first phase of work (Healy and Graves 1993). During the data recovery work reported here, the previous feature records from Site 3150 were compared to the evidence available on site, and a few minor corrections were made, including modification of maps presented in the earlier report. One additional potential site was noted on the periphery of the project area, and is discussed below. The main thrust of the data recovery phase of work was to conduct excavation at selected archaeological features.

EXCAVATION METHODS

All four features of Site 30-50-13-3230 were subjected to formal excavation. A total of seven excavation units (1.0 by 1.0 m and one 1.0 by 0.5 m) (EU-1 through -8) were dug in order to identify subsurface cultural deposits: one at Feature A (EU-1), two at Feature B (EU-2 through -5), one at Feature C (EU-6), and two at Feature D (EU-7 and -8). A summary of the excavations conducted at Site 3150 may be found in Table 2. A surface collection of artifacts was conducted at Feature D.

Excavation units were placed in the least disturbed portion of the features, and against the architecture (Figure 7). One goal of the excavation was to detail the relationship of the basal architecture of the feature to the surrounding and underlying soil layers. Also important was the goal of recovering portable remains that would provide information concerning feature age and function.

At Feature A, EU-1 was placed in the northwest interior corner of the rectangular enclosure. At Feature B, the units (EU-2 through -5) were placed away from the large trees on the west, and through the wall collapse, which might have sealed some deposits. Another advantage of the southeast corner was that it might prove to have the thickest deposit, with the floor sloping downhill in that direction. At Feature C, EU-6 was placed against the corbel alignment. At Feature D, EU-7 was placed on the exterior of the platform to test the lower terrace and the base of the platform architecture, while EU-8 was placed in the last undisturbed portion of the platform.

Excavation proceeded by hand using carefully controlled methods. Units were excavated according to cultural or natural soil layers. When necessary, excavation by arbitrary 10 cm levels was employed within thick or stratigraphically complex layers, or where cultural and natural layers could not be clearly identified during excavation. A datum was established for stratigraphic control. Line levels, plumb lines, brushes, dust pans and various other small instruments were employed. Excavation of the units terminated on bedrock or at the bottom of an arbitrary 10 cm level within a layer of sterile soil.

To facilitate recovery of portable remains, all material collected from the units was screened through 1/4- and 1/8-in. mesh. Ecofacts and artifacts were hand-picked from the 1/4-in. screen. After excavation was completed, one representative wall was profiled, and the soils in each natural layer were described on standard PHRI stratigraphic forms, according to U.S. Soil Conservation Guidelines (Soil Survey Staff 1962) and Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990). All units were backfilled, and features were restored to their original

Table 2.
Summary of Excavation Units at Site 3150

Feature	Excavation Unit	Exc. Depth (m)	Unit Size (meters)	Unit Volume (lit)	Containers (grams)	Quilchets (grams)	Flinted (grams)	Indigenous Artifacts (n)	Nonlocal Artifacts (n)	Pre-Excavation Layers	Post-Excavation Layers
Data Recovery Phase	A EU-1	0.7	1.0 x 1.0	0.7	276	0.75	0.20	6	12	0	0
	B EU-2 to -5	0.55	1.0 x 1.0	1.08	0.27			0	0	0	0
	C EU-6	0.21	1.0 x 0.5	0.11				1	0	0	0
	D EU-7 & -8	0.17	1.0 x 1.0	0.31	291.5	0.74	0.23	1	0	0	0
Inventory Surface Phase (Healy and Graves 1993)											
A	ST-1	0.24	0.5 x 0.5	0.07						0	0
B	ST-2	0.28	0.5 x 0.5	0.07						0	0
B	ST-3	0.40	0.5 x 0.5	0.10						0	0
B	ST-4	0.17	0.5 x 0.5	0.07						0	0
C	ST-5	0.24	0.5 x 0.5	0.06						0	0
C	ST-6	0.30	0.5 x 0.5	0.08						0	0
D	TU-1	0.28	1.0 x 1.0	0.78						0	0
D	ST-7	0.19	0.5 x 0.5	0.08						0	0
D	ST-8	0.25	0.5 x 0.5	0.08						0	0
EU = Excavation unit (formal recovery) ST = Shovel test (summary survey) TU = Test unit (summary survey) n = Artifact											

condition. An aluminum strip bearing the site number, feature designation, excavation unit number, the letters PHRI, the project number (94-1481), the excavator's initials, and the date was left at each unit datum. All collected materials were returned to the PHRI laboratory for processing and analysis.

LABORATORY METHODS

Artifacts were photographed, classified as to type and material, weighed, and characterized in terms of metric attributes. Midden samples were sorted and weighed by major category (e.g., bivalves, gastropods, fish, mammal, etc.), with identifications made to the most specific levels appropriate or possible. All materials recovered during the present project were handled in compliance with Section 66.7(b) of the National Park Service's Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements, which recommends that recovered materials "...be maintained by a qualified institution or institutions as close as possible to their place of origin, and made available for future research" (CFR 66.7b).

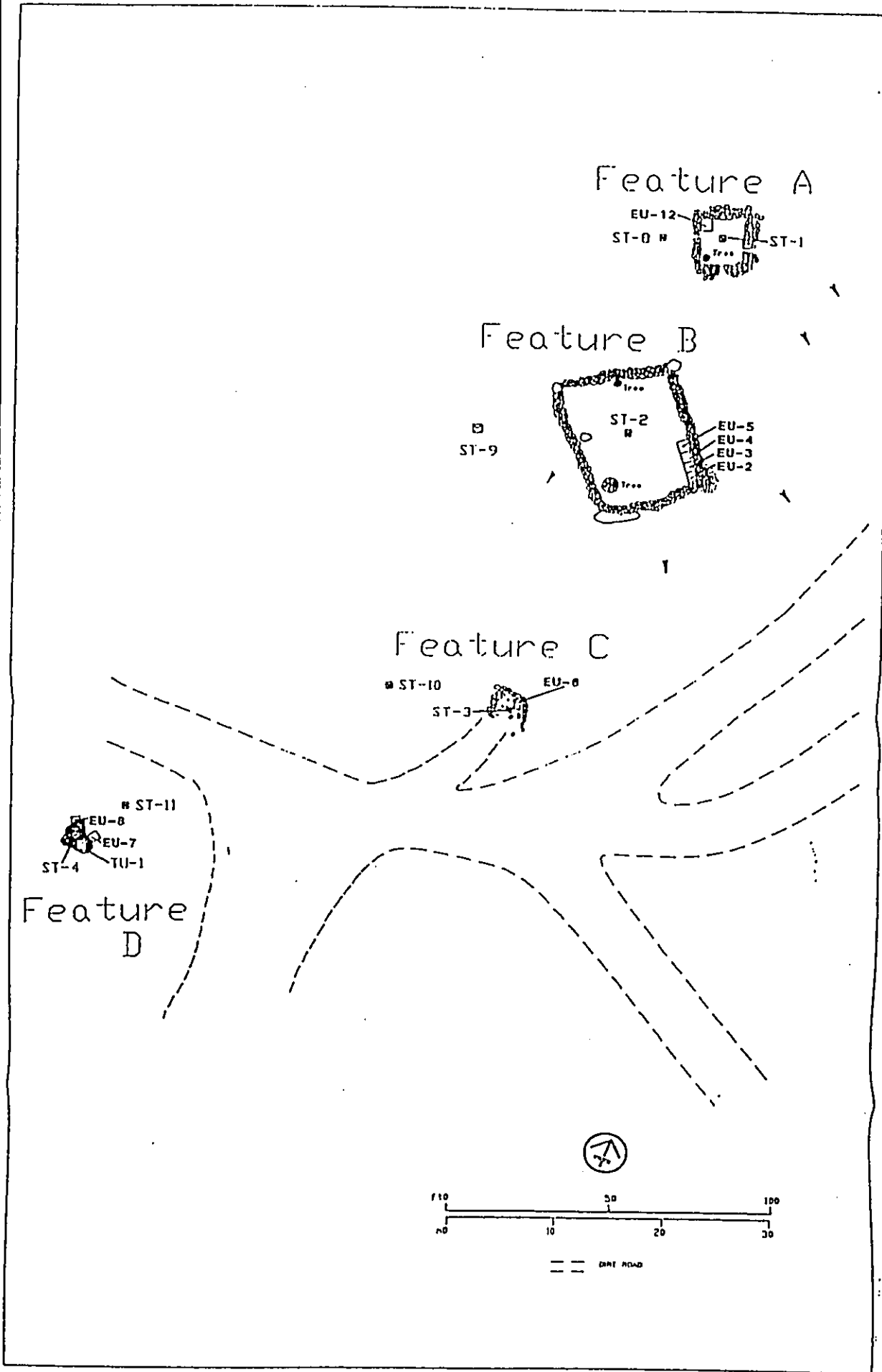


Figure 2. Plan View Map of Site 3150, Hana Medical Center

FINDINGS

Site 50-50-13-3150 is a complex of four features. The site is approximately 70 meters long and 20 meters wide, with an area of c. 942 square meters (0.094 hectares). It runs from Feature A, on a bench in the top of a N-S trending slope, to the southwest and across a graded dirt road to Feature D (Figure 2; note that this map is different from the previously published map). The results of the excavation units, surface collections, and additional recording are reported here, by feature.

FEATURE A

Feature A is a rectangular enclosure measuring 5.6 m (N-S) by 5.0 m, and with an interior floor space of c. 17 m². It is located on a flat bench in a north-sloping slope (Figure 3). The average height of the walls is 0.6 m above ground surface. The walls consist of three to four courses of stacked subangular to subrounded pebbles and small boulders (0.25-0.45 m in diameter). The walls are core-filled with small basalt cobbles 0.07-0.14 m in diameter. The walls are in relatively good condition; however, all four exhibit some collapse.

There are two breaks in the walls, apparent entrances to the enclosure. One is about 0.4 m wide and is near the southeast corner of the eastern wall. There are upright as boulders on both sides of this opening. The second opening, about 0.5 m wide, is in the center of the southern wall, and there is a single similar upright on the eastern edge of the opening. A fallen upright of waterworn basalt was observed just outside the southeast corner of the enclosure, and a waterworn basalt cobble was present near the southern entrance.

During the inventory survey, two shovel tests (ST-1 and -2) were placed at Feature A, one (ST-1) in the center of the feature, and a second (ST-2) outside the feature to the northeast. The STs yielded a dark organic soil, charcoal flecks, marine shell, historic glass fragments, and several waterworn pebbles. Based on Feature A's shape and size, and the possible remains at the feature, it was concluded that the feature functioned for historic habitation (Hickey and Graves 1993:10).

One additional 1.0 by 1.0 m excavation unit (EU-1) was placed in the northwest interior corner of Feature A (Figure 4). The elevational datum for this unit was set at soil surface, in the southeast corner (corner as (embed): SW 4, NW 5, SE 0, NE 5). Grid north was set at 14 degrees. A post-excavation photo of EU-1 is attached as Figure 5. Only one soil layer was revealed, and the unit was terminated on bedrock.

EU-1, West Face

Layer	Description
1	0-41 cmbed; 34-41 cm thick; black (10YR 2/1 moist); silt loam; black (10YR 2/1 dry); strong, fine, granular structure; hard, firm, slightly sticky, slightly plastic; consistence; few, micron to very fine, vesicular roots; clear, irregular boundary; cultural layer.

The collection of ecofactual remains found in EU-1 is shown in Table 3. These included a total of 11.73 grams of ecofactual remains, 15.1 grams of wood charcoal, and 18 artifacts. By weight, the food remains comprise 23.55% marine gastropods, 8.19% unidentified fish bone,

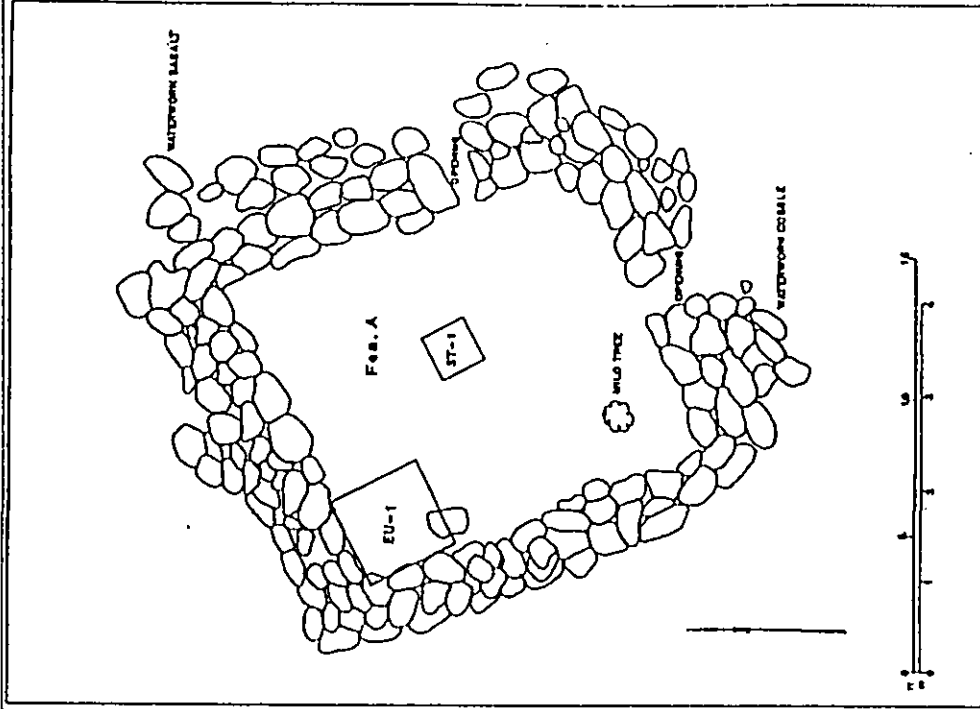


Figure 3. Plan View, Feature A, Site 3150

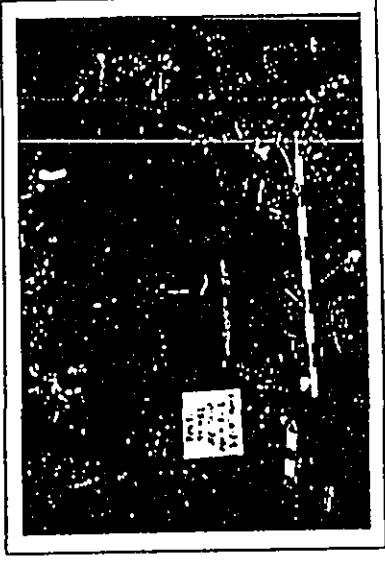


Figure 3. Feature A, EU-1, Post-excavation (Neg. 4915:4a)

Table 3.
Distribution of
Ecofacts in EU-1, Feature A

Depth (cm below datum)	10-33	10-41	Feature Totals
Gastropods			0.78
Cerata sp.			1.98
Thudalis			2.76
Subtotal Gastropods	0.00		
Vertebrates			0.76
Undeveloped fish			8.00
Carpinaceae sp.			8.00
Subtotal Vertebrates	0.76		
Wood Charcoal			15.10
Total (feature)	0.76		35.84

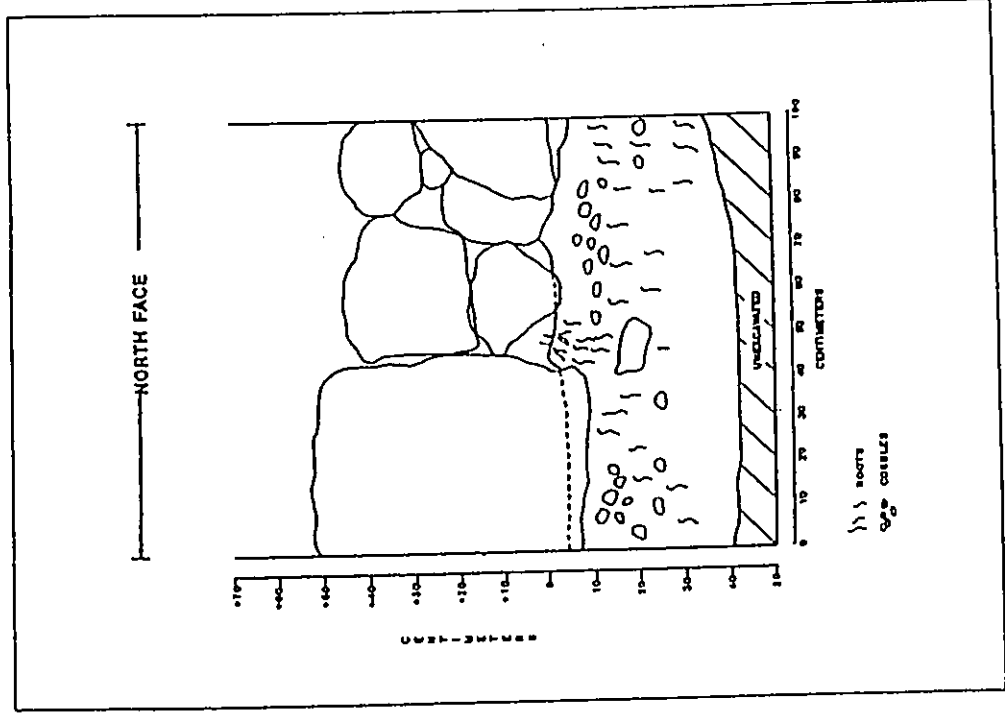


Figure 4. Profile, EU-1, West Well, Feature A, Site 3150

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Table 4.
Distribution of
Artifacts in EU-1, Feature A

Depth (cm below datum)	10-151		10-152		Total
	E1	E2	E1	E2	
Flaked Basalt	7	7	1	1	16
Basalt Unwear in Function	1	1	1	1	4
Nail (metal)	4	3	1	1	9
Fragment (stone)	1	1	1	1	4
Button (metal)	1	1	1	1	4
Button (wood)	1	1	1	1	4
Total (count)	13	13	5	5	36

and 68.26% sheep or goat bone. With the exception of the unidentified fish remains, all of the ecological materials recovered from Feature A derived from Layer 1-3 of EU-1 at depths of 30 to 43 cm, just above bedrock.

The artifactual remains found in EU-1 are depicted in Table 4. The 18 artifacts include eight basalt fragments; one exhibits a rounded, waterworn face, and must be a manuport; the other seven are classed as flakes, although only one is recognizable as flaked rock. Seven slate fragments, all smooth on one face, may have been part of a chiselhead. One square nail piece, a wood button, and a glass button (possibly a shoe button) found out the inventory.

The sparse collection of historic domestic items and possible food remains indicates only temporary use of this enclosure for habitation. The artifact collection suggests an early 20th century date for the earliest possible use of the structure. No evidence of any occupation predating historic times was located, and clearly historic materials (the nail and buttons) were dispersed through both levels containing portable remains. EU-1 was placed on the interior of the corner of the north and west walls. The architecture does not exceed more than five cm below the soil surface (Figure 4), underscoring the relatively recent age of the structure.

FEATURE B

Feature B is a large rectangular enclosure, located about 12 m southeast of Feature A (Figure 4). This enclosure measures 13.7 m long and 10.5 m wide and has an as-cobble-paved floor (c. 99 m²) which slopes from northwest to southeast. The enclosure walls are constructed of stacked, subangular to subrounded basalt boulders and cobbles 0.25-0.40 m in diameter. The walls are six to seven courses high, and average 1.10 m above ground surface, and approximately 0.30 m thick. Large basalt boulders in excess of 1.0 m in diameter are in the northwest, northeast, and southwest corners of the structure. Portions of the enclosure along the west, south and eastern walls are collapsed, especially the southeast corner. The intact portions are capped with small basalt cobbles 0.25 to 0.30 m in diameter.

A portion of the northern wall curves outward slightly to the northwest to accommodate a large false *Zinnia* tree. As this portion of the enclosure appears to have been constructed around the tree, it is likely of relatively recent origin. The north wall consists of an upright basalt bedrock ledge, topped with small boulders and cobbles, and measures 0.3 to 0.7 m high.

Glass bottles and jars of recent age are scattered around the perimeter of the enclosure. Located approximately five meters from the southeast exterior corner of Feature B are five 50-gallon metal drums, and several sheets of corrugated metal roofing. The enclosure exhibits no wall openings, but the low north wall affords easy entrance and exit.

Two STs were excavated at Feature B. ST-2 was placed in the center of the enclosure and yielded a small amount of burned cocoon shell. ST-9 was placed west of the enclosure and yielded a single cowrie shell.

