STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

Paukūkalo Community Center, 657 Kaumualiʻi Street, Wailuku, Maui, Hawaiʻi, 96793
and Zoom Meeting ID: 609 754 2925
Monday, October 20, 2025, at 9:30 a.m. to be continued, if necessary,
on Tuesday, October 21, 2025, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live
Note: Commission Meeting Packets will be available at dhhl.hawaii.gov by Wednesday, October 10, 2025.

I. ORDER OF BUSINESS

A. Roll Call
B. Approval of Agenda
C. Approval of Minutes:
   a. September 15 & 16, 2025 Regular Meeting
D. Public Testimony on Agendized Items - see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify when the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

D-2 Approval of Consent to Mortgage
D-3 Ratification of Loan Approvals
D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
D-5 Approval to Certify Applications of Qualified Applications for the month of September 2025 (see exhibit)
D-6 Commission Designation of Successors to Application Rights – Public Notice 2024 (see exhibit)
D-7 Reinstatement of Deferred Application - (see exhibit)
D-8 Approval of Assignment of Leasehold Interest - (see exhibit)
D-9 Approval of Amendment of Leasehold Interest - (see exhibit)
D-10 Approval to Issue Non–Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
D-11 Conditional Approval of Subdivision, Transfer of a Portion of Lease and Amendments to Lease No. 1107, Lot No. 66-A, Keaukaha, Hawai'i - **Beni-Jo N. Kuamoo and Fantacie H. Keahilihau Kuamoo**

B. REGULAR AGENDA

Homestead Services Division

D-12 Denial of the Assignment of Lease Transfer Request – **Gordon W. Kunewa**, Agricultural Lease No. 7026, Lot No. 91, Maku'u, Hawai'i

Land Development Division

E-1 Approval of Lease Award – Honokōwai Subdivision - Agricultural Project Lease – Lahaina, Maui (see exhibit)

E-2 Approval of Lease Award – Waiehu Mauka Subdivision - Agricultural Project Lease – Wailuku, Maui (see exhibit)

Land Management Division

F-1 Approval to Issue a General Lease and Amend Right-of-Entry No. 495, Kēōkea Homestead Farm Lots Association, Kēōkea-Waiohuli, Maui Island, Tax Map Key Nos. (2) 2-2-032:067 & 068

F-2 Approval to Issue a License Agreement to Waiehu Kou Phase 3 Association, Waiehu, Wailuku, Maui Island, Tax Map Key No. (2) 3-2-012:005 (por.) & 3-2-024:090

F-3 Approval to Issue a License Easement, Kevin & Deborah Robell Trust, Waiohuli-Kēōkea, Kula, Maui Island, Tax Map Key No. (2) 2-2-031:025 (p) & 043 (p)

F-4 Approval to Fifth Amendment to Right-of-Entry No. 704, Hawaiian Telcom, Inc., Portions of Various Tax Map Keys, Islands of Kauaʻi, Oʻahu, Molokaʻi, Maui, Hawaiʻi, State of Hawaiʻi

F-5 Approval to Annual Renewal of Revocable Permit(s), Maui Island, various Tax Map Key Nos. (see Exhibit F-5)

F-6 Approval of Lease Term Extension for Three (3) General Leases scheduled to Expire, Kaei Hana I & II Industrial Subdivision, Waiākea/Kawaihae, Hawaiʻi Island, Tax Map Key Nos. (3) 2-2-060:042 & 041 & (3) 6-1-006:012

F-7 Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, South Hilo, Hawaiʻi Island, Tax Map Key Nos. (3) 2-2-058:027 & 028 (p)

F-8 Approval to Terminate General Lease No. 129, Kenneth L. Antonio, Waiākea, South Hilo, Hawaiʻi Island, Tax Map Key No. (3) 2-2-047:061

F-9 Approval to Annual Renewal of Revocable Permit(s), East and South Hawaiʻi, Hawaiʻi Island, various Tax Map Key Nos. (see Exhibit F-9)

F-10 Affirmation of the Hawaiian Homes Commission action of June 16, 2016, to remove Chaminade University of Honolulu (CUH) and recognize the Association of Hawaiian Civic Club (AOHCC) as a cl-Licensee, License No. 642, East Kapolei, Oʻahu Island, Tax Map Key No. (1) 9-1-016:108 (p)

F-11 Approval to Issue Revocable Permit to E-Opala Corporation, Māpunapuna, Honolulu, Oʻahu Island, Tax Map Key No. (1) 1-1-064:034

F-12 Approval to Issue Revocable Permit to Sun Isle West, Inc., Māpunapuna, Honolulu, Oahu Island, Tax Map Key No. (1) 1-1-064:032

F-13 Approval to Third Amendment to the Memorandum of Agreement between the East Hawaii Homestead Community Association relating to the Community Benefit Agreement, General Lease No. 245, Hilo Powers Partners, LLC, Waiākea, Hawaii Island, Tax Map Key No. (3) 2-2-047:070 & 074

Planning Office

G-1 Declare a Finding of No Significant Impact (FONSI) for the Waianae Coast Comprehensive Health Center ʻElepaio Food Campus Master Plan, Waiʻanae, Oahu TMK No. (1)- 8-6001:012, 024, 025, 026, 027, 028 (por.)

G-2 Adopt the Final Makuʻu Regional Plan Update (2025).

G-3 Accept the Beneficiary Consultation Report for the Waiohuli Water Agreement, Tax Map Keys (2) 2-002-014-0000, (2) 2-028-181-0000, (2) 2-002-084-0000, Waiohuli, Island of Maui

III. EXECUTIVE SESSION

The Commission anticipates convening an executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities on the following matters:

1. Status of telecommunications on Hawaiian Home Lands
2. Discussion on *Albert Hee, et al. V. State of Hawaii et al.*, Civil No. 1CCV-25-0001328
3. Update on *Richard Nelson, III et al., v. Hawaiian Homes Commission et al.*, Civil No. 07-1-1663

IV. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR ITEMS

Office of the Chairman

C-1 For Information Only - Status Report of DHHL Enforcement Unit Efforts and Statistics (September 8, 2025 – October 12, 2025)

Homestead Services Division

D-1 HSD Status Reports
- A. Homestead Application Totals and Monthly Activity Reports
- B. Delinquency Report
- C. Ratification of Loan Approvals

Land Development Division

E-3 For Information Only – Act 279 Update on DHHL's progress in implementing the Act
E-4 For Information Only – Maui Island Developmet Projects Update
E-5 For Information Only – Waiohuli Wells

Land Management Division

F-14 For Information Only. Status on License No. 811 to Mauna Kea Watershed Alliance, Upper Piʻihonua, Hawaiʻi Island, Tax Map Key No. (3) 2-6-018:002 (Por)

Planning Office

G-4 For Information Only – Draft Environmental Assessment for a Cultural Learning Center and Community Farm at Kaʻala Tax Map Key No.: 8-5-005:007 and 8-5-005:036, Waiʻanae, Oʻahu.
G-5 For Information Only – Draft Environmental Assessment for the Kaʻū Hawaiian Culture Community Center Tax Map Key No. (3) 9-5-005:003 (por.), Waiʻōhinu, Kaʻū, Hawaiʻi.
G-6 For Information Only – Water Policy Plan Update on Water Projects and Issues for Maui Island.

G-7 For Information Only – Status Update on Plan Implementation Maui Island Plan and Various Maui Regional Plans.

V. ANNOUNCEMENTS AND RECESS

1. DHHL Community Meeting, Monday, October 20, 2025, 6:30 p.m. Paukūkalo Community Center, 657 Kaumualiʻi Street, Wailuku, Maui, Hawaiʻi, 96793.

STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA
Paukūkalo Community Center, 657 Kaumualiʻi Street, Wailuku, Maui, Hawaiʻi, 96793
and Zoom Meeting ID: 609 754 2925
Tuesday, October 21, 2025, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live

I. ORDER OF BUSINESS

A. Roll Call
B. Public Testimony on Agendized Items - see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

II. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission

J-1 Kekoa Enomoto – Paʻupena Community Development Corporation
J-2 Janice Herrick – Various Concerns
J-3 Andrea Buckman – Kahikinui Watershed Forest Restoration
J-4 Blossom Feiteira – Waiohuli and Other Concerns
J-5 Rulan Waikiki – Paukukalo Hawaiian Homes Community Association
J-6 Daniel Ornellas – Waiehu Kou Jade Alohalani Smith – Various Concerns
J-7 Noelani Kanekoa - Puʻuhona Homestead
J-8 Donna Sterling - Kahikinui
J-9 Robin Newhouse Keokea Homestead Farm Lots Association
J-10 Elama Farm – Ka Ohana O Kahikinui
J-11 Robin Kealiinohomoku – Pulehunui Hawaiian Homelands
J-12 Shaunalison Kanae – Pulehunui Homesteads
J-13 Richard Mayer – Waiōhuli Water Wells
J-14 Danell Medeiros – Hiwahiwa Kaheaku – Contested Case Hearing
J-15 Kenna Stormogipson – Waipouli
J-16 Lourdes Torres - Waipouli
J-17 Hoolehua Homesteaders Association
J-18 Jan Makepa – Waiʻanae Homestead Association
J-19 De Mont Manaole – Various Concerns
J-20 Bo Kahui - Laʻiʻōpua Community Development Corporation
J-21 Jojo Tanimoto – Kawaihae Concern

III. ANNOUNCEMENTS AND ADJOURNMENT

A. Permitted Interactions (HRS §92-2.5(e)) Reports of Commissioners' Attendance at Informational/Community Meetings
Pursuant to HRS §92-2.5(e), Commissioners who attended informational or community meetings will disclose attendance and report the matters presented and discussed that related to Commission business at the following events:

1. 2025 Native Hawaiian Convention, Hawaiian Council, October 6-9, 2025, Tulalip Resort Casino, Washington — Attending Commissioners: Watson, Marfil, Ornellas, Lasua, Kaneakua; each attended various breakout sessions.
For disclosure only; the Commission will not deliberate or take action on the reported matters under this item.

B. Next Regular HHC Meeting – November 17 & 18, 2025, Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, Oahu.

C. Adjournment

Kali Watson, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Pauline N. Namu'o, O'ahu	Michael L. Kaleikini, East Hawai'i
Makai Freitas, West Hawai'i	Sanoe Marfil, O'ahu
Walter Kaneakua, O'ahu	Lawrence Lasua, Moloka'i
Archie Kalepa, Maui	Shaylyn K. Ornellas, Kaua'i

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 730-0298 or michael.l.lowe@hawaii.gov as soon as possible, preferably by October 16, 2025. If a response is received after that, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Public Testimony on Agendized Items can be provided either as (1) in person at the meeting location by filling out a form at the reception table, (2) written testimony mailed to *Commission Testimony, P.O. Box 1879, Honolulu, HI, 96815*, or emailed to *DHHL.icro1@hawaii.gov* by October 16, 2025, or (3) live, oral testimony online by joining the Zoom meeting and relabeling your profile to include the agenda item you wish to testify on. Please keep your computer muted and your camera off until you are called. You will need a computer with internet access, a video camera, and a microphone to participate if you would like to be visible to Commission members and other meeting participants.

Disruption of Interactive Technology – If all participating Commissioners cannot maintain audiovisual communication and a quorum is lost, the meeting will automatically be recessed for 30 minutes. During that time, an attempt to restore audiovisual communication will be made. If such an attempt to restore is unsuccessful within 30 minutes, all Commissioners, public members, staff, and other interested individuals shall log on again to the Zoom link on this Notice, whereby audio communication will be established for all participants, and the meeting will continue. If reconvening the meeting is impossible because audio and visual communication cannot be re-established, the meeting will be terminated.

ITEM D-2 EXHIBIT		
APPROVAL OF CONSENT TO MORTGAGE		
LESSEE	**LEASE NO.**	**AREA**
NAKIHEI, Brent	5	Kalamaula, Molokai
RAFFUSE, Cherish	12028	Kaupea, Oahu
REYES, Sheldon	12428	Kauluokahai, Oahu
KANIAUPIO, Stanton	11273	Kakaina, Oahu
CALIZAR, Jennifer	3932	Waimanalo, Oahu
KAWAHARA, Judith	3932	Waimanalo, Oahu
KAHALEWAI, Leyton	9439	Waiehu Kou 2, Maui
ISHIKAWA, Melvin	8552	Princess Kahanu Estates, Oahu
DOMINGO, William	2599	One Alii, Molokai
KEANU, Tami-Sue	9686	Waimanalo, Oahu
SALVADOR, Deanna L.	5211	Nanakuli, Oahu
SOUZA, Leona L.	11284	Kumuhau, Oahu
MANDAC, Waioni P.M.	8547	Princess Kahanu Estates, Oahu
KAUAHIKAUA, Rylee-Ann K.	9565	Kalawahine, Oahu
DANNER, Robin P.	6529	Anahola, KKauai
MEDEIROS, JOHN K.	10063	Waiehu Kou 3, Maui
KANEHOLANI, Keone N.	11142	Anahola, Kauai
SPAIN, Jerilynn	10936	Piihonua, Hawaii
AMURO, Kasey	13085	Puuhona, Maui
WILHELM, Carol	11700	Kanehili, Oahu
KAHALEWAI-PEDRO, Tina	4602	Waianae, Oahu
TAMAYOSE, Waipuilani	13253	Puuhona, Maui
WICKES, Anthony Frank	13118	Puuhona, Maui
SHAW, Noel	9636	Kalawahine, Oahu
KALANI, Lee Ann	13108	Puuhona, Maui

ITEM D-3 EXHIBIT		
RATIFICATION OF LOAN APPROVALS		
LESSEE	**LEASE NO.**	**AREA**
DUARTE, Dovelyn	10252	Waianae, Oahu

ITEM D-4 EXHIBIT

APPROVAL OF HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT	AREA
ABBEY, Richard L., Jr.	Oahu IW Res
ABRIGO, Marlene K.	Oahu IW Res
ACIA, Aldene K.B.	Maui IW Res
ADAMS, Reginald N., Jr.	Oahu IW Res
AFONG, Elizabeth K.	Oahu IW Res
AFONG, Scotty W.	Oahu IW Res
AGUIAR, Chanel K.	Waianae Area / Oahu IW Res
AGUINALDO, Melody P.	Oahu IW Res
AH SING, Ida K.	Oahu IW Res

AH SING, Karl K.	Oahu IW Res
AH SUI, Kezia H.	Oahu IW Res
AHINA, Benny N.	Waimanalo Area / Oahu IW Res
AHINA, Donnalynne K.	Waimanalo Area / Oahu IW Res
AHUNA, Lani L.	Oahu IW Res
AILA, Elizabeth M.	Oahu IW Res
AILA, Paula Ann W.	Oahu IW Res
AIONA, Liane	Oahu IW Res
AIONA, Rita K.P.	Hawaii IW Res
AIPOALANI-SCANLAN, Kukana M.	Oahu IW Res
AIU, Louise M.K.	Waianae Area / Oahu IW Res
AIWOHI, John D., III	Oahu IW Res
AKANA, Francis K.	Oahu IW Res
AKANA, Larry M.	Oahu IW Res
AKANA, Roberta K.	Oahu IW Res
AKANA, Shannon D.	Waimanalo Area / Oahu IW Res
AKAU, Germaine H.	Oahu IW Res
AKAU, Rory K.	Hawaii IW Agr
AKIM, Paulette K.	Oahu IW Res
AKIONA, James P., Sr.	Hawaii IW Pas
AKIONA, Kevin K.	Oahu IW Res
AKIU, Mabel Beth U.	Oahu IW Res
ALAPAI, Barbara Ann K.	Oahu IW Res
ALAPAI, Raymond K., Jr.	Oahu IW Res
ALCOS, Sherrie K.	Nanakuli Area / Oahu IW Res
ALDEGUER, Jaynai L.	Oahu IW Res
ALEXANDER, Emma L.	Oahu IW Res
ALIP, Bonifacio III	Hawaii IW Agr
ALMEIDA, Ellen M.	Waimanalo Area / Oahu IW Res
ALONZO, Gregory G.	Oahu IW Res to Lanai Res
ALULI, Alai Merle H.	Oahu IW Res
ALVAREZ, AmyJean H.	Oahu IW Res
AMARAL, Edmund K., Jr.	Oahu IW Res
AMINA, John K., IV	Oahu IW Res
AMINA-WAIAU, Willamina B.	Oahu IW Res
ANAKALEA, Caroline K.	Nanakuli Area / Oahu IW Res
ANDRADE, Faith S.C.K.	Waimanalo Area / Oahu IW Res
ANGILAU, Amanakilelei L.	Oahu IW Res
ANI, Paulo H.K.	Oahu IW Res
ANNINO-LUAT, Naomi N.	Waimanalo Area / Oahu IW Res
ANTONE, Lydia, L.	Oahu IW Res
ANTONIO, Desmond M.	Oahu IW Res
APILADO, Margaret S.	Oahu IW Res
ATON, Joyce V.	Oahu IW Res
AUALA, Elaine L.	Waimanalo Area / Oahu IW Res
AUELUA, Roselani M.U.	Oahu IW Res

AUWAE, Emily J.D.	Oahu IW Res
BABBITT, William D.	Oahu IW Res
BAGANO, Veronica N.	Oahu IW Res
BAILEY, Pennylynn A.	Oahu IW Res
BAKER, Kelly Ann K.	Oahu IW Res
BAKER, Shelly Y.L.	Oahu IW Res
BALCITA, Terrence K.	Oahu IW Res
BARR, Keawelaniikekahialiiokamoku D.	Oahu IW Res
BARRETT, Toma D.	Oahu IW Res
BATALONA, Alfred K., Jr.	Oahu IW Res
BEE, John W.	Oahu IW Res
BELL, Winona L.K.	Waimanalo Area / Oahu IW Res
BILLINGTON, Clinton K.	Oahu IW Res
BLACKWELL, Lorraine	Oahu IW Res
BOBBITT, Emily K.	Oahu IW Res
BOOK, Roxanne L.K.	Oahu IW Res
CHAI, Hilton K., Jr	Oahu IW Res
DAYTON, Sonnette M.M.	Waimanalo Area / Oahu IW Res
EDAYAN, Roxanne P.M.	Oahu IW Res
FARM, Leonard D.	Oahu IW Res
GONSALVES, Arlene M.	Hawaii IW Agr to Maui IW Agr
GONSALVES, Arlene M.	Hawaii IW Res to Maui IW Res
GRAHAM, Deborah K.	Oahu IW Res
HAO, Brenda Lee K.	Oahu IW Res
HOOHULI, Josiah L., Jr.	Oahu IW Res
KAAIHILI, Walter H., Jr.	Oahu IW Res
KAAUWAI-IWAMOTO, Linda	Oahu IW Res
KAEO, Bertram M.A.	Oahu IW Res
KAHOOKAULANA, Corina K.	Oahu IW Res
KAHUE, Harry K.	Waimanalo Area / Oahu IW Res
KAMAKA, Vincent D.	Oahu IW Res
KANAMU, Charlette K.	Oahu IW Res
KANANA, Daniel	Oahu IW Res
KANOA, Lawrence K., Jr.	Oahu IW Res
KAOHU, Jody T.	Oahu IW Res
KAOPUIKI, Alan R.	Oahu IW Res
KARPIN, Karla	Oahu IW Res
KEALOHI, Rodney K.	Oahu IW Res
KIM, Stanford	Oahu IW Res
KO, Earl P.	Oahu IW Res
LUAHIWA, Larry K.	Maui IW Res
MAIAVA, Robin K.	Oahu IW Res
MOMOA, Christen	Oahu IW Res
PAHIA, Cherrie	Oahu IW Res
PALMER, Paulette K.	Oahu IW Res
ROBERTSON, Junelehua K.	Oahu IW Res

ROSA, Sandra K.M.	Oahu IW Res
SALE, Michaeleen R.	Oahu IW Res
SKINNER, Claudia K.	Hawaii IW Res
SOLATORIO, Roylyn	Oahu IW Res
SPENCER, Bonnie R.	Oahu IW Res
TOLENTINO, Lauren I.F.	Oahu IW Res
VIERRA, Roy K.	Oahu IW Res
WAA, Keolaokalani K.	Oahu IW Res
WEINER, Francis L.	Oahu IW Res
WILLIAMS, Lois M.	Molokai IW Agr

ITEM D-5 EXHIBIT

APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS FOR THE MONTH OF SEPTEMBER 2025

APPLICANT	AREA
AIWOHI, Shannon H., Jr.	Oahu IW Agr
AIWOHI, Shannon H., Jr.	Oahu IW Res
BAKER, George Washington K., IV	Oahu IW Agr
BAKER, George Washington K., IV	Oahu IW Res
BUNKER, Kaimana K.	Oahu IW Agr
BUNKER, Kaimana K.	Oahu IW Res
ESTOY KEKA, Christine K.	Hawaii IW Agr
ESTOY KEKA, Christine K.	Hawaii IW Res
FOSTER, Kamuela	Maui IW Pas
FOSTER, Kamuela	Maui IW Res
FURUTO, Kingsley H.	Oahu IW Agr
FURUTO, Kingsley H.	Oahu IW Res
KAHAKAI, Talbot K.N.	Hawaii IW Agr
KAHAKAI, Talbot K.N.	Oahu IW Res
KAHANAOI-PIMENTEL, Brandy T.	Maui IW Agr
KAHANAOI-PIMENTEL, Brandy T.	Maui IW Res
KALAWAIA KAI, Nicole L.L.	Maui IW Agr
KALAWAIA KAI, Nicole L.L.	Maui IW Res
KANE, Heath H.	Hawaii IW Agr
KANE, Heath H.	Hawaii IW Res
KAUAHIKAUA, Audra A.K.	Oahu IW Agr
KAUAHIKAUA, Audra A.K.	Oahu IW Res
KAUAHIKAUA, Raven G.K.	Oahu IW Agr
KAUAHIKAUA, Raven G.K.	Oahu IW Res
KEKAHUNA, Damien K.	Hawaii IW Agr
KEPANO, Lincoln K.	Oahu IW Res
KERR, Natalie K.	Kauai IW Agr
KERR, Natalie K.	Maui IW Res
KOANUI NEFALAR, Stacie Lee K.	Lanai IW Res
KU, John J., III	Oahu IW Res
KUHAULUA, Kurtis K.	Maui IW Pas

KUHAULUA, Kurtis K.	Maui IW Res
LAA, Isaac F.H.H.J.	Hawaii IW Agr
LAA, Isaac F.H.H.J.	Hawaii IW Res
SEARLE, Hokulani J.Y.	Oahu IW Agr
SEARLE, Hokulani J.Y.	Oahu IW Res
SILVA, Judah K.U.M.A.M.K.H	Oahu IW Agr
SILVA, Judah K.U.M.A.M.K.H	Oahu IW Res
STEPHENS, Daniel W., Jr.	Oahu IW Res
STEPHENS, Dansen L.	Oahu IW Res
WAKE, Shanyece K.	Hawaii IW Res

ITEM D-6 EXHIBIT

COMMISSION DESIGNATION OF SUCCESSORS TO APPLICATION RIGHTS PUBLIC NOTICE 2024

APPLICANT	**AREA**
AKAU, Rory K.	Hawaii IW Agr
KAAUWAI-IWAMOTO, Linda	Oahu IW Res
MINER, Kamakanoenoeokalani	Hawaii IW Agr
MINER, Kamakanoenoeokalani	Oahu IW Res
YONG, Sharon K.K.	Maui IW Agr
YONG, Sharon K.K.	Maui IW Res

ITEM D-7 EXHIBIT

REINSTATEMENT OF DEFERRED APPLICATION

APPLICANT	**AREA**
CORREA, Emmaline R.	Waimea Area / Hawaii IW Pas
JOHANSEN, Bettiemae W.	Waimea Area / Hawaii IW Pas
KAILI, Libert Jr.	Nanakuli Area / Oahu IW Res