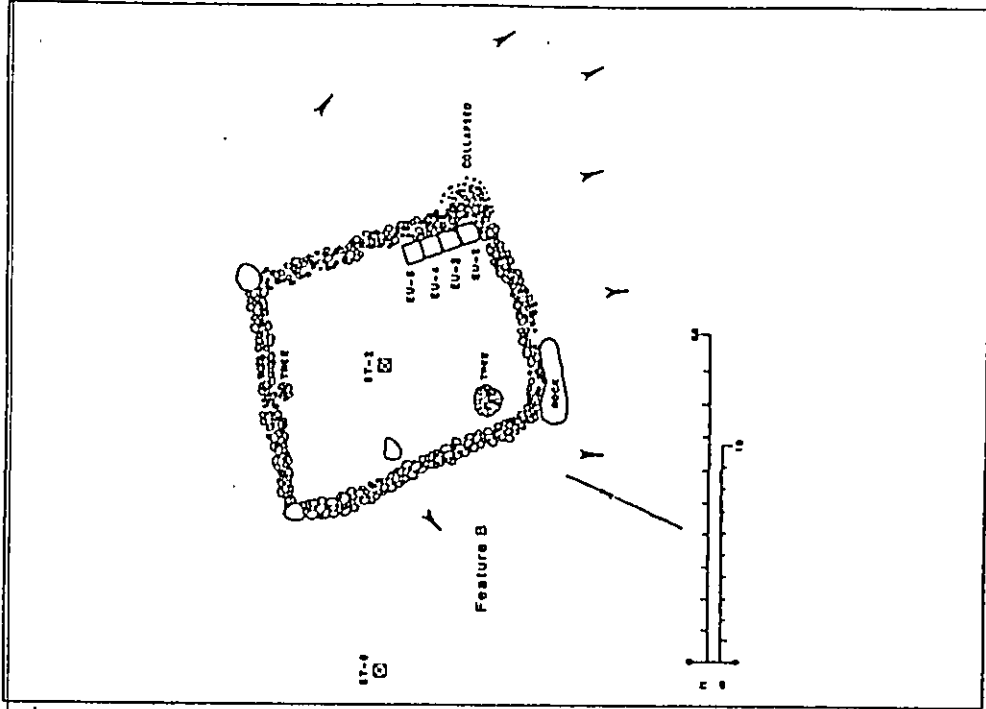


Figure 4. Plan View, Feature B, Site 3150

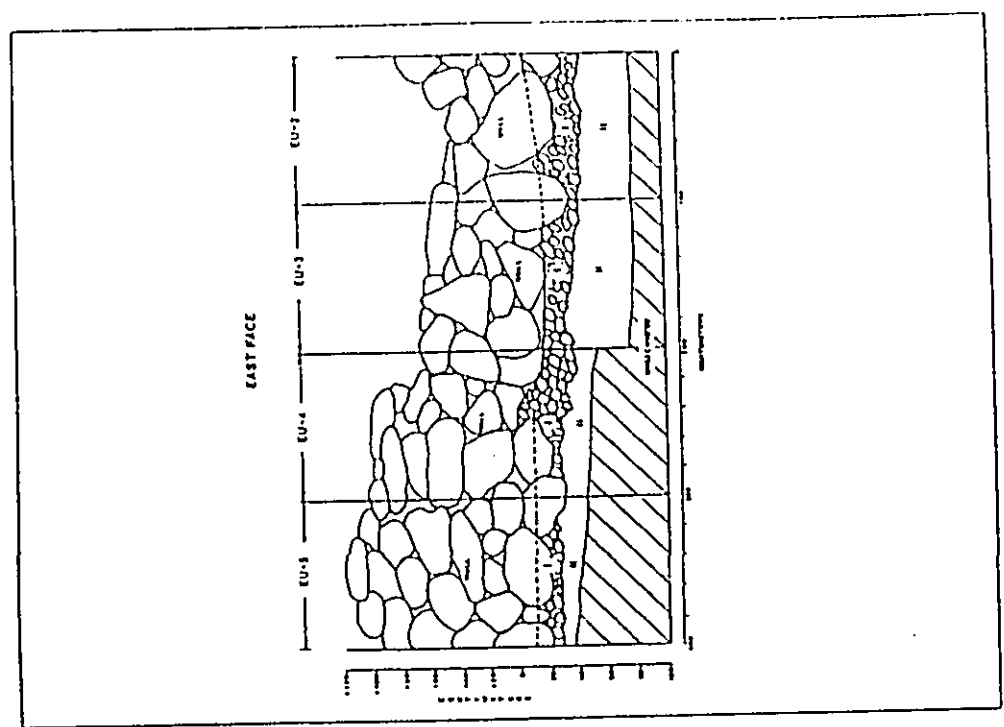


Figure 7. EU-2 through -5, Profile, East Wall, Feature B, Site J15C

Four 1.0 by 1.0 m excavation units (EU-2 through -5) were placed in a block along the southeast interior wall of Feature B (Figure 7). The elevational datum for this unit was set at soil surface, in the northwest corner (overl camera station) (SW 45, NW 0, SE +60, NE +95). Grid north was set at 15 degrees. A post-excavation photo of (EU-2 and -3) is attached as Figure 8. After clearing away test mold, the first layer of the unit consisted of tan gravel and cobble pavement. Upon removing the pavement, a soil layer was revealed. The unit was terminated after removal of a complete level of Layer II in EU-4 and -5, where no portable remains were recovered. In EU-2 and -3, where all of the artifacts were recovered, Layer II was taken down through three levels, and was terminated after the third level yielded no additional portable materials (Figure 8). Basalt bedrock was encountered in the deepest part of the excavation.

- EU-2 through -5, East Face**
- | Layer | Description |
|-------|---|
| I | 0-2 cmdb; 10-32 cm thick; gravel and cobbles; many roots; clear, wavy boundary; architectural layer. |
| II | 28-81+ cmdb; very dark brown (10YR 2/2 moist); gravelly clay; dark brown (7.5YR 3/2 dry); strong, fine, medium, granular structure; extremely hard, very firm, sticky, plastic consistency; many roots; cultural layer. |

The extremely sparse collection of ecofactual remains found in Feature B is depicted in Table 5. These comprised only 0.29 grams of *Callinectes* (*opifiki*). Table 6 depicts the distribution of the 49 artifacts that were located in Feature B. All of the artifacts were located near the surface of Layer II, and appeared to have filtered down through the pavement, rather than sealed beneath it. Nail fragments (n=47, some identifiable as square, some rounded) constituted almost all of the artifacts. A white glass button and a small piece of tan plastic were the only other two items recovered.

This feature had previously been identified as an animal pen, but the construction seems this unlikely. The low north wall, especially, could not have restricted livestock. The large number of nails suggests that a wooden structure may have been supported by the rock walls. Since food remains or any other class of artifacts are lacking, it may be that the structure served as a sleeping shelter. The size of the structure and the investment in labor in construction further indicates that it may have been used on a permanent or permanent basis. As at Feature A, the architecture has been demonstrated to have been constructed very near the present soil surface (Figure 7). The piece of plastic and pieces of round nail suggest mid-20th century use.

Table 5.
Distribution of Ecofacts in Feature B

Depth (cm BDI)	6-53	14-45	Feature
Layer Level	u-1	u-2	Total
Calculus (Gastropod)	0.29	-	0.29
Total (grams)	0.29	0.00	0.29

Table 6.
Distribution of Artifacts in Feature B

Depth (cm BDI)	6-53	14-45	Feature
Layer Level	u-1	u-2	Total
Nail (metal)	38	9	47
Button (glass)	1	-	1
Fragment (plastic)	1	-	1
Total (count)	40	9	49

FEATURE C

Feature C was previously described (Healy and Graves 1993:10) as an "L-shaped enclosure" and associated terrace. Located about 20 m south-southeast of Feature B (Figure 7), Feature C consists of a bench in a southeast facing slope, with a bladed road looping



Figure 6. Feature B, EU-3 and -2. Post-excavation (Mag. 68x/20x)

around the south and east sides (Figure 9). The terrace was said to be defined by a wall of as boulders. In fact, there is no wall, only a loose alignment, and there appears to be some grading extending onto the "terrace." Thus, the feature may have been constructed by road grading and this may also be the means by which the boulders were aligned.

Two shovel tests were excavated during the inventory survey at Feature C. ST-3 was placed in the center of the terrace, and ST-10 was placed outside the feature to the west. Neither ST yielded any cultural materials. EU-6 was laid out as a 1.0 by 1.0 m unit against the interior of the north alignment. An unexpected, large boulder was encountered in the west half of the unit, so the EU was reduced to 0.5 by 1.0 (Figure 10). This unit, as with the inventory survey STs, did not yield any artifacts or amifacts.

An elevational datum for EU-6 was established on a sapling outside the southwest corner of the unit (corner at [embd]: SW 104, NW 99, SE 102, NE 105). Grid north was set at True North. A post-excavation photo of EU-6 is attached as Figure 11. After clearing away leaf mold, the first layer of the unit consisted of a gravel and cobble pavement. The rocks bordering the unit were assigned Layer I, and the single soil layer was termed Layer II.

EU-6, West Face

Layer	Description
II	104-125 embd; 19-24 cm thick; dark brown (7.5YR 3/2 GY); sticky clay loam; moderate, medium, subangular blocky structure; slightly hard, firm, sticky, plastic consistency; common, fine roots; common, medium pores; non-cultural layer.

Feature C had been assigned an indeterminate function (Henry and Graves 1993:10). It now seems clear that Feature C is unrelated to Features A, B, and D, and it most likely the result of

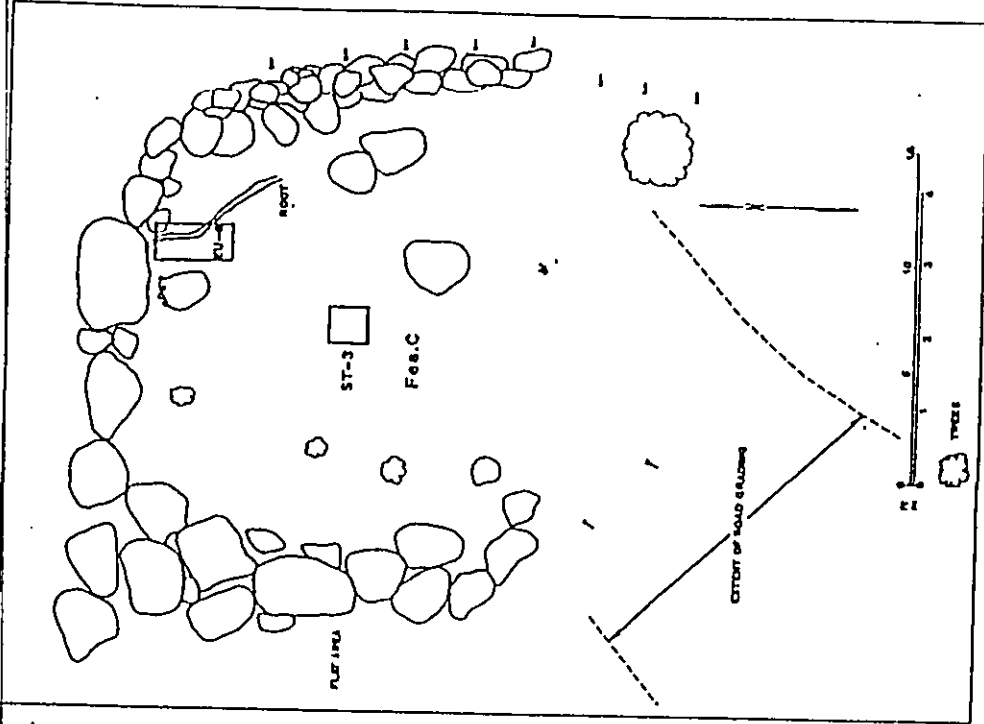


Figure 9. Plan View, Feature C, Site 3150

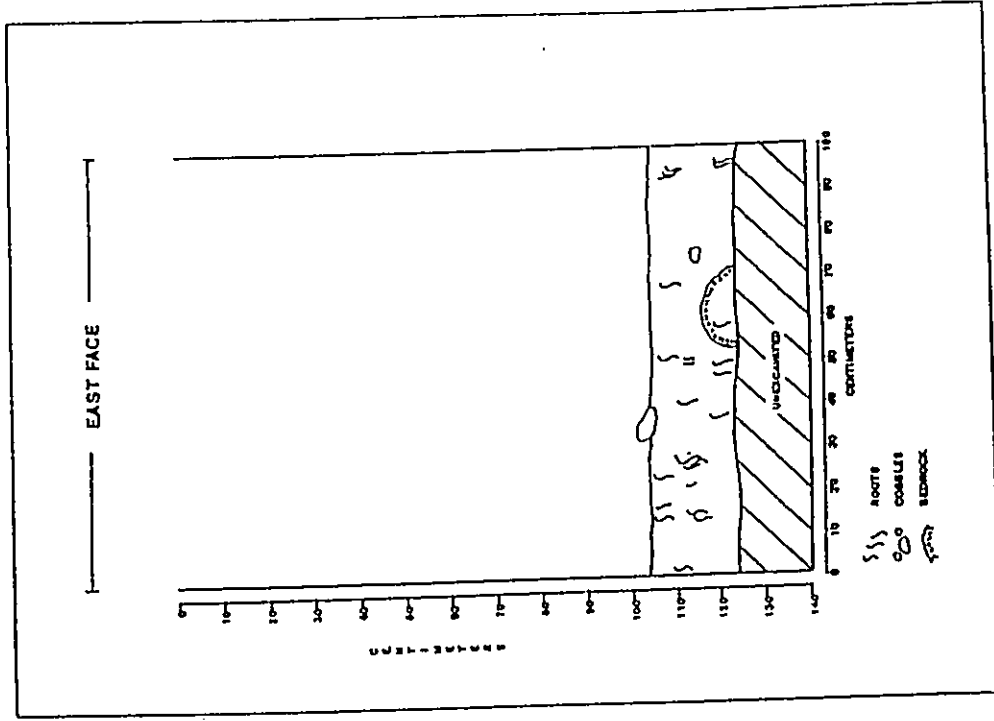


Figure 18. EU-4, Profile, East Wall, Feature C, Site 2138



Figure 17. Feature C, EU-4, Pastreconstruction (Mag. 48x18cm)

bulldozing of the parcel in recent time. This conclusion is based on the dearth of any ecofacts or artifacts within the feature, as well as the lack of any formal architecture.

FEATURE D

Feature D was previously described as an amorphous platform, constructed of as cobbles and boulders, 2.5 by 2.0 m in plan (Henry and Graves 1993: 12). The feature does qualify as a platform, with faced walls on the east and south sides, but only a single course of boulders raises the surface above ground level on the north and west. The platform incorporates basal bedrock along its eastern wall. The exterior walls are constructed of one to four courses of basalt rock, faced on the east, and measure 0.16-0.78 m high. The platform is paved with large pebbles to medium cobbles, and the surface is flat. A small terrace paved with small to large cobbles was noted at the base of the east wall of the platform. The platform appears roughly triangular in plan view (Figure 12).

Two STs were excavated at Feature D, during the inventory survey. ST-11, placed adjacent to the platform in the northeast, was culturally sterile. ST-4 was placed in the center of the platform and yielded marine shell, a waterworn stone, and historic glass and ceramic fragments. Due to side-wall collapse, ST-4 was terminated 0.39 m below the surface of the platform. It was determined that a more formal excavation unit could more comprehensively test the platform. Therefore, Test Unit 1 (TU-1) (1.0 by 1.0 m) was placed in Feature D, with the additional goal of testing for human remains (Figure 12). The unit comprised two layers, which both contained cultural materials (ceramics, faunal bone, shell, and a glass button [in Layer III]). No human remains were encountered, and TU-1 was terminated on bedrock.

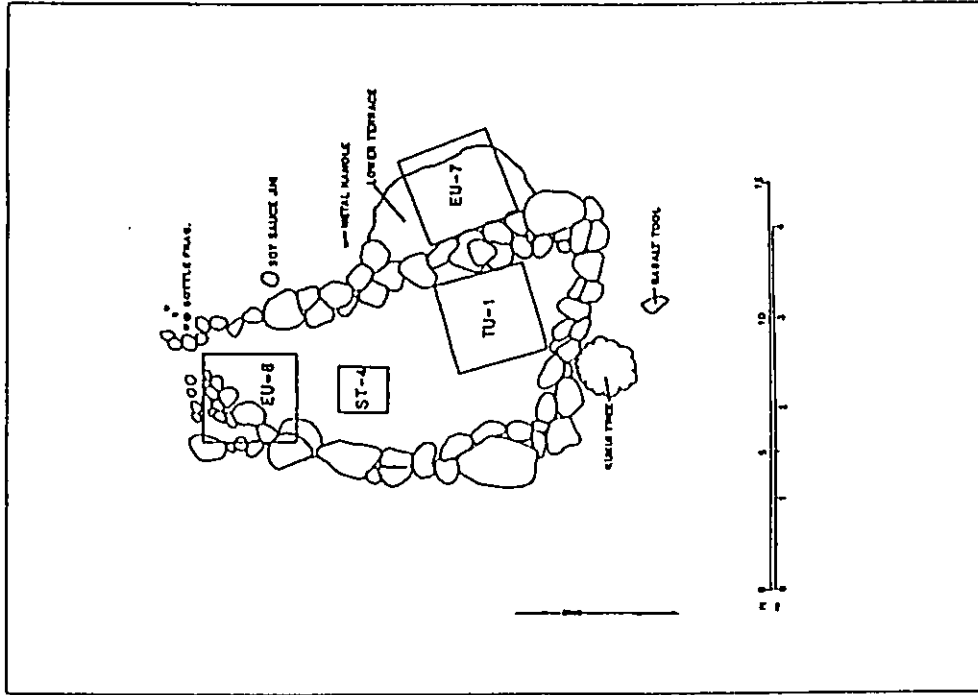


Figure 12. Plan View, Feature D, Site 2150

Two excavation units were placed at Feature D during the data recovery work. EU-7 (Figure 12) tested the terrace pavement to the east of the platform, while EU-8 (Figure 12) was excavated into the north edge of the platform (the only previously undisturbed area). An elevational datum for both of the excavations at Feature D, as well as the surface collection, was established on a *Huber* on the south edge of the platform outside the southwest corner of the unit (corner at [embd]: SW 104, NW 99, SE 102, NE 105). Grid points for EU-7 were set at 340°, and the corners were located at (cm BD): SW 90, NW 93, SE 104, NE 111. Grid points for EU-8 were also aligned to 340°, and the corners were located at (cm BD): SW 84, SE 100, NE 113. A post-excavation photo of EU-7 is attached as Figure 13, while EU-8 is depicted in Figure 14.

EU-7, West Face
 Layer Description
 I 83-109 embd; 12-20 cm thick; cobbles and gravel; clear boundary; architectural layer.

II 98-115 embd; black (10YR 2/1 moist); clay; very dark brown (10YR 2/2 dry); strong, fine to coarse, granular structure; extremely hard, very firm, sticky, plastic consistency; non-cultural layer.

EU-8, South Face
 Layer Description
 I 104-142 embd; 10-38 cm thick; stones; gradual, irregular boundary; as pavement atop platform, architectural layer.

II 125-183 embd; 10-42 cm thick; dark brown (7.5YR 3/2 moist); clay loam; very dark grayish brown (10YR 3/2 dry); strong, medium, subangular blocky structure; hard, extremely firm, sticky, plastic consistency; few, fine roots; common, coarse pores; very abrupt, wavy boundary; cultural layer.

EU-7 revealed two layers, a pavement of sand cobbles and gravel over a soil that turned out to be sterile of cultural material. EU-8 also revealed two layers. The pavement of the platform was constructed using a larger average-size cobble than at the terrace where EU-7 was located. The soil beneath was very similar to that in EU-7, however.

EU-7 was sterile, except for one small waterworn basalt pebble (possibly an *in situ*) and a small amount of charcoal. EU-8 yielded a total of 374.70 grams of faunal remains (Table 7). The food remains comprised 77.84% manure gastropods, 0.20% *Scaphis*, 2.33% pig, and 19.63% unidentified mammal. The remains were recovered from Layer I (38.84%) and II (61.16%) of EU-8. The pig bone was seen with a metal blade (see Appendix B).

Artifactual materials, many from the surface collection, recovered from Feature D (Table 8) included a basalt manuport, two metal handles, two metal nail fragments, 25 fragments from an earthenware jug, eight fragments from white ware bowls, 12 non-diagnostic glass fragments, 198 non-diagnostic metal fragments, and a horsehoe.

In the previous report, Feature D was assigned an indeterminate function. It now appears that Feature D was constructed in two stages. The lower terrace which precedes to the east, can be seen to continue beneath the wall forming the platform (Figure 12 and Figure 13), and represents a first stage of construction. The platform is built up around the basalt bedrock cored in the southeast corner of the supporting wall, a portion of the bedrock forms the southeast corner of the platform and precedes above the surface of the platform, between the locations of ST-4 and EU-8 (Figure 12).

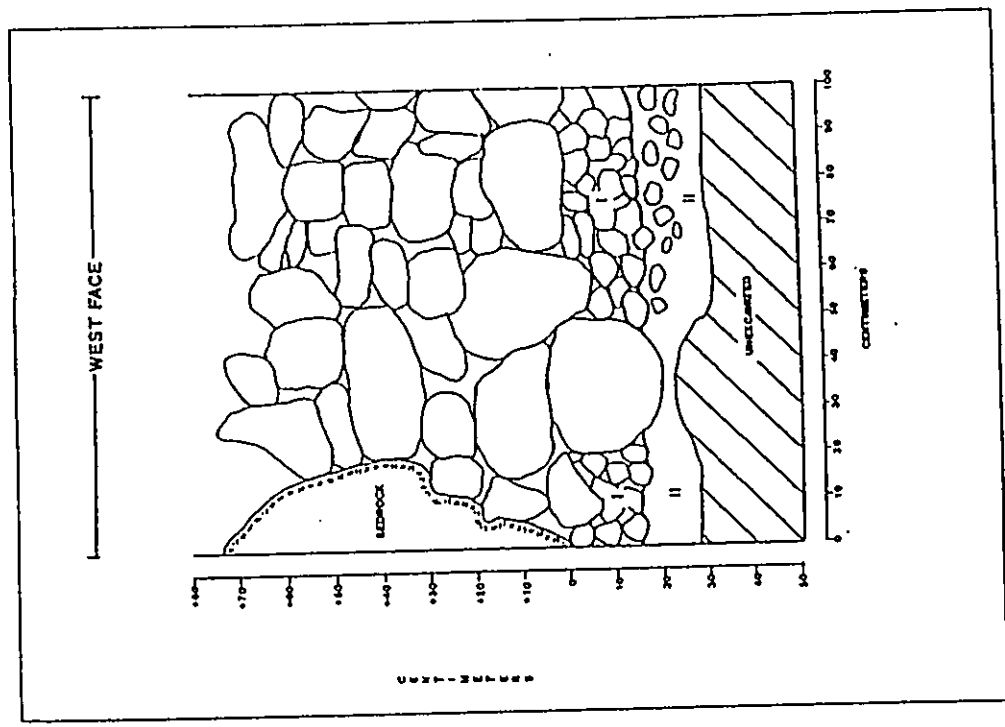


Figure 12. EU-7, Profile, West Well, Feature D, Site 3150

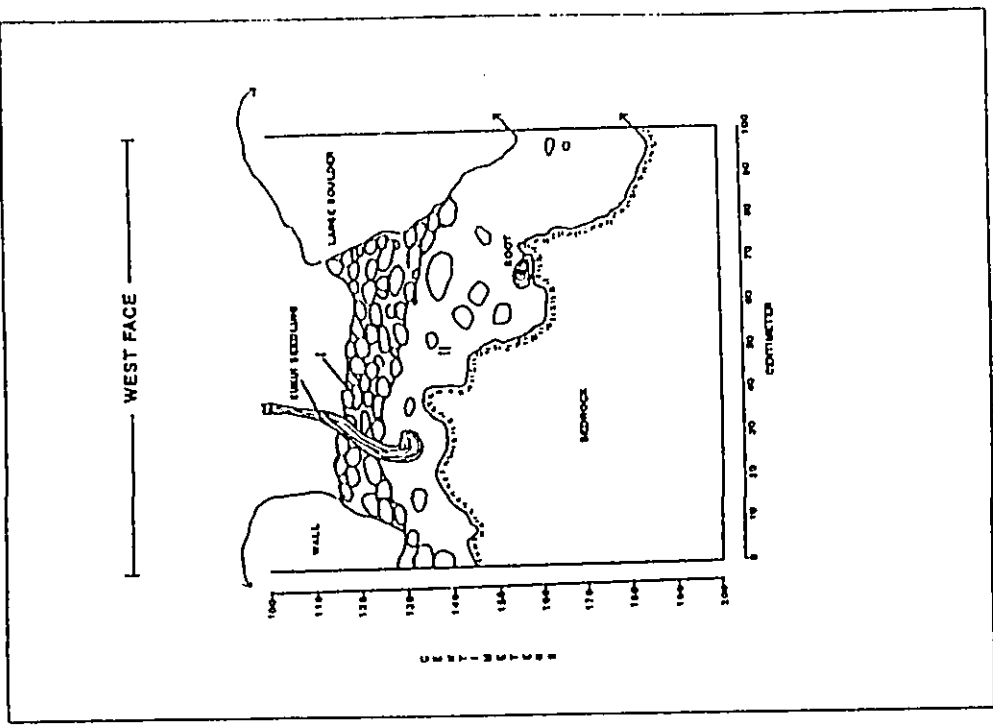


Figure 14. EU-8, Profile, West Well, Feature D, Site 3150

UNITED STATES GEOLOGICAL SURVEY



Figure 13. Feature D, EU-7, Post-recreation (Neg. 491612a)

Numerous (n=110) artifacts were collected at Feature D, including one fragment of waterworn basalt from the surface which exhibits some pecking on the end, and the possible "tuff" from EU-7 mentioned above. While these are classed as indigenous artifacts, the association with numerous historic artifacts suggests that they may also be historic in origin. Few of the historic artifacts are date sensitive, but the fragments of square nails, brown ware (n=25, these may represent at least two toy jugs), and ceramic dishes suggest a late 19th to early 20th century date. This date is substantiated by the evidence of metal tawing on the recovered pig bone. The artifacts appear to post date the construction of the platform, as most were found interred among the pavement stones and on the surface. The pair of metal handles, which appear to have been end grips from a foot locker or trunk, were found in two locations, one on the exterior surface the other among the cobbles of the platform paving.

The high counts of gastropods and historic artifacts indicate more consumption activity at this feature than at the other features in Site 3150, although the lack of diversity in the collection suggests episodic use. The form of this feature suggests a sleeping platform, or temporary habitation. It is likely that it was used for an eating location, however, based on the high number of domestic artifacts, as well as the gastropod counts. Despite the high numbers, episodic use could have created the collections at Feature D.



Figure 14. Feature D, EU-7, Post-recreation (Neg. 49151a)

OTHER OBSERVATIONS

Based on the results of the present investigation, the configuration of Site 3150 has been changed from that reported previously (Henry and Graves 1993:11). The new measured location of Feature D is approximately 23 meters northwest of the previous mapped location (Figure 2). The location of the other features remain unaltered.

While relocating the extent features in the parcel, a possible new site was located, but subsequently determined to be on private property to the south of the Hana Medical Center parcel. It was not recorded, but is reported here to aid other investigations in the area. The site consists of a fragment of water ditch with approximate dimensions of two meters wide and deep. It followed a contour of c. 190 feet (57.9 meters) AMSL, and may be related to the "permanental flume" shown in the 1907, 1909 plantation map (Borchwick et al. 1992). The ditch appears to have originally traversed the current project area, east of Feature D. It may have followed the route of a current dirt road which skirts to the east of Features A and B, but has been obliterated by grading activity.

clothing/personal adornment, and 60 miscellaneous items. These are described by type below.

Construction Materials - The 37 items identified as construction materials consisted of 30 nail fragments, and seven slate fragments. The nails derive primarily from Feature B (47) and are extremely corroded. Three of the nails exhibited square heads; the remainder were too fragmentary to identify head type, although several were clearly cut square tails, which were manufactured in America from before 1870 until c. 1920 (Hulse 1970:233-4). The slate fragments derive from Feature A, and appear to be fragments of roofing.

Domestic Items - Domestic items were recovered from Features B and D, and included 140 metal handles, 25 earthenware jug fragments, two stoneware saucer fragments, five stoneware bowl fragments, and 12 non-diagnostic glass fragments.

The handles were both recovered from Feature D, and were extremely corroded. They appear to have been end grips from a fool locker or mink.

The earthenware fragments (Cat. 3, 8, 16, 18, 21, 22, 23) derive from the surface of Feature D and from Layers I and II of EU-8, and appear to represent either one or two vessels. A photograph of Cat. 23 is presented as Figure 16, below. Based on the morphological characteristics of the fragments, these vessels were small, flared mouth jugs measuring 12.0 cm in diameter at the base, 2.0 cm in diameter at the neck and 5.0 cm in diameter at the lip. The exterior of the jug was finished with a dark brown salt glaze—in places this glaze vitrified to form a lighter brown, glossy finish. The interior of the jug exhibited coil marks near the shoulder, and was finished with an irregular, thin brown glaze or slip. The interior base was finished with a medium brown glaze, while the exterior base was unglazed. These are characteristic of the type known as "toy jugs," after the original purpose of the shipment of toy saucers from China (Munsey 1970:138).

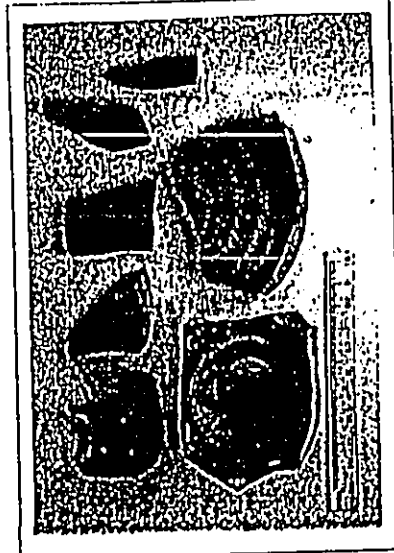


Figure 16. Earthenware jug fragments (Cat. 23) (Neg. 4924-2)

as a bulb of percussion or ripple marks, or if there are multiple occurrences of this trait, a single interior surface cannot be discerned. Cores tend toward multifaceted polyhedral shapes dominated by one or more platforms, and typically show little evidence of subsequent use as tools. Based on these criteria, the flaked lithic inventory was separated as follows: three complete flakes, one broken flake, and three pieces of debris (Figure 17).

The three complete flakes measure 1.5-2.0 cm in length, 1.0-1.5 cm in width, and 0.4-0.5 cm in thickness. They are manufactured from a poor quality (slightly vesicular), spherulitic, dark gray basalt. Two exhibit feathered terminations, while one has a blinged termination. The blinged flake also has a single dorsal ridge. Striking platforms on all three flakes are unmodified, and bulbs of percussion are salient diffuse. None of the three flakes exhibited cortex.

The broken flake and pieces of debris are manufactured from the same poor quality basalt as the complete flakes. The broken flake measures 2.7 cm by 2.3 cm, and has an intact, unmodified striking platform. The pieces of debris measure 1.8-2.1 cm by 0.7-0.9 cm by 0.3-0.5 cm. No cortex was noted on any of these specimens.

The flakes recovered from Site 3150 are manufactured of poor quality basalt, and would have lacked the same fine cutting edges encountered on flakes manufactured of volcanic glass. It is therefore unlikely that these specimens functioned as cutting tools. The slightly vesicular texture of the basalt does give the specimens greater abrasiveness, making it more likely that the specimen functioned as scraping or abrading tools.

Historic Artifacts

Historic items were recovered from Features A, B, and D of Site 3150. Recovered items included 37 items identified as construction materials, 47 domestic items, three items of

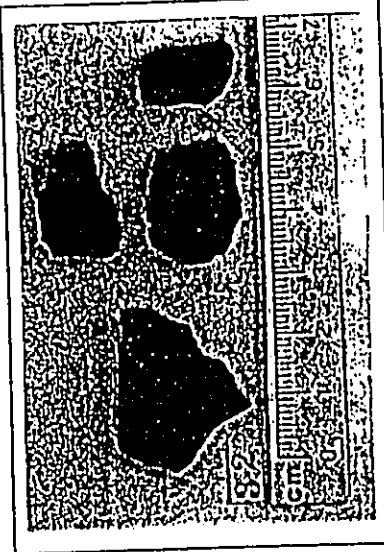


Figure 17. Flaked Lithic Artifacts (Cat. 34) (Neg. 4924-21)

Catalog Numbers 15 and 28 are two fragments of a whiteware (earthenware) saucer (Figure 19). The saucer is manufactured of white stoneware and finished with a glossy white glaze. The base has a molded foot. The saucer measures 15.0 cm in diameter. A partial maker's mark on the base of the saucer reads "Royal Patent... George Jones... England". Vessels with this mark were manufactured after AD 1864.

Catalog Numbers 9, 17, and 23 comprise six fragments from a whiteware (earthenware) bowl. The paste of the fragments is white and porous, while the glaze is glossy white and cracked. The bowl appears to have been fairly shallow, with a wide, flat rim and a small molded foot. The exterior diameter of the bowl would have measured 25.5 cm. Four of the fragments (Cat. 17) are shown in Figure 20.

The glass fragments include one clear fragment and 11 dark olive green fragments. Based on the color of the glass, the original vessels from which these fragments derived were manufactured after AD 1860 (Toulouse 1972).

Personal Adornment - The three items of clothing/personal adornment derive from Features A and B, and include two glass buttons and one wood button. Cat. 30 is a molded sew-through button manufactured of white milk glass. It has four holes and measures 1.7 cm in diameter by 0.4 cm in cross section. Cat. 38 is a one-piece button with a drilled back, and is manufactured of indistinct black glass. It measures 0.9 cm in diameter by 0.9 cm in cross section. Cat. 34 is a sew-through button with four holes. It is manufactured of a light brown wood and is extremely weathered. It measures 1.7 cm in diameter by 0.2 cm in cross section.

Miscellaneous Items - The miscellaneous items include a metal bottle stop, a non-diagnostic plastic fragment, and 38 non-diagnostic metal fragments. With the exception of the plastic fragment, all of the miscellaneous items derive from Feature D.

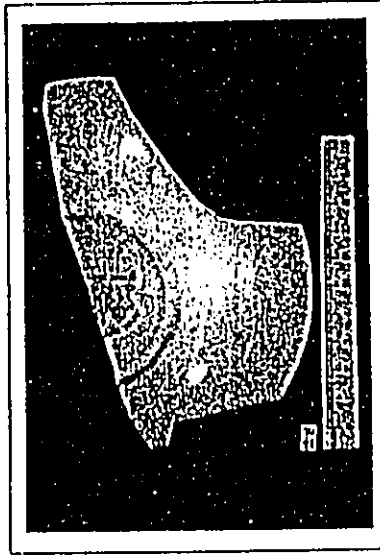


Figure 18. Whiteware Saucer Fragment (Cat. 28) (Neg. 4924-11)

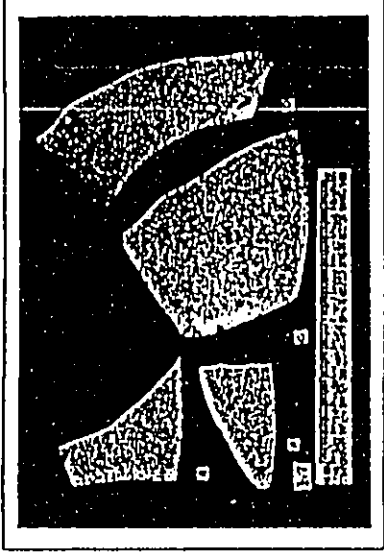


Figure 20. Whiteware Bowl Fragments (Cat. 17) (Neg. 4924-13)

ECOFACTUAL REMAINS

Objectives and Methods

Ecofactual remains are archaeologically significant on a number of levels, as the variety and content of food remains contained within a given cultural deposit provide useful information concerning prehistoric diet and resource utilization patterns. The analysis of ecofactual remains for data recovery projects has three primary objectives:

To determine the variety and distribution of ecofactual remains present in each cultural deposit encountered within the project area.

To provide an indication of dietary and resource exploitation patterns for each site, and for the project area as a whole, and

To examine changes in dietary and resource exploitation patterns through time at each site, and for the project area as a whole.

All ecofactual remains recovered from the project area underwent detailed analysis in the laboratory. Detailed analysis involved splitting the sample into two size classes by passing it through 1/4-in and 1/8-in mesh screens. One hundred percent of the material retained in the 1/4-in screen was completely joned to the lowest taxonomic level possible, while the material retained in the 1/8-in screen was inspected, both for artifactual material and for taxa not encountered in the larger portion of the sample. Each category of identified invertebrate material

was then bagged and individually weighed. Relative percentages of invertebrate types were calculated for each provenience, as well as for the site as a whole. Mammal skull identifications were verified and suggested using Kay (1979). Vertebrate faunal remains derived from PIRU 1 investigations were submitted to Dr. Alan Ziegler of Karlsruhe, Ohio for identification.

The sampling design outlined above is adapted from Kirch (1979), based on a series of experiments measuring the relative distribution of mollusc and bone material retained on each screen. Kirch concluded that use of the screening process increased the speed of the sorting process without decreasing either the accuracy or statistical validity of the overall analysis. The taxonomic distribution and weight of material retained on the 1/4-in. screen should thus be considered as representative of the variety and relative percentages of each taxon present in the entire sample.

Results

Ecofactual remains were recovered from Features A, B, and D of Site 3150 (Table 10). Total weights for each taxon (in grams) are tabulated by unit, with subtotals indicating the combined weight per site or feature for each larger material class (e.g., gastropod). The total weight of each taxon within the stratigraphy is provided in the final column of each table, while the final line of grand total represents the combined weight of all the ecofactual materials derived from the analyzed deposits.

By weight, 76.21% of the 386.71 grams of ecofactual remains recovered from Site 3150 is contributed by marine gastropods, 0.44% by Ostiichthytes, and 23.34% by mammal. Marine gastropod taxa identified in the ecofactual samples were restricted to *Callina* sp., *Cypridae*, and *Thalassia*. Ostiichthytes remains included *Sparidae* and unidentified fish, while mammal remains included pig, sheep/goat, small-to-medium mammal and medium mammal. Of these taxa, *Callina* sp., *Cypridae* and medium mammal (combined) were the most abundant. Percentages of remains by weight, *Callina* sp., pig and medium mammal were also encountered in the greatest number of samples (i.e., these taxa were most ubiquitous).

Excavations at Feature A yielded a total of 11.72 grams of ecofactual remains; these comprised 23.55% marine gastropods (*Callina* sp. and *Thalassia* only), 1.19% unidentified fish, and 68.26% sheep/goat. With the exception of the unidentified fish remains, all of the materials recovered from Feature A derived from Layer 1-3 of EU-1.

Excavations at Feature B yielded a total of 0.39 grams of *Callina* sp.; these were recovered from Layer 1-1 of the excavation unit.

Excavations at Feature D yielded a total of 374.70 grams of ecofactual remains; these comprised 77.44% marine gastropods, 0.20% *Sparidae*, 2.33% pig, and 19.63% unidentified mammal. The remains were recovered from Layers 1 (318.84%) and 11 (61.16%) of EU-1.

SUMMARY AND CONCLUSIONS

Data recovery excavations at Site 3150 yielded 177 portable artifacts and 386.71 grams of ecofactual remains. Although charcoal fragments were recovered from two excavation units, in both instances the fragments were directly associated with historic artifacts; because of the limited utility in submitting historic samples for radiocarbon dating, neither sample was

Table 10. Detailed Distribution of Ecofactual Remains

	Feature A		B		D				Feat. Subtotal	Site Grand Total	
	Unit	EU-1	Feat. Subtotal	EU 1-1-3	EU-1	EU-4	EU-1	EU-2			
Mollusks											
Gastropods											
<i>Callina</i> sp.		0.78	0.78	0.29		129.99	76.56	16.77	233.31	334.39	
<i>Cypridae</i>			0.00	0.00			52.79		52.79	52.79	
<i>Thalassia</i>			1.98	1.98	0.00		14.07		14.07	14.07	
Subtotal Gastropods		0.00	2.76	2.26	0.29	0.00	144.93	16.77	291.40	294.73	
Vertebrates											
Ostiichthytes			0.00	0.00			0.74		0.74	0.74	
Sparidae			0.00	0.00					0.00	0.00	
Unidentified fish		0.94	0.00	0.94	0.00	0.00	0.74	0.00	0.74	1.70	
Subtotal Osteichthytes		0.94	0.00	0.94	0.00	0.00	0.74	0.00	0.74	1.70	
Mammalia											
Pig			0.00	0.00			2.81	5.17	0.74	8.72	8.72
Sheep/Goat			0.00	0.00					0.00	0.00	
Capra/Goat/Ovis sp.		0.00	0.00	0.00					0.00	0.00	
Order & Family Indeterminate			0.00	0.00			1.51	1.51	1.04	3.04	
Site Mammal			0.00	0.00			13.77	54.47	1.10	70.50	74.50
Medium mammal			0.00	0.00	0.00	0.00	15.54	43.37	3.37	62.38	66.28
Subtotal Mammalia		0.00	0.00	0.00	0.00	0.00	33.63	64.66	6.25	104.54	
Vegetal											
Charcoal		15.10	15.10	0.00	0.21				0.23	15.33	
Total		0.94	15.00	24.81	0.29	0.21	165.55	109.81	101.4	482.04	

submitted for age determination analysis. The distribution of remains within each feature are discussed below, followed by a discussion of the range of activities and subsistence practices suggested by the portable inventory.

Portable remains were recovered from excavations and surface collections at Features A, B, and D of Site 3150. No portable remains were collected from Feature C, which was determined to be a bulldozer alignment during the data recovery phase field work. Materials recovered from Feature A included seven flaked lithic artifacts, a basalt manoppe, a metal nail, seven stone fragments, two bones, and 11.72 grams of ceramitic remains. Materials recovered from Feature B included 47 metal nail fragments, a button, a plastic fragment, and 0.29 grams of *Celidonea* sp. Finally, materials recovered from Feature D included two basalt manoppes, two metal handles, two metal nail fragments, 25 fragments from an earthenware jug, six fragments from a whiteware bowl, two fragments from a whiteware bowl, 12 non-diagnostic glass fragments, 38 non-diagnostic metal fragments, a horseshoe, and 374.70 grams of ceramitic remains.

Range of Activities and Period of Use

In general, the inventory of portable remains suggests that the site was used for a limited range of activities. Inhabitants of the site had access to marine resources (shellfish, fish); however, based on the absence of fishing gear at the site, it is possible that fish was obtained through trade or purchase rather than by direct procurement from the ocean. Domestic activities most likely included food preparation and consumption involving use of ceramic and glass items; manufacture and/or use of flaked lithic tools; and some type of construction activity (indicated by the nails).