ITEM D-8 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	**LEASE NO.**	**AREA**
AKIONA, Harold G. K.	9243	Kaniohale, Hawaii
AH LOY, Marva Lee K.	1250	Keaukaha, Hawaii
AUWAE, Crystal Gayle G. S. K.	3317	Nanakuli, Oahu
BASILIO, Candace P.	12028	Kaupea, Oahu
CUMMINGS, Margaret T.	4584	Waianae, Oahu
GABRIEL, Lavern P.	5574	Lualualei, Oahu
HANOHANO, Waylyn P.	708	Nanakuli, Oahu
HULIHEE, Vanessa E.	1437	Waiakea, Hawaii
HUTCHINSON, Lancelot K.	5113-B	Panaewa, Hawaii
KAIAMA, Rachel L.	9636	Kalawahine, Oahu
KAMAI, Victor R., Sr.	12194	Waiehu 4, Maui
VELLINA, Felix C., Jr.	12194	Waiehu 4, Maui
KAMAUU, Macey H. H.	2225	Kewalo, Oahu

LUM, Dana K.	4593	Waianae, Oahu
MAHI, Kililani K. P.	6345	Keaukaha, Hawaii
MAKUAKANE-LUNDIN, Gail M.	5650	Keaukaha, Hawaii
MANIJO, Esmenia P. K. K.	5559	Lualualei, Oahu
MOKIAO, Wayne A.	3647	Waimanalo, Oahu
NAKI-NAKAGAWA, Georgette I.	3726-A	Nanakuli, Oahu
OILI, Benjamin M., Jr.	5378	Panaewa, Hawaii
PEREIRA, George J. L. W.	5091	Keaukaha, Hawaii
RITTMEISTER, Frederick H., Jr.	5569	Lualualei, Oahu
THURSTON, Linda K.	9565	Kalawahine, Oahu
VELLINA, Felix C., Jr.	9543	Waiehu 2, Maui
VINCENT, Terry G.	2662	Hoolehua, Molokai
BYRD, Twila K.	15610	Kauluokahai, Oahu
CAFFERTY, Bridget M.	15354	Kauluokahai, Oahu
FUJIMOTO, Pamela N.	15147	Kauluokahai, Oahu
GUERREIRO, Kamakahanohano K.	12392	Kapolei, Oahu
KAMANAO, Dal K.	15220	Kauluokahai, Oahu
KUIKAHI, Nadine Z. N.	15609	Kauluokahai, Oahu
KUNIPO-AGUIRRE, Mary Gloria I.	15308	Kauluokahai, Oahu
LUNA, Candy L.	15527	Kauluokahai, Oahu
NAONE, Anita M. K.	15500	Kauluokahai, Oahu
PAUOLE, Landis K.	15284	Kauluokahai, Oahu
RICHARDS, Dana K.	15172	Kauluokahai, Oahu
SPENCER, Bonnie R.	15153	Kaupea, Oahu
WAIAU, Elizabeth K.	10841	Laiopua, Hawaii
KAHOLOAA, Jimmy	7870	Hoolehua, Molokai
KAHUE, Kim K.	5843	Kalamaula, Molokai
KAMEALOHA, Verna K.	13172	Makuu, Hawaii
LEE, Justin K.	6310	Keaukaha, Hawaii
REYES, Moke L.	239	Hoolehua, Molokai
VEGAS, Alvin K.	13224	Puuhona, Maui
WONG, Kawelo N. K.	13089	Puuhona, Maui

ITEM D-9 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
ABRAHAM, Leonette M.	4020	Waiakea, Hawaii
AH LOY, Marva Lee K.	1250	Keaukaha, Hawaii
AH SUI, Kezia H.	15097	Kapolei, Oahu
AHSING, Chesea L. K.	12393	Kapolei, Oahu
AKANA, Shannon	15033	Kapolei, Oahu
AKANA, Francis K.	15334	Kapolei, Oahu
ALCOS, Sherrie K.	15011	Kapolei, Oahu
ALVAREZ, Amyjean H.	15283	Kapolei, Oahu

AUWAE, Crystal Gayel G. S. K.	3317	Nanakuli, Oahu
BAJET, Cher P.	12421	Kapolei, Oahu
BALCITA, Terrence K.	15297	Kapolei, Oahu
BALDOMERO, Lorna U.	15310	Kapolei, Oahu
BANNISTER, Samuel L.	8086	Pu'ukapu, Hawaii
BARR, Keawelaniikekahialii	15315	Kapolei, Oahu
BISHAW, James B. K.	2752-Z	Hoolehua, Molokai
BOBBITT, Emily K.	15209	Kapolei, Oahu
BURNS, Rebecca L.	15303	Kapolei, Oahu
CAFFERTY, Bridget M.	15354	Kapolei, Oahu
CASHMAN, Kimo A.	15207	Kapolei, Oahu
CHING, Ronald K.	15041	Kapolei, Oahu
CHING, Carmella K.	15120	Kapolei, Oahu
COLON-VALENTIN, Marylyn	15214	Kapolei, Oahu
CONTRADES, Daniel W., Jr.	15267	Kapolei, Oahu
CORDEIRO, Fredrick P.	11753	Kanehili, Oahu
CRAIG, Ellen J.	15126	Kapolei, Oahu
CRAWFORD, JR., Glynn E. L.	15323	Kapolei, Oahu
CULLEN, Evelyn H.	15110	Kapolei, Oahu
CULLEN, Irene L. V.	15262	Kapolei, Oahu
DAVIS, Nelson K.	15247	Kapolei, Oahu
DAY, Hollynn H.	15115	Kapolei, Oahu
DE FREITAS, Pamela K.	3158	Kewalo, Oahu
DOI, Paulette L.	4101	Waimanalo, Oahu
DUDOIT, Raina K.	168	Hoolehua, Molokai
DUDOIT, Deborah A.	15372	Kapolei, Oahu
DURAN, Lisa L. N.	15302	Kapolei, Oahu
ESPINDA, Matthew H.	15339	Kapolei, Oahu
EVANS, Martha Ann N.	15237	Kapolei, Oahu
FAUFATA, Janet S. P.	15222	Kapolei, Oahu
FORD, Joanna M.	15454	Kapolei, Oahu
FUJIMOTO, Pamela N.	15147	Kapolei, Oahu
GAESTEL, Uilani J. S. L.	3650	Waimanalo, Oahu
GAISON, Gail Ann	15328	Kapolei, Oahu
GOHIER, Leslie C.	15133	Kapolei, Oahu
GONZALES, Lisa L.	15205	Kapolei, Oahu
HANOHANO, Dannette L.	2574	Waimanalo, Oahu
HANOHANO, Waylyn P.	708	Nanakuli, Oahu
HARAI, Violet K.	3319	Hoolehua, Molokai
HELEKAHI, Earl, Jr.	15226	Kapolei, Oahu
HELM, Yvette	115-B	Hoolehua, Molokai
HIAPO, Dana J.	15399	Kapolei, Oahu
HILO, George, Jr.	15007	Kapolei, Oahu
HULIHEE, Vanessa E.	1437	Waiakea, Hawaii
ISHIKAWA, Melvin S.	8552	PKE, Oahu

JOHNSON, Ann Malia	15149	Kapolei, Oahu
KAAIALII, Duane K.	15128	Kapolei, Oahu
KAAIHUE, Daniel G.	15199	Kapolei, Oahu
KAEO, Bernard P. A., Jr.	15071	Kapolei, Oahu
KAHALEWAI, Orrin M.	12476	Kapolei, Oahu
KAHALEWAI, Yolanda K.	15122	Kapolei, Oahu
KAHALEWAI, Carl K. K.	15094	Kapolei, Oahu
KAHANAOI, James	15050	Kapolei, Oahu
KAHEAKU, Daniel	15052	Kapolei, Oahu
KAHEAKU, Lovey U.	15259	Kapolei, Oahu
KAHUE, James H. K.	5843	Kalamaula, Molokai
KAIKAINAHAOLE, Seth	15023	Kapolei, Oahu
KALAOLA, Charlene I.	12462	Kapolei, Oahu
KALILIKANE, Montique D.	15201	Kapolei, Oahu
KALILIKANE-BOCOBOC, Jody A.	15202	Kapolei, Oahu
KAMA, Elizabeth L.	15042	Kapolei, Oahu
KAMAI, Victor R., Sr.	12194	Waiehu 4, Maui
KAMAILE, Raymond E. K.	15121	Kapolei, Oahu
KAMAKA, James K.	2174	Kewalo, Oahu
KAMAKELE, Elikapeka F.	15055	Kapolei, Oahu
KAMANAO, Dal K.	15220	Kapolei, Oahu
KAMAUU, Macey H. H.	2225	Kewalo, Oahu
KAMOKU, Lydia P.	15278	Kapolei, Oahu
KANAWALIWALI, Henry W. K.	5003	Hoolehua, Molokai
KANEALII-ORTIZ, Marie	15360	Kapolei, Oahu
KANEHAILUA, Gunther M.	15099	Kapolei, Oahu
KAOLULO, Elizabeth H.	2158	Kewalo, Oahu
KAULIA, Ronald K.	15364	Kapolei, Oahu
KAUPU, Robert K., Jr.	4055	Waiakea, Hawaii
KAWELO, Harvey H.	15145	Kapolei, Oahu
KEA, Anthony A.	15084	Kapolei, Oahu
KEAWE, Chanda A. K.	15024	Kapolei, Oahu
KEKAHUNA, Elaine K.	15035	Kapolei, Oahu
KEKAWA-KAHILI, Theresa-Ann K. K. K. K. A. A.	15112	Kapolei, Oahu
KELII, Samuel	15046	Kapolei, Oahu
KEOHOKALOLE, Adrian K.	15244	Kapolei, Oahu
KEOMAKA, Dwayne K.	15160	Kapolei, Oahu
KEPAA, Mary Jean	15173	Kapolei, Oahu
KIAAINA, Holly-Ann N. Kawaihae	15314	Kapolei, Oahu
KIKILA, Joseph K.	15139	Kapolei, Oahu
KILAKALUA, Angela L.	12523	Kapolei, Oahu
KILBEY, LaVaina N. A.	6054	Hoolehua, Molokai
KINILAU, Rodney D.	15318	Kapolei, Oahu
LAGMAY, Patrick D.	15178	Kapolei, Oahu
LAI, Lily K. M.	15187	Kapolei, Oahu

LAKALO, Kahealani Z. S. K.	15282	Kapolei, Oahu
LANDFORD-BRIGHT, Verna M. L.	15031	Kapolei, Oahu
LAUVAO, Audrey K.	15194	Kapolei, Oahu
LEE, Justin K. L. Lee, III & Jason M.	6310	Keaukaha, Hawaii
LEOPOLDO, Marie-Gertrude N.	15156	Kapolei, Oahu
LYMAN, Charlotte L.	12515	Kapolei, Oahu
MACLOVES, Chase Kalani	15166	Kapolei, Oahu
MAHI, Kililani K. P.	6345	Keaukaha, Hawaii
MAKEKAU, Lovena K. U.	4006	Kalamaula, Molokai
MALDONADO, Lawrence	15001	Kapolei, Oahu
MANSINON, Ione D. K.	15185	Kapolei, Oahu
MARIANO, Rolanda K.	15254	Kapolei, Oahu
MASAOKA, Yvette S.	9970	Keaukaha, Hawaii
MAUNAKEA, Regina K.	15280	Kapolei, Oahu
MEDEIROS, Liana E.	12328	Kapolei, Oahu
MERSBURGH, Stanley, Sr.	15096	Kapolei, Oahu
MORRIS, Patricia K.	15124	Kapolei, Oahu
NAKANELUA, Brieanne K.	15250	Kapolei, Oahu
NAKAYAMA, Francine M.	15203	Kapolei, Oahu
NAKIHEI, Brent K.	5	Kalamaula, Molokai
NAWAA-TANELE, Norma G. K.	15006	Kapolei, Oahu
NUNUHA, Jaymason K.	15069	Kapolei, Oahu
ONGAIS, Madeline K. K.	15061	Kapolei, Oahu
PAIA, Napuaonalani C.	2012	Kewalo, Oahu
PAIKAI, Nathan S. H.	6094	Kalamaula, Molokai
PANA, SR., Nolan K.	15198	Kapolei, Oahu
PAULOS, Sterling W.	12336	Kapolei, Oahu
PAUOLE, Landis K.	15284	Kapolei, Oahu
PICANCO, Candace	15036	Kapolei, Oahu
PILIALOHA, Gillette N.	15169	Kapolei, Oahu
REYES, Moke L.	239	Hoolehua, Molokai
RICHARDS, Dana K.	15172	Kapolei, Oahu
ROSA, Lin George	15186	Kapolei, Oahu
ROWLAND, Kaeo K.	12521	Kapolei, Oahu
RUIS, Sarah K.	3836	Kamoku, Hawaii
SALAS, Nora K.	15161	Kapolei, Oahu
SALE, Melody K.	12414	Kapolei, Oahu
SALE, Gayle R.	15062	Kapolei, Oahu
SEGUANCIA, Gail U.	15070	Kapolei, Oahu
SHIMABUKU, Matilda O.	15240	Kapolei, Oahu
SILVA, Earl E. L.	15231	Kapolei, Oahu
SLATER, Sarah K.	15350	Kapolei, Oahu
SMITH, Isaac K.	15233	Kapolei, Oahu
SPENCER, Mellissa A. K.	15331	Kapolei, Oahu
STEVENS, Elaine E.	15174	Kapolei, Oahu

TAM, Russell K.	6313	Keaukaha, Hawaii
TOM, Roseland H. S.	15098	Kapolei, Oahu
VALES, Willow Ann K.	15332	Kapolei, Oahu
VIELA, Daryl Jean L.	15067	Kapolei, Oahu
VINCENT, Terry G.	2662	Hoolehua, Molokai
WAINUI, William, Jr.	2339	Kapaakea, Molokai
WAIPA, Clarence K.	1453-A	Panaewa, Hawaii
WEDEMEYER, Johannes C. K.	9048	Puukapu, Hawaii
WILLIAMS, Lois M.	15279	Kapolei, Oahu
WONG, Dennis J. K.	5486	Anahola, Kauai
WONG, Annette K.	15256	Kapolei, Oahu

ITEM D-10 EXHIBIT
APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC SYSTEMS FOR CERTAIN LESSEES

LESSEE	LEASE NO.	AREA
AH NEE, Ty T. K.	6666	Waiahole, Oahu
AIPA, Shirley N.	5301	Waianae, Oahu
CHONG, Iris	767	Papakolea, Oahu
DAMORE, April B. L.	9497	Waiehu 2, Maui
HOLI-ROBB, Kimberlynn K.	12019	Kaupea, Oahu
KAHALEWAI, Patricia E. U. F.	4377	Nanakuli, Oahu
KAHALEWAI, Charles	4377	Nanakuli, Oahu
KAHALE-MINER, Paul K.	9239	Kaniohale, Hawaii
KALUA, Dwight K.	11533	Leialii, Maui
KUKAHIWA, Victor	2261	Waimanalo, Oahu
LANOUE, Leilani P.	12285	Waianae, Oahu
MONIZ, Debra I.	10012	Keaukaha, Hawaii
NOLAN, Kapiolani A.	11213	Kakaina, Oahu
PAISHON, Kyle B. K.	4407	Nanakuli, Oahu
PAKELE, James L.	5266	Waianae, Oahu
SOARES, Wayne R.	11217	Kumuhau, Oahu
THOMPSON, Wayne W.	8301	PKE, Oahu
WILSON, Delvin H. M.	2274	Waimanalo, Oahu

ITEM NO. E-1 EXHIBIT
APPROVAL OF LEASE AWARD - HONOKŌWAI SUBDIVISION - AGRICULTURAL PROJECT LEASE – LAHAINA, MAUI

NAME	APPL DATE	LEASE NO
DONNA EK AARONA-LORENZO	6/5/1986	16163
GINGER LEE AK AHO-MILES	6/20/1986	16162
JOSETTE SK AKIM	6/9/1986	16158

JASON K AKINA	5/27/1986	16148
ALAI MARIE ALULI	9/14/1982	16059
JAYE U AQUINO	5/28/1986	16150
RANDY K AWO	6/20/1986	16161
HOKULANI JW BAILEY	5/27/1986	16149
GLORIA JK ALOALO	5/22/1986	16147
ROXANE O BENAVIDES	1/17/1986	16120
RAYNEE L CULLEN	6/21/1985	16081
DENNIE DEMELLO	3/21/1985	16061
LUCILLE LJ RISKELL	6/13/1986	16159
BARBARA JK DUARTE	5/29/1986	16154
RENEE-MAY KA FILIMOEATU	4/21/1986	16142
LOUELLA L HAIA	5/28/1986	16152
DARLENE N JENSEN	1/16/1986	16118
PATRICK KAANOI	6/04/1986	16155
SAMUEL K KAEO	6/26/1986	16164
CHERYL K KALAMA	4/18/1986	16141
JUNE M KALEPA	4/23/1986	16143
OLINDA AK KAMAKAHI	3/07/1986	16134
BERNARD A KAOPUIKI	6/09/1986	16157
PAUL K KAPU	8/19/1985	16092
DAYNA S KAULIA-WEBB	3/11/1986	16136
SHAWNA N KEKAWA	3/18/1986	16138
VALERIE AA KIM	5/05/1986	16156
HANNAH HML KUPIHEA	6/05/1986	16160
FRANKLIN LURENDEZ	5/19/1986	16144
LEIMOMI M MOTOYAMA	5/24/1985	16062
ROY K OLIVEIRA	6/27/1986	16165
OLIVIA M PERRY	3/07/1986	16133
BENJAMIN PDH POKIPALA JR.	10/02/1985	16101
DAVLYN K REDOBLE	5/28/1986	16151
EMILY IK ROBBINS	7/25/1985	16087
OWEN K SPENCER	12/12/1985	16107
LAURA LC TAKETA	5/07/1986	16146
LAULIMA F VARGAS	5/05/1986	16145

NORA K VIERRA	5/27/1986	16153
MAILE TM WATSON	7/10/1985	16084

ITEM NO. E-2 EXHIBIT
APPROVAL OF LEASE AWARD – WAIEHU MAUKA SUBIVISION
AGRICULTURAL PROJECT LEASE – WAILUKU, MAUI

NAME	APPL DATE	LEASE NO
JAMES K AARONA	7/16/1985	16085
DANNELLE L.A ABBEY	9/6/1985	16099
KURT K ADAMS	7/26/1985	16089
GEORGE M AIKALA	6/30/1976	16056
JENNIE K AWANA	1/08/1986	16113
ALVIN K BEECH	2/03/1977	16057
RICHARD T BISSEN JR.	2/25/1986	16130
DOREEN N CANTO	2/8/1986	16129
GABRIEL CHUN	2-/11/1986	16127
PUMEHANA K COBB-ADAMS	6/18/1985	16065
GASPAR DAGUAY JR.	12/17/1985	16108
DANIEL R DANCIL	6/01/1982/	16058
DORREL K ENGLER	2/03/1986	16124
PRINCESS L FERREIRA	7/30/1985	16090
ALICE P.K. FRANCO	1/02/1986	16111
WILMA-JOY U GASPAR	7/25/1985	16088
MICHAEL H HIKALEA	11/25/1985	16105
ERNEST E HUE SING	1/10/1986	16116
EARL P KAAUWAI	10/10/1985	16102
APRIL K KAAWA	1/08/1986	16114
NATHAN K KAAWA SR.	3/11/1986	16137
LEINORA L KAINA	1/17/1986	16121
WILLIAM W KAMAI	12/30/1985	16109
TY K. KAMAKEEAINA	3/15/1985	16060
VERNON ALLAN K KAPUAALA	2/05/1986	16125
DARYL-JEAN H KEA	11/26/1985	16106
PHYLLIS N KIA-LUTTRELL	7/08/1985	16083
RONALD J KUALAAU	1/30/1986	16123

NAOMI KUMAI	2/10/1986	16126
LENNETH LORENZO	2/12/1986	16128
IVY J.A. LURENDEZ	3/11/1986	16135
LEONA K LUUWAI	6/21/1985	16082
HOWARD K MAHUNA	1/10/1986	16115
JOSEPH K MAIO JR.	3/20/1986	16139
JAMES K MARFIL	8/28/1985	16096
PHYLLIS MCCROREY	8/21/1985	16094
EMMA N MEYERS	2/27/1986	16131
IRENE L MINA	1/17/1986	16117
DANIEL M MOEPONO JR.	9/06/1985	16098
CLIFFORD K.M.H. NAKOA	3/27/1986	16140
HENRY M NOA	3/07/1986	16132
ROBERT H PAHIA	5/28/1985	16063
JAMES I PAHUKOA JR.	12/30/1985	16110
JEREMIAH K PAHUKOA	1/02/1986	16112
JOEY N PAHUKOA-MALIA	7/25/1985	16086
CATHY SUE P PAHUKOA-MALIA	10/21/1985	16103
LYNETTE E POKIPALA	1/16/1986	16119
MOLLY K PONCE	1/24/1986	16122
BERNARD K ROZET	10/30/1985	16104
BYRON F SCHOLTZ	8/21/1985	16093
OLINDA M SHEFTE	9/04/1985	16097
SALLIE N SIANGCO	5/31/1985	16064
ORLANDO K SPENCER	8/23/1985	16095
ERNESTINE M TRIDE	8/15/1985	16091
BOBBIE LEE TOM	9/09/1985	16100

ITEM NO. F-5 EXHIBIT

APPROVAL TO ANNUAL RNEWAL OF REVOCABLE PERMIT(S), MAUI, ISLAND

NO.	ACRE	PERMITTEE	TMK	DATE
600	6.82	WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION	(2)2-2-002:056(P)	10/1/2005

DENOTES BENEFICIARY

ITEM NO. F-9 EXHIBIT

APPROVAL TO ANNUAL RNEWAL OF REVOCABLE PERMIT(S), EAST & SOUTH, HAWAII ISLAND

NO.	ACRE	PERMITTEE	TMK	DATE
593	280.0	GILBERT MEDERIOS, JR	(3)9-3-001:002 (P)	2/9/1998
594	2250.0	DEAN, KYLA, & KIMO KANIHO	(3)9-3-001:002 (P)	7/15/2004
595	2.0	GUY KANIHO	(3)3-8-001:007 (P)	2/26/2027
596	300.0	JAMIE & CALVIN MATTOS	(3)2-8-011:011(P)	2/1/2010
537	2.21	GINGER PATCH CENTER	(3)2-2-060:001	8/2/2010
598	327.0	PERNELL HANOA	(3)9-5-019:016 & 9-5-005:002	1/26/2000
599	0.62	CONNECT POINT CHURCH	(3)2-2-060:049	11/18/2019

DENOTES BENEFICIARY

Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

C ITEMS

STATE OF HAWAIʻI

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20 – October 21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: David Hoke, Administrator, Enforcement Unit

Subject: For Information Only – Monthly Enforcement Unit Efforts and Statistics (September 8, 2025 – October 12, 2025)

RECOMMENDED ACTIONS: For information only.

DISCUSSION:

Total requests received since last submittal: 14

- Oahu: 0
- Maui: 1 (Waiohuli)
- Kauai: 0
- East Hawaii: 0
- West Hawaii: 0
- Molokai: 0
- Lanai: 0
- LMD: 1 (Waianae)
- LDD: 1 (Makuu)
- OCH: 0
- Self-Generated by EU: 7 (Waianae Valley, Oahu x 2, Papakolea, Oahu, Panaewa, East Hawaii x 2, Keaukaha, East Hawaii, Honokaa, West Hawaii)
- Skip Trace: 4 (Molokai, East Hawaii, Maui x 2)

Total requests received in 2025: 134

Total reports submitted since the last submittal: 34

Total reports submitted in 2025: 337

Official correspondence sent to lessees related to EU investigations since the last submittal: 19

Events and Operations:

- 10/7/25 – Participated in HIEMA's 2026 Makani Pahili Planning Meeting
- 10/8/25 – Assist LDD with starting process to address trespassers on lands in Honokaa
- 10/9/25 – Assist LDD with possible encroachment issues for recently awarded parcels in Kula and Paukukalo.
- 10/10/25 – Post notices for encroaching personal property to assist with LDD's Nanakuli Flood Channel Repair Project

Beneficiary Engagement:

- 9/22/25 – Meting with Papakolea Homesteads as part of the Homestead Neighborhood Watch Project
- 9/23/25 – Participated in meeting with DLE, Waianae Valley Association, and Makuu Farmer's Association regarding the installation of license plate reading cameras in their respective homesteads.
- 9/25/25 – Participated in State Representative Darius Kila's Townhall Meeting.