The relative scarcity of indigenous artifacts recovered from the site indicates that use of the site was restricted to the historic period, based on the dates of manufacture for the ceramic and glass items, occupation of the site occurred after the AD 1800s. The relative abundance and diversity of items recovered from Feature D suggest that this feature was the primary locus of domestic activities, particularly with regards to food preparation or consumption. Features A and B may have served as work areas or may have been auxiliary habitation features (sleeping rooms, storage areas, etc.). These interpretations are generally consistent with the field interpretations of the three features; all three of which were determined as temporary habitations.

Subsistence

The results of the ecofactual analysis indicate that subsistence patterns in the project area included the collection and consumption of a limited variety of marine gastropods, and marine and terrestrial vertebrates. In general, the marine gastropods included in the assemblage are common inhabitants of the shoreline, shallow-water areas, solution benches and fringing reefs of the windward islands of the Hawaiian chain and would have been easily accessible to local populations. The most common taxa are noted below, with comments on their occurrence and probable economic value (taken from Tincomb 1978: 337-339).

Gastropods

Cypraeidae - Members of the family Cypraeidae were known as *fisho* by the Hawaiians and were of major importance in the economy as food, ornaments, tools and octopus fishing lures. To prepare *fisho* for consumption, the shells were broken open and the meat was removed and

worked with salt. The flesh was then wrapped in *li* leaves and cooked over coals. Some people merely boiled the shell and then removed the meat. For the shells, small yellow and white *liho* were reserved for the *ali'i* to use as ornaments and were occasionally used as currency. Larger shells were used to make scrapers for removing the skin from cooked taro and breadfruit, and for grating coconut. Coarse scrapers with a sharp, serrated edge were also used to grate *wauke* bark to remove it from the plant. The *Mauhinu* and sometimes the *liger* coarctes were used as part of octopus lure assemblies.

In terms of habitat, the coarctes range from the intertidal zone to depths of about 100 m. The most common species in the Hawaiian Islands are found in shallow water under loose rocks and boulders along the shoreline and in crevices at the seaward edge of solution benches and stinging reefs (Tincomb 1978).

Patellidae - Members of the family Patellidae, or limpets, were grouped together and called *'opihiki* by the Hawaiians. The *'opihiki* were extremely well-liked as a food item and were reportedly the most commonly eaten shellfish. The favorite method of preparation was raw and salted, either with or without seaweed. They were sometimes washed clean and then cooked in the shell, using a caldron of water in which they were placed hot stones. The shells were picked out later. This method enabled the broth (*tau*) to be used, especially by the sick and young. The meat was pulled from the shells or sometimes scooped out with a smaller, empty *'opihiki*. *'Opihiki*, especially *'opihiki* *awa*, were used extensively as medicine, and were also associated with sorcery. Although no examples of utilized *'opihiki* shells were encountered in the current project area, empty *'opihiki* shells were often used for scooping, peeling and scraping because of their sharp edges.

Within the Hawaiian island chain, *Celidonea* spp. are restricted in their occurrence to the shorelines of volcanic islands. They are generally found on basaltic shorelines from the spray zone seaward to the calcareous algal zone, except for *C. talcaera* which occurs at depths of 1 to 10 cm along abrupt coastlines. Taxa recognized by the Hawaiians included *C. talcaera* (*'opihiki* *awa*), *C. sandwicensis* (*'opihiki* *alimelino*) and *C. exarata* (*'opihiki* *matereauhi*) (Tincomb 1978).

Thalassidae - Members of the Thalassidae family were known variously as *supupu*, *awa*, *malaloa*, and *pupu* *malaloa*. They were primarily used as a food source, but larger specimens with a long, sharp, strong tip were often made into small idols. *Morula* spp. are common in the intertidal zone, on hard substrates where there is strong wave action, while *Dryopa* spp. are common on benches, reefs and basalt shores, where there is heavy surf action, and on rocky substrates, to depths of 15 m. The shells are often covered with a growth of coralline algae (Tincomb 1978, Kay 1979).

Vertebrates

Vertebrate faunal remains derived from Site 3150 were submitted to Dr. Alan Ziegler of Kaneohe, Oahu for identification. A complete report is attached as Appendix B. Weights of the identified bones are tallied in Table 10. The number of identified specimens (NISP) and minimum number of individuals (MNI) are reported in Table 11.

Marine Vertebrates - Fish provided an additional marine resource for inhabitants of Site 3150. It is likely that fish were obtained from nearshore reefs, using a variety of techniques, including gathering, trapping, poisoning, snaring, spearing, netting, or shallow-lure jigging (Kirch 1979:208).

Table II. Distribution of Faunal Material

Feature	A						D						Site	
	U-1		U-2		Subtotal		EU 1		EU 2		Subtotal		Grand Total	MNI
	NISP	MNI	NISP	MNI	NISP	MNI	NISP	MNI	NISP	MNI	NISP	MNI		
Osteichthyes														
Sparidae	1	1	1	1	2	2	1	1	1	1	1	1	4	1
Undersized fish	2	2	2	2	4	4	1	1	1	1	1	1	2	2
Subtotal Osteichthyes	3	3	3	3	6	6	2	2	2	2	2	2	6	3
Mammalia														
Suidae					1	1	1	1	2	2	2	2	4	4
Canidae					1	1	1	1	1	1	1	1	2	2
Carnivora/Order sp.			1	1	1	1	1	1	1	1	1	1	2	2
Order & family indeterminate					1	1	1	1	1	1	1	1	2	2
Small medium mammal					1	1	1	1	1	1	1	1	2	2
Medium-Large mammal					1	1	1	1	1	1	1	1	2	2
Subtotal Mammalia	0	0	1	1	1	1	4	4	5	5	5	5	10	4
Total Specimens	3	3	4	4	7	7	6	6	7	7	7	7	17	7

*Count Type: NISP = Number of Individual Specimens; MNI = Minimum Number of Individuals; * = Unable to Determine.

Three marine vertebrate specimens were recovered, two in EU-1, Feature A, and one in EU-1, Feature D. Sparidae, known popularly as grand-eyes or bigeye emperor fish (mf), was the only taxon identified of the fish remains. The only known species of Sparid in Hawaii is *Monacanthus tomentosus*. This sea bream fish is characterized by a high, compressed body, continuous dorsal fin, large eyes and mouth, which contains grinding teeth. Large specimens reach a length of 24 to 30 inches. This is a good food fish (Parker 1978:228-229).

Terrrestrial Resources - Fifty-eight terrestrial vertebrate specimens were identified during the present work. Only seven of these were identifiable; six are examples of *Sua sarda* and one of *Capra hircus* or *Ovis*. The presence of pig and goat or sheep remains at Site 3150 indicates that terrestrial resources were also utilized by the site's inhabitants. Although the pig is a Polynesian introduction, pigs were domesticated and landed throughout prehistoric and historic times. Goats and sheep were not introduced to Hawaii until 1778 and 1791, respectively. Based on the association of the pig bone at Site 3150 with historic artifacts, and since most of the pig bone exhibits sawing with a metal tool (Appendix B), it is likely that the pig remains identified at Feature D are historic period deposits.

CONCLUSION

PROJECT SUMMARY

The State of Hawaii's Department of Accounting and General Services, Division of Public Works, is planning for eventual expansion of the Hana Medical Center (TME-1-4-03-22), situated in the Land of Kawajapan, Hana District, Island of Maui. Phase I Inventory Survey of the parcel was conducted in 1993 (Henry and Graves 1993). Subsequently, guided by DLNR-SHPD recommendations, an archaeological treatment plan was submitted (Rosenzweig 1994). Phase II Archaeological Data Recovery fieldwork, following the treatment plan, was conducted in July, 1995, and is reported here.

The purpose of the Archaeological Mitigation Program is to accomplish, to the appropriate standards, all archaeological work required by the Maui County Planning Department and by Title 13, Subtitle 6, Chapter 146-153 of the Department of Land and Natural Resources Rules Governing Procedures for Historic Preservation Review (DLNR 1994). The specific purpose of the Mitigation Plan is to guide the archaeological work required by DLNR-SHPD to ensure that the Hana Medical Center project will have no adverse effect on State Inventory of Historic Places (SIHP) Site 30-30-13-1150.

DISCUSSION

Feature A

One Excavation Unit (EU-1) and two Shovel Tests (ST-1 and ST-4) were placed at this rectangular walled enclosure. Only one soil layer, a black silt loam, was revealed, and the unit was terminated on bedrock at a depth of 0.41 m. The portable remains included a total of 11.72 grams of ecofactual remains and 18 artifacts. The only diagnostic artifacts are one square nail piece, a wooden button, and a glass button. The architecture was shown to not extend more than 5.0 cm below the present soil surface.

The evidence at this feature points to a historic date, possibly around the beginning of the 20th century. The presence of two buttons indicates domestic use of this feature, while the nail attests to the possibility of additional wooden structure above the walls. All are of type readily available in the late 1800s (Hume 1970:90-92 and 232-234).

At least one large, water-worn basalt rock is located on the flat beside this feature. Based on the discussion of Ku'ua stones in Borwick et al. (1992:23), a Traditional Hawaiian presence might be indicated by this monument. However, a use date cannot be assigned on this artifact, which might also be a carryover of prehistoric tradition into historic times. Borwick et al. (ibid.) do point out that such stones are often associated with habitations. The sparse deposits argue for a temporary or sporadic use of this structure.

Feature B

Four Excavation Units (EU-3 through EU-5) and two Shovel Tests (ST-3 and ST-9) were placed around the large rectangular enclosure at Feature B. Two layers were revealed, an all gravel and cobble pavement overlying a dark brown gravelly clay. Portable remains include 0.29 grams of *Callitriche* sp. (*capula*) and 49 artifacts (47 nail fragments, a button and a piece of plastic); all were found near the surface of the soil layer, and appeared to have filtered down through the pavement gravel.

The artifact collection at this feature appears younger than at Feature A. The piece of plastic and pieces of round nails suggest a mid-20th century use date. A few square nail pieces are also present, so the range of use may have begun as early as at Feature A (Hume 1970:232-4). The shallow penetration of the architecture into the soil further argues for a relatively recent age for this enclosure. The presence of a button again suggests domestic use of the feature.

Feature C

Feature C was originally described as an "L-shaped enclosure" and associated terrace (Henry and Graves 1993:10). The terrace was said to be defined by a wall of boulders. In fact, there is no wall, only a loose alignment of boulders, and there appears to be some grading extending onto the terrace from the road to the south. The two shovel tests (ST-3 and ST-10) and single excavation unit (EU-6) that were placed at Feature C were all devoid of portable remains.

Examination of this feature reveals differences between it and the other three features at Site 3150. Features A, B, and D are marked by careful construction and purposeful design, while Feature C lacks both of these characteristics. The available data suggests that the terrace form was constructed by road grading, and this may also be the means by which the boulders were aligned.

Feature D

The data recovery potential of Feature D has been virtually exhausted with two shovel tests (ST-4 and ST-11), a test unit (TU-1), and two excavation units (EU-7 and EU-8). Surface collection has also been conducted there. These activities have yielded 374.70 grams of ecofactual remains (by weight, 77.3% marine gastropods) and 110 artifacts.

Two of the artifacts, a fragment of water-worn basalt cobble and a possible *ili'ili*, resemble indigenous items, while the rest are historic, including glass and earthenware fragments, a horseshoe, metal handbits, and numerous unidentifiable glass and metal fragments. One fragment of a tinsner carries a maker's mark which dates the manufacture after 1864. The discard of the item could have been much later. The glass fragments were manufactured after 1830, based on color characteristics (Toulouse 1973). No specifically modern items were located at Feature D, to a use-age towards the end of the 19th and extending into the 20th century seems possible. The presence of possible toy jigs (Munsey 1970:114) might indicate that the spot was used by cane workers from China or Japan, rather than by traditional Hawaiians.

Excavation of EU-7 on the exterior of Feature D revealed two stages of building; a paved terrace preceded the construction of the platform. This is evidence of a use-history spread over time. EU-7, which tested the stratigraphy of the first stage of construction, yielded only the one *ili'ili* stone. Thus, it is difficult to speculate on the beginning date of the use of this feature.

During the inventory survey, speculation that Feature D might be a burial platform was discounted, based on TU-1 results (Henny and Graves 1993). The lack of any sign of human remains from four excavations at this feature has now disproved this hypothesis.

Site 3150

The excavations at Site 30-50-13-3150 during both the inventory survey and the present work have revealed cultural deposits at three of the four features (Features A, B, and D). Feature C contains no cultural deposits and appears to be the result of road grading rather than any intentional construction. The deposits at the three other features appear to date to the late 19th century, at the earliest, and reflect continued use into the 20th century. All three of these features exhibit care and effort in construction, but Features A and B contain only sparse collections of portable remains and Feature D only a moderate amount.

The initial use-range (late 19th century) of Features A, B, and D is contemporary with the maximum extension of the Hana sugar plantation fields, which spread across several *ahupua'a* both north and south of the Hana Medical Center project area, in Kawai'ao. Although one reference (Borhwick et al. 1992:19) indicates that sugar was cultivated in the project area in 1909, the archaeological evidence suggests that the structures at Site 3150 must have been in place by this time. As Soehren (1963:23) indicates, stone wall remains of thatched houses, occupied by field workers and contemporary with the plantations, were found on the fringes of fields at Kipahulu, south of Hana. The same pattern probably obtained in Hana, although the survey of a larger parcel to the south (Borhwick et al. 1992) did not identify any such sites.

The location of Features A and B, on the ridge of a rocky hill that may have been difficult to cultivate may explain why they survived the mechanical grading of the surrounding land. At Kipahulu, the rock walls may have provided the base for a thatched roof, and the structures provided shelter for field hands. The nails that were found in the excavation units could have been used in the support structure for the thatching (Apple 1971:200). Both features yielded buttons, which have been taken as evidence of domestic use (i.e. habitation). Feature A, with lesser interior floor space (c. 17 m²), may have been used only as a sleeping structure. The organization of Feature B is unusual, with a sloping floor and lack of door openings. The southern wall of Feature B consists of a short basalt ledge lined with rocks, which would have afforded easy access, if the roof were peaked in this direction. The slope of the pavement would have made for an unsteady base for furnishings and uncomfortable sleeping, unless some kind of level floor were installed. Neither Feature A nor Feature B appeared to have served cooking or food consumption functions, based on the dearth of portable remains. Several explanations for this are possible:

1. Another nearby site for cooking or consumption has gone undetected;
2. The evidence of cooking or food consumption in Features A and B has gone undetected;
3. Food was prepared and consumed in a remote location, as a dining hall or other communal site;
4. Feature D served as the cooking or consumption area.

Suggestion 1 may be correct, although the small parcel has been thoroughly surveyed. Suggestion 2 is unlikely, based on the sparse portable collections of remains and the lack of

evidence of cooking fires. At Feature A, the small interior size would preclude a distinct activity area without mixing of refuse items throughout the deposit. At Feature B, the excavations were made in the downhill corner of the structure, where refuse might collect. Suggestion 3 is plausible, as laborers were sometimes fed in dining halls (Takahashi 1985:64), but there is no clear evidence that this was the case in Hana.

The last explanation, that Feature D served as kitchens or dining area for the residents of Features A or B, is one possible interpretation of the portable remains excavated here. However, food remains are not numerous. The collection of cofacts from Feature D could be the result of only a few (or even a single) meal or meals, based on both the small quantity and the lack of variety found here. The tinware artifacts (soy jugs) suggest the presence of Chinese or Japanese immigrants. The stoneware is European, however. The horsehoe and handlet decote the transportation of goods to the site. A better explanation for this collection is that it reflects episodic events, picnics, or outings. Feature D may have been very near the banks of the ditch that passed through the property, and thus may have afforded water recreation, or at least a cool spot with a view of Kainalima Bay and Kapurekahi Harbor.

All three cultural features at Site 3150 exhibit care and effort in construction but do not contain evidence of use as primary residences. The occupations were likely temporary or episodic, as the collections are very sparse across features A and B and only moderate at Feature D. Features A and B are assigned functions of habitation and were probably used as sleeping shelters. Feature D is also assigned a habitation function, but must have been a temporary or episodic gathering place.

The archaeology conflict with the documentary evidence that the Hana Medical Center property was planned to sugar cane as early as the 1860s and well into the 20th century. The Feature D pavement and platform, especially, appears to have been in use across this span of time. It may be that small rocky areas were not cultivated, and the local population retreated to these at intervals for respite or on holidays.

The excavations demonstrated that there is not a significant subsurface deposit at Site 3150. Portable remains are scarce, and were not found in datable contexts. It appears that the potential for additional archaeological information from Site 30-50-13-3150 is minimal. The data recovery has been accomplished and no further work at the site is recommended. It should be noted, however, that there is always the possibility that previously unidentified cultural remains will be encountered in the course of development activities. In such cases, archaeological consultation should be sought immediately.

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APPENDIX A:
Correspondence

CONFIDENTIAL

RECEIVED AS FOLLOWS

Gordon Matsuka
Page 2

plu'ionua. The possibility of burials being present needs to be resolved, before we are able to evaluate significance of this site. (Note, our Maui Island Burial Council would also make such a requirement prior to voting on mitigation proposals.) We recommend testing, which can be done as soon as the applicant wishes. Also, the report proposes additional documentary research to evaluate whether a gu'uhonua was present. We recommend that the research occur as soon as possible, because this could also affect the significance evaluation of the site. Findings can be submitted as an addendum to the initial report. Until these aspects of the function of site 3150 (burial, gu'uhonua) are resolved, we are unable at this time to finalize the significance evaluations and mitigation proposals for this site.

II. Significance Assessment
We concur with the assessment that the other three sites (excluding 3150) are significant for their information content (Criterion D). For site 3150, resolution of functional interpretations is needed before we can process a significance evaluation. We agree that criterion D applies, but it is uncertain if the site is significant for traditional cultural significance and, if so, for what reasons.

III. Mitigation Measures
This report finds that no further work is necessary for sites 3151, 3152 and 3153. We concur with this determination with the condition that the missing figures in this draft copy are included in the final report.

At this time, until the functional and significance of site 3150 are determined, we are unable to comment on the proposed site 3150 mitigation measures. We would like to note that in the report for site 3150, further data collection and preservation are recommended (Table 3), but the text on page 24 describes what appears to be data recovery. This contradiction needs resolution, when the mitigation proposal is considered after the additional survey work.

Also, we would appreciate two copies of the report when accepted by your office. Should you have any questions about these comments, please contact Annie Griffin at 517-0011.

AG:ak

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
20 SOUTH KING STREET, 8TH FLOOR
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
20 SOUTH KING STREET, 8TH FLOOR
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March 25, 1993

LOG NO: 7811
DOC NO: 9303AG25

MEMORANDUM

TO: Gordon Matsuka, State Public Works Engineer
Department of Accounting and General Services

FROM: Don Xibbard, Administrator
State Historic Preservation Division

SUBJECT: Historic Preservation Review of an
Archaeological Report
Ezra, Maui

DATE: 3-24-93

Thank you for the opportunity to comment on the draft copy of this report entitled Archaeological Inventory Survey, Ezra Medical Center Project Area (Henry and Graves 1993).

We have reviewed this report and have the following comments:

I. Identification of historic sites
The background research, both historical documents and previous archaeological work, appears to be adequate. The regional and project area settlement pattern has also been presented. It seems from the description of the field methods that all historic sites have been identified in the project area. Four historic sites consisting of 2 complexes and 2 walls were identified.

Under the section on findings, the historic sites are adequately described. The findings from the shovel tests, however, should be presented in more detail. The marine shells and the time period (19th or 20th century?) of the glass fragments should be identified. Two sites, 3151 and 3152, are identified as boundary walls. A wall and a terrace (3153) are identified as modern structures for boundary and agriculture.

Site 3150, a complex of 4 features, needs improved interpretation. It is interpreted as having been used for habitation, animal pen, and possible burial, and possibly as a

PHRI

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Report 1481-071194

July 22, 1994

Dr. Don Hibbard, Administrator
Department of Land and Natural Resources
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Attention: Dr. Ross Condy

Subject: Archaeological Mitigation Plan for No Adverse Effect
Hana Medical Center Project, Land of Kawaiipapa,
Hana District, Island of Maui

Dear Dr. Hibbard:

This mitigation plan has been prepared at the request of Mr. Allen Yambouka, Planner with the State of Hawaii's Department of Accounting and General Services, Division of Public Works. The plan comprises Phase 1 of a two-phase Archaeological Mitigation Program for the Hana Medical Center project area, in the Land of Kawaiipapa, Hana District, Island of Maui. The purpose of the program is to accomplish, to the appropriate standards, all archaeological work required by the Maui County Planning Department and by Title 13, Subtitle 6, Chapters 146-153 of the Department of Land and Natural Resources Rules Governing Procedures for Historic Preservation Review (third draft - November 1989). The specific purpose of the Mitigation Plan is to guide further archaeological work required by DLNR to ensure that the Hana Medical Center project will have no adverse effect on State Inventory of Historic Places (SHIP) Site 3150.

Previous archaeological work conducted by PHRI (Hibbard and Graves 1993) identified four sites within the project area. Two of the sites represent complexes (Sites 3150 and 3153), and two represent boundary walls (Sites 3151 and 3152). Three of these four sites (Sites 3151, 3152, and 3153) were evaluated as significant solely for information content. Because the documentation of these sites during the inventory survey was considered to be so important, all of the significant information represented by these sites, all three were determined to be so important that further work was recommended for them (Hibbard and Graves 1993:25). The Department of Land and Natural Resources - State Historic Preservation Division (DLNR-SHPD) concurred with these findings in its review of the inventory survey report (letter dated 23 July 1994, from Mr. Keith W. Ashie, Chairperson, DLNR-SHPD, to Honorable Robert P. Takushi, Department of Accounting and General Services).

For the remaining project area site (Site 3150), PHRI's original conclusion was that the site was significant not only for information content, but was also provisionally significant for cultural value. PHRI therefore recommended additional data collection work to evaluate one of the features of the site (Feature D) for the presence of human remains. This work was undertaken in April of 1993, following completion of the inventory survey field work, and the findings were presented in the final version of the inventory survey report (Hibbard and Graves 1993). In addition to summarizing the specific findings of this additional work, the inventory survey report also describes the primary features at Site 3150, as follows:

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Site 3150 consists of four features—Feature A, a small rectangular enclosure; Feature B, a large rectangular enclosure; Feature C, a L-shaped enclosure; and Feature D, a rectangular platform. Shovel tests excavated at Features A, B, and D recovered glass and ceramics. No double samples were recovered, but the presence of the glass and ceramics suggests the features are historic. Because it was thought Feature D might contain a burial, it was subsequently determined to require Amber Isotop (Memo dated 23 March 1993, from D. Hibbard, DLNR-SHPD, to G. Matuszka, Dept. of Accounting and General Services). On April 20, 1993 PHRI archaeologists placed a formal test excavation unit in the center of Feature C, near the shovel test placed earlier. The unit yielded ceramics, faunal bones, shell, and a glass button. The findings suggest the feature is historic. No human remains were found in the unit. (Hibbard and Graves 1993:23)

Because the excavation unit placed within Feature D failed to identify evidence of primary burials or scattered human remains, the site was no longer considered potentially significant for cultural value. However, in its review of a draft of the final survey report, DLNR-SHPD stated that additional portable cultural materials as well as specialized samples might remain at the site, within a subsurface component, and that such cultural materials could be useful in (a) further dating of the site and its component features, and (b) further evaluating Feature A. For these reasons, DLNR-SHPD recommended that the site be subjected to data recovery work designed to recover additional artifacts, contextual remains, and other specialized samples. Moreover, DLNR requested that this work be preceded by preparation of an appropriate archaeological treatment plan (this document).

Based on existing information concerning the site, and pursuant to DLNR's specific comments (above), the primary goal of data recovery at Site 3150 will be to more precisely date and more thoroughly evaluate the functions of the four primary features at Site 3150. This work is to be accomplished through additional detailed recording, excavation, and analysis. PHRI proposes the following specific tasks to be undertaken:

Detailed Recording and Surface Collections

Visible levels of additional detailed recording will occur at the site's four features, particularly at those features exposed during excavation work. This additional recording will be directed toward determining the full extent of each feature and will be accompanied by appropriate modifications to existing feature drawings.

Excavations

All four features will be subjected to formal excavation. Excavation units will vary in size from 1.0 m sq to 3.0 m sq and will be excavated according to cultural or natural stratigraphic layer. If necessary, excavation by arbitrary 10 cm levels will be employed for thick or stratigraphically complex layers, or where cultural or natural layers cannot be clearly identified. All fill will be screened through 1/8-inch screen, and a minimum 25% sample of the screened material will be retained for laboratory analysis.

Subsurface features will be numbered sequentially within excavations, i.e., the first horizontal feature encountered in each excavation unit will be designated HF-1, the second HF-2, and so on. Any such features will be plan-mapped, excavated, and sampled for laboratory analyses. When possible, given the surfaces of a one-meter-square excavation unit, shovel test features will be sectioned, and appropriate cross-section drawings will be prepared. Cross-section drawings will be prepared for a minimum of one test unit face within each excavated feature. Layers will be described in accordance with Maxwell Color Notation and U.S. Soil Conservation Service guidelines through a combination of field examination and subsequent laboratory analysis of representative fill samples. The locations of all test units will be plotted on the appropriate site map.

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The level of excavations considered appropriate for each feature is indicated below, in Table 1.

Table 1. Features to Be Excavated

Feature Designation	Type	Surface Area to be Excavated
Feature A	Small rectangular enclosure	1-2 m sq
Feature B	Large rectangular enclosure	4-8 m sq
Feature C	L-shaped enclosure	1-2 m sq
Feature D	Rectangular platform	2-4 m sq

Laboratory

All recovered artifacts and midden remains will be cleaned and sorted in the laboratory. Artifacts will be described (when appropriate), classified as to type and material, weighed, and characterized in terms of metric numbers. Midden samples will be sorted and weighed by major category (e.g., bivalves, gastropods, fish, mammal etc.) with identifications made to the most specific levels appropriate of possible. Dating analyses will include radiocarbon age determinations (including C-13/C-12 stable isotope ratio determinations). Carbon samples will be preliminarily sorted, weighed, and described prior to submission for dating to Beta Analytic, of Miami, Florida. Floral and faunal samples will be submitted for specialized analysis, if such analysis is determined appropriate.

Report Preparation

A final report will present findings of the data recovery work, as outlined in the data guidelines standards for Archaeological Data Recovery Studies and Reports prepared by DLRN-SHPD (DLNR 1989). The primary emphasis for the present project will be on interpreting Site 3150 in terms of function and use, based on the sum of findings at the individual features.

Although the range of research issues that can be addressed on the basis of information available at Site 3150 is clearly limited, an effort will be made to confront topics of regional interest concerning early historic-era occupations and habitation within the Haas area. The primary research questions guiding proposed data recovery work include the following:

- Can the intensity and duration of occupation be more clearly specified on the basis of recovered assemblage, or through evaluation of patterns of deposition and layering?
- Does it appear that a fully prehistoric episode of occupation predates the already documented historic-era use of one or more of the site's four features?
- If occupation appears fully historic in age, what is the date of initial use of the features?
- Was this site utilized in conjunction with early ranching activities? Does the site represent a locale at which "ranch hands" may have camped but engaged in essentially "traditional" subsistence activities? If so, what estimated level of subsistence may have been derived from "traditional" means, as compared with subsistence that depended on imported foodstuffs or other commodities?

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- If artifacts are identified among the specialized samples recovered, which forms are present and is it likely that these were being grown at or near the site area?
- What kinds of artifacts were imported to this site, and is dating adequate to separate any changes through time in the kinds of artifact types being utilized?

Treatment of Recovered Materials

All materials recovered during the present project will be handled in compliance with Section 66.2(6) of the National Park Service's Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements, which recommends that recovered materials "... be minimized by a qualified examination or incineration as close as possible to their place of origin, and made available for future research" (GTR).

Monitoring of Initial Construction Work

Monitoring of initial grubbing and construction work, following implementation of data recovery work, may be appropriate and warranted. However, this decision should be made following completion of data recovery field work, and in consultation with DLRN-SHPD. If such work is deemed necessary, a formal monitoring plan will be needed in order to ensure proper identification, evaluation, and treatment of any potentially significant cultural resources that might be discovered during initial construction phases of the project. The basic objectives of any such archaeological monitoring will be the following:

1. To identify and evaluate the potential significance of any archaeological remains that might be revealed during construction;
2. To immediately notify DLRN-SHPD upon discovery of any potentially significant archaeological, historical, or cultural properties or objects, in order to (a) establish the significance of such properties or objects, and (b) determine the nature and extent of any data recovery and/or preservation measures that might be warranted; and
3. To carry out an appropriate level of data recovery work—consisting of detailed recording (including plan mapping and profiles, written descriptions, and photography), collection of portable artifacts and appropriate samples of contextual remains and dating materials, and any needed mitigation excavations—in order to preserve the significant archaeological information contained within any identified remains.

As a pre-construction meeting, construction personnel and project representatives will be briefed on (a) the primary locations of the potentially significant archaeological remains that had been excavated within the project area, and (b) the procedures to follow should any new archaeological remains warranting further evaluation be identified during construction.

The archaeological monitoring crew will normally consist of one person who will be on-site during initial grubbing and grading within the vicinity of the sites at which data recovery work had been completed. In general, the archaeologist will conduct the monitoring in order to identify any unique types or types that had not been evaluated during the data recovery. In the event that such archaeological remains are identified during monitoring, the archaeologist will record and collect the exposed data as expeditiously as possible. If significant remains are revealed and should the scale of work involved in the recording and data recovery be beyond the capacity of a single archaeologist, additional archaeological field personnel will be provided as appropriate and necessary.

Letter 1481-071194

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The significance of any such unreviewed archaeological remains identified during monitoring will be assessed in terms of (a) the National Register criteria contained in the Code of Federal Regulations (36 CFR Part 60) and (b) the criteria for evaluation of traditional cultural values prepared by the National Advisory Council on Historic Preservation (NACHP). Upon completion of monitoring field work, a memorandum report will be prepared, which will summarize (1) the findings of monitoring field work, (2) appropriate interpretation and evaluation of these findings, and (3) any recommendations for additional work that might be appropriate or justified. If, at the time of monitoring, the final report for the data recovery program has not yet been submitted, the findings of monitoring will be incorporated within that document and be separate memorandum report will be necessary. In either case, all findings will be presented in a manner compatible with the draft guidance standards for Archaeological Data Recovery Studies and Reports prepared by DLRN-SHFD, as referenced above.

In the opinion of PHRI, implementation of the data recovery program (including possible archaeological monitoring), as outlined herein, will ensure that construction of the Hana Medical Center facility will have no adverse effect on the archaeological resource identified as Site 3150. If you have any questions or comments, please contact me at our main Hilo office (808) 969-1763.

Sincerely yours,

Paul H. Rosenbahl
Paul H. Rosenbahl, Ph.D.
President and Principal
Archaeologist

Attachments: 1. Plan Map, Site 3150, Showing Feature Locations
2. Certificates of Curator Facilities

PH/wh

cc: Mr. Altes Yamashita, DAGS

References Cited

CFR (Code of Federal Regulations)
36 CFR Part 60: National Register of Historic Places, Department of the Interior, National Park Service, Washington, D.C. Historic Sites Section, Division of State Parks, Department of Land and Natural Resources.

36 CFR Part 66: Proposed Guidelines: Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements, Department of the Interior, National Park Service, Washington, D.C.

DLNR (Department of Land and Natural Resources)
1989
Title 13, Subtitle 6, Chapter 146, Rules Governing Procedures for Historic Preservation Review, Department of Land and Natural Resources - Division of State Parks, Outdoor Recreation and Historic Sites. (Third Internal Working Draft, November 1989)

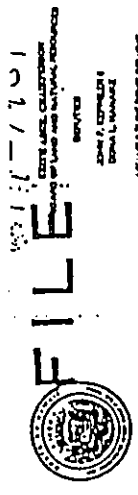
Letter 1481-071194

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Healy, J.D., and D. Graves
1993
Archaeological Inventory Survey, Hana Medical Center Project Area, Land of Kahoohahaione, Hana District, Island of Maui (TMAC:1-4-93:12). PHRI Report 1256-031193. Prepared for Department of Accounting and General Services, Division of Public Works, State of Hawaii.

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
305 SOUTH ZION STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

October 6, 1994

Dr. Paul H. Rosendahl
Paul H. Rosendahl, Ph.D., Inc.
305 Honolulu Street
Hilo, Hawaii 96720

LOG NO: 12855
DOC NO: 9409KD31

Dear Dr. Rosendahl:

SUBJECT: Historic Preservation Review of an Archaeological Mitigation Plan - Hana Medical Center Project
Kawaiapa, Hana District, Island of Maui
TX# 1-4-93 22

Thank you for submitting a plan for archaeological data recovery work at site 50-50-13-3150, located within the proposed Hana Medical Center project area, Kawaiapa, Hana (PHR letter to Doc Elbbard July 22, 1994).

The plan discusses proposed excavation and detailed recording to be conducted at four component features of Site 50-13-3150 (A, a small enclosure; B, a large enclosure; C, an L-shaped enclosure; and D, a platform). The data recovery work was recommended following an inventory survey work with limited subsurface testing at the site (Archaeological Inventory Survey, Hana Medical Center, Land of Kawaiapa, Hana District, Island of Maui, J.D. Henry and D.K. Graves 1993). The State Historic Preservation Division concurred with the recommendation, and indicated that Site 3150 was significant for information content. We also concurred that data recovery would be an appropriate mitigation measure for a determination of 'no adverse effect'. (Keith Ahue letter to R.F. Takushi July 23, 1993).

We find that the mitigation plan contains sufficient background information and presents adequate research issues to be addressed in the report of findings. The proposed scope of excavations appears to be adequate, with the exception of Feature B. This enclosure has an area of 143.85 sq m; proposed excavations are 2-4 m sq, which is the same excavation area proposed for Feature D (5.0 sq m area). Prior excavation in this feature was limited to two shovel tests. We feel that 4-8 m sq would provide a more representative subsurface sample of this feature.

Dr. Paul H. Rosendahl
Page 2

The mitigation plan is acceptable with the minor change as suggested above. You may forward a single page (3) indicating the revision of table 1. Our review of this plan is considered complete at this time.

As indicated in a previous Memorandum to Gordon Matsuo (December 3, 1993), we request that our office be notified of your field schedule at Site 3150, so that we may verify successful completion of the data recovery work.

Please contact Ms. Theresa K. Dozhan at 243-5159 if you have any questions.

Sincerely,

DR. R. HIBBARD, Administrator
State Historic Preservation Division

KD:jen

c: Allen Yamanaka, DAGS - Planning Division

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99-1481 Maui



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
21 SOUTH CHURCH STREET, 5TH FLOOR
HONOLULU, HAWAII 96813

Mr. Allen Yamancha
Page 2

We have requested that our Maui office be notified when the fieldwork is scheduled, so that we can verify successful completion of the data recovery work. To our knowledge, the field work has not commenced to date.

Please contact Ms. Theresa X. Donham at 243-5169 if you have any questions.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

DJ:je

March 3, 1995

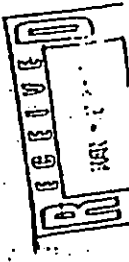
Mr. Allen Yamancha, Engineer
Planning Branch, Education Section
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Ms. Yamancha:

SUBJECT: Historic Preservation Review of an Archaeological
Investigation Plan - Hana Medical Center Project, Kawaihewa,
Hana District, Maui
Date: 1-4-93, 72

LOG NO: 14037
DOC NO: 9503K02

A draft mitigation plan for Historic Site 50-50-13-3150, located within the Hana Medical Center project area was reviewed by our office in October, 1994 (letter to Dr. Paul H. Rosendahl, October 6, 1994). The plan discusses proposed excavation and detailed recordings to be conducted at four component features within the site (Feature A, a small enclosure, Feature B, a large enclosure, Feature C, an L-shaped enclosure, and Feature D, a platform). In our review letter, we indicated that the plan contains sufficient background information and presents an adequate research design. We recommended that the proposed scope of excavations be increased for Feature B, the large enclosure, in order to ensure a representative sampling of the cultural deposit within the feature. All other proposed excavations were acceptable. The recommended revisions have been made and the corrected pages were sent to our office (Paul H. Rosendahl letter to Don Hibbard October 26, 1994). As indicated in the October 6 letter, our review of the plan is completed, and it is acceptable.



**APPENDIX B:
FAUNAL ANALYSIS
(Memorandum)
by Alan C. Ziegler, Ph.D.**

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(MEMO: PHRI from A.C. Ziegler, 25 July 1995, page 2)

ALAN C. ZIEGLER, Ph.D.
Zoological Consultant

45-516 Lind Plaza
Kaneohe, Hawaii 96744

Telephone:
(813) 267-5318

M E M O R A N D U M

DATE: 25 July 1995
TO: Paul H. Rosendahl, Ph.D., Inc.
(Attn: Dr. Susan T. Goodfellow, Lab Director)
FROM: Alan C. Ziegler, Zoological Consultant
SUBJECT: Identification of faunal material from PHRI Project 94-1481, Hahaione, Maui, Hawaii, (Site 3150, Fea. A and Fea. D), received 28 July 1995.

I have identified this faunal material to the lowest taxonomic level possible for me, and am returning it all to you along with this MEMO in one box by prepaid Certified First Class Mail, Return Receipt Requested. An INVOICE covering the 2 hours spent on this work is also enclosed here.

Each of the labeled plastic bags I received contained primarily the vertebrate faunal remains from a discrete excavation unit (i.e., from a particular site, feature, unit, layer and/or level, etc.). For each of these excavation units I have identified and separated the material into various faunal categories, and placed the remains of each category in an individual stapled plastic bag along with a yellow-paper slip giving the name of the particular category represented, and sometimes a pertinent comment on the material (---but, note, to keep the identification true to a minimum, not the provenience, which appears only on the labeled original plastic container bags) kept with the material).

To allow possible future weighing of the material from each faunal category without the time and trouble of removing the material from each of the faunal-category bags, I might note that each of these bags is of (approximately) the same weight as all of the others, bears one staple, and contains a single paper-slip label of uniform weight; thus you should be able to deduct an identical tare weight throughout any in-bag weighing procedure.

All of the lots of stapled faunal category bags from each excavation unit have then been put in a sandwich-size plastic bag along with the original labeled container bags). (These various stapled bags with yellow-paper identification slips are arranged within each ziploc bag in the same order as the category names appear on the faunal Category List described below.) Any remains identified as 'Artifact' have similarly been placed in individual stapled bags, with an identification of the faunal material or non-faunal substance apparently represented by the original raw material. Additionally, from the original bags I segregated and saved in individual stapled plastic bags any non-faunal and invertebrate items encountered; although you may not need some of these, this retention and segregation will allow their weights to be deducted from the 'Bone' weights appearing on the original container bags if this is desired.

To explain the faunal categories used for the present material, I have included with this MEMO a 2 March 1995 revision of essentially the same General Faunal Category List used in all earlier work for you, which still contains all previously identified categories, and which did not need updating because no new faunal categories appeared in the present material. It should be noted in this Faunal Category List that when I mention the common or scientific name of genera or species in explanations of the more-generalized faunal categories--as for example, in 'Medium Bird' or 'Small-to-Medium Mammal'--unless it is obviously indicated otherwise, I intend these names to convey only an idea of the general size of the animal represented rather than to definitely indicate that any specific taxon mentioned is necessarily present in the material.

For some identifications on the yellow-paper slips, I have prefixed the name of a family, genus, or species with 'cf.'. This means that the material seems extremely close osteologically to the taxon named and quite likely belongs to it, but I cannot entirely rule out the possibility that an extinct, accidental, or extremely rare, morphologically similar form--although, usually of the same order, family, or genus--is represented instead. For most later compilation purposes, however, I would advise simply omitting the 'cf.' whenever you see it in my identifications (---I guess the main reason I use it at all is to let any possible future identifiers examining the bones know that I did realize that in some cases there was an alternative, although unlikely, identification possible).

In the case of fish other than sharks, rays, and eels, whenever vertebrae were present, I have given approximate total lengths of the particular individuals involved (written as 'Len's.'), based on comparison of vertebra size with that of prepared skeletal specimens of known length. These estimates could well be off by perhaps 20-30% (depending on species represented and position of the vertebrae in the spinal column) but they will serve to give you at least a general idea of the size of many of the fish present.

I have not attempted to age birds, except to note on the yellow-paper slips any obviously immature bones present (usually meaning nestlings in species other than chicken and other precocial ground-living birds), lack of any such notation meaning that the bird bones are apparently of adult individuals. For mammals other than rodents, whenever possible I have endeavored to give a general idea of age at death (in the case of appropriate material often estimating the probable minimum and/or maximum chronological age at death by reference to published tables--when available--of dental replacement sequence or stage of long-bone epiphyseal union).

You may already routinely present the following in each of your archaeological excavation reports but, in case you do not, I hope you will consider including a minimal faunal-data table in each such final paper. That is, a simple table (similar to the sample included as an ATTACHMENT to this MEMO) for each test pit or other equivalent unit, giving at least the actual numbers and/or weights of the bones/fragments per level assigned to each faunal category that occurs in the excavation unit. This is so possible future investigators will always have available these raw faunal data, along with other information such as hidden volumes contained in your

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(MEMO: PHRI from A. C. Ziegler, 25 July 1995, page 2)

report, for use in faunal analysis calculations that, for one reason or another, you may not have carried out.

As I mentioned to you previously, I usually do not write up a formal faunal analysis report per se (--having found that, in terms of the amount that would have to be paid for my time, this is such more expeditiously done by personnel who have more ready access than I do to the complete original excavation data in your files--) but, instead, I provide a series of general and specific, largely subjective, comments (as I have done below) regarding the identified faunal material. I assume these comments would be most meaningful to you when considered jointly with any tabulation you may make of the material. These comments can then be quoted or paraphrased, or the information contained in them otherwise utilized in the manner most suitable to the style of the final overall project report.