Interagency Collaboration:

- County Police:
    - HPD – Narco/Vice, Records Division
    - HCPD – Community Policing Team, Narco/Vice, Records Division
- State of Hawaii Department of Law Enforcement – Director Mike Lambert, Deputy Jared Redulla, and Deputy Ernest Robello
- State of Hawaii Sheriff's Department
- State of Hawaii Emergency Management – Administrator, James Barros, Col (retired)
- HOPE Outreach Services

Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

D ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairperson and Members, Hawaiian Homes Commission

FROM: Juan Garcia, HSD Administrator
Homestead Services Division

SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION ACTION

None

DISCUSSION

The following reports are for information only:

EXHIBIT A: Homestead Lease and Application Totals and Monthly Activity Reports

EXHIBIT B: Delinquency Report

EXHIBIT C: DHHL Guarantees for Hawaii Community Lending Construction Loans

Statewide Lease Application and Applicant Totals
as of October 1, 2025

ISLAND	AC	AREA / TYPE	9/1/2025 TOTALS	ADDS	DELETES	10/1/2025 TOTALS	
O'ahu	113	Nānākuli Res	150	0	0	150	0.95%
	123	Papakōlea / Kewalo Res	62	0	0	62	0.39%
	133	Waimānalo Res	505	0	1	504	3.20%
	143	Wai'anae Res	132	0	0	132	0.84%
	191	O'ahu Islandwide Agr	4,252	0	11	4,241	26.97%
	193	O'ahu Islandwide Res	10,662	2	24	10,640	67.64%
		Total O'ahu Apps	**15,763**	**2**	**36**	**15,729**	100.00%
Maui	213	Paukūkalo Res	49	0	0	49	0.52%
	221	Kula Agr	4	0	0	4	0.04%
	222	Kula Pas	3	0	0	3	0.03%
	291	Maui Islandwide Agr	4,842	7	16	4,833	51.13%
	292	Maui Islandwide Pas	622	3	1	624	6.60%
	293	Maui Islandwide Res	3,936	11	8	3,939	41.67%
		Total Maui Apps	**9,456**	**21**	**25**	**9,452**	100.00%
Hawai'i	313	Keaukaha / Waiākea Res	63	0	1	62	0.40%
	321	Pana'ewa Agr	12	0	1	11	0.07%
	333	Kawaihae Res	14	0	1	13	0.08%
	341	Waimea Agr	9	0	0	9	0.06%
	342	Waimea Pas	39	0	0	39	0.25%
	343	Waimea Res	44	0	0	44	0.28%
	391	Hawai'i Islandwide Agr	7,371	5	13	7,363	47.56%
	392	Hawai'i Islandwide Pas	1,990	2	5	1,987	12.84%
	393	Hawai'i Islandwide Res	5,954	7	9	5,952	38.45%
		Total Hawai'i Apps	**15,496**	**14**	**30**	**15,480**	100.00%
Kaua'i	511	Anahola Agr	3	0	0	3	0.07%
	512	Anahola Pas	19	0	0	19	0.43%
	513	Anahola Res	37	0	0	37	0.84%
	523	Kekaha Res	8	0	0	8	0.18%
	532	Pu'u 'Ōpae Pas	7	0	0	7	0.16%
	591	Kaua'i Islandwide Agr	2,336	0	7	2,329	52.68%
	592	Kaua'i Islandwide Pas	320	0	1	319	7.22%
	593	Kaua'i Islandwide Res	1,700	0	1	1,699	38.43%
		Total Kaua'i Apps	**4,430**	**0**	**9**	**4,421**	100.00%
Moloka'i	613	Kalama'ula Res	3	0	0	3	0.14%
	621	Ho'olehua Agr	15	0	0	15	0.69%
	622	Ho'olehua Pas	1	0	0	1	0.05%
	623	Ho'olehua Res	7	0	0	7	0.32%
	633	Kapa'akea Res	6	0	0	6	0.28%
	643	One Ali'i Res	1	0	0	1	0.05%
	691	Moloka'i Islandwide Agr	1,127	0	1	1,127	51.86%
	692	Moloka'i Islandwide Pas	203	0	2	201	9.25%
	693	Moloka'i Islandwide Res	812	0	0	812	37.37%
		Total Moloka'i Apps	**2,175**	**0**	**3**	**2,173**	100.00%
Lāna'i	713	Lāna'i Res	71	0	1	70	100.00%
		Total Lāna'i Apps	**71**	**0**	**1**	**70**	100.00%

O'AHU APP TYPE TOTALS

Agr		Pas		Res		
4,241	+	0	+	11,488	=	15,729
26.96%		0.00%		73.04%		100.00%

MAUI APP TYPE TOTALS

Agr		Pas		Res		
4,837	+	627	+	3,988	=	9,452
51.15%		6.63%		42.17%		99.96%

HAWAI'I APP TYPE TOTALS

Agr		Pas		Res		
7,383	+	2,026	+	6,071	=	15,480
47.69%		13.09%		39.22%		100.00%

KAUA'I APP TYPE TOTALS

Agr		Pas		Res		
2,332	+	345	+	1,744	=	4,421
52.75%		7.80%		39.45%		100.00%

MOLOKA'I APP TYPE TOTALS

Agr		Pas		Res		
1,142	+	202	+	829	=	2,173
52.55%		9.30%		38.15%		100.00%

LĀNA'I APP TYPE TOTALS

Agr		Pas		Res		
0	+	0	+	70	=	70
0.00%		0.00%		100.00%		100.00%

STATEWIDE TOTALS

9/1/2025	Adds	Deletes	10/1/2025
47,391	37	104	47,325

STATEWIDE APP TYPE TOTALS

Agr	Pas	Res
19,935	3,200	24,190

ITEM NO. D-1
EXHIBIT A

DELINQUENCY REPORT - STATEWIDE
October 20, 2025
($Thousands)

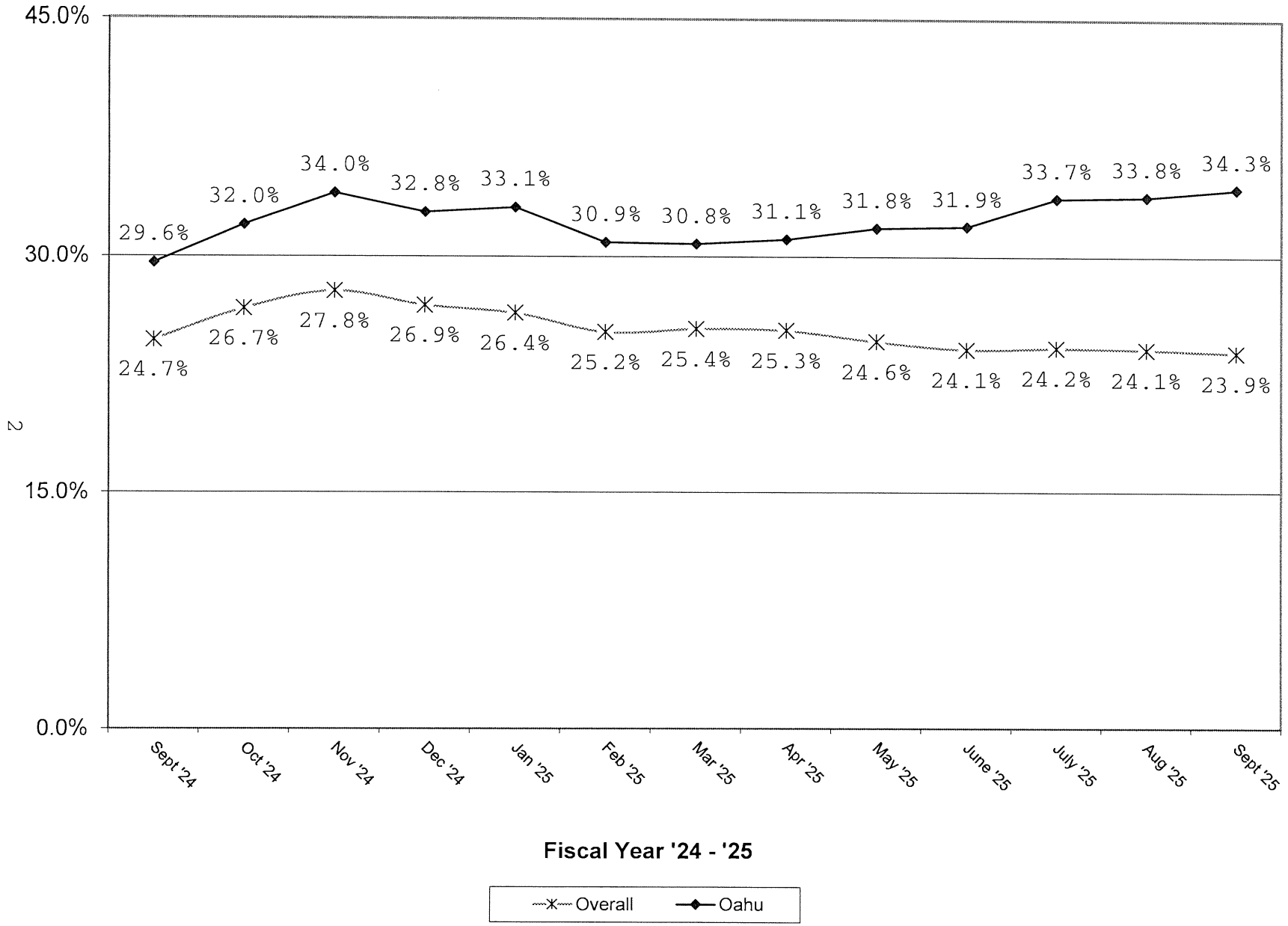
	Total Outstanding		Total Delinquency		RISK 30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 9/30/2025	
DIRECT LOANS	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	$
OAHU	351	36,425	113	12,497	15	1,878	9	837	8	790	81	8,992	32.2%	34.3%
EAST HAWAII	178	10,245	51	3,673	2	147	4	280	6	365	39	2,881	28.7%	35.8%
WEST HAWAII	75	7,504	12	1,305	5	531	3	339	2	217	2	218	16.0%	17.4%
MOLOKAI	73	6,170	8	384	3	153	1	29	0	0	4	202	11.0%	6.2%
KAUAI	89	8,067	13	924	4	212	1	17	0	0	8	696	14.6%	11.5%
MAUI	131	26,049	28	3,812	5	590	4	189	1	29	18	3,004	21.4%	14.6%
TOTAL DIRECT	**897**	**94,460**	**225**	**22,594**	**34**	**3,510**	**22**	**1,691**	**17**	**1,400**	**152**	**15,993**	**25.1%**	**23.9%**
	100.0%	**100.0%**	**25.1%**	**23.9%**	**3.8%**	**3.7%**	**2.5%**	**1.8%**	**1.9%**	**1.5%**	**16.9%**	**16.9%**		
Advances (including RPT)	**236**	**5,775**	**236**	**5,775**	**0**	**0**	**0**	**0**	**236**	**5,775**			**100%**	**100%**
DHHL LOANS & Advances	**1,133**	**100,235**	**461**	**28,369**	**34**	**3,510**	**22**	**1,691**	**253**	**7,175**	**152**	**15,993**	**40.7%**	**28.3%**
LOAN GUARANTEES as of June 30, 2024														
SBA	2	67	0	0	0	0	0	0	0	0			0.0%	0.0%
USDA-RD	274	35,831	43	6,613	0	0	0	0	43	6,613			15.7%	18.5%
Habitat for Humanity	32	893	16	429	0	0	0	0	16	429			50.0%	48.0%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	10	204	10	204	0	0	0	0	10	204			100.0%	100.0%
FHA Interim	8	3,136	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	20	2,084	2	323	0	0	0	0	2	323			10.0%	15.5%
TOTAL GUARANTEE	**352**	**42,296**	**72**	**7,576**	**0**	**0**	**0**	**0**	**72**	**7,576**			**20.5%**	**17.9%**
PMI Loans	109	13,976	1	83	0	0	0	0	1	83			0.9%	0.6%
HUD REASSIGNED for Recovery	**110**	**11,603**	**91**	**10,122**	**0**	**0**	**1**	**45**	**4**	**153**	**86**	**9,924**	**82.7%**	**87.2%**
FHA Insured Loans	2,888	527,203	204	32,996	0	0	0	0	204	32,996			7.1%	6.3%
TOTAL INS. LOANS	**3,107**	**552,782**	**296**	**43,201**	**0**	**0**	**1**	**45**	**209**	**33,232**	**86**	**9,924**	**9.5%**	**7.8%**
OVERALL TOTALS(EXC Adv/RPT's)	**4,356**	**689,538**	**593**	**73,371**	**34**	**3,510**	**23**	**1,736**	**298**	**42,208**	**238**	**25,917**	**13.6%**	**10.6%**
ADJUSTED TOTALS	**4,592**	**695,313**	**829**	**79,146**	**34**	**3,510**	**23**	**1,736**	**534**	**47,983**	**238**	**25,917**		**11.4%**

Note: HUD 184A loan program has 517 loans, with a total outstanding principal balance of $110,117,159 as of June 30, 2024. 10 Loans, totaling $2,402,108 are delinquent.

The deferred interest for 400 loans comes out to $1,861,506.44 as of 9/30/2025.

ITEM NO. D-1
EXHIBIT B

OAHU
Direct Loans
Delinquency Ratio Report



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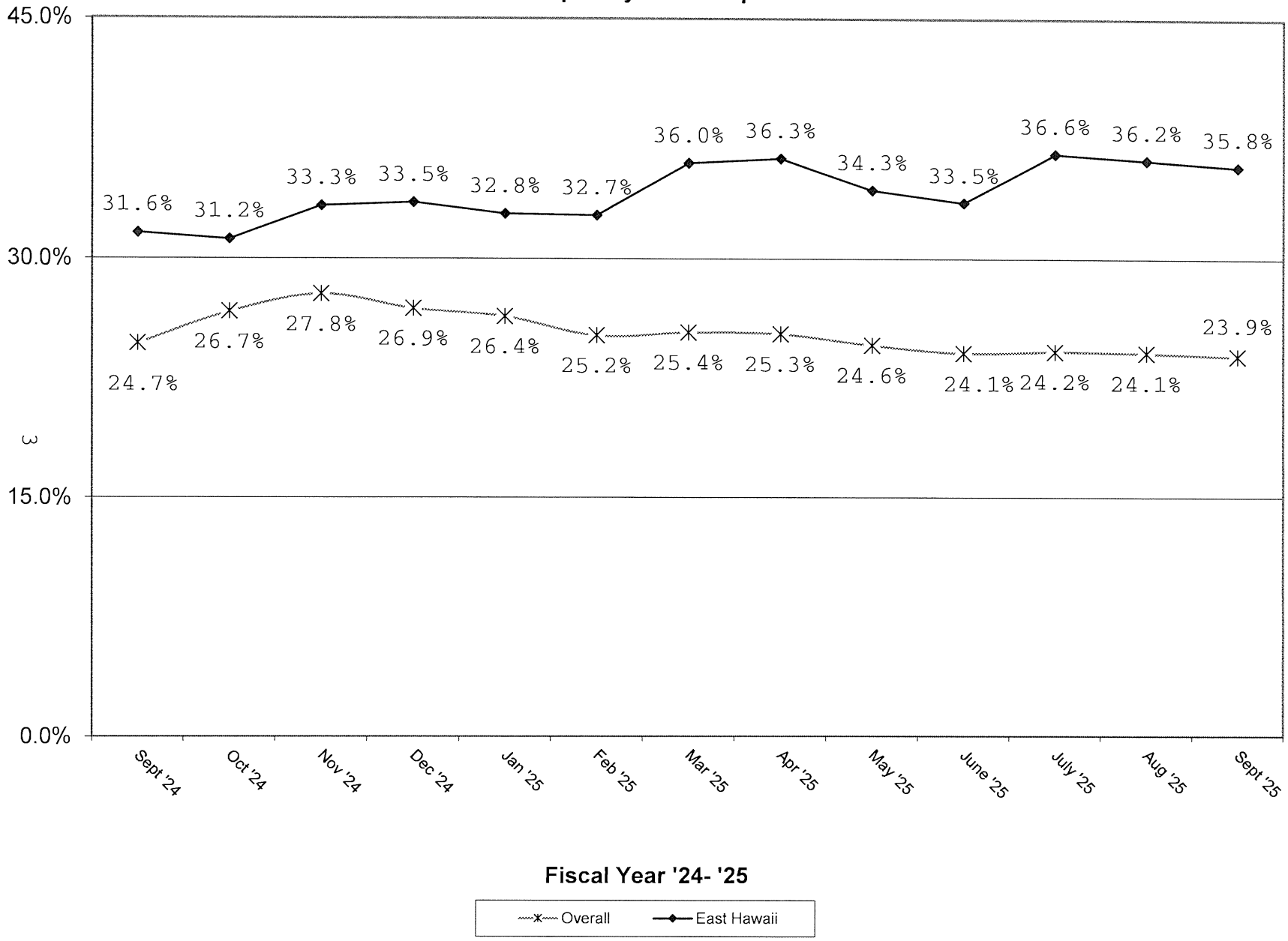
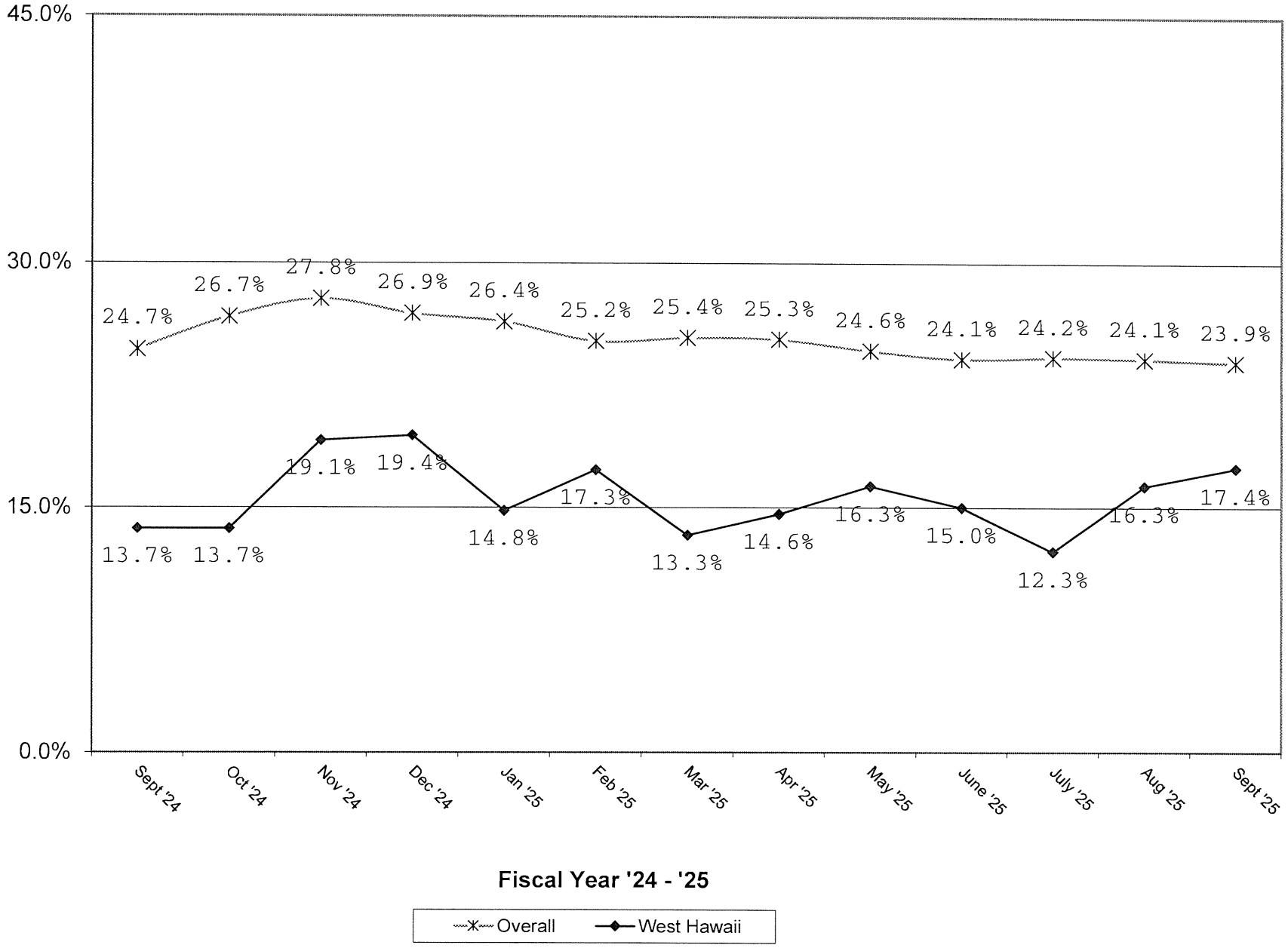
ITEM NO. D-1
EXHIBIT B