COMMENTS ON PHRI PROJ. 94-1481, HANA, MAUI, HAWAII, FAUNAL MATERIAL

Both of the features excavated seem obviously related to human activity during at least the Historic Period, both containing presumed discarded food remains. There is no evidence that the areas were ever significantly used by a nonhuman mammalian or avian predator. Remains of only two vertebrate classes are present: bony fishes and mammals; none of the latter type seems obviously to be human.

FEA. A. The material from this sample comprises only a medium-sized fish of undetermined family, and an adult Domestic Goat/Sheep; the presence of the latter category indicates a post-contact deposition time.

FEA. D. The only fish represented in this sample is apparently a "Sparid", and is of relatively very large body size (50-60 or more cm in length) for the single species of the family found in Hawaii. This fish was probably hooked over the reef (as opposed somewhere in the open ocean), with or without the use of a watercraft, but, of course, it could also possibly have been speared, netted, or taken in some other manner in this same area.

As far as the mammals are concerned, at least two pig individuals are represented, both of which are relatively well grown, that is, fairly large in body size. Remains of a "Large Mammal" (--terrestrial, and thus post-contact--) are also present, and some of these bones as well as probably those of pig are metal-saved, confirming a post-contact deposition time for at least part of the sample.

The preceding information is obviously limited because of the relatively small size of both samples, but I hope it will still be of some interest and aid to you. Many thanks for the chance to work on this material, and please be sure to let me know if there are any questions on any of my procedures, identifications, or comments. Continued best in everything !!

Appendix C

***Preliminary
Engineering Report***

PRELIMINARY ENGINEERING REPORT FOR
HANA COMMUNITY HEALTH AND WELLNESS CENTER

TMK 2ND 1-4-03: 22 & 24

KAWAIPAPA, HANA, MAUI, HAWAII

Prepared by:

Engineering Dynamics Corp.


66 Wailani Street.

Wailuku, Maui, Hawaii

Phone: (808) 242-1644

Fax: (808) 242-0838

This work was prepared by me or under
my supervision.


Douglas L. Gomes

June 30, 2003

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.

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EXHIBITS

1	Location Map (TMK)
2 & 3	Existing Site Conditions
4	Development Plan
5	Water & Fire Protection Plan
6	Sewage System Plan
7	Drainage System Plan

INTRODUCTION

This report has been prepared to address the impacts that the proposed project may have on the water system, sewage disposal, and existing drainage conditions and surface runoff.

PROJECT DESCRIPTION

The project site is located in Hana on the Mauka side of Hana Highway immediately before the intersection of Hana Highway and Uakea Road. See Exhibit 1 (TMK Map) for site location.

The project will consist of the expansion of the existing Hana Health Center located on TMK 2nd 1-04-03: 24 which has an area of 2.035 acres and the development of TMK 2nd 1-04-03: 22 which has an area of 10.071 acres. The total project area will be 12.106 acres. The development will be done in phases and will consist of the construction of several buildings including a guest reception/gift shop, restaurant/nutrition center, Kupuna housing, conference center, healing center, fitness center, administrative offices, childcare facilities, guest cottages and employee housing, access roads, paved parking, and landscaping. See Exhibit 2 for Proposed Site Development Plan.

EXISTING CONDITIONS

The existing Hana Community Health Center situated on TMK 1-4-03: 24 is an already developed site with the Health Center building, two cottages, an additional building, garage, paved parking and landscaping. The site ranges in elevation between 122 feet and 130 feet above means sea level (MSL).

The second parcel TMK 1-4-03:22 is currently undeveloped and heavily vegetated with breadfruit, coconut, mango, african tulip, milo, and kukui trees as well as ti, taro, palmetto, ginger, bamboo, ferns, papaya and bananas. The site ranges in elevation between 130 feet and 202 feet MSL. The property has some relative flat areas of 5 percent slope to steep areas with slopes of 20 to 25 percent. There are no building structures on this site nor any streams or drainage ways. See Exhibits 3 & 4 for topographic survey of existing conditions.

WATER SYSTEM

The existing Hana Community Health Center Site has an existing 3/4-inch water meter with service being provided by the Department of Water Supply. The water system consist of a

500,000 gallon concrete tank located at an elevation of 325.00 feet MSL with a well and pump supplying water to the tank. A 12-inch water line runs from the tank to Hana Highway and along the Highway to the junction of Hana Highway and Uakea Road. There is a fire hydrant (No. 57) immediately in front of the health center and another one (No. 56) approximately 200 feet north along Hana Highway. Based on the difference between the elevation at the water tank and the project site, the static water pressure will range between 60 psi and 85 psi.

The proposed improvements to the site will require the extension of the existing water lines for both domestic and fire protection purposes. The site when fully developed will have a peak domestic water demand some where between 130 to 170 gpm which mean that one 2-inch water meter (capacity 150 gpm) or two 1-1/2-inch (capacity 100 gpm each for total of 200 gpm) water meter will be required. On-site fire hydrants spaced 250 feet apart along with a 12-inch fire line will be required for fire protection. See Exhibit 5 for layout of proposed Fire Protection Scheme.

SEWAGE SYSTEM

There are no municipal/county sewage system available in the Hana area. The existing Hana Community Health Center and cottages are utilizing existing cesspools to dispose of sewage waste. Hawaii Revised Statues Title 11 Chapter 62 Wastewater Systems may require a Wastewater Treatment Works be provided for this project based on the full build out of the project, however due to the phasing of the construction and the large areas involved it would be most appropriate to utilize Individual Wastewater Systems (IWS) for sewage disposal. IWS are limited to 1000 gallons per day treatment capacity and would consist of a septic tank and leach fields. In steep areas, it may be necessary to utilize trenches or seepage pits in lieu of the leach field. Each of the proposed structures would have one or two of these systems to treat the domestic sewage. See Exhibit 6 for layout of proposed IWS disposal systems.

DRAINAGE SYSTEM

Flood Hazard

The property is located in Zone C, based on Flood Insurance Rate Map Community Panel 150003 0320B dated June 1, 1981. Zone C is defined as area of minimal flooding.

General Drainage Scheme

The construction of the proposed improvements will result in a significant increase in the drainage run-off due to the increase amount of impervious surface of the new building, roadway and parking areas. The existing project site currently has a total roof and pavement area of approximately 0.6 acres. The project site when full developed will have a total of 5.7 acres of roof and pavement area.

Pre-Development Runoff Coefficient

Infiltration	Medium	0.07
Relief	Rolling (5 to 15%)	0.06
Vegetal Cover	High (50 to 90%)	0.00
Development Type	Agricultural	<u>0.15</u>
	Total	0.28

Intensity

Length = 1200 ft

Slope = 18 %

Tc = 15 minutes

I = 8.6

$$Q = 0.28 \times 8.6 \times 12.106 = 29.15 \text{ cfs}$$

Post-Construction Conditions

Infiltration	Negligible	0.20
Relief	Rolling (0-5%)	0.00
Vegetal Cover	Poor (> 10%)	0.05
Development Type	Industrial	<u>0.55</u>
	Total	0.80

$$\text{Difference } C = 0.80 - 0.28 = 0.52$$

Intensity Post Construction

Length = 1200 ft

Slope = 15%

Tc = 15 minutes

I = 9.0

$$Q = 0.80 \times 9.0 \times 12.106 = 87.16 \text{ cfs}$$

Required volume of storage/retention to prevent any increase in drainage run-off resulting from the construction of the new buildings and pavement will be equal to the area of the project site time the depth of the design rainfall times the difference in the run-off coefficient.

Volume required for retention:

$$V = 12.106 \text{ acres} \times 5.0 \text{ in} / 12 \text{ in/ft} \times 0.52 = 2.62 \text{ acre feet} \times 43,560 \text{ sf/acre} = 114,256 \text{ cubic feet}$$

This retention volume will be provided with the use of sub-surface perforated drain pipes and several on surface retention basins.

SITE GRADING

Due to the heavy vegetative growth and steep slopes it will be necessary to clear the site in small sections and utilize best management practice (bmp) to minimize the impact of drainage and soil erosion. Most of the trees and shrubs should be mulched and used as ground cover to temporarily protect the exposed slopes. The site will have to be terraced in several areas and retaining wall constructed to provide the necessary building pads for the various structures. The on-surface and sub-surface retention basins along with drainage swales should be constructed first to contain all run-off on site during the construction period.

MINIMUM BEST MANAGEMENT PRACTICES

Drainage:

Handle drainage to control erosion, prevent damage to downstream and return waters to the natural drainage course in a manner which minimized sedimentation or other pollution to the maximum extent practicable.

The on-surface and sub-surface retention basins along with drainage swales should be constructed first to contain all run-off on site during the construction period.

Dust Control:

Control dust emission to the maximum extent practicable through bmp such as water sprinkling, dust fences, and the use of water wagons and water sprinklers to control any air borne dust and soils from leaving the project site. Limit the areas of disturbance and timely grassing of finished areas.

Place soil stockpiles away from adjacent properties and cover stockpiles with plastic or other sheeting material.

Water loose soil until damp and spray water during the grading operations to control airborne dust.

Erosion Control:

Only grade or excavate areas of ground where necessary to immediately start construction work. Leave existing vegetation such as grass, ground cover, weeds, bushes, etc. in-place.

Temporarily cover bare soil areas with plastic or other sheeting materials.

Temporarily cover the areas where equipment and vehicles would travel with crushed rock. Especially next to the road where vehicles will enter and leave the project.

Replant bare soil areas with grass or ground cover as soon as possible.

Sediment/ Silt Control:

Capture sediment transport in runoff to minimize the sediment from leaving the site with methods such as sediment basins, sediment traps, silt fences, sand bags, and vegetated filter strips.

Place silt fencing so storm runoff water will not carry silt onto the roadways and neighbors yards or into drainage systems or drainage ways such as gulches.

If silt does get onto the road, clean off as soon as possible without washing it into the storm drain. Be aware that silt on roadways is especially hazardous to vehicular traffic and could cause accidents.

Material and Waste Management:

Properly store toxic materials and prevent the discharge of pollutants associated with construction materials.

Timing of Control Measures Implementation:

Timing of control measures shall be in accordance with the approved erosion control plan. Disturbed areas of construction sites that will not be re-disturbed for twenty-one days or more will be stabilized (grassed or graveled) by no later than the fourteenth day after the last disturbance.

CONCLUSION

The proposed improvements will have a significant increase in drainage run-off due to the increase in building roof and pavement areas. The existing undeveloped conditions will have a run-off rate of approximately 29.15 cfs for the 50 year 1 hour storm event. The post-development condition will produce a run-off rate of 87.16 cfs. Despite the high increase in flow rate, the proposed on-surface retention basins and drop inlets and sub-surface drainage system will intercept a majority of the run-off and result in no increase in the amount or drainage run-off from the post construction period. Based on the proposed drainage improvements there will be no adverse effects on any adjoining or downstream properties as a result of this project.

EXHIBITS

RECEIVED AS FOLLOWS

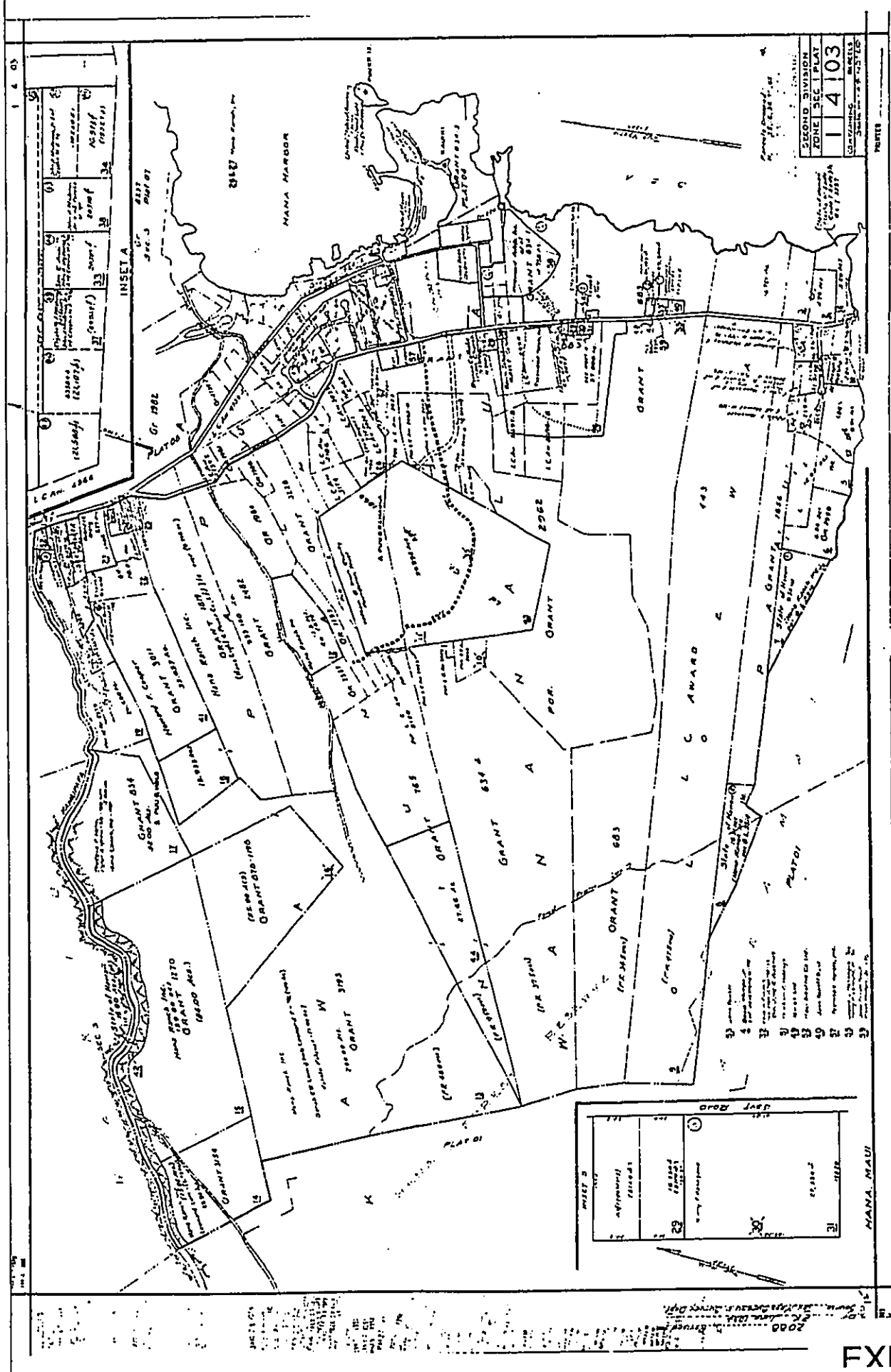
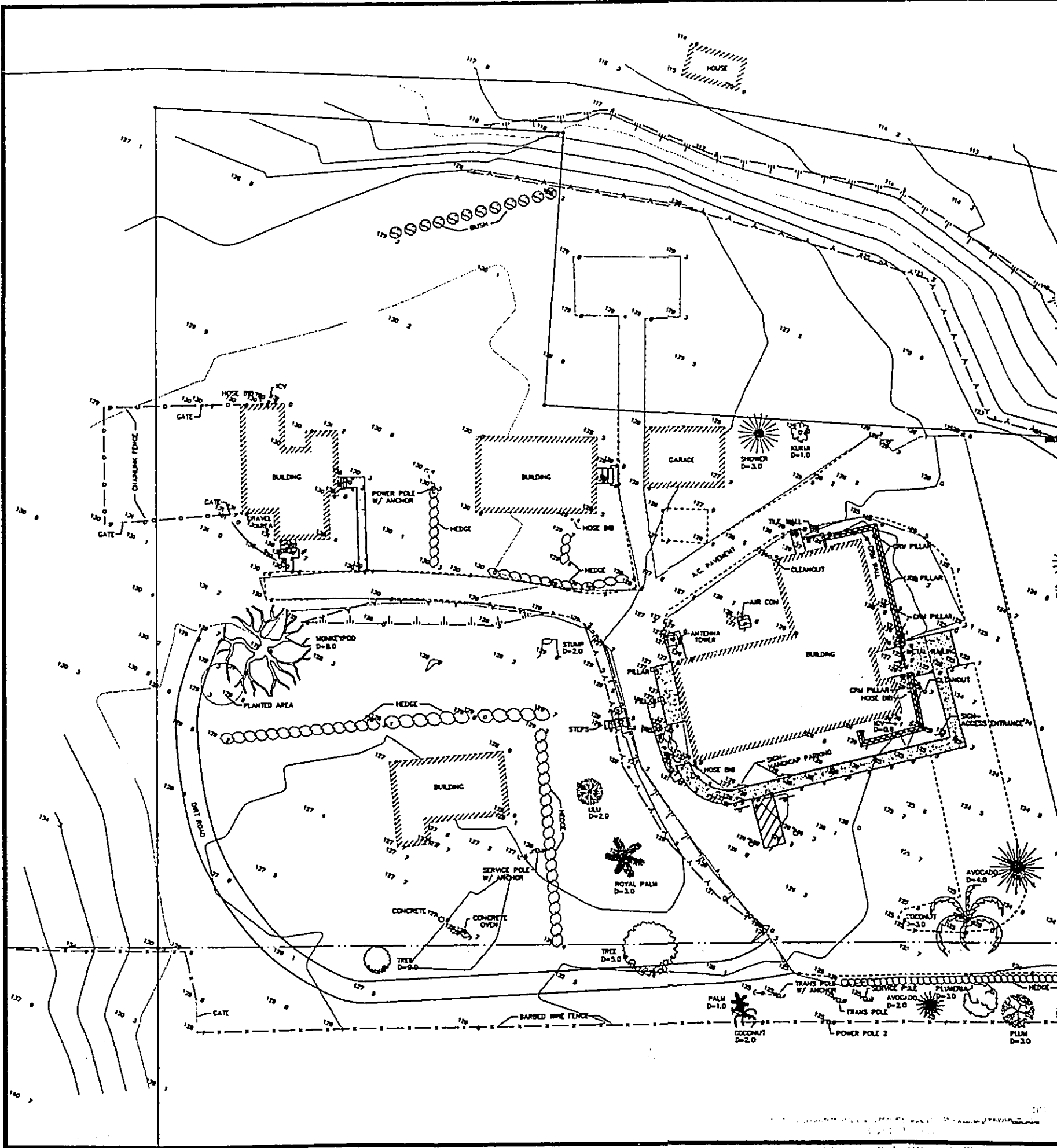


EXHIBIT 1

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RECEIVED AS FOLLOWS

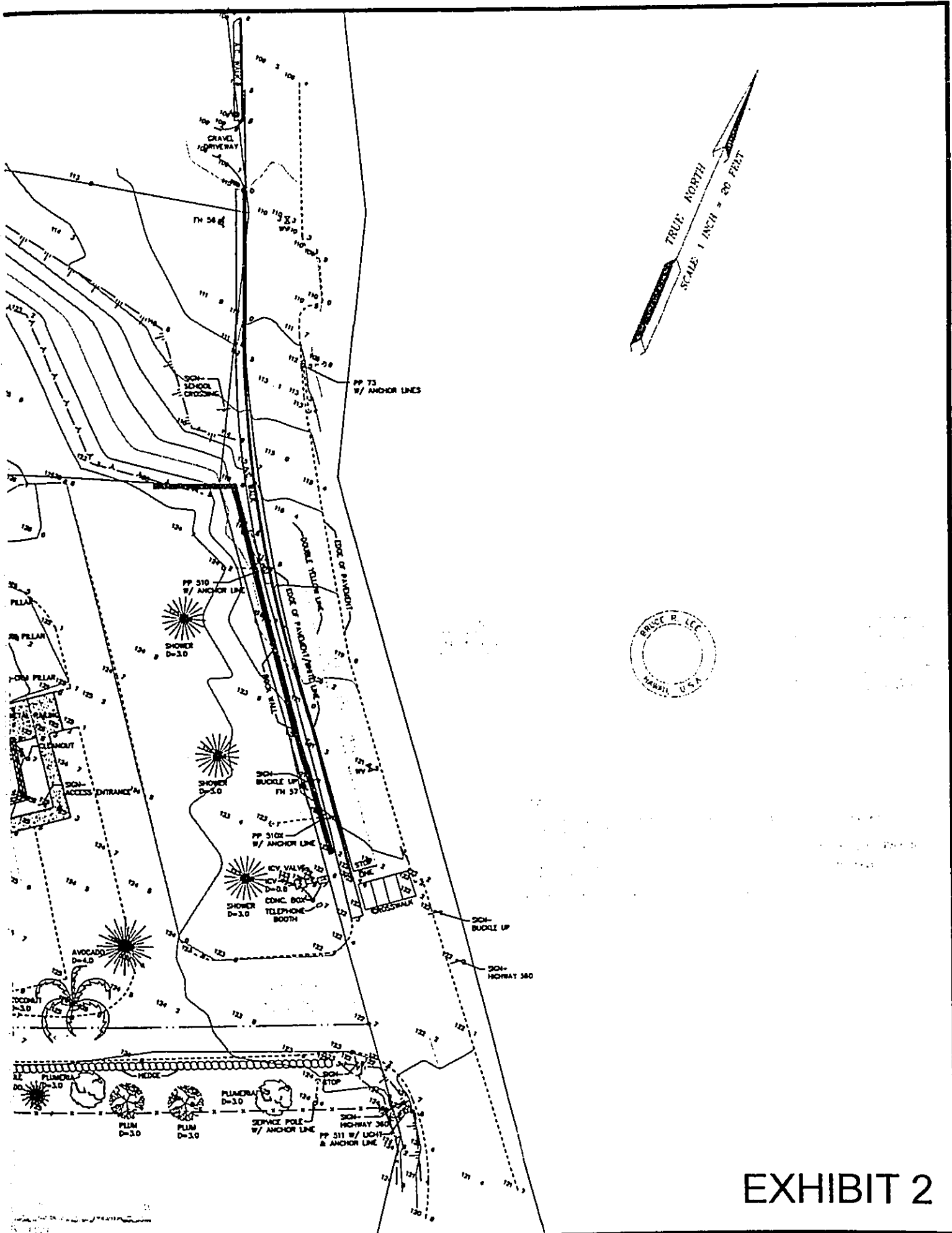
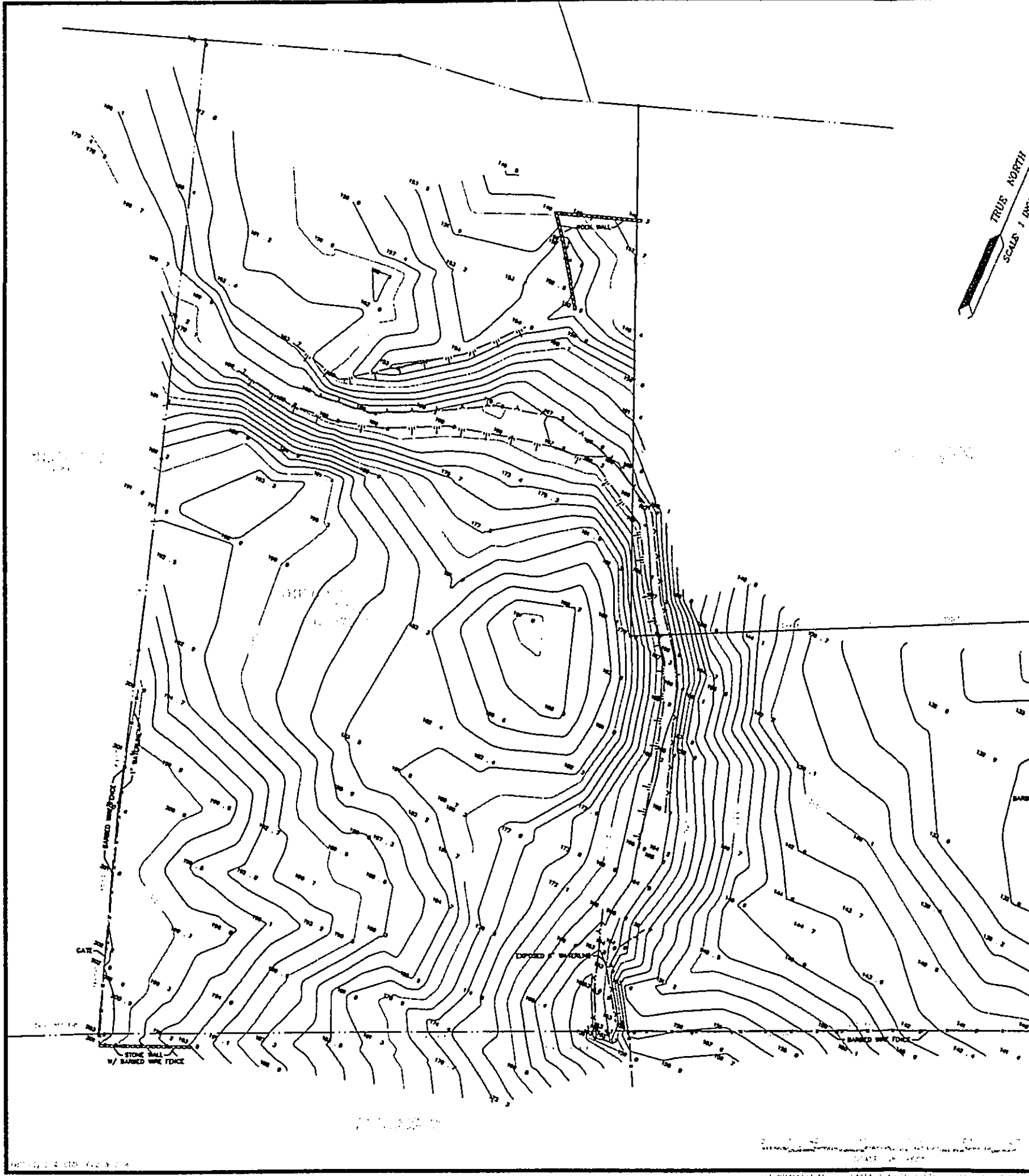


EXHIBIT 2

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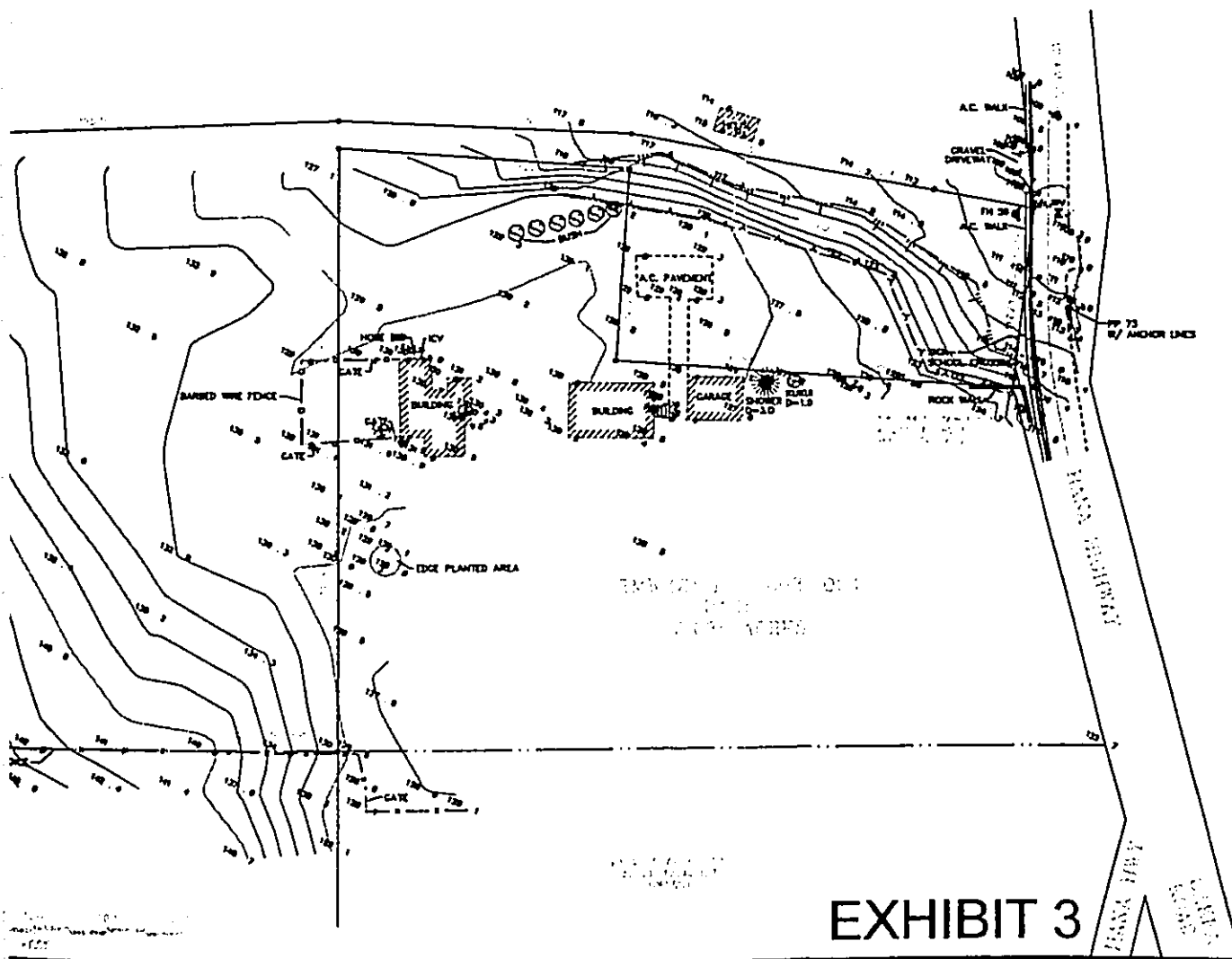
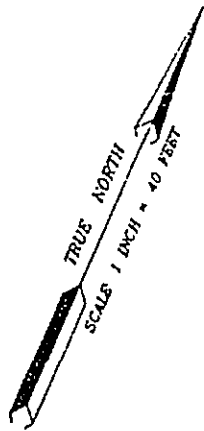
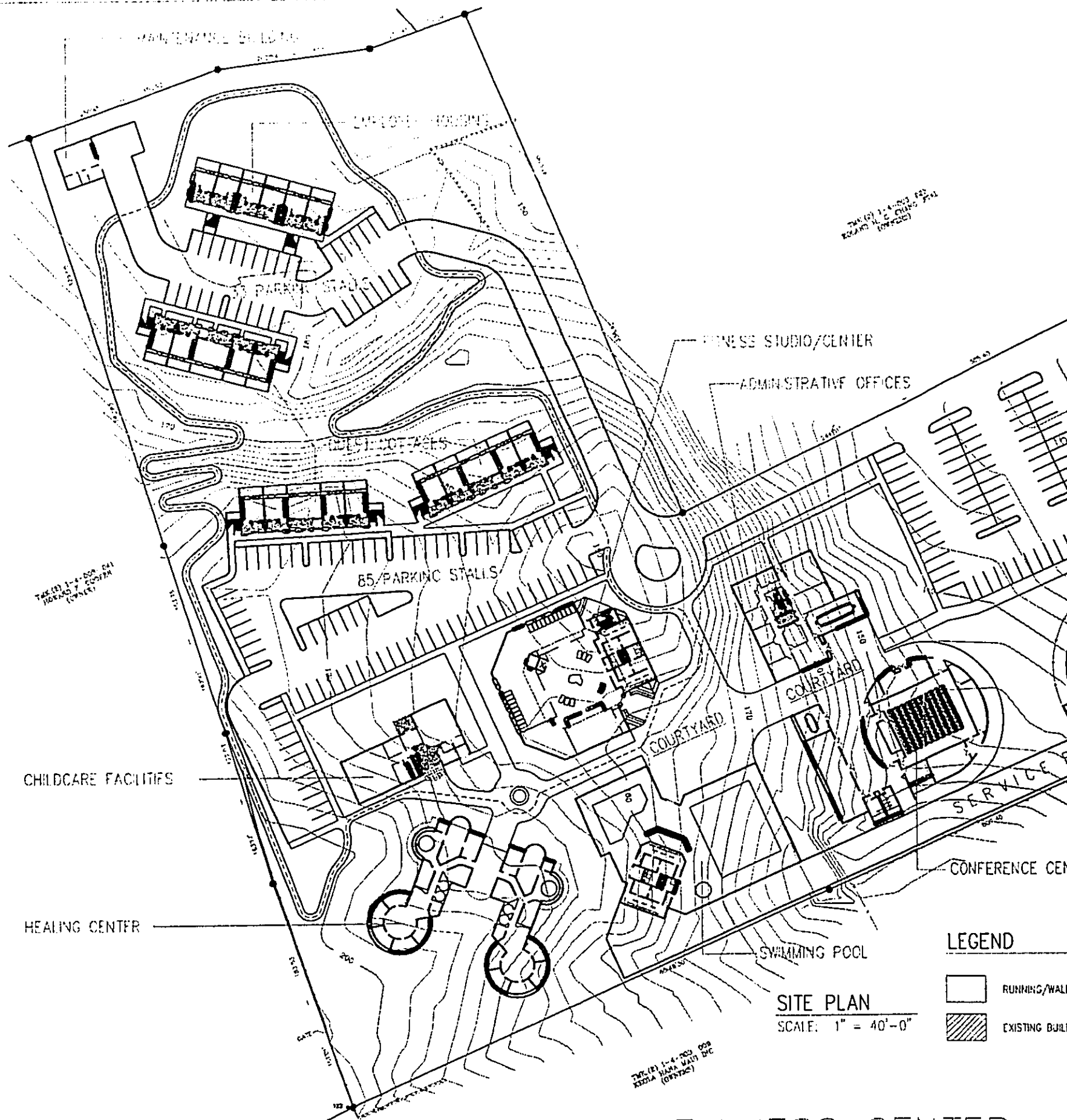


EXHIBIT 3

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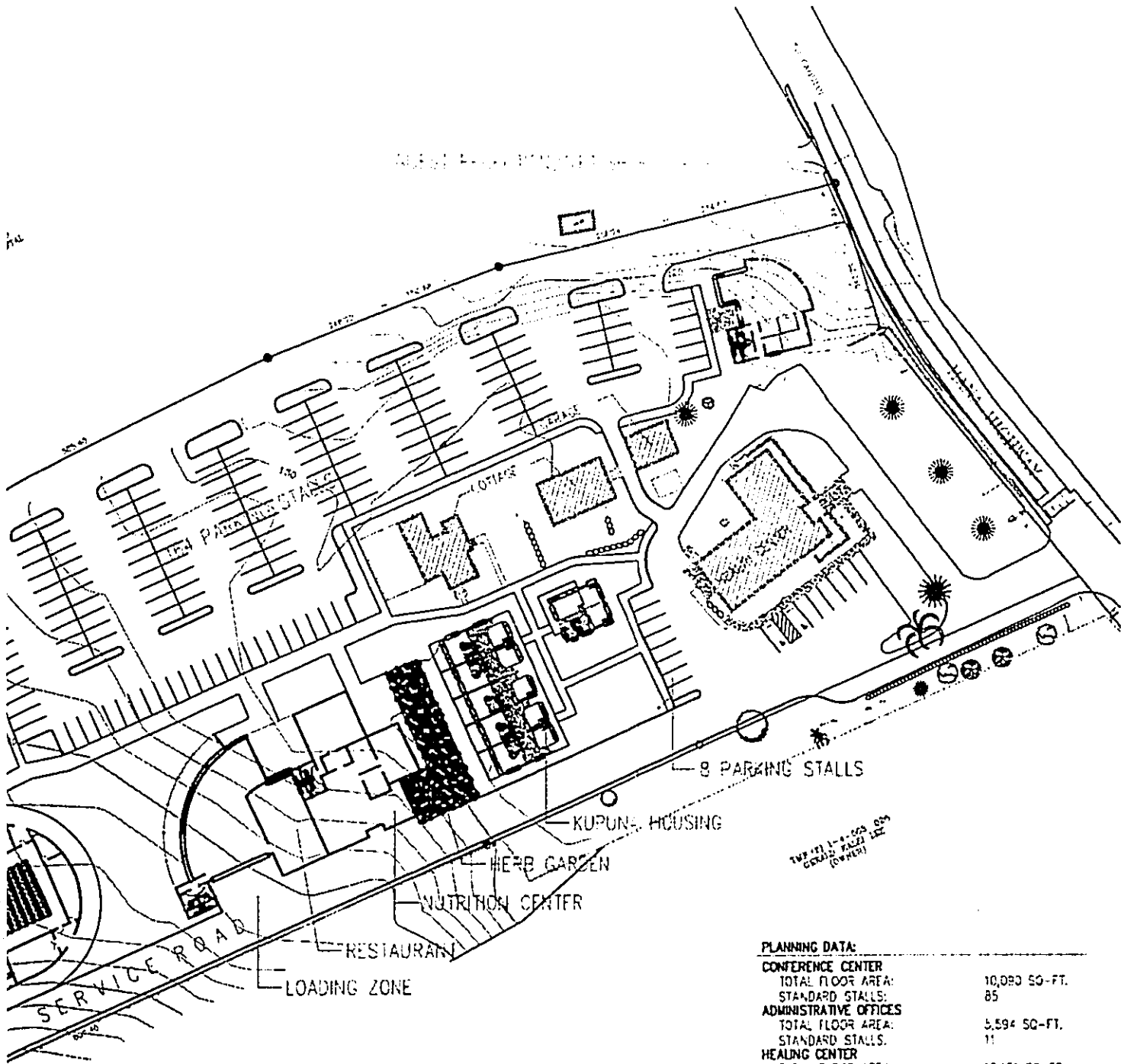


HANA COMMUNITY HEALTH & WELLNESS CENTER

HANA, HAWAII

DATE

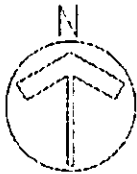
RECEIVED AS FOLLOWS



CONFERENCE CENTER

LEGEND

- RUNNING/WALKING PATH
- EXISTING BUILDINGS



PLANNING DATA:

GUEST RECEPTION/GIFT SHOP	
TOTAL FLOOR AREA:	2,126 SQ-FT
STANDARD STALLS:	5
KUPUNA HOUSING	
TOTAL FLOOR AREA:	5,718 SQ-FT.
STANDARD STALLS:	10
RESTAURANT/NUTRITION CENTER	
TOTAL FLOOR AREA:	12,132 SQ-FT.
STANDARD STALLS:	57
SWIMMING POOL	
(3 Employee Stalls)	
TOTAL FLOOR AREA:	12,688 SQ-FT.
STANDARD STALLS:	21

PLANNING DATA:

CONFERENCE CENTER	
TOTAL FLOOR AREA:	10,080 SQ-FT.
STANDARD STALLS:	85
ADMINISTRATIVE OFFICES	
TOTAL FLOOR AREA:	5,594 SQ-FT.
STANDARD STALLS:	11
HEALING CENTER	
TOTAL FLOOR AREA:	10,161 SQ-FT.
STANDARD STALLS:	27
FITNESS STUDIO/CENTER	
TOTAL FLOOR AREA:	17,980 SQ-FT.
STANDARD STALLS:	27
CHILD CARE FACILITIES	
TOTAL FLOOR AREA:	3,918 SQ-FT
STANDARD STALLS:	2
GUEST COTTAGES	
TOTAL FLOOR AREA:	7,882 SQ-FT/BUILDING
STANDARD STALLS:	15
EMPLOYEE HOUSING	
TOTAL FLOOR AREA:	7,648 SQ-FT.
STANDARD STALLS:	20
TOTAL PARKING STALLS:	280 STALLS
LOADING ZONES:	7