EAST HAWAII
Direct Loans
Delinquency Ratio Report



ITEM NO. D-1
EXHIBIT B

WEST HAWAII
Direct Loans
Delinquency Ratio Report



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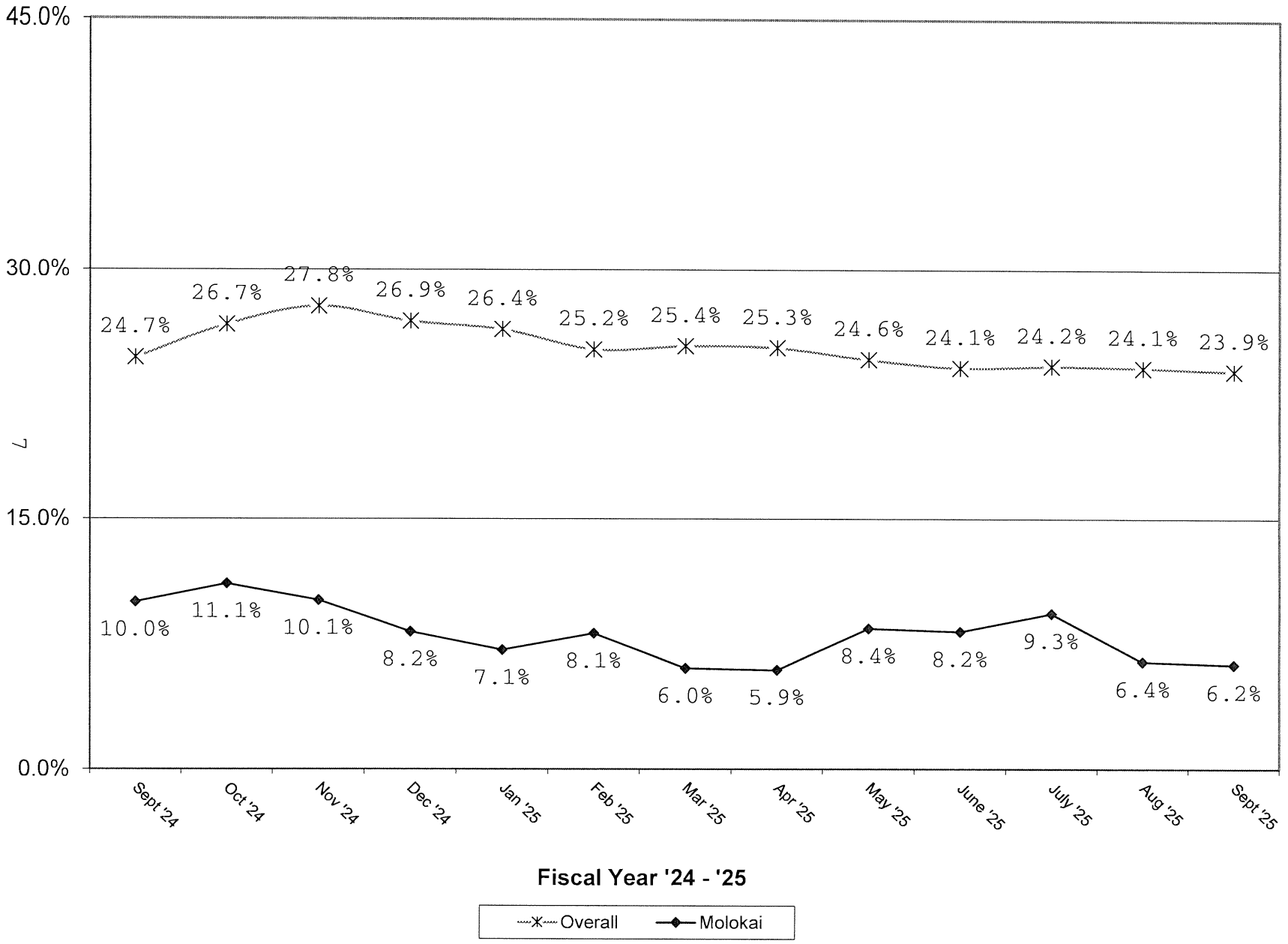
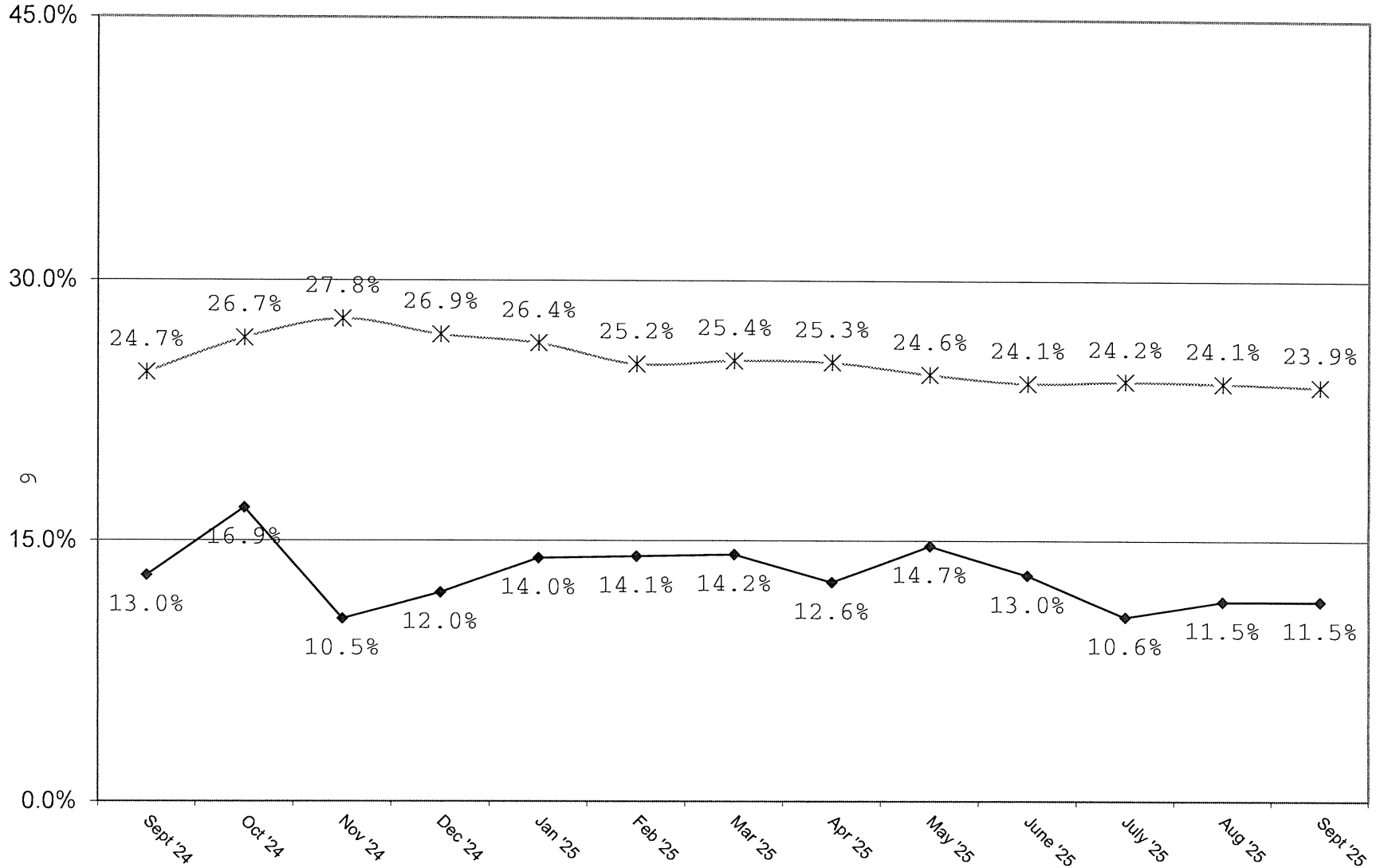
ITEM NO. D-1
EXHIBIT B

MOLOKAI
Direct Loans
Delinquency Ratio Report



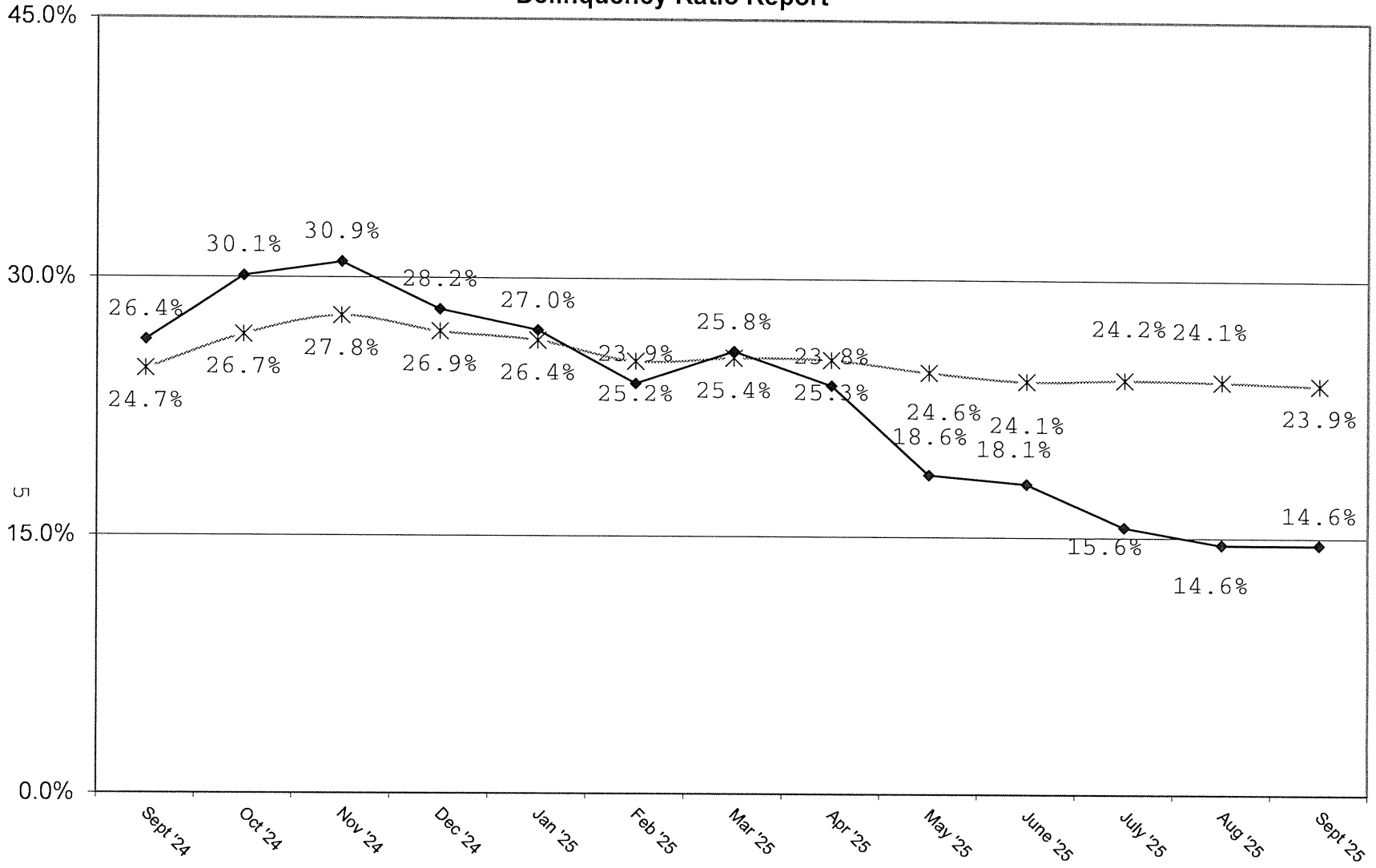
ITEM NO. D-1
EXHIBIT B

KAUAI
Direct Loans
Delinquency Ratio Report



ITEM NO. D-1
EXHIBIT B

MAUI
Direct Loans
Delinquency Ratio Report



Fiscal Year '24 - '25

24.7% 26.4%

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ITEM NO. D-1
EXHIBIT B

October 20, 2025

SUBJECT: **DHHL Guarantees for Hawaii Community Lending (HCL) Construction Loans**

DISCUSSION: The Department issued guarantees for the following HCL loan pursuant to a Memorandum of Agreement (MOA) approved on June 27, 2023:

LEASE NO.	AREA	LESSEE	Loan Amount	Date Approved
10134	Honokaia	Chong, Joseph	$285,775	8/22/25

	No.	Balance
FY Ending 6/30/25	5	$ 1,328,481
Previous Months	5	$ 2,647,237
This Month	1	285,775
FY '25-'26 to date	6	$ 2,933,012

ITEM NO. D-1
EXHIBIT C

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Annie Aarona, Mortgage Loan Specialist

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

To approve the following consents to mortgages for Federal Housing Administration (FHA) insured loans, Department of Veterans Affairs (VA) loans, United States Department of Agriculture, Rural Development (USDA, RD) guaranteed loans, United States Housing and Urban Development (HUD 184A) guaranteed loans and Conventional (CON) loans insured by private mortgage insurers.

DISCUSSION

PROPERTY	LESSEE	LENDER	LOAN AMOUNT
OAHU			
Kaupea Lease No. 12028 TMK: 1-9-1-140:003	RAFFUSE, Cherish(Purchase)VA	Department of Veterans Affairs	$ 750,000
Kauluokahai Lease No. 12428 TMK: 1-9-1-017:110	REYES, Sheldon(Cash-out Refi)FHA	Bank of Hawaii	$ 575,000
Kakaina Lease No. 11273 TMK: 1-4-1-041:012	KANIAUPIO, Stanton (Construction)VA	Department of Veterans Affairs	$ 750,000
Waimanalo Lease No. 3932 TMK: 1-4-1-030:021	CALIZAR, Jennifer, and KAWAHARA, Judith (Cash-out Refi)HUD 184A	Click N' Close, Inc.	$ 336,750

Princess Kahanu Estates Lease No. 8552 TMK: 1-8-7-042:146	ISHIKAWA, Melvin(Cash-out Refi)HUD 184A	Click N' Close, Inc.	$ 392,550
Waimanalo Lease No. 9686 TMK: 1-4-1-036:038	KEANU, Tami-Sue(Cash-out Refi)FHA	HighTech Lending, Inc.	$ 544,950
Nanakuli Lease No. 5211 TMK: 1-8-9-014:010	SALVADOR, Deanna L. (Purchase)FHA	Mechanics Bank	$ 356,125
Kumuhau Lease No. 11284 TMK: 1-4-1-040:013	SOUZA, Leona L.(Cash-out Refi)FHA	Bank of Hawaii	$ 350,000
Princess Kahanu Estates Lease No. 8547 TMK: 1-8-7-042:041	MANDAC, Waioni P.M. (Purchase)VA	Department of Veterans Affairs	$ 650,000
Kalawahine Lease No. 9565 TMK: 1-2-4-043:065	KAUAHIKAUA, Rylee-Ann K. (Purchase)HUD 184A	Click N' Close, Inc.	$ 582,492
Kanehili Lease No. 11700 TMK: 1-9-1-153:164	WILHELM, Carol(Rate and Term Refi)FHA	Bank of Hawaii	$ 300,000
Waianae Lease No. 4602 TMK: 1-8-5-031:022	KAHALEWAI-PEDRO, Tina(Cash-out Refi)FHA	Mechanics Bank	$ 362,966
Kalawahine Lease No. 9636 TMK: 1-2-4-043:049	SHAW, Noel(Assumption)FHA	PennyMac Loan Services, LLC	$ 169,034
MOLOKAI			
One Alii Lease No. 2599 TMK: 2-5-4-006:009	DOMINGO, William(Cash-out Refi)FHA	Mechanics Bank	$ 395,642

MAUI

Kalamaula Lease No. 5 TMK: 2-5-2-008:030	NAKIHEI, Brent(Cash-out Refi)HUD 184A	CMG Mortgage, Inc.	$ 305,000
Waiehu Kou 2 Lease No. 9439 TMK: 2-3-2-022:001	KAHALEWAI, Leyton(Cash-out Refi)HUD 184A	Click N' Close, Inc.	$ 454,500
Waiehu Kou 3 Lease No. 10063 TMK: 2-3-2-024:034	MEDEIROS, JOHN K.(Cash-out Refi)HUD 184A	American Savings Bank	$ 192,910
Puuhona Lease No. 13085 TMK: 2-3-5-044:052	AMURO, Kasey(Purchase)HUD 184A	Click N' Close, Inc.	$ 753,655
Puuhona Lease No. 13253 TMK: 2-3-5-044:021	TAMAYOSE, Waipuilani (Purchase)FHA	Hawaii Financial Services	$ 700,167
Puuhona Lease No. 13118 TMK: 2-3-5-044:023	WICKES, Anthony Frank (Purchase)FHA	SecurityNat- ional Mortg- age	$ 663,105
Puuhona Lease No. 13108 TMK: 2-3-5-044:030	KALANI, Lee Ann (Purchase)HUD 184A	American Savings Bank	$ 658,406

KAUAI

Anahola Lease No. 6529 TMK: 4-4-8-021:022	DANNER, Robin P.(Rate and Term)HUD 184A	Click N' Close Inc	$ 412,585
Anahola Lease No. 11142 TMK: 4-4-8-022:104	KANEHOLANI, Keone N. (Construction)USDA	ServiceMac	$ 470,000

HAWAII

Piihonua Lease No. 10936 TMK: 3-2-3-025:075	SPAIN, Jerilynn (Purchase)FHA	Mechanics Bank	$ 350,805

RECAP	FHA NO.	FHA AMOUNT	VA NO.	VA AMOUNT
FY Ending 6/30/25	139	$ 60,617,861	21	$ 9,415,801
Prior Months	32	$ 15,384,098	3	$ 550,000
This Month	11	4,767,794	3	2,150,000
Total FY '25-26	43	$ 20,151,892	6	$ 2,700,000

	HUD 184A NO.	HUD 184A AMOUNT	USDA-RD NO.	USDA-RD AMOUNT
FY ENDING 6/30/25	21	$ 8,221,129	5	$ 2,150,160
Prior Months	3	$ 730,257	1	$ 276,767
This Month	9	4,088,848	1	470,000
Total FY '25-26	12	$ 4,819,105	2	$ 746,767

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Darlene Fernandez, TA Loan Services Branch Manager

SUBJECT: **Ratification of Loan Approvals**

RECOMMENDED MOTION/ACTION

To ratify the approval of the following loan previously approved by the Chairman, pursuant to section 10-2-17, Ratification of Chairman's action, of the Department of Hawaiian Home Lands Administrative Rules.

LESSEE	LEASE NO. & AREA	LOAN TERMS
Duarte, Dovelyn	10252, Waianae	NTE $73,800 @4% interest per annum, $353 monthly, repayable over 30 years.

Loan Purpose: Refinance Advance No. 19910 and department loan No. 19469 due to financial hardship. Original advance amount of $73,947 @ 5.75% per annum. Original loan amount of department loan of $12,803 @ 3.0% per annum. A Contested Case Hearing for this account was not held.

ITEM NO. D-3

REFINANCE	NO.	LOAN AMOUNT
FY Ending 6/30/25	2	$ 303,050
Prior Months	0	-0-
This Month	1	73,800
Total FY '25-'26	1	$ 73,800

REPAIR	NO.	LOAN AMOUNT
FY Ending 6/30/25	0	$ -0-
Prior Months	0	-0-
This Month	0	-0-
Total FY '25-'26	0	$ -0-

HOME CONSTRUCTION	NO.	LOAN AMOUNT
FY Ending 6/30/25	1	$ 360,000
Prior Months	1	389,850
This Month	0	-0-
Total FY '25-'26	1	$ 389,850

FARM	NO.	LOAN AMOUNT
FY Ending 6/30/25	0	$ -0-
Prior Months	0	-0-
This Month	0	-0-
Total FY '25-'26	0	$ -0-

TRANSFER WITH LOAN	NO.	LOAN AMOUNT
FY Ending 6/30/25	0	$ -0-
Prior Months	0	-0-
This Month	0	-0-
Total FY '25-'26	0	$ -0-

AWARD	NO.	LOAN AMOUNT
FY Ending 6/30/25	1	$ 121,000
Prior Months	0	-0-
This Month	1	348,500
Total FY '25-'26	1	$ 348,500

OTHER	NO.	LOAN AMOUNT
FY Ending 6/30/25	0	$ -0-
Prior Months	0	-0-
This Month	0	-0-
Total FY '25-'26	0	$ -0-

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Application Branch Manager
Homestead Services Division JC for JGB

SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

To approve the transfers and cancellations of applications from the Application Waiting Lists for reasons described below:

DISCUSSION

1. Requests of Applicants to Transfer

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

ALONZO, Gregory G.	07/28/2009	LANAI	RES	05/02/2025

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

GONSALVES, Arlene M.	10/22/1987	MAUI	AGR	05/05/2025

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

GONSALVES, Arlene M.	10/22/1987	MAUI	RES	05/05/2025

2. Deceased Applicants

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

ALIP, Bonifacio III	PN 2024	06/03/1986

3. Awards of Leases

NANAKULI AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

ALCOS, Sherrie K.	Awarded Kauluokahai Project Residential Lease #15011 dated 09/03/2025. Remove application dated 07/10/1969.
ANAKALEA, Caroline K.	Awarded Kaupea Project Residential Lease #15021 dated 08/25/2025. Remove application dated 07/06/1972.

WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AHINA, Benny N.	Awarded Kauluokahai Project Residential Lease #15005 dated 09/02/2025. Remove application dated 04/15/1968.
AHINA, Donnalynne K.	Awarded Kauluokahai Project Residential Lease #15020 dated 09/02/2025. Remove application dated 11/05/1970.
AKANA, Shannon D.	Awarded Kauluokahai Project Residential Lease #15033 dated 09/02/2025. Remove application dated 04/08/1976.
ALMEIDA, Ellen M.	Awarded Kauluokahai Project Residential Lease #15010 dated 09/04/2025. Remove application dated 04/02/1969.
ANDRADE, Faith S.C.K.	Awarded Kauluokahai Project Residential Lease #15016 dated 09/04/2025. Remove application dated 04/17/1972.
ANNINO-LUAT, Naomi N.	Awarded Kauluokahai Project Residential Lease #15017 dated 09/05/2025. Remove application dated 04/19/1972.

AUALA, Elaine L.	Awarded Kauluokahai Project Residential Lease #15013 dated 09/05/2025. Remove application dated 11/17/1970.
BELL, Winona L.K.	Awarded Kauluokahai Project Residential Lease #15009 dated 09/08/2025. Remove application dated 04/18/1969.
DAYTON, Sonnette M.M.	Awarded Kaupea Project Residential Lease #15026 dated 08/26/2025. Remove application dated 05/07/1974.
KAHUE, Harry K.	Awarded Kaupea Project Residential Lease #15000 dated 08/26/2025. Remove application dated 07/13/1955.

WAIANAE AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AGUIAR, Chanel K.	Awarded Kaupea Project Residential Lease #15037 dated 08/25/2025. Remove application dated 08/27/1976.
AIU, Louise M.K.	Awarded Kauluokahai Project Residential Lease #15045 dated 09/02/2025. Remove application dated 02/14/1977.

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

ABBEY, Richard L., Jr.	Awarded Kauluokahai Project Residential Lease #15429 dated 08/29/2025. Remove application dated 11/03/2000.
ABRIGO, Marlene K.	Awarded Kaupea Project Residential Lease #15272 dated 08/25/2025. Remove application dated 08/08/1996.

ADAMS, Reginald N., Jr.	Awarded Kauluokahai Project Residential Lease #15448 dated 08/29/2025. Remove application dated 07/02/2001.
AFONG, Elizabeth K.	Awarded Kauluokahai Project Residential Lease #15345 dated 08/29/2025. Remove application dated 02/19/1999.
AFONG, Scotty W.	Awarded Kauluokahai Project Residential Lease #15325 dated 08/29/2025. Remove application dated 09/21/1998.
AGUINALDO, Melody P.	Awarded Kauluokahai Project Residential Lease #15116 dated 08/29/2025. Remove application dated 02/27/1986.
AH SING, Ida K.	Awarded Kauluokahai Project Residential Lease #15571 dated 08/29/2025. Remove application dated 03/22/2002.
AH SING, Karl K.	Awarded Kauluokahai Project Residential Lease #15539 dated 08/29/2025. Remove application dated 04/22/2002.
AH SUI, Kezia H.	Awarded Kauluokahai Project Residential Lease #15097 dated 09/02/2025. Remove application dated 01/15/1985.
AHUNA, Lani L.	Awarded Kauluokahai Project Residential Lease #15528 dated 09/02/2025. Remove application dated 02/04/2002.
AILA, Elizabeth M.	Awarded Kauluokahai Project Residential Lease #15266 dated 09/02/2025. Remove application dated 08/09/1996.

AILA, Paula Ann W.	Awarded Kauluokahai Project Residential Lease #15355 dated 09/02/2025. Remove application dated 08/11/1995.
AIONA, Liane	Awarded Kauluokahai Project Residential Lease #15393 dated 09/02/2025. Remove application dated 09/20/1999.
AIPOALANI-SCANLAN, Kukana M.	Awarded Kauluokahai Project Residential Lease #15400 dated 09/02/2025. Remove application dated 02/18/2000.
AIWOHI, John D., III	Awarded Kaupea Project Residential Lease #15376 dated 08/25/2025. Remove application dated 03/23/1999.
AKANA, Francis K.	Awarded Kauluokahai Project Residential Lease #15334 dated 09/03/2025. Remove application dated 09/15/1998.
AKANA, Larry M.	Awarded Kauluokahai Project Residential Lease #15277 dated 09/03/2025. Remove application dated 11/12/1997.
AKANA, Roberta K.	Awarded Kauluokahai Project Residential Lease #15574 dated 09/03/2025. Remove application dated 05/22/2002.
AKAU, Germaine H.	Awarded Kauluokahai Project Residential Lease #15423 dated 09/03/2025. Remove application dated 11/01/2000.
AKIM, Paulette K.	Awarded Kauluokahai Project Residential Lease #15409 dated 09/03/2025. Remove application dated 07/14/2000.

AKIONA, Kevin K.	Awarded Kauluokahai Project Residential Lease #15188 dated 09/03/2025. Remove application dated 09/24/1993.
AKIU, Mabel Beth U.	Awarded Kauluokahai Project Residential Lease #15239 dated 09/03/2025. Remove application dated 12/07/1995.
ALAPAI, Barbara Ann K.	Awarded Kauluokahai Project Residential Lease #15255 dated 09/03/2025. Remove application dated 07/19/1995.
ALAPAI, Raymond K., Jr.	Awarded Kauluokahai Project Residential Lease #15170 dated 09/03/2025. Remove application dated 08/16/1988.
ALDEGUER, Jaynai L.	Awarded Kauluokahai Project Residential Lease #15439 dated 09/04/2025. Remove application dated 02/05/2001.
ALEXANDER, Emma L.	Awarded Kauluokahai Project Residential Lease #15369 dated 09/04/2025. Remove application dated 06/24/1999.
ALULI, Alai Merle H.	Awarded Kaupea Project Residential Lease #15473 dated 08/25/2025. Remove application dated 10/24/2000.
ALVAREZ, AmyJean H.	Awarded Kauluokahai Project Residential Lease #15283 dated 09/04/2025. Remove application dated 12/02/1997.
AMARAL, Edmund K., Jr.	Awarded Kauluokahai Project Residential Lease #15276 dated 09/04/2025. Remove application dated 08/15/1996.

AMINA, John K., IV	Awarded Kauluokahai Project Residential Lease #15104 dated 09/04/2025. Remove application dated 03/01/1985.
AMINA-WAIAU, Willamina B.	Awarded Kauluokahai Project Residential Lease #15159 dated 09/04/2025. Remove application dated 06/14/1990.
ANGILAU, Amanakilelei L.	Awarded Kauluokahai Project Residential Lease #15453 dated 09/04/2025. Remove application dated 04/07/2000.
ANI, Paulo H.K.	Awarded Kauluokahai Project Residential Lease #15349 dated 09/04/2025. Remove application dated 04/09/1999.
ANTONE, Lydia, L.	Awarded Kauluokahai Project Residential Lease #15565 dated 09/05/2025. Remove application dated 09/19/2002.
ANTONIO, Desmond M.	Awarded Kauluokahai Project Residential Lease #15351 dated 09/05/2025. Remove application dated 05/18/1999.
APILADO, Margaret S.	Awarded Kauluokahai Project Residential Lease #15464 dated 09/05/2025. Remove application dated 11/18/1999.
ATON, Joyce V.	Awarded Kauluokahai Project Residential Lease #15425 dated 09/05/2025. Remove application dated 10/25/2000.
AUELUA, Roselani M.U.	Awarded Kauluokahai Project Residential Lease #15541 dated 09/05/2025. Remove application dated 05/15/2002.

AUWAE, Emily J.D.	Awarded Kaupea Project Residential Lease #15381 dated 08/25/2025. Remove application dated 07/29/1999.
BABBITT, William D.	Awarded Kauluokahai Project Residential Lease #15236 dated 09/05/2025. Remove application dated 11/28/1994.
BAGANO, Veronica N.	Awarded Kauluokahai Project Residential Lease #15379 dated 09/05/2025. Remove application dated 08/23/1999.
BAILEY, Pennylynn A.	Awarded Kaupea Project Residential Lease #15150 dated 08/25/2025. Remove application dated 05/22/1986.
BAKER, Kelly Ann K.	Awarded Kauluokahai Project Residential Lease #15476 dated 09/05/2025. Remove application dated 03/29/2000.
BAKER, Shelly Y.L.	Awarded Kaupea Project Residential Lease #15204 dated 08/25/2025. Remove application dated 11/15/1994.
BALCITA, Terrence K.	Awarded Kauluokahai Project Residential Lease #15297 dated 09/08/2025. Remove application dated 06/16/1994.
BARR, Keawelaniikekahialiiokamoku D.	Awarded Kauluokahai Project Residential Lease #15315 dated 09/08/2025. Remove application dated 03/24/1998.
BARRETT, Toma D.	Awarded Kauluokahai Project Residential Lease #15417 dated 09/08/2025. Remove application dated 10/24/2000.

BATALONA, Alfred K., Jr.	Awarded Kauluokahai Project Residential Lease #15561 dated 09/08/2025. Remove application dated 08/08/2002.
BEE, John W.	Awarded Kauluokahai Project Residential Lease #15358 dated 09/08/2025. Remove application dated 06/16/1999.
BILLINGTON, Clinton K.	Awarded Kauluokahai Project Residential Lease #15404 dated 09/08/2025. Remove application dated 05/18/2000.
BLACKWELL, Lorraine	Awarded Kauluokahai Project Residential Lease #15056 dated 09/08/2025. Remove application dated 08/28/1978.
BOBBITT, Emily K.	Awarded Kauluokahai Project Residential Lease #15209 dated 09/08/2025. Remove application dated 11/04/1994.
BOOK, Roxanne L.K.	Awarded Kaupea Project Residential Lease #15137 dated 08/25/2025. Remove application dated 03/18/1991.
CHAI, Hilton K., Jr.	Awarded Kaupea Project Residential Lease #15089 dated 08/26/2025. Remove application dated 02/14/1984.
EDAYAN, Roxanne P.M.	Awarded Kaupea Project Residential Lease #15291 dated 08/26/2025. Remove application dated 01/21/1998.
FARM, Leonard D.	Awarded Kaupea Project Residential Lease #15446 dated 08/26/2025. Remove application dated 06/22/2001.

GRAHAM, Deborah K.	Awarded Kaupea Project Residential Lease #15130 dated 08/26/2025. Remove application dated 10/27/1988.
HAO, Brenda Lee K.	Awarded Kaupea Project Residential Lease #15340 dated 08/26/2025. Remove application dated 09/14/1998.
HOOHULI, Josiah L., Jr.	Awarded Kaupea Project Residential Lease #15163 dated 08/26/2025. Remove application dated 04/01/1991.
KAEO, Bertram M.A.	Awarded Kaupea Project Residential Lease #15525 dated 08/26/2025. Remove application dated 03/13/2002.
KAHOOKAULANA, Corina K.	Awarded Kaupea Project Residential Lease #15261 dated 08/26/2025. Remove application dated 01/29/1996.
KAMAKA, Vincent D.	Awarded Kaupea Project Residential Lease #15343 dated 08/27/2025. Remove application dated 03/23/1999.
KANAMU, Charlette K.	Awarded Kaupea Project Residential Lease #15164 dated 08/27/2025. Remove application dated 09/03/1987.
KANANA, Daniel	Awarded Kaupea Project Residential Lease #15583 dated 08/27/2025. Remove application dated 11/20/2002.
KANOA, Lawrence K., Jr.	Awarded Kaupea Project Residential Lease #15533 dated 08/27/2025. Remove application dated 02/13/2002.

KAOHU, Jody T.	Awarded Kaupea Project Residential Lease #15495 dated 08/27/2025. Remove application dated 07/24/2001.
KAOPUIKI, Alan R.	Awarded Kaupea Project Residential Lease #15418 dated 08/27/2025. Remove application dated 10/24/2000.
KARPIN, Karla	Awarded Kaupea Project Residential Lease #15521 dated 08/27/2025. Remove application dated 05/04/2001.
KEALOHI, Rodney K.	Awarded Kaupea Project Residential Lease #15569 dated 08/27/2025. Remove application dated 10/25/2002.
KIM, Stanford	Awarded Kaupea Project Residential Lease #15602 dated 08/27/2025. Remove application dated 11/29/2002.
KO, Earl P.	Awarded Kaupea Project Residential Lease #15287 dated 08/27/2025. Remove application dated 01/20/1998.
MAIAVA, Robin K.	Assigned Residential Lease #9754, Lot 13670 in Kapolei, Oahu dated 09/08/2025. Remove application dated 11/25/2014.
MOMOA, Christen	Awarded Kaupea Project Residential Lease #15359 dated 08/28/2025. Remove application dated 03/30/2000.
PAHIA, Cherrie	Awarded Kaupea Project Residential Lease #15136 dated 08/28/2025. Remove application dated 07/10/1989.

PALMER, Paulette K.	Awarded Kaupea Project Residential Lease #15048 dated 08/28/2025. Remove application dated 02/21/1978.
ROBERTSON, Junelehua K.	Awarded Kaupea Project Residential Lease #15338 dated 08/28/2025. Remove application dated 10/02/1998.
ROSA, Sandra K.M.	Awarded Kaupea Project Residential Lease #15299 dated 08/28/2025. Remove application dated 07/08/1998.
SALE, Michaeleen R.	Awarded Kaupea Project Residential Lease #15063 dated 08/28/2025. Remove application dated 05/23/1979.
SOLATORIO, Roylyn	Awarded Kaupea Project Residential Lease #15068 dated 08/28/2025. Remove application dated 11/19/1979.
SPENCER, Bonnie R.	Awarded Kaupea Project Residential Lease #15153 dated 08/28/2025. Remove application dated 02/07/1990.
TOLENTINO, Lauren I.F.	Awarded Kaupea Project Residential Lease #15123 dated 08/28/2025. Remove application dated 09/30/1986.
VIERRA, Roy K.	Awarded Kaupea Project Residential Lease #15600 dated 08/28/2025. Remove application dated 12/17/2002.
WAA, Keolaokalani K.	Awarded Kaupea Project Residential Lease #15171 dated 08/29/2025. Remove application dated 10/04/1991.

WEINER, Francis L.	Awarded Kaupea Project Residential Lease #15487 dated 08/29/2025. Remove application dated 06/08/2001.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

ACIA, Aldene K.B.	Assigned Residential Lease #4048, Lot 52 in Waiakea, Hawaii dated 09/28/1973. Remove application dated 07/16/2012.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

AIONA, Rita K.P.	Assigned Residential Lease #12164, Lot 13 in Kaumana, Hawaii dated 05/03/2008. Remove application dated 05/08/2009.
SKINNER, Claudia K.	Assigned Residential Lease #1543, Lot 177 in Keaukaha, Hawaii dated 04/01/2024. Remove application dated 06/09/2012.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

WILLIAMS, Lois M.	Cancel application dated 07/11/1990 at the request of applicant received on 09/02/2025.

6. Successorship

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAAIHILI, Walter H., Jr.	Succeeded to Maui Islandwide Residential application of Parent, Walter H. Kaaihili dated 04/22/1986. Remove application dated 01/31/2005.
KAAUWAI-IWAMOTO, Linda	Succeeded to Oahu Islandwide Residential application of Sibling, James H. Kaauwai dated 08/25/2005. Remove application dated 08/07/2020.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

LUAHIWA, Larry K.	Succeeded to Maui Islandwide Residential application of Sibling, Lynndell L. Luahiwa-Gunderson dated 06/12/1986. Remove application dated 03/09/1995.

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

AKAU, Rory K.	Succeeded to Maui Islandwide Agricultural application of Parent, Leonard J. Ige-Akau dated 12/1/1986. Remove application dated 01/06/2025.

7. Additional Acreage

HAWAII ISLANDWIDE PASTORAL LEASE LIST

AKIONA, James P., Sr.	Successor to Pastoral Lease Assignment #9043, Lot 1 to 5 in Honokaia, Hawaii, is deceased. Remove associated application dated 07/31/1995.

8. HHC Adjustments

NONE FOR SUBMITTAL

Cumulative FY 2024-2025 Transaction Total	662
Last Month's Transaction Totals	326
Transfers from Island to Island	3
Deceased	1
Cancellations:	
Awards of Leases	101
NHQ	0
Voluntary Cancellations	1
Successorship	4
Additional Acreage	1
HHC Adjustments	0
This Month's Transaction Total	111
This Month's Cumulative FY 2025-2026 Transaction Total	**437**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Application Branch Manager
Homestead Services Division JCB

SUBJECT: **Approval to Certify Applications of Qualified Applicants for the month of September 2025**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of September 2025. The Department has verified the native Hawaiian blood quantum requirement of each applicant according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

At its October 2020 regular meeting, the Hawaii Homes Commission adopted the recommendation of the HHC Investigative Committee on the Native Hawaiian Qualification Process to recall to the HHC, pursuant to Hawaii Administrative Rules § 10-2-16(a), the authority to accept the Native Hawaiian Quantum (NHQ) determination for an individual as a function requiring the exercise of judgement or discretion. The recommendation included a process to implement the Commission's review and acceptance of NHQ determinations. These applicants have been deemed by the Department to have met the native Hawaiian blood quantum requirement through the kumu 'ohana process.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

AIWOHI, Shannon H., Jr.	04/21/2025
SILVA, Judah K.U.M.A.M.K.H	04/22/2025
BAKER, George Washington K., IV	04/23/2025

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KAUAHIKAUA, Audra A.K.	04/23/2025
KAUAHIKAUA, Raven G.K.	04/23/2025
FURUTO, Kingsley H.	05/06/2025
SEARLE, Hokulani J.Y.	05/06/2025

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AIWOHI, Shannon H., Jr.	04/21/2025
STEPHENS, Daniel W., Jr.	04/21/2025
SILVA, Judah K.U.M.A.M.K.H	04/22/2025
BAKER, George Washington K., IV	04/23/2025
KAUAHIKAUA, Audra A.K.	04/23/2025
KAUAHIKAUA, Raven G.K.	04/23/2025
KEPANO, Lincoln K.	04/24/2025
KAHAKAI, Talbot K.N.	05/06/2025
FURUTO, Kingsley H.	05/06/2025
SEARLE, Hokulani J.Y.	05/06/2025
KU, John J., III	05/07/2025
STEPHENS, Dansen L.	05/07/2025

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

KALAWAIA KAI, Nicole L.L.	01/03/2025

MAUI ISLANDWIDE PASTORAL LEASE LIST

FOSTER, Kamuela	01/08/2025
KUHAULUA, Kurtis K.	01/09/2025

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

KALAWAIA KAI, Nicole L.L.	01/03/2025
FOSTER, Kamuela	01/08/2025
KUHAULUA, Kurtis K.	01/09/2025
KERR, Natalie K.	05/06/2025

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

ESTOY KEKA, Christine K.	04/22/2025
KEKAHUNA, Damien K.	04/22/2025
LAA, Isaac F.H.H.J.	04/22/2025
KAHAKAI, Talbot K.N.	05/06/2025
KANE, Heath H.	05/07/2025

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

ESTOY KEKA, Christine K.	04/22/2025
LAA, Isaac F.H.H.J.	04/22/2025
WAKE, Shanyece K.	04/22/2025
KANE, Heath H.	05/07/2025

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

KERR, Natalie K.	05/06/2025

KOANUI NEFALAR, Stacie Lee K. 04/24/2025

Previous Cumulative Total for Current FY	140
Current Month's Total	37
Fiscal Year Total: July 2025-June 2026	**177**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Application Branch Manager
Homestead Services Division JC for JGA

SUBJECT: **Commission Designation of Successors to Application Rights - Public Notice November 2024**

RECOMMENDED MOTION/ACTION

1. To designate the following individuals as successors to the application rights of deceased applicants who did not name a qualified successor.

2. To approve the certification of applications to successorship rights of qualified successors. The Department has verified the native Hawaiian blood quantum requirement of each prospective successor according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

The following qualified applicants passed away on or after October 26, 1998, without naming qualified successors. Pursuant to 10-3-8(c) of the *Hawaii Administrative Rules*, a public notice listing the names of deceased applicants and calling for possible successors to their application rights was published in the Honolulu Star-Advertiser, The Maui News, Hawaii Tribune Herald, West Hawaii Today, and The Garden Island on the last two consecutive Sundays of November for the year the Department received notification. Requests to succeed to the decedents' application rights were submitted within the required 180 days following the last date of publication. Prospective successors were the sole respondents and are deemed by the Department to have met the requirements of successorship according to section 10-3-8(b) of the *Hawaii Administrative Rules*. HSD recommends approval of the following designees:

1.Deceased Applicant:	Leonard J. Ige-Akau
Date of death:	May 22, 2023
Successor to app rights:	Rory K. Akau
Relationship to decedent:	Child
Island:	Hawaii
Type:	Islandwide Agricultural
Date of Application:	December 1, 1986
Date of Public Notice:	November 2024
2.Deceased Applicant:	James H. Kaauwai
Date of death:	January 20, 2006
Successor to app rights:	Linda Kaauwai-Iwamoto
Relationship to decedent:	Sibling
Island:	Oahu
Type:	Islandwide Residential
Date of Application:	August 25, 2005
Date of Public Notice:	November 2024
3a.Deceased Applicant:	Frances L.K.S. Laikona
Date of death:	August 15, 2024
Successor to app rights:	Kamakanoenoeokalani B. Miner
Relationship to decedent:	Child
Island:	Hawaii
Type:	Islandwide Agricultural
Date of Application:	October 28, 1986
Date of Public Notice:	November 2024
3b.Island:	Oahu
Type:	Islandwide Residential
Date of Application:	June 16, 1994
4a.Deceased Applicant:	Mewlang Pickford
Date of death:	November 10, 2016
Successor to app rights:	Sharon K.K. Yong
Relationship to decedent:	Child
Island:	Maui
Type:	Islandwide Agricultural
Date of Application:	July 15, 1986
Date of Public Notice:	November 2024
4b.Island:	Maui
Type:	Islandwide Residential
Date of Application:	July 15, 1986

Previous Cumulative Total for Current FY	29
Current Month's Total	6
Fiscal Year Total: July 2025-June 2026	**35**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Application Branch Manager
Application Branch, Homestead Services Division

SUBJECT: **Reinstatement of Deferred Application**

RECOMMENDED MOTION/ACTION

To reinstate an application that was deferred due to the applicant not responding to two successive contacts as required by the department's administrative rules.

DISCUSSION

Section 10-3-10(b) of the *Hawaii Administrative Rules* states in part that "Whenever an applicant does not respond to any two successive requests from the department for updated information, the department shall place such applicant on a deferred status until such time as updated information is received."

The following applicants were deferred and has since contacted the department with updated information:

NANAKULI AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

APPLICANT	APPLICATION DATE	HHC ACTION TO DEFER	CONTACT DATE WITH DEPARTMENT
KAILI, Libert Jr.	07/16/1973	01/31/1986	07/21/2025

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WAIMEA AREA / HAWAII ISLANDWIDE PASTORAL LEASE LIST

APPLICANT	APPLICATION DATE	HHC ACTION TO DEFER	CONTACT DATE WITH DEPARTMENT
CORREA, Emmaline R.	06/11/1952	01/31/1986	07/21/2025
JOHANSEN, Bettiemae W.	09/15/1961	07/26/1988	07/21/2025

Previous Cumulative Total for Current FY	0
Current Month's Total	3
Fiscal Year Total: July 2025-June 2026	**3**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval of Assignment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

1. To approve the assignment of the leasehold interest, pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended, and subject to any applicable terms and conditions of the assignment, including but not limited to the approval of a loan.

2. To approve and accept that the transferees are of no less than the required 25% or 50% Hawaiian ancestry as appropriate pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended.

DISCUSSION

Forty-five (45) assignments of lease.

1. Lessee Name: Harold G. K. Akiona
Res. Lease No. 9243, Lot No. 30
Lease Date: 10/1/1999
Area: Kaniohale, Hawaii
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Romel K. Kainoa
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 5/22/2020

Reason for Transfer: "Moving off Island."

2. Lessee Name: Marva Lee K. Ah Loy
Res. Lease No. 1250, Lot No. 313
Lease Date: 4/25/1928
Area: Keaukaha, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Kawela A. Incillio
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

3. Lessee Name: Crystal Gayle G. S. K. Auwae
Res. Lease No. 3317, Lot No. 166-B
Lease Date: 8/5/1960
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: Titus G. H. E. Auwae
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

4. Lessee Name: Candace P. Basilio
Res. Lease No. 12028, Lot No. 16943
Lease Date: 4/22/2008
Area: Kaupea, Oahu,
Property Sold & Amount: Yes, $736,000.00
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: Cherish K. Raffuse
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Financial reasons." Special Condition: Transferee to obtain funds to pay purchase price.

5. Lessee Name: Margaret T. Cummings
Res. Lease No. 4584, Lot No. 119
Lease Date: 12/20/1977
Area: Waianae, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Lionel D. Cummings
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

6. Lessee Name: Lavern P. Gabriel
Res. Lease No. 5574, Lot No. 63
Lease Date: 6/3/1985
Area: Lualualei, Oahu
Property Sold & Amount: Yes, $470,000.00
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: Brittany K. K. Nao
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Moving closer to family." Special Condition: Transferee to obtain funds to pay purchase price.

7. Lessee Name: Waylyn P. Hanohano
Res. Lease No. 708, Lot No. 130-A-1
Lease Date: 5/16/1940
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 1 bath dwelling

Transferee Name: Joelyn C. K. Hanohano
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 4/4/2024

Reason for Transfer: "Giving lease to relative."

8. Lessee Name: Vanessa E. Hulihee
Res. Lease No. 1437, Lot No. 14
Lease Date: 4/25/1940
Area: Waiakea, Hawaii
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Chaminade K. H. Hulihee
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

9. Lessee Name: Lancelot K. Hutchinson
Agr. Lease No. 5113-B, Lot No. 61-A-2
Lease Date: 12/22/1982
Area: Panaewa, Hawaii
Property Sold & Amount: Yes, $450,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Kawenakeonalani K. Kubera
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Agr., 12/2/2019

Reason for Transfer: "Financial reasons." Special Condition: Transferee to obtain funds to pay purchase price.

10. Lessee Name: Rachel L. Kaiama
Res. 9636, Lot No. 49
Lease Date: 1/15/2001
Area: Kalawahine, Oahu
Property Sold & Amount: Yes, $169,000.00
Improvements: 3 bedroom, 2-1/2 bath dwelling

Transferee Name: Noel Kaleikalaunuoka'oi'ai'o Shaw
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

11. Lessee Name: Victor R. Kamai, Sr.
Res. Lease No. 12194, Lot No. 96
Lease Date: 12/27/2007
Area: Waiehu 4, Maui
Property Sold & Amount: Yes, $725,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Felix C. Vellina, Jr.
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Selling to family." See simultaneous transfer below.

12. Lessee Name: Felix C. Vellina, Jr.
Res. Lease No. 12194, Lot No. 96
Lease Date: 12/27/2007
Area: Waiehu 4, Maui
Property Sold & Amount: Yes, $725,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Jonathan I. Vellina
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative." Special Conditions: Transferee to obtain funds to pay purchase price.

13. Lessee Name: Macey H. H. Kamauu
Res. Lease No. 2225, Lot No. 165
Lease Date: 9/28/1949
Area: Kewalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Iolani P. Kamauu
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

14. Lessee Name: Dana K. Lum
Res. Lease No. 4593, Lot No. 145
Lease Date: 2/2/1978
Area: Waianae, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Albert P. Guzman, Jr.
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

15. Lessee Name: Kililani K. P. Mahi
Res. Lease No. 6345, Lot No. 174-A
Lease Date: 12/1/1985
Area: Keaukaha, Hawaii
Property Sold & Amount: Yes, $141,157.00
Improvements: 2 bedroom, 2 bath dwelling

Transferee Name: Nicole P. Mahi
Relationship: Sister
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

16. Lessee Name: Gail M. Makuakane-Lundin
Res. Lease No. 5650, Lot No. 231-A
Lease Date: 7/1/1985
Area: Keaukaha, Hawaii
Property Sold & Amount: Yes, $150,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Drake K. Simmons
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 9/11/2017

Reason for Transfer: "Has an agricultural lease and prefers to build there." Special Condition: Transferee to obtain funds to pay purchase price.

17. Lessee Name: Esmenia P. K. K. Manijo
Res. Lease No. 5559, Lot No. 20
Lease Date: 8/1/1985
Area: Lualualei, Oahu
Property Sold & Amount: Yes, $330,000.00
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: William K. K. Kalawao
Relationship: None
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 4/11/2000

Reason for Transfer: "Moving off Island." Special Condition: Transferee to obtain funds to pay purchase price.

18. Lessee Name: Wayne A. Mokiao
Res. Lease No. 3647, Lot No. 45
Lease Date: 6/27/1966
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 1-1/2 bath dwelling

Transferee Name: Reed K. Mokiao
Relationship: Brother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

19. Lessee Name: Georgette I. Naki-Nakagawa
Res. Lease No. 3726-A, Lot No. 179-B
Lease Date: 1/19/1968
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: Jamie K. Bullock
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

20. Lessee Name: Benjamin M. Oili, Jr.
Agr. Lease No. 5378, Lot No. 155-A & 155-B
Lease Date: 10/21/1982
Area: Panaewa, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 3 bath dwelling

Transferee Name: Joshua M. Oili
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Adding relative to lease."

21. Lessee Name: George J. L. W. Pereira
Res. Lease No. 5091, Lot No. 264-A
Lease Date: 1/1/1982
Area: Keaukaha, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Jodi-Lynne L. W. Pereira
Relationship: Sister
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

22. Lessee Name: Frederick H. Rittmeister, Jr.
Res. Lease No. 5569, Lot No. 122
Lease Date: 6/3/1985
Area: Lualualei, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Frederick H. Rittmeister, Jr. &
Richard N. Rittmeister
Relationship: Lessee & Brother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Adding relative to lease."

23. Lessee Name: Linda K. Thurston
Res. Lease No. 9565, Lot No. 65
Lease Date: 5/1/2000
Area: Kalawahine, Oahu
Property Sold & Amount: Yes, $580,000.00
Improvements: 3 bedroom, 2-1/2 bath dwelling

Transferee Name: Rylee-Ann K. Kauahikaua
Relationship: None
Loan Assumption: No
Applicant: Yes, Maui IW Res., 1/12/2022

Reason for Transfer: "Medical reasons." Special Condition: Transferee to obtain funds to pay purchase price.

24. Lessee Name: Felix C. Vellina, Jr.
Res. Lease No. 9543, Lot No. 106
Lease Date: 1/1/2001
Area: Waiehu 2, Maui
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2-1/2 bath dwelling

Transferee Name: Nikkole S. V. Vellina
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

25. Lessee Name: Terry G. Vincent
Agr. Lease No. 2662, Lot No. 37-A-1&2
Lease Date: 10/6/1952
Area: Hoolehua, Molokai
Property Sold & Amount: Yes, $167,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Reginald K. Luuloa Kealaiki, Jr.
Relationship: None
Loan Assumption: No
Applicant: Yes, Molokai IW Res., 6/29/1988

Reason for Transfer: "Other, transferring lease to Reginald K. Luuloa Kealaiki, Jr." Special Condition: Transferee to obtain funds to pay purchase price.

26. Lessee Name: Twila K. Byrd
Res. Lease No. 15610, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Gordon Y. Kelly
Relationship: Brother
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 2/17/2010

Reason for Transfer: "Giving lease to relative."

27. Lessee Name: Bridget M. Cafferty
Res. Lease No. 15354, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Kalikolehua K. C. Hurley
Relationship: Granddaughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

28. Lessee Name: Pamela N. Fujimoto
Res. Lease No. 15147, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Krystle-Joie A. Kauleinamoku
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

29. Lessee Name: Kamakahanohano K. Guerreiro
Res. Lease No. 12392, Lot No. UNDV073
Lease Date: 12/6/2008
Area: Kapolei, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Holly-Ann M. Hughes
Relationship: Aunty
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 7/13/2005

Reason for Transfer: "Giving lease to relative."

30. Lessee Name: Dal K. Kamanao
Res. Lease No. 15220, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Dayna K. Kamanao
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 6/4/2015

Reason for Transfer: "Giving lease to relative."

31. Lessee Name: Nadine Z. N. Kuikahi
Res. Lease No. 15609, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Gardenia L. Kaukani
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 7/3/2008

Reason for Transfer: "Giving lease to relative."

32. Lessee Name: Mary Gloria I. Kunipo-Aguirre
Res. Lease No. 15308, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Rochelle K. Garcia
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 4/10/1997

Reason for Transfer: "Giving lease to relative."

33. Lessee Name: Candy L. Luna
Res. Lease No. 15527, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Ezra A. Save
Relationship: Grandson
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

34. Lessee Name: Anita M. K. Naone
Res. Lease No. 15500, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Brittany L. K. Spencer
Relationship: Granddaughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

35. Lessee Name: Landis K. Pauole
Res. Lease No. 15284, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Kristina K. Pauole
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 3/28/2017

Reason for Transfer: "Giving lease to relative."

36. Lessee Name: Dana K. Richards
Res. Lease No. 15172, Lot No. To be determined
Lease Date: To be determined
Area: Kauluokahai, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Twiladon U. Torres
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 7/10/2009

Reason for Transfer: "Giving lease to relative."

37. Lessee Name: Bonnie R. Spencer
Res. Lease No. 15153, Lot No. To be determined
Lease Date: To be determined
Area: Kaupea, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Mandee K. Uini
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

38. Lessee Name: Elizabeth K. Waiau
Res. Lease No. 10841, Lot No. UNDV215
Lease Date: 12/3/2025
Area: Laiopua, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Natasha H. Waiau
Relationship: Granddaughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

39. Lessee Name: Jimmy Kaholoaa
Pas. Lease No. 7870, Lot No. 11
Lease Date: 2/1/1987
Area: Hoolehua, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: William G. Kaholoaa
Relationship: Brother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative"

40. Lessee Name: Kim K. Kahue
Res. Lease No. 5843, Lot No. 20
Lease Date: 8/1/1985
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Mellisa K. C. Lochman
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 9/11/2015

Reason for Transfer: "Giving lease to relative."

41. Lessee Name: Verna K. Kamealoha
Agr. Lease No. 13172, Lot No. 5
Lease Date: 2/4/2025
Area: Makuu, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Lexun L. K. P. Kamealoha
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

42. Lessee Name: Justin K. Lee
Res. Lease No. 6310, Lot No. 53-A
Lease Date: 12/1/1985
Area: Keaukaha, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Justin M. Lee, III
Relationship: Brother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative"

43. Lessee Name: Moke L. Reyes
Res. Lease No. 239, Lot No. 56-A
Lease Date: 6/17/1929
Area: Hoolehua, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Russell B. Reyes
Relationship: Uncle
Loan Assumption: No
Applicant: Yes, Molokai IW Res., 1/18/2012

Reason for Transfer: "Giving lease to relative."

44. Lessee Name: Alvin K. Vegas
Res. Lease No. 13224, Lot No. 108
Lease Date: 8/5/2025
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Shayla K. K. Vegas
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Maui IW Res., 6/24/2024

Reason for Transfer: "Giving lease to relative"

45. Lessee Name: Kawelo N. K. Wong
Res. Lease No. 13089, Lot No. 47
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Kauanani A. K. Wong
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Maui IW Res., 7/19/2022

Reason for Transfer: "Giving lease to relative."

Assignments for the Month of October `25	45
Previous FY '25 - '26 balance	163
FY '25 - '26 total to date	208
Assignments for FY '24 - '25	183

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

One hundred fifty-four (154) amendments of lease.

1.	Lessee:	Leonette M. Abraham
	Res. Lease No.:	4020
	Lot No., Area, Island:	87, Waiakea, Hawaii
	Amendment:	To incorporate the currently used terms, conditions, and covenants. (Successorship)
2.	Lessee:	Marva Lee K. Ah Loy
	Res. Lease No.:	1250
	Lot No., Area, Island:	313, Keaukaha, Hawaii
	Amendment:	To amend the lease title and to incorporate the currently used terms, conditions, and covenants. (Transfer)

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3. Lessee: Kezia H. Ah Sui
Agr. Lease No.: 15097
Lot No., Area, Island: 39, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

4. Lessee: Chesea L. K. Ahsing
Res. Lease No.: 12393
Lot No., Area, Island: 4, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

5. Lessee: Shannon Akana
Res. Lease No.: 15033
Lot No., Area, Island: 69, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

6. Lessee: Francis K. Akana
Res. Lease No.: 15334
Lot No., Area, Island: 90, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

7. Lessee: Sherrie K. Alcos
Res. Lease No.: 15011
Lot No., Area, Island: 11, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

8. Lessee: Amyjean H. Alvarez
Res. Lease No.: 15283
Lot No., Area, Island: 127, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

9. Lessee: Crystal Gayel G. S. K. Auwae
Res. Lease No.: 3317
Lot No., Area, Island: 166-B, Nanakuli, Oahu
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years. (Transfer)

10. Lessee: Cher P. Bajet
Res. Lease No.: 12421
Lot No., Area, Island: 24, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

11. Lessee: Terrence K Balcita
Res. Lease No.: 15297
Lot No., Area, Island: 73, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

12. Lessee: Lorna U Baldomero
Res. Lease No.: 15310
Lot No., Area, Island: 82, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

13. Lessee: Samuel L. Bannister
Pas. Lease No.: 8086
Lot No., Area, Island: 112, Pu'ukapu, Hawaii
Amendment: To amend the property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

14. Lessee: Keawelaniikekahialii Barr
Res. Lease No.: 15315
Lot No., Area, Island: 115, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

15. Lessee: James B. K. Bishaw
Agr. Lease No.: 2752-Z
Lot No., Area, Island: 81-B, Hoolehua, Molokai
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years. (Succesorship)

16. Lessee: Emily K. Bobbitt
Res. Lease No.: 15209
Lot No., Area, Island: 111, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

17. Lessee: Rebecca L. Burns
Res. Lease No.: 15303
Lot No., Area, Island: 96, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

18. Lessee: Bridget M. Cafferty
Res. Lease No.: 15354
Lot No., Area, Island: 120, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

19. Lessee: Kimo A. Cashman
Res. Lease No.: 15207
Lot No., Area, Island: 48, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

20. Lessee: Ronald K. Ching
Res. Lease No.: 15041
Lot No., Area, Island: 16, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

21. Lessee: Carmella K. Ching
Agr. Lease No.: 15120
Lot No., Area, Island: 6, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

22. Lessee: Marylyn Colon-Valentin
Res. Lease No.: 15214
Lot No., Area, Island: 30, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

23. Lessee: Daniel W. Contrades, Jr.
Res. Lease No.: 15267
Lot No., Area, Island: 122, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

24. Lessee: Fredrick P. Cordeiro
Res. Lease No.: 11753
Lot No., Area, Island: 18533, Kanehili, Oahu
Amendment: To amend the lease tenancy from tenants by the entirety to tenant in severalty due to the death of the tenant, and to incorporate the currently used terms, conditions, and covenants to the lease. (Successorship)

25. Lessee: Ellen J. Craig
Agr. Lease No.: 15126
Lot No., Area, Island: 29, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

26. Lessee: Glynn E. L. Crawford, Jr.
Res. Lease No.: 15323
Lot No., Area, Island: 81, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

27. Lessee: Evelyn H. Cullen
Res. Lease No.: 15110
Lot No., Area, Island: 9, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

28. Lessee: Irene L. V. Cullen
Res. Lease No.: 15262
Lot No., Area, Island: 77, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

29. Lessee: Nelson K. Davis
Res. Lease No.: 15247
Lot No., Area, Island: 45, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

30. Lessee: Hollynn H. Day
Res. Lease No.: 15115
Lot No., Area, Island: 62, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

31. Lessee: Pamela K. De Freitas
Res. Lease No.: 3158
Lot No., Area, Island: 238, Kewalo, Oahu
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditions, and covenants to the lease. (Succesorship)

32. Lessee: Paulette L. Doi
Res. Lease No.: 4101
Lot No., Area, Island: 29, Waimanalo, Oahu
Amendment: To amend the lease to incorporate the currently used terms, conditions, and covenants. (Successorship)

33. Lessee: Raina K. Dudoit
Agr. Lease No.: 168
Lot No., Area, Island: 82-A, Hoolehua, Molokai
Amendment: To amend the lease title, property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

34. Lessee: Deborah A. Dudoit
Res. Lease No.: 15372
Lot No., Area, Island: 94, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

35. Lessee: Lisa L. N. Duran
Res. Lease No.: 15302
Lot No., Area, Island: 75, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

36. Lessee: Matthew H. Espinda
Res. Lease No.: 15339
Lot No., Area, Island: 85, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

37. Lessee: Martha Ann N. Evans
Res. Lease No.: 15237
Lot No., Area, Island: 119, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

38. Lessee: Janet S. P. Faufata
Agr. Lease No.: 4183-B
Lot No., Area, Island: 88, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

39. Lessee: Joanna M. Ford
Res. Lease No.: 15454
Lot No., Area, Island: 78, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

40. Lessee: Pamela N. Fujimoto
Res. Lease No.: 15147
Lot No., Area, Island: 125, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

41. Lessee: Uilani J. S. L. Gaestel
Res. Lease No.: 3650
Lot No., Area, Island: 52, Waimanalo, Oahu
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years. (Transfer)

42. Lessee: Gail Ann Gaison
Res. Lease No.: 15328
Lot No., Area, Island: 84, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

43. Lessee: Leslie C. Gohier
Res. Lease No.: 15133
Lot No., Area, Island: 2, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

44. Lessee: Lisa L. Gonzales
Res. Lease No.: 15205
Lot No., Area, Island: 110, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

45. Lessee: Dannette L. Hanohano
Res. Lease No.: 2574
Lot No., Area, Island: 92, Waimanalo, Oahu
Amendment: To amend the lease title and lessor's name, to extend the lease term to an aggregate term of 199 years, to update the property description, and to incorporate the currently used terms, conditions, and covenants to the lease. (Successorship)

46. Lessee: Waylyn P. Hanohano
Res. Lease No.: 708
Lot No., Area, Island: 130-A-1, Nanakuli, Oahu
Amendment: To amend the lease to extend the lease term to an aggregate terms of 199 years. (Transfer)

47. Lessee: Violet K. Harai
Agr. Lease No.: 3319
Lot No., Area, Island: 36-C-1, Hoolehua, Molokai
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years and to incorporate the currently used terms, conditons, and covenants to the lease. (Succesorship)

48. Lessee: Earl Helekahi, Jr.
Res. Lease No.: 1109-B
Lot No., Area, Island: 61, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

49. Lessee: Yvette Helm
Agr. Lease No.: 115-B
Lot No., Area, Island: 65-B-2, Hoolehua, Molokai
Amendment: To amend the lease tenancy from joint tenant to tenants-in-common. (Transfer)

50. Lessee: Dana J. Hiapo
Agr. Lease No.: 15399
Lot No., Area, Island: 89, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

51. Lessee: George Hilo, Jr.
Res. Lease No.: 15007
Lot No., Area, Island: 47, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

52. Lessee: Vanessa E. Hulihee
Res. Lease No.: 1437
Lot No., Area, Island: 14, Waiakea, Hawaii
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditions, and covenants to the lease. (Transfer)

53. Lessee: Melvin S. Ishikawa
Res. Lease No.: 8552
Lot No., Area, Island: 262, PKE, Oahu
Amendment: To amend the lease tenancy from joint tenants to tenant in severalty due to the death of the joint tenant. (Amendment)

54. Lessee: Ann Malia Johnson
Res. Lease No.: 15149
Lot No., Area, Island: 74, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

55. Lessee: Duane K. Kaaialii
Res. Lease No.: 15128
Lot No., Area, Island: 19, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

56. Lessee: Daniel G. Kaaihue
Res. Lease No.: 15199
Lot No., Area, Island: 43, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

57. Lessee: Bernard P. A. Kaeo, Jr.
Res. Lease No.: 15071
Lot No., Area, Island: 36, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

58. Lessee: Orrin M. Kahalewai
Res. Lease No.: 12476
Lot No., Area, Island: 67, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

59. Lessee: Yolanda K. Kahalewai
Agr. Lease No.: 15122
Lot No., Area, Island: 22, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

60. Lessee: Carl K. K. Kahalewai
Res. Lease No.: 15094
Lot No., Area, Island: 14, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

61. Lessee: James Kahanaoi
Agr. Lease No.: 15050
Lot No., Area, Island: 21, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

62. Lessee: Daniel Kaheaku
Res. Lease No.: 15052
Lot No., Area, Island: 65, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

63. Lessee: Lovey U. Kaheaku
Res. Lease No.: 15259
Lot No., Area, Island: 66, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

64. Lessee: James H. K. Kahue
Res. Lease No.: 5843
Lot No., Area, Island: 20, Kalamaula, Molokai
Amendment: To amend the lease title,extend the lease term to an aggregate term of 199 years,update the property description, commencement date, and to incorporate the currently used terms, conditions, and covenants. (Transfer)

65. Lessee: Seth Kaikainahaole
Res. Lease No.: 15023
Lot No., Area, Island: 32, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

66. Lessee: Charlene I. Kalaola
Res. Lease No.: 12462
Lot No., Area, Island: 38, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

67. Lessee: Montique D. Kalilikane
Res. Lease No.: 15201
Lot No., Area, Island: 54, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

68. Lessee: Jody A. Kalilikane-Bocoboc
Agr. Lease No.: 15202
Lot No., Area, Island: 68, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

69. Lessee: Elizabeth L. Kama
Res. Lease No.: 15042
Lot No., Area, Island: 64, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

70. Lessee: Victor R. Kamai, Sr.
Res. Lease No.: 12194
Lot No., Area, Island: 96, Waiehu 4, Maui
Amendment: To amend the property description, and to incorporate the currently used terms, conditions, and covenants. (Transfer)

71. Lessee: Raymond E. K.. Kamaile
Agr. Lease No.: 15121
Lot No., Area, Island: 13, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

72. Lessee: James K. Kamaka
Res. Lease No.: 2174
Lot No., Area, Island: 43, Kewalo, Oahu
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years. (Successorship)

73. Lessee: Elikapeka F. Kamakele
Res. Lease No.: 15055
Lot No., Area, Island: 27, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

74. Lessee: Dal K. Kamanao
Res. Lease No.: 15220
Lot No., Area, Island: 71, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

75. Lessee: Macey H. H. Kamauu
Res. Lease No.: 2225
Lot No., Area, Island: 165, Kewalo, Oahu
Amendment: To amend the lease title and lessor's name, to extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditions, and covenants to the lease. (Transfer)

76. Lessee: Lydia P. Kamoku
Res. Lease No.: 15278
Lot No., Area, Island: 109, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

77. Lessee: Henry W. K. Kanawaliwali
Agr. Lease No.: 5003
Lot No., Area, Island: 9, Hoolehua, Molokai
Amendment: To update the property description and lot number. (Successorship)

78. Lessee: Marie Kanealii-Ortiz, Jr.
Pas. Lease No.: 15360
Lot No., Area, Island: 118, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

79. Lessee: Gunther M. Kanehailua, Jr.
Pas. Lease No.: 15099
Lot No., Area, Island: 12, Kalamaula, Molokai
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

80. Lessee: Elizabeth H. Kaolulo
Res. Lease No.: 2158
Lot No., Area, Island: 241, Kewalo, Oahu
Amendment: To amend the lease title and lessor's name and to update the property description. (Successorship)

81. Lessee: Ronald K. Kaulia
Res. Lease No.: 15364
Lot No., Area, Island: 87, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

82. Lessee: Robert K. Kaupu, Jr.
Res. Lease No.: 4055
Lot No., Area, Island: 30, Waiakea, Hawaii
Amendment: To amend the lease title, property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

83. Lessee: Harvey H. Kawelo
Res. Lease No.: 15145
Lot No., Area, Island: 123, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

84. Lessee: Anthony A. Kea
Res. Lease No.: 15084
Lot No., Area, Island: 15, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

85. Lessee: Chanda A. K. Keawe
Res. Lease No.: 15024
Lot No., Area, Island: 10, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

86. Lessee: Elaine K. Kekahuna
Res. Lease No.: 15035
Lot No., Area, Island: 17, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

87. Lessee: Theresa-Ann K. K .K. K. A. A. Kekawa-Kahili
Res. Lease No.: 15112
Lot No., Area, Island: 25, Waiakea, Hawaii
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

88. Lessee: Samuel Kelii
Res. Lease No.: 15046
Lot No., Area, Island: 26, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

89. Lessee: Adrian K. Keohokalole
Res. Lease No.: 15244
Lot No., Area, Island: 51, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

90. Lessee: Dwayne K. Keomaka
Res. Lease No.: 15160
Lot No., Area, Island: 83, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

91. Lessee: Mary Jean Kepaa
Res. Lease No.: 15173
Lot No., Area, Island: 57, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

92. Lessee: Holly-Ann N. Kawaihae Kiaaina
Res. Lease No.: 15314
Lot No., Area, Island: 44, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

93. Lessee: Joseph K. Kikila
Res. Lease No.: 15139
Lot No., Area, Island: 86, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

94. Lessee: Angela L. Kilakalua
Res. Lease No.: 12523
Lot No., Area, Island: 35, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

95. Lessee: LaVaina N. A. Kilbey
Res. Lease No.: 6054
Lot No., Area, Island: 9, Hoolehua, Molokai
Amendment: To amend commencement date, property description and lot number due to final subdivision approval. (Successorship)

96. Lessee: Rodney D. Kinilau
Res. Lease No.: 15318
Lot No., Area, Island: 80, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

97. Lessee: Patrick D. Lagmay
Res. Lease No.: 15178
Lot No., Area, Island: 124, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

98. Lessee: Lily K. M. Lai
Res. Lease No.: 15187
Lot No., Area, Island: 117, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

99. Lessee: Kahealani Z. S. K. Lakalo
Res. Lease No.: 15282
Lot No., Area, Island: 72, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

100. Lessee: Verna M. L. Landford-Bright
Res. Lease No.: 15031
Lot No., Area, Island: 52, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

101. Lessee: Audrey K. Lauvao
Res. Lease No.: 15194
Lot No., Area, Island: 114, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

102. Lessee: Justin K. L. Lee & Jason M. Lee, III
Res. Lease No.: 6310
Lot No., Area, Island: 53-A, Keaukaha, Hawaii
Amendment: To amend the property description. (Transfer)

103. Lessee: Marie-Gertrude N. Leopoldo
Res. Lease No.: 15156
Lot No., Area, Island: 79, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

104. Lessee: Charlotte L. Lyman
Res. Lease No.: 12515
Lot No., Area, Island: 5, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

105. Lessee: Chase Kalani Macloves
Res. Lease No.: 15166
Lot No., Area, Island: 20, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

106. Lessee: Kililani K. P. Mahi
Res. Lease No.: 6345
Lot No., Area, Island: 174-A, Keaukaha, Hawaii
Amendment: To amend the property description. (Transfer)

107. Lessee: Lovena K. U. Makekau
Res. Lease No.: 4006
Lot No., Area, Island: 72, Kalamaula, Molokai
Amendment: To amend the lease title, property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

108.	Lessee:	Lawrence Maldonado
	Res. Lease No.:	15001
	Lot No., Area, Island:	37, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
109.	Lessee:	Ione D. K. Mansinon
	Res. Lease No.:	15185
	Lot No., Area, Island:	33, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
110.	Lessee:	Rolanda K. Mariano
	Res. Lease No.:	15254
	Lot No., Area, Island:	126, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
111.	Lessee:	Yvette S. Masaoka
	Res. Lease No.:	9970
	Lot No., Area, Island:	63-A-1, Keaukaha, Hawaii
	Amendment:	To amend the lot number, and property description due to relocation. (Amendment)
112.	Lessee:	Regina K. Maunakea
	Res. Lease No.:	15280
	Lot No., Area, Island:	28, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

113. Lessee: Liana E. Medeiros
Res. Lease No.: 12328
Lot No., Area, Island: 25, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

114. Lessee: Stanley Mersburgh, Sr.
Res. Lease No.: 15096
Lot No., Area, Island: 53, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

115. Lessee: Patricia K. Morris
Res. Lease No.: 15124
Lot No., Area, Island: 31, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

116. Lessee: Brieanne K. Nakanelua
Res. Lease No.: 15250
Lot No., Area, Island: 41, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

117. Lessee: Francine M. Nakayama
Res. Lease No.: 15203
Lot No., Area, Island: 3, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

118.	Lessee:	Brent K. Nakihei
	Agr. Lease No.:	5
	Lot No., Area, Island:	16-A, Kalamaula, Molokai
	Amendment:	To amend the lease title, update the property description, remove life interest, and to incorporate the currently used terms, conditions, and covenants. (Amendment)
119.	Lessee:	Norma G. K. Nawaa-Tanele
	Res. Lease No.:	15006
	Lot No., Area, Island:	40, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
120.	Lessee:	Jaymason K. Nunuha
	Res. Lease No.:	15069
	Lot No., Area, Island:	46, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
121.	Lessee:	Madeline K. K. Ongais
	Res. Lease No.:	15061
	Lot No., Area, Island:	63, Kapolei, Oahu
	Amendment:	To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
122.	Lessee:	Napuaonalani C. Paia
	Res. Lease No.:	2012
	Lot No., Area, Island:	2, Kewalo, Oahu
	Amendment:	To amend the lease to extend the lease term to an aggregate term of 199 years and to incorporate the currently used terms, conditions, and covenants. (Successorship)

123. Lessee: Nathan S. H. Paikai
Res. Lease No.: 6094
Lot No., Area, Island: 69, Kalamaula, Molokai
Amendment: To amend commencement date, and property description due to final subdivision approval, and remove life interest. (Successorship)

124. Lessee: Nolan K. Pana, Sr.
Res. Lease No.: 15198
Lot No., Area, Island: 56, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

125. Lessee: Sterling W. Paulos
Res. Lease No.: 12336
Lot No., Area, Island: 116, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

126. Lessee: Landis K. Pauole
Res. Lease No.: 15284
Lot No., Area, Island: 112, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

127. Lessee: Candace Picanco
Res. Lease No.: 15036
Lot No., Area, Island: 8, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

128. Lessee: Gillette N. Pilialoha
Res. Lease No.: 15169
Lot No., Area, Island: 58, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

129. Lessee: Moke L. Reyes
Res. Lease No.: 239
Lot No., Area, Island: 56-A, Hoolehua, Molokai
Amendment: To amend the property description and lot number. (Transfer)

130. Lessee: Dana K. Richards
Res. Lease No.: 15172
Lot No., Area, Island: 23, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

131. Lessee: Lin George Rosa
Res. Lease No.: 15186
Lot No., Area, Island: 92, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

132. Lessee: Kaeo K. Rowland
Res. Lease No.: 12521
Lot No., Area, Island: 1, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

133. Lessee: Sarah K. Ruis
Pas. Lease No.: 3836
Lot No., Area, Island: 8-A & 8-B, Kamoku, Hawaii
Amendment: To amend the lease title, property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

134. Lessee: Nora K. Salas
Res. Lease No.: 15161
Lot No., Area, Island: 121, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

135. Lessee: Melody K. Sale
Res. Lease No.: 12414
Lot No., Area, Island: 7, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

136. Lessee: Gayle R. Sale
Res. Lease No.: 15062
Lot No., Area, Island: 18, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

137. Lessee: Gail U. Seguancia
Res. Lease No.: 15070
Lot No., Area, Island: 70, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

138. Lessee: Matilda O. Shimabuku
Res. Lease No.: 15240
Lot No., Area, Island: 76, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

139. Lessee: Earl E. L. Silva
Res. Lease No.: 15231
Lot No., Area, Island: 42, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

140. Lessee: Sarah K. Slater
Res. Lease No.: 15350
Lot No., Area, Island: 49, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

141. Lessee: Isaac K. Smith
Res. Lease No.: 15233
Lot No., Area, Island: 93, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

142. Lessee: Mellissa A. K. Spencer
Res. Lease No.: 15331
Lot No., Area, Island: 91, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

143. Lessee: Elaine E. Stevens
Res. Lease No.: 15174
Lot No., Area, Island: 60, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

144. Lessee: Russell K. Tam
Res. Lease No.: 6313
Lot No., Area, Island: 54-B, Keaukaha, Hawaii
Amendment: To amend the property description. (Successorship)

145. Lessee: Roseland H. S. Tom
Res. Lease No.: 15098
Lot No., Area, Island: 59, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

146. Lessee: Willow Ann K. Vales
Res. Lease No.: 15332
Lot No., Area, Island: 95, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

147. Lessee: Daryl Jean L. Viela
Res. Lease No.: 15067
Lot No., Area, Island: 55, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

148. Lessee: Terry G. Vincent
Agr. Lease No.: 2662
Lot No., Area, Island: 37-A-1&2, Hoolehua, Molokai
Amendment: To amend the lease title, update the property description, and to incorporate the currently used terms, conditions, and covenants. (Transfer)

149. Lessee: William Wainui, Jr.
Res. Lease No.: 2339
Lot No., Area, Island: 15, Kapaakea, Molokai
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditons, and covenants to the lease. (Succesorship)

150. Lessee: Clarence K. Waipa
Agr. Lease No.: 1453-A
Lot No., Area, Island: 158, Panaewa, Hawaii
Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years and to incorporate the currently used terms, conditions, and covenants to the lease. (Succesorship)

151. Lessee: Johannes C. K. Wedemeyer
Pas. Lease No.: 9048
Lot No., Area, Island: 20, Puukapu, Hawaii
Amendment: To amend the lease title, property description, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

152. Lessee: Lois M. Williams
Res. Lease No.: 15279
Lot No., Area, Island: 50, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

153. Lessee: Dennis J. K. Wong
Res. Lease No.: 5486
Lot No., Area, Island: 4, Anahola, Kauai
Amendment: To amend the tenancy from joint tenancy held by three co-lessees to joint tenancy held by two surviving co-lessees due to the death of the aforementioned co-lessee. (Amendment)

154. Lessee: Annette K. Wong
Res. Lease No.: 15256
Lot No., Area, Island: 113, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)

Amendments for the Month of October '25	154
Previous FY '25 - '26 balance	163
FY '25 - '26 total to date	317
Amendments for FY '24 - '25	112

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval to Issue a Non-Exclusive License for Rooftop Photovoltaic Systems for Certain Lessees**

RECOMMENDED MOTION/ACTION

To approve the issuance of a non-exclusive license to allow the Permittee to provide adequate services related to the installation, maintenance, and operation of a photovoltaic system on the premises leased by the respective Lessees.

The non-exclusive license is necessary as the Lessee can not issue his/her own licenses.

DISCUSSION

Seventeen (17) non-exclusive licenses.

1. Lessee: Ty T. K. Ah Nee
Agr. Lease No.: 6666
Lot No., Area, Island: 93, Waiahole, Oahu
Permittee: Sunrun Installation Services, Inc.

2. Lessee: Shirley N. Aipa
Res. Lease No.: 5301
Lot No., Area, Island: 50, Waianae, Oahu
Permittee: Sunrun Installation Services, Inc.

3.	Lessee:	Iris Chong
	Res. Lease No.:	767
	Lot No., Area, Island:	60, Papakolea, Oahu
	Permittee:	Sunrun Installation Services, Inc.
4.	Lessee:	April B. L. Damore
	Res. Lease No.:	9497
	Lot No., Area, Island:	59, Waiehu 2, Maui
	Permittee:	Sunrun Installation Services, Inc.
5.	Lessee:	Kimberlynn K. Holi-Robb
	Res. Lease No.:	12019
	Lot No., Area, Island:	17101, Kaupea, Oahu
	Permittee:	Sunrun Installation Services, Inc.
6.	Lessee:	Patricia E. U. F. Kahalewai & Charles Kahalewai
	Res. Lease No.:	4377
	Lot No., Area, Island:	3, Nanakuli, Oahu
	Permittee:	Sunrun Installation Services, Inc.
7.	Lessee:	Paul K. Kahale-Miner
	Res. Lease No.:	9239
	Lot No., Area, Island:	26, Kaniohale, Hawaii
	Permittee:	Sunrun Installation Services, Inc.
8.	Lessee:	Dwight K. Kalua
	Res. Lease No.:	11533
	Lot No., Area, Island:	94, Leialii, Maui
	Permittee:	Sunrun Installation Services, Inc.
9.	Lessee:	Victor Kukahiwa
	Res. Lease No.:	2261
	Lot No., Area, Island:	31, Waimanalo, Oahu
	Permittee:	Sunrun Installation Services, Inc.

10. Lessee: Leilani P. Lanoue
Res. Lease No.: 12285
Lot No., Area, Island: 39, Waianae, Oahu
Permittee: Sunrun Installation Services, Inc.

11. Lessee: Debra I. Moniz
Res. Lease No.: 10012
Lot No., Area, Island: 107-A, Keaukaha, Hawaii
Permittee: Sunrun Installation Services, Inc.

12. Lessee: Kapiolani A. Nolan
Res. Lease No.: 11213
Lot No., Area, Island: 4, Kakaina, Oahu
Permittee: Sunrun Installation Services, Inc.

13. Lessee: Kyle B. K. Paishon
Res. Lease No.: 4407
Lot No., Area, Island: 168-B, Nanakuli, Oahu
Permittee: Sunrun Installation Services, Inc.

14. Lessee: James L. Pakele, Jr.
Res. Lease No.: 5266
Lot No., Area, Island: 15, Waianae, Oahu
Permittee: Sunrun Installation Services, Inc.

15. Lessee: Wayne R. Soares
Res. Lease No.: 11217
Lot No., Area, Island: 6, Kumuhau, Oahu
Permittee: Sunrun Installation Services, Inc.

16. Lessee: Wayne W. Thompson
Res. Lease No.: 8301
Lot No., Area, Island: 10, PKE, Oahu
Permittee: Sunrun Installation Services, Inc.

17. Lessee: Delvin H. M. Wilson
Res. Lease No.: 2274
Lot No., Area, Island: 56, Waimanalo, Oahu
Permittee: Sunrun Installation Services, Inc.

Non-Exclusive License for the Month of October '25	17
Previous FY '25 - '26 balance	44
FY '25 - '26 total to date	61
Non-Exclusive License for FY '24 - '25	166

STATE OF HAWAII

DEPARMTENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

THROUGH: James Du Pont, Homestead District Operations Manager
Homestead Services Division

FROM: Bryan Jeremiah, EHDO District Supervisor
Homestead Services Division

SUBJECT: **Conditional Approval of Subdivision, Transfer of a Portion of Lease and Amendment to Lease No. 1107, Lot No. 66-A, Keaukaha, Hawaii - Beni-Jo N. Kuamoo and Fantacie H. Keahilihau-Kuamoo**

RECOMMENDED MOTION/ACTION

1. To approve the request of Beni-Jo N. Kuamoo (Beni-Jo) to subdivide Lot No. 66-A, Keaukaha, Hawaii, consisting of 0.9713 acres, further identified as TMK: (3)2-1-021:036, covered under Department of Hawaiian Home Lands Residential Lease No. 1107, provided that the lessee shall be responsible for all costs incurred in the processing and completion of the subdivision, including but not limited to surveying fees, fees imposed by the County of Hawaii, fees for utilities (e.g., electric, water, etc.) and other fees associated with the subdivision of Lot No. 208-A.

2. To approve the amendment of Lease No. 1107 to incorporate the currently used terms, covenants, and conditions in the lease and to affirm the subdivision of Lot No. 66-A into two (2) lots, proposed Lot Nos. 66-A-1 and 66-A-2, each 0.4856 acres in size; and update the property description of original Lot No. 66-A.

3. To approve the designation of Residential Lease No. 1107, proposed Lot 66-A-1.

ITEM NO. D-11

4. To approve the designation of Residential Lease No. 1107-A, proposed Lot 66-A-2.

5. To approve the transfer of Residential Lease No. 1107-A to Fantacie H. Keahilihau-Kuamoo (Fantacie).

6. All of the above are subject to the completion of the survey work done by a licensed surveyor, including but not limited to the surveying and staking of boundary corners of the lots, submitting the required number of final subdivision maps to the County, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands, applying to the County for subdivision approval, obtaining the tax map keys for the lots, obtaining final subdivision approval by the County of Hawaii and recordation of the subdivision with the State of Hawaii Bureau of Conveyances.

DISCUSSION

Beni-Jo N. Kuamoo acquired Lease No. 1107, Lot 66-A via an Assignment of Lease and Consent to Lease dated December 1, 1985.

On July 09, 2025, the Department received a request from the lessee to subdivide Keaukaha Residential Lot 66-A into two (2) lots.

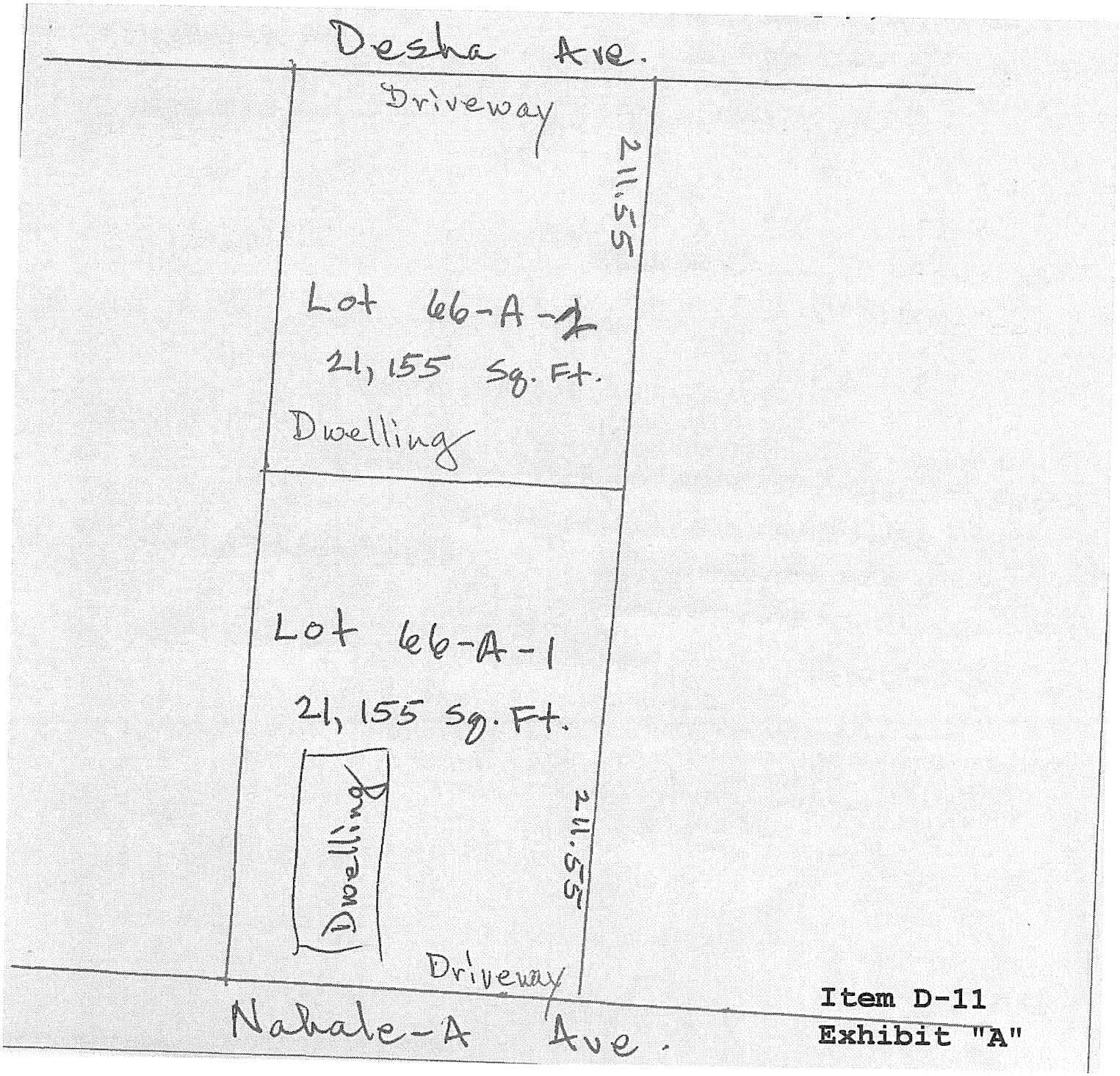
Fantacie is the granddaughter of Beni-Jo and not less than 25% Hawaiian.

Attached is "Exhibit A" which illustrates the proposed plan to subdivide the lot into two (2) lots. Beni-Jo & Fantacie agree that proposed Lot 66-A-2 will be transferred to Fantacie and that Beni-Jo will retain Lot 66-A-1, in which the current structure is located.

Improvements include a 4-bedroom, 2.5-bath residence constructed in 2018.

There is an outstanding NAHASDA mortgage with the Department in the amount of $283,719.09 which will remain with Beni-Jo and no financial obligation to payoff the loan is required and the lease rent and real property taxes are paid current.

The Department requests approval of its recommendation.



Item D-11
Exhibit "A"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

THROUGH: James Du Pont, Homestead District Operations Manager
Homestead Services Division

FROM: Bryan E. Jeremiah, EHDO District Supervisor II
Homestead Services Division

SUBJECT: Denial of the Assignment of Lease Transfer Request – **Gordon W. Kunewa**, Agricultural Lease No. 7026, Lot No. 91, Makuu, Hawai'i

RECOMMENDED MOTION/ACTION

1. To deny the transfer request of Gordon W. Kunewa (Gordon) to Karl K. Kunewa (Karl) for Agricultural Lease No. 7026, Lot No. 91, Makuu, Hawaii (Lease) for the remaining term of the Lease.

DISCUSSION

By way of the Department of Hawaiian Home Lands Assignment of Lease and Consent to Lease No. 7026, dated August 2, 1999, Gordon W. Kunewa (Gordon) received the Lease.

On January 11, 2023, Gordon submitted a Lease Transfer Request to the Department. There are no improvements to the property, no farming activities and the Lease is currently in violation of the following lease covenants: Sanitation, Waste and unlawful, improper or offensive use of premises, Compliance with laws, Agricultural lot and Acceptance of terms, covenants and conditions.

In compliance with Administrative Rule 10-3-39 Occupancy and other requirements, (a) The time periods by which a lessee is required to occupy a residential lot or to commence to use or to

cultivate an agricultural or pastoral lot shall be stipulated in the lease. (b) Except as otherwise provided in the lease, the department may require a lessee of an agricultural or pastoral lot to have under development, cultivation, or use at least two-thirds of the useable acreage at all times. (c) Lessees shall be responsible for maintaining their premises secure from fire, theft, and vandalism and shall comply with the requirements of their lease at all times.

The Department of Health has issued remediation requirements for the violations of Hawaii Administrative rules section 11-25.1-61 (a) The aesthetic, nonhazardous, and sanitary storage of solid waste is the responsibility of the person owning, operating, or managing the property, premises, business establishment, or industry where the solid waste is accumulated. (b) Any person not exempted in section 11-52.1-04 (b) owning, operating, or managing a property, premise, business establishment, or industry has the responsibility of removing accumulated solid waste to an approved solid waste disposal facility. Contractual or other arrangements for the removal of accumulated solid waste shall not relieve a person of this primary responsibility as stated above. Solid waste shall be removed to an approved solid waste disposal facility, prior to creating a nuisance condition of health or safety hazard.

Department of Health and DHHL Enforcement Unit continues to monitor this case to determine all remediation requirements, including but not limited to the removal of vehicles and tires, are being met.

There are no outstanding loans, and the lease rent is current. Real property taxes are delinquent in the amount of $1,742.52.

The Department requests approval of its recommendation.

Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

E ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: R. Kalani Fronda, Acting Administrator *R. Kalani Fronda*
Land Development Division

FROM: Michelle Hitzeman, Housing Project Branch Manager
Land Development Division, Housing Project Branch

SUBJECT: E-1 Approval of Lease Award – Honokōwai Subdivsion Agricultural Project Lease – Lahaina, Maui

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands Lot Leases to the forty (40) applicants listed below for ninety-nine (99) years.

DISCUSSION

Honokōwai Subdivsion Agricultural Project Lease – Lahaina, Maui

NAME	**APPL DATE**	**LEASE NO**
DONNA EK AARONA-LORENZO	6/5/1986	16163
GINGER LEE AK AHO-MILES	6/20/1986	16162
JOSETTE SK AKIM	6/9/1986	16158
JASON K AKINA	5/27/1986	16148
ALAI MARIE ALULI	9/14/1982	16059
JAYE U AQUINO	5/28/1986	16150
RANDY K AWO	6/20/1986	16161
HOKULANI JW BAILEY	5/27/1986	16149
GLORIA JK ALOALO	5/22/1986	16147
ROXANE O BENAVIDES	1/17/1986	16120
RAYNEE L CULLEN	6/21/1985	16081
DENNIE DEMELLO	3/21/1985	16061
LUCILLE LJ RISKELL	6/13/1986	16159

BARBARA JK DUARTE	5/29/1986	16154
RENEE-MAY KA FILIMOEATU	4/21/1986	16142
LOUELLA L HAIA	5/28/1986	16152
DARLENE N JENSEN	1/16/1986	16118
PATRICK KAANOI	6/04/1986	16155
SAMUEL K KAEO	6/26/1986	16164
CHERYL K KALAMA	4/18/1986	16141
JUNE M KALEPA	4/23/1986	16143
OLINDA AK KAMAKAHI	3/07/1986	16134
BERNARD A KAOPUIKI	6/09/1986	16157
PAUL K KAPU	8/19/1985	16092
DAYNA S KAULIA-WEBB	3/11/1986	16136
SHAWNA N KEKAWA	3/18/1986	16138
VALERIE AA KIM	5/05/1986	16156
HANNAH HML KUPIHEA	6/05/1986	16160
FRANKLIN LURENDEZ	5/19/1986	16144
LEIMOMI M MOTOYAMA	5/24/1985	16062
ROY K OLIVEIRA	6/27/1986	16165
OLIVIA M PERRY	3/07/1986	16133
BENJAMIN PDH POKIPALA JR.	10/02/1985	16101
DAVLYN K REDOBLE	5/28/1986	16151
EMILY IK ROBBINS	7/25/1985	16087
OWEN K SPENCER	12/12/1985	16107
LAURA LC TAKETA	5/07/1986	16146
LAULIMA F VARGAS	5/05/1986	16145
NORA K VIERRA	5/27/1986	16153
MAILE TM WATSON	7/10/1985	16084

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20, 2025

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: R. Kalani Fronda, Acting Administrator *R. Kalani Fronda*
Land Development Division

FROM: Michelle Hitzeman, Housing Project Branch Manager
Land Development Division, Housing Project Branch

SUBJECT: E-2 Approval of Lease Award – Waiehu Mauka Subdivision - Agricultural Project Lease - Wailuku, Maui

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands Lot Leases to the fifty-five (55) applicants listed below for ninety-nine (99) years.

DISCUSSION

Waiehu Mauka Subdivision - Agricultural Project Lease – Wailuku, Maui

NAME	**APPL DATE**	**LEASE NO**
JAMES K AARONA	7/16/1985	16085
DANNELLE L.A ABBEY	9/6/1985	16099
KURT K ADAMS	7/26/1985	16089
GEORGE M AIKALA	6/30/1976	16056
JENNIE K AWANA	1/08/1986	16113
ALVIN K BEECH	2/03/1977	16057
RICHARD T BISSEN JR.	2/25/1986	16130
DOREEN N CANTO	2/8/1986	16129
GABRIEL CHUN	2-/11/1986	16127
PUMEHANA K COBB-ADAMS	6/18/1985	16065
GASPAR DAGUAY JR.	12/17/1985	16108
DANIEL R DANCIL	6/01/1982/	16058
DORREL K ENGLER	2/03/1986	16124

PRINCESS L FERREIRA	7/30/1985	16090
ALICE P.K. FRANCO	1/02/1986	16111
WILMA-JOY U GASPAR	7/25/1985	16088
MICHAEL H HIKALEA	11/25/1985	16105
ERNEST E HUE SING	1/10/1986	16116
EARL P KAAUWAI	10/10/1985	16102
APRIL K KAAWA	1/08/1986	16114
NATHAN K KAAWA SR.	3/11/1986	16137
LEINORA L KAINA	1/17/1986	16121
WILLIAM W KAMAI	12/30/1985	16109
TY K. KAMAKEEAINA	3/15/1985	16060
VERNON ALLAN K KAPUAALA	2/05/1986	16125
DARYL-JEAN H KEA	11/26/1985	16106
PHYLLIS N KIA-LUTTRELL	7/08/1985	16083
RONALD J KUALAAU	1/30/1986	16123
NAOMI KUMAI	2/10/1986	16126
LENNETH LORENZO	2/12/1986	16128
IVY J.A. LURENDEZ	3/11/1986	16135
LEONA K LUUWAI	6/21/1985	16082
HOWARD K MAHUNA	1/10/1986	16115
JOSEPH K MAIO JR.	3/20/1986	16139
JAMES K MARFIL	8/28/1985	16096
PHYLLIS MCCROREY	8/21/1985	16094
EMMA N MEYERS	2/27/1986	16131
IRENE L MINA	1/17/1986	16117
DANIEL M MOEPONO JR.	9/06/1985	16098
CLIFFORD K.M.H. NAKOA	3/27/1986	16140
HENRY M NOA	3/07/1986	16132
ROBERT H PAHIA	5/28/1985	16063
JAMES I PAHUKOA JR.	12/30/1985	16110
JEREMIAH K PAHUKOA	1/02/1986	16112
JOEY N PAHUKOA-MALIA	7/25/1985	16086
CATHY SUE P PAHUKOA-MALIA	10/21/1985	16103
LYNETTE E POKIPALA	1/16/1986	16119
MOLLY K PONCE	1/24/1986	16122
BERNARD K ROZET	10/30/1985	16104

BYRON F SCHOLTZ	8/21/1985	16093
OLINDA M SHEFTE	9/04/1985	16097
SALLIE N SIANGCO	5/31/1985	16064
ORLANDO K SPENCER	8/23/1985	16095
ERNESTINE M TRIDE	8/15/1985	16091
BOBBIE LEE TOM	9/09/1985	16100

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Department of Hawaiian Home Lands

PLANNING FOR THE FUTURE

Revised in September 2025

Blessing

PU‘UHONA

WAIKAPŪ · MAUI

The Urgency of DHHL Housing

📊 Large & Aging Waitlist

- 29,000+ beneficiaries & qualified applicants are increasing
- More than 90% over age of 40
- 50% over age of 65

⚠️ Barriers to Progress

- Slow & costly construction
- Labor shortages
- Complicated approvals

💔 The Human Impact

- Decades-long waits
- Kūpuna passing before homesteads
- Keiki leaving

THE RIPPLE EFFECT OF DHHL HOMES

Benefiting Hawai'i's Future

Beneficiaries

- Affordable Homes
- Rental Opportunities
- Build-Ready Lots

General Public

- Eases Housing Demand
- Stabilizes the Market

Hawai'i Community

- Stronger Neighborhoods
- Economic Resilience

ROADMAP FOR TODAY

#	SUBJECT MATTER
I	Summary of Act279
II	Strategic Target
III	Projections

For More Information

To learn more about the department and awards process, visit DHHL ‘s YouTube page.

dhhl.hawaii.gov

DHHL.HAWAII.GOV

Department of Hawaiian Home Lands

Where are we at?
SUMMARY OF ACT279 & STRATEGIC EFFORTS

Department of Hawaiian Home Lands
dhhl.hawaii.gov

SUMMARY OF ACT279

New Homestead Lot Development

Statewide Lot Development Projects Leases			
COUNTY	**2022 STRATEGIC PLAN**	**2024 HHC APPROVED**	**2025 COMPLETED**
Hawai'i	440	1,684	408
Maui	572	1,514	1,212
Honolulu	1,520	1,790	725
Kauai	190	1,297	82
Scattered Lots Statewide	0	107	45
TOTAL	2,722	6,392	2,472
**$600M encumbered by 12/31/2025. Currently $120M expended.*			

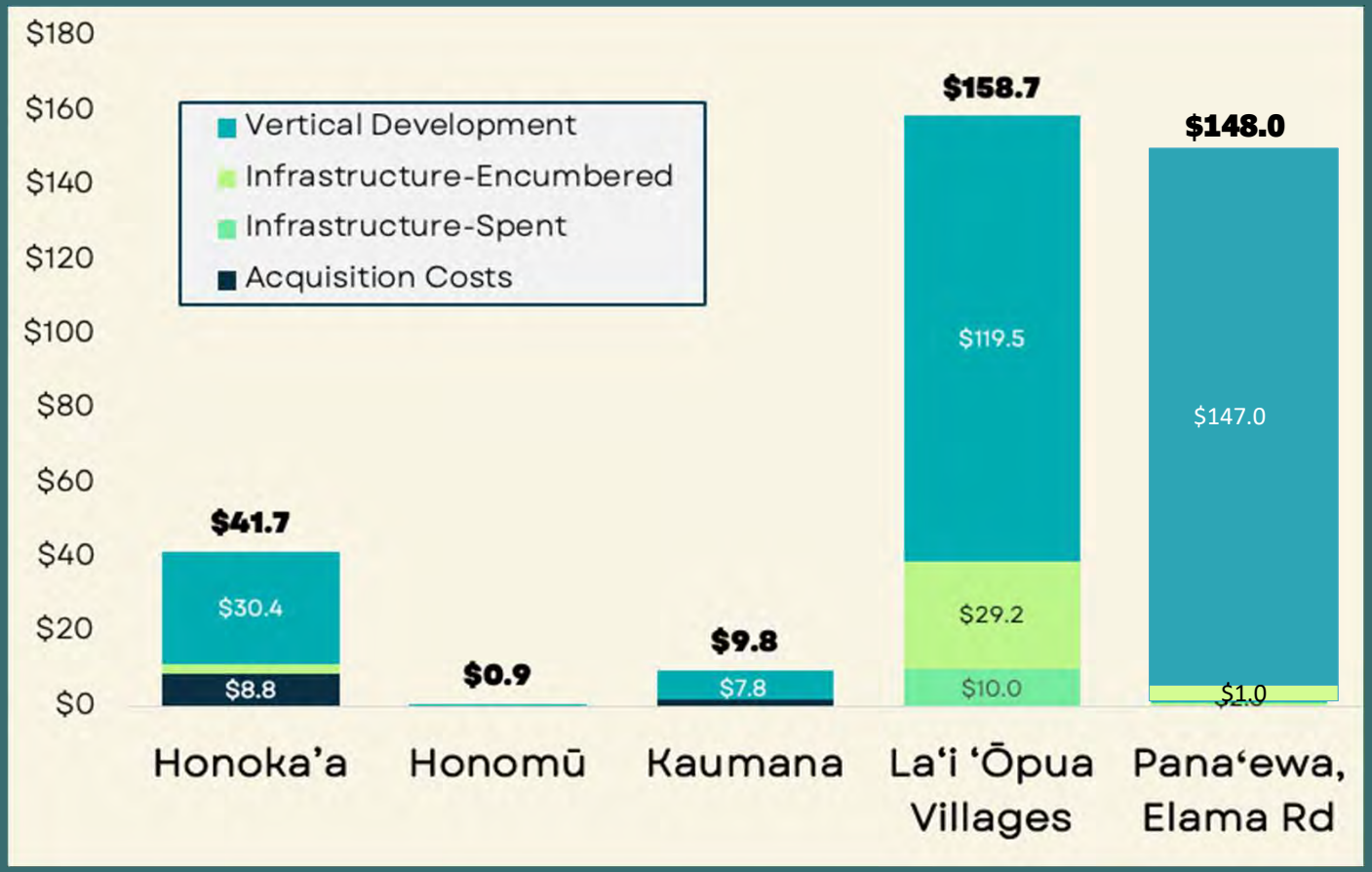
New Homestead Lot Development

Hawai‘i County Lot Development Projects				
Project	2022 Leases	2024 HHC	Production Pipeline Status	New Project Leases
Honomū Subsistence Ag Lots, Phase 2	40	40	Engineering Design	40
La‘i‘ōpua Village 1, 2 and Water Source Development	400	580	Planning & Environmental Compliance (Water Development) Engineering Design (Lot development)	368
Kaumana*		168	Acquisition	N/A
Honoka’a Residential Subdivision*		296	Acquisition Planning & Environmental Compliance (Water Development)	Q4 2026
Pana’ewa Residence Lots		600	Planning & Environmental Compliance (Water Development)	Q1 2026
TOTAL	440	1,684	---	---
*Acquisitions				

New Homestead Lot Development

Act 279 & Private Vertical Development Spending

Hawaii County (in $millions)



New Homestead Lot Development

Maui County Lot Development Projects

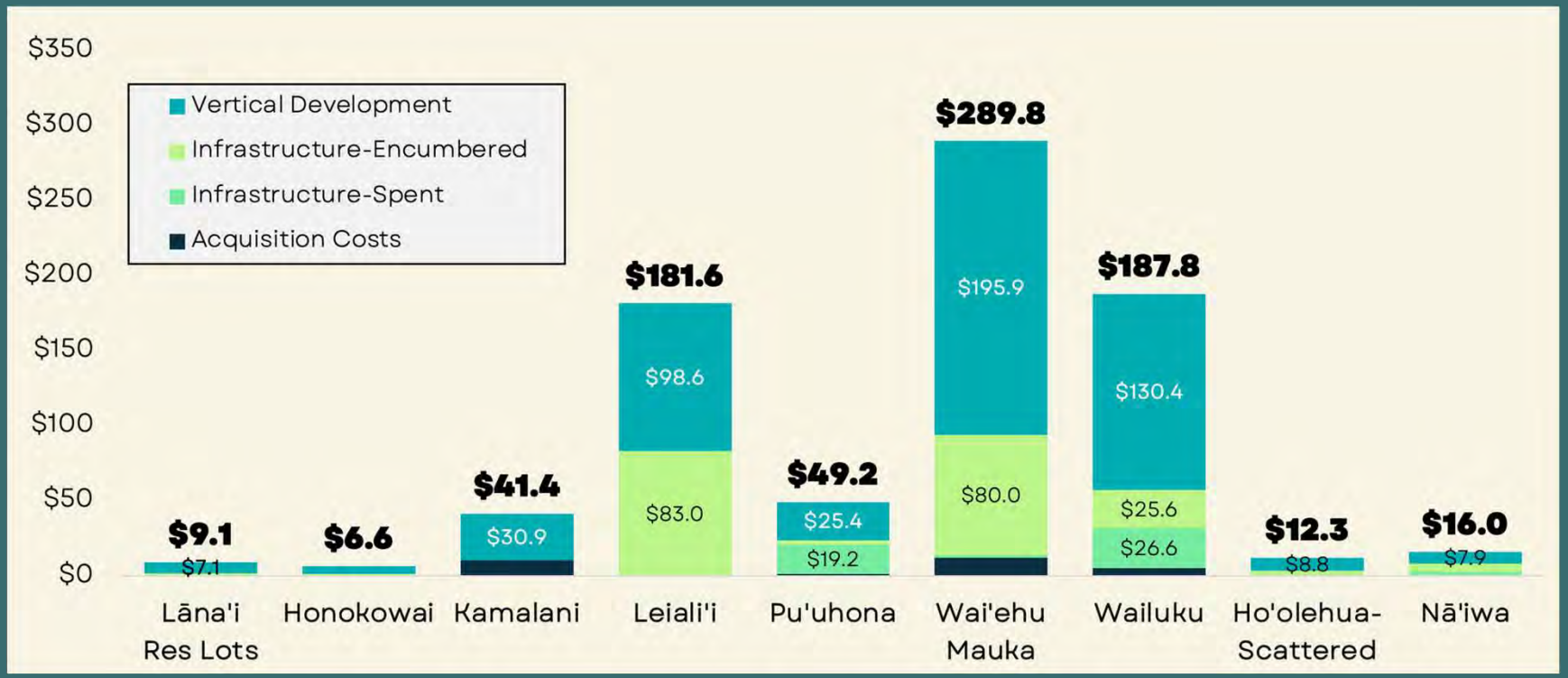
Project	2022 Leases	2024 HHC	Production Pipeline Status	New Project Leases
Lānaʻi Residence Lots & Off- Site Infrastructure	75	75	Engineering Design	Q4 2025
Hoʻolehua Scattered Lots	20	20	Planning and Env. Compliance	Q3 2026
Nāʻiwa Agriculture Subdivision	16	16		Q3 2026
Puʻuhona (Puʻunani) Homestead Subdivision & Water Tank	161	161	Engineering Design	161
Honokōwai Subsistence Agriculture	50	50		50
Maui Leialiʻi 1B – Residential Subdivision & Off-Site Water Source Development	250	181	Planning and Env. Compliance Engineering Design	Q4 2025
Wailuku Single Family Residential Subdivision		207		Q4 2025
Waiehu Mauka Residential Subdivision		55		55
Waiehu Mauka Residential Subdivision		349		Q4 2025
Kamalani Residential Subdivision*		400		Q4 2025
TOTAL	572	1,514	---	---

*Acquisitions

New Homestead Lot Development

Act 279 & Private Vertical Development Spending

Maui County (in $millions)



New Homestead Lot Development

City & County of Honolulu Lot Development Projects

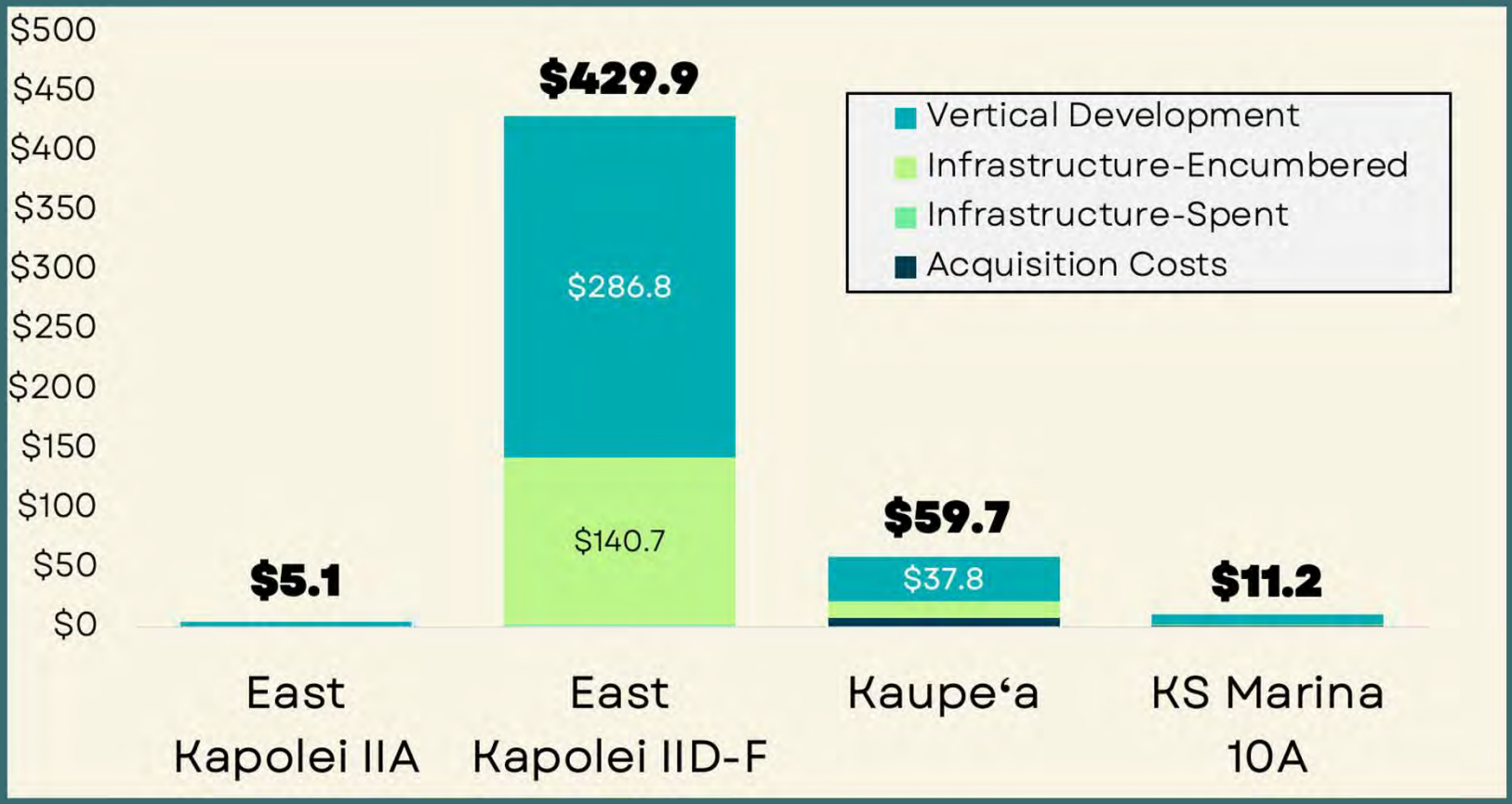
Project	2022 Leases	2024 HHC	Production Pipeline Status	New Project Leases
Kaupea Residential Subdivision*	60	60	Engineering Design	60
East Kapolei Mixed-Use and Residential Subdivision	721	1050		665
Maunalua (Marina 10A) Land Acquisition & Multifamily Units*		80	Planning & Env. Compliance	Q4 2026
Ma'ili Residential Subdivision	144		Engineering Design	N/A
Ewa Beach Residential Subdivision	600	600	Planning & Env. Compliance	Q3 2026
TOTAL	1,525	1,790	---	---

*Acquisitions

New Homestead Lot Development

Act 279 & Private Vertical Development Spending

Honolulu County (in $millions)



New Homestead Lot Development

Kaua'i County Lot Development Projects

Project	2022 Leases	2024 HHC	Production Pipeline Status	New Project Leases
Hanapēpē Residence Lots, Phase 2	75	82	Engineering Design	Q1 2026 (30) Q3 2026 (52)
Anahola Kuleana Homestead Lease Agriculture & Pastoral	115	115		Q4 2026
Līhu'e (Grove Farm Isenberg) Residential Subdivision*		1,100	Planning & Env. Compliance	Q4 2026
TOTAL	190	1,297	---	---

*Acquisitions

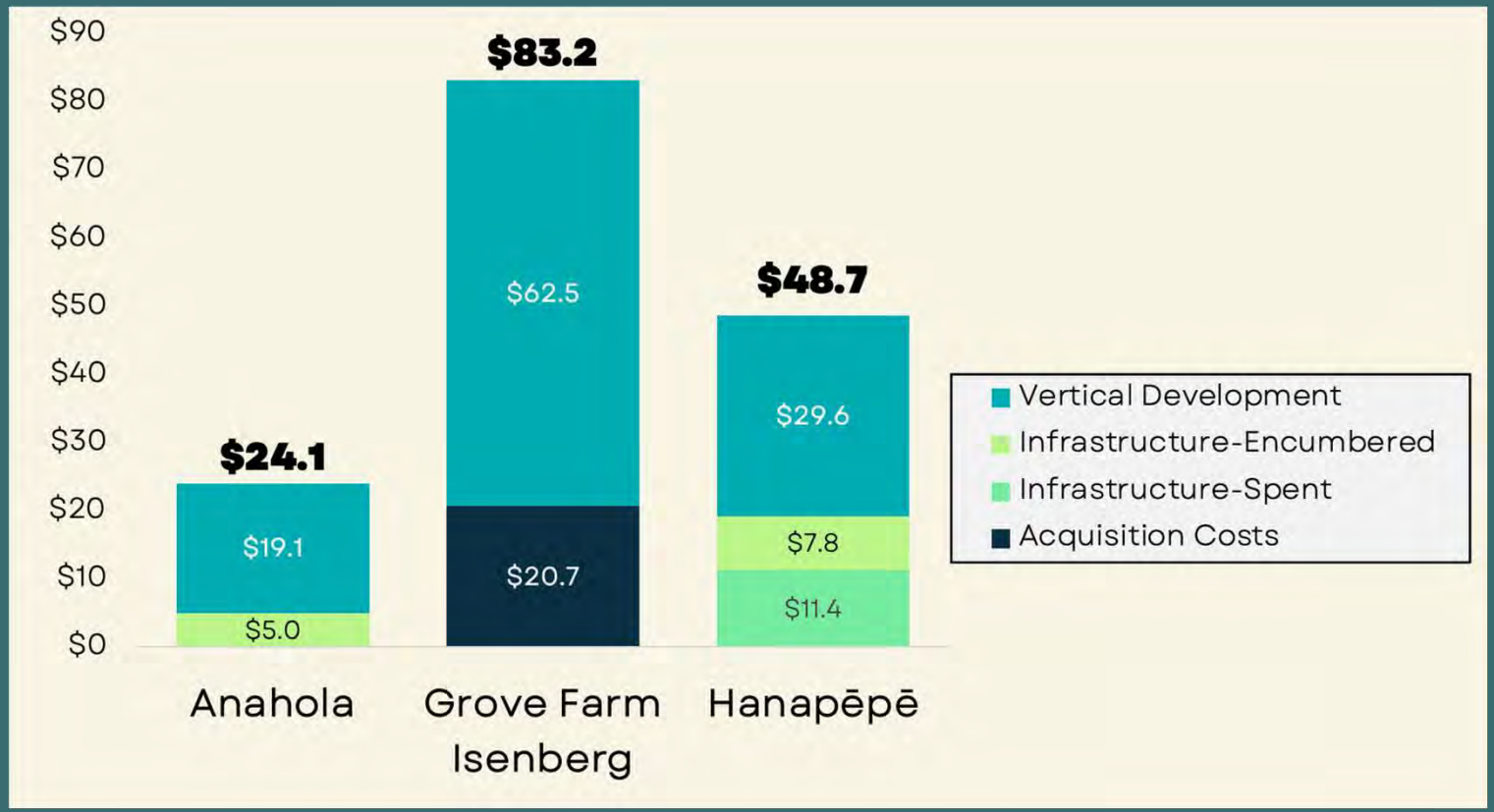
Statewide Lot Development Projects

Project	2022 Leases	2025 Leases	Production Pipeline Status	Project Leases
Scattered Lots (Residential Subdivision)		107	Engineering Design	45
TOTAL		107	---	---

New Homestead Lot Development

Act 279 & Private Vertical Development Spending

Kauai County (in $millions)



Department of Hawaiian Home Lands
dhhl.hawaii.gov

STRATEGIC EFFORTS

NEW APPROACH

- Transforming Development to Better Serve Our Beneficiaries

HOUSING PRODUCTS

Creating Pathways of Choice for Our Beneficiaries

A diverse range of housing options are available across our homestead communities, ensuring every family has the chance to achieve homeownership. By providing multiple products, our ‘ohana can select the home that best suits their individual needs, aspirations, and financial situations. Our department's mission is to support our beneficiaries at every stage of their journey to owning a home, ensuring no one is excluded from the process.

PARTNERSHIPS

- State Appropriations
- Federal Grants
- County GET (Set Aside)
- Tax Credits
- Private Capital

FEDERAL GRANTS

Here's a summary of the grants that DHHL has applied for so far.

For context, a couple of opportunities were either canceled (e.g., PROTECT) or significantly