DATE

DATE

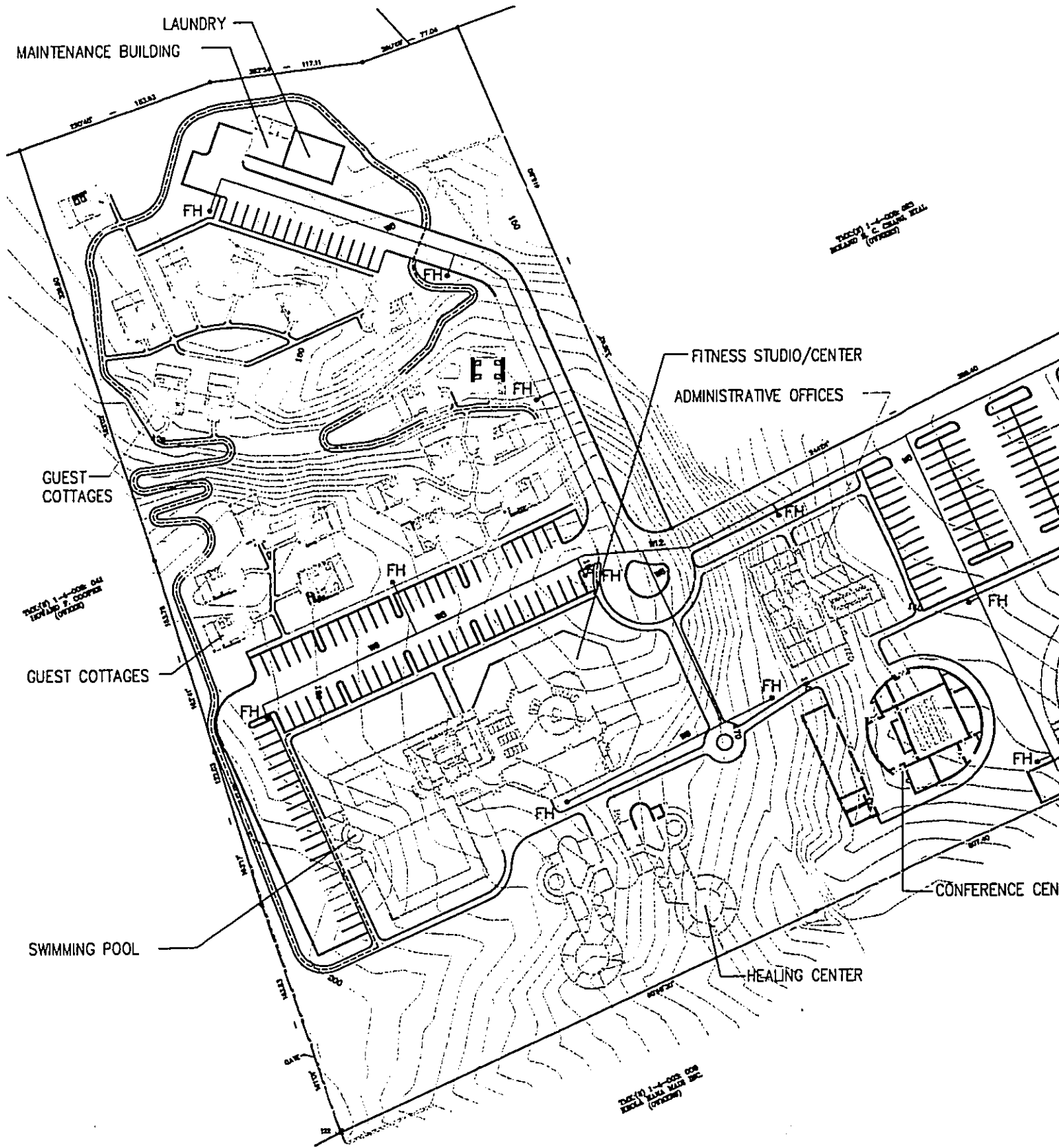
OF NO. SHTS



GYA ARCHITECTS, INC.
A DESIGN CORPORATION

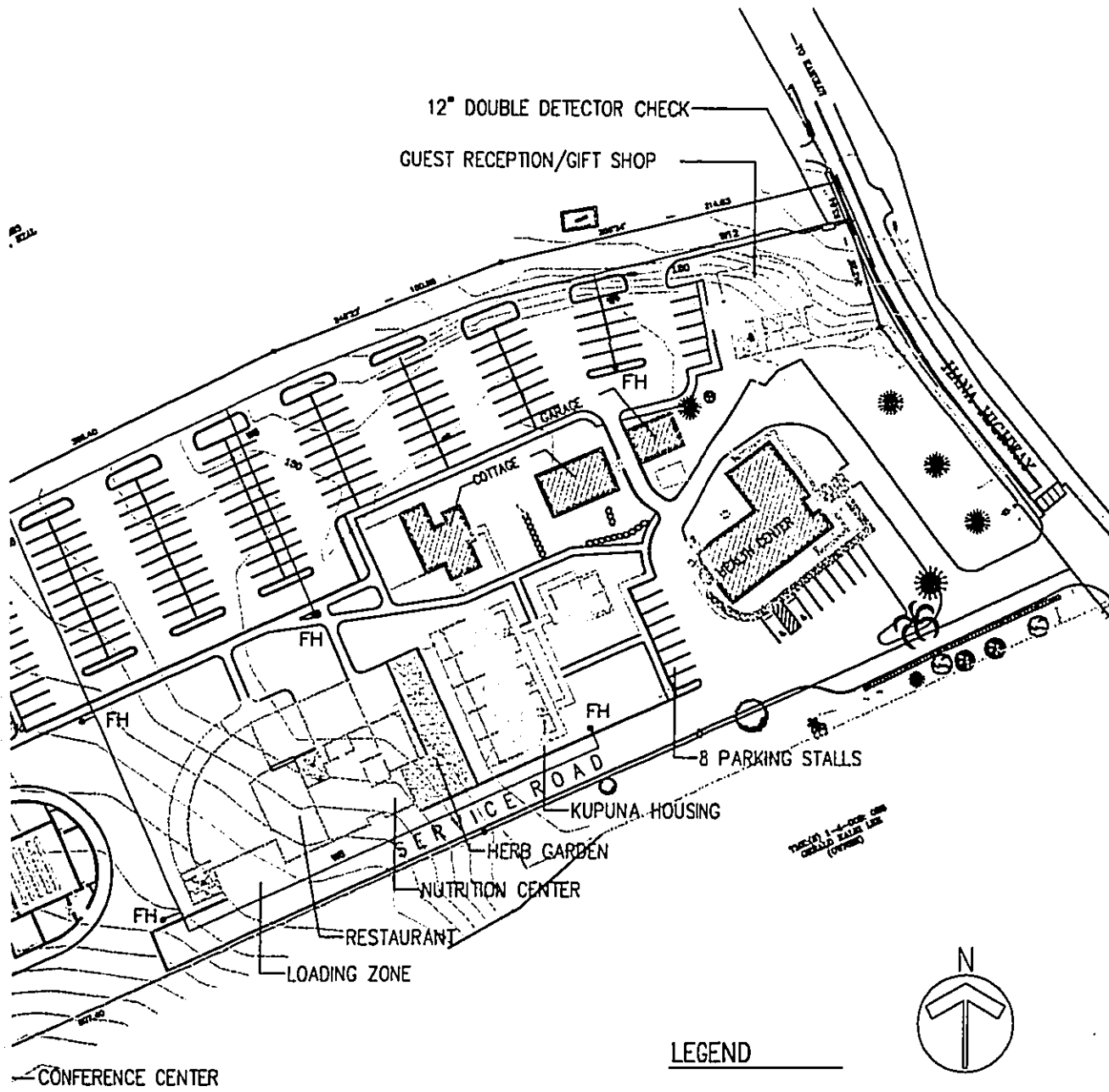
EXHIBIT 4

RECEIVED AS FOLLOWS



HANA COMMUNITY HEALTH & WELLNESS CENTER
HANA, HAWAII

RECEIVED AS FOLLOWS



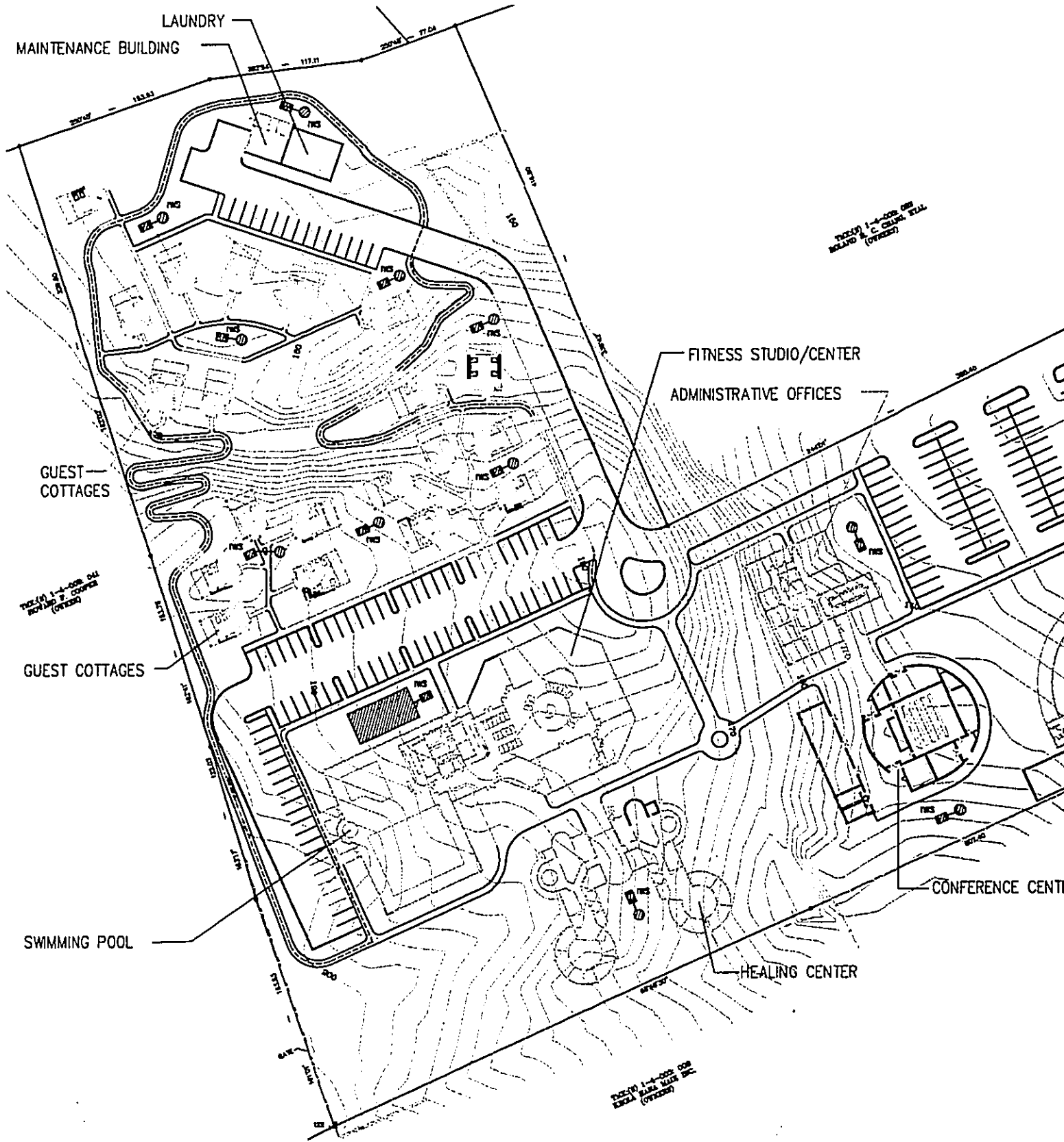
PRELIMINARY
SITE WATER & FIRE PROTECTION PLAN

SCALE: 1" = 80'-0"

ATER

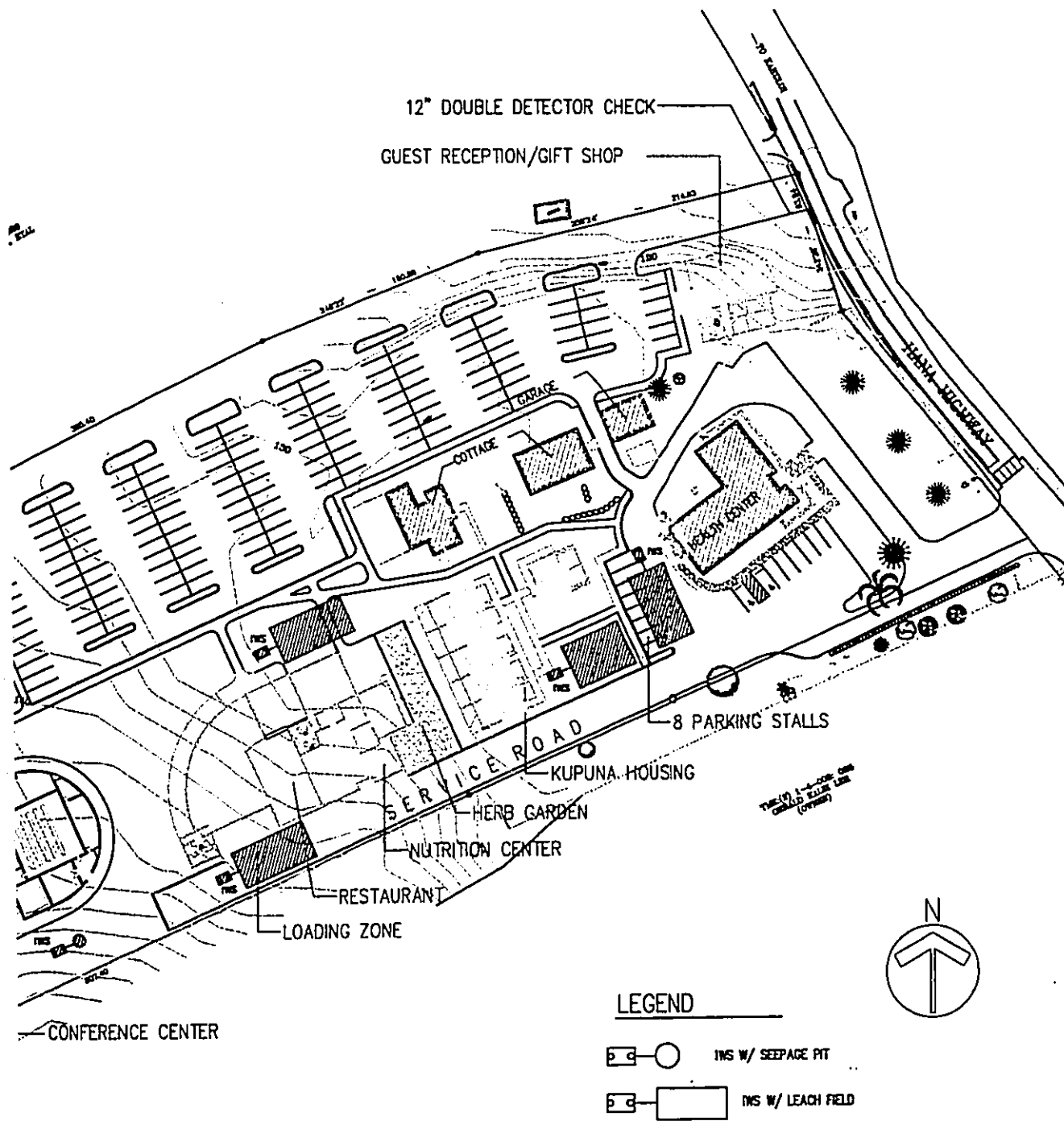
EXHIBIT 5

RECEIVED AS FOLLOWS



HANA COMMUNITY HEALTH & WELLNESS CENTER
HANA, HAWAII

RECEIVED AS FOLLOWS

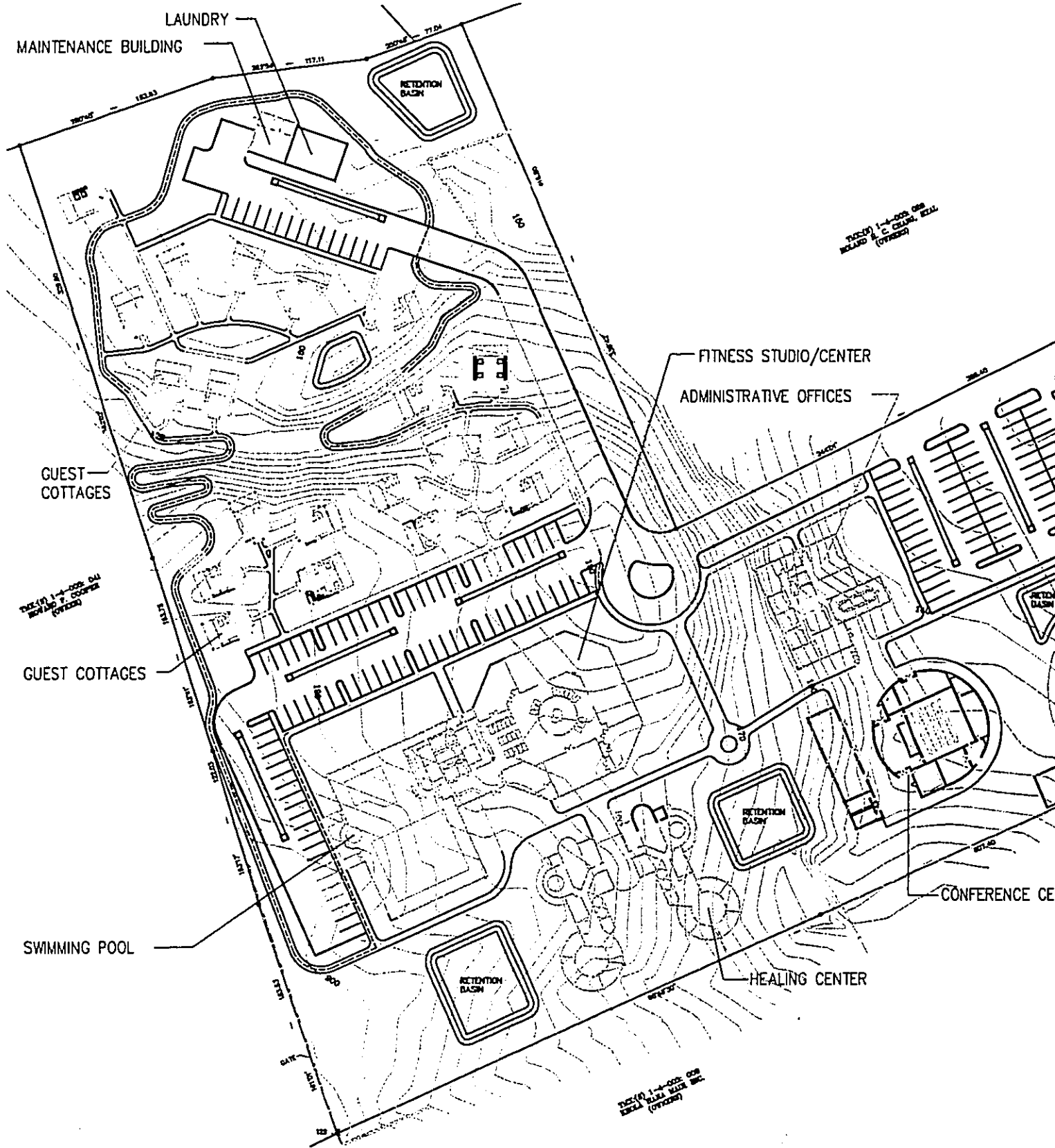


PRELIMINARY
SITE SEWAGE DISPOSAL SYSTEM PLAN
SCALE: 1" = 80'-0"

WATER

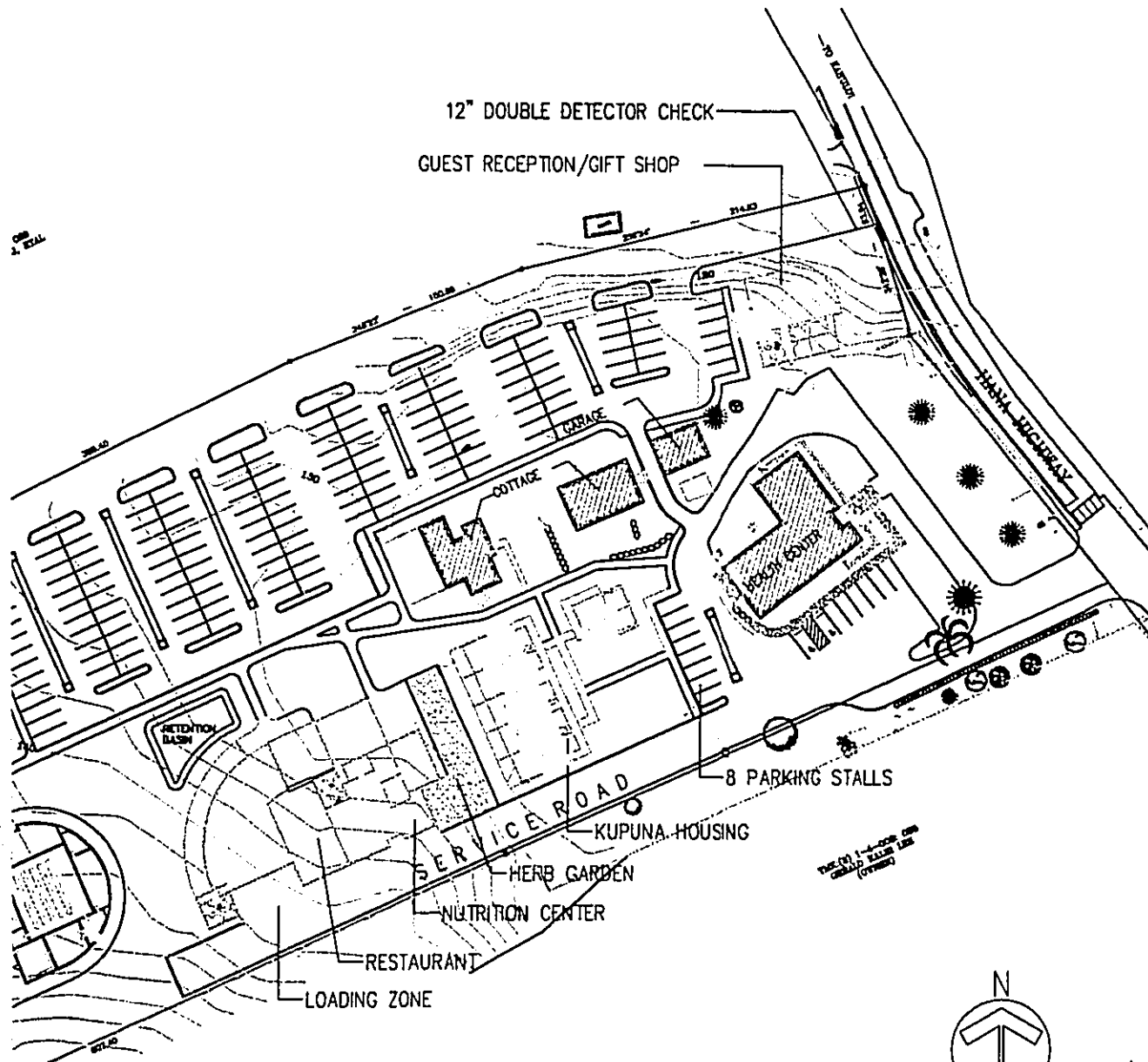
EXHIBIT 6

RECEIVED AS FOLLOWS



HANA COMMUNITY HEALTH & WELLNESS CENTER
HANA, HAWAII

RECEIVED AS FOLLOWS



LEGEND

- GRATE INLET W/ PERFORATED DRAIN PIPES
- RETENTION BASIN

PRELIMINARY
SITE DRAINAGE SYSTEM PLAN
SCALE: 1" = 80'-0"

INTER

EXHIBIT 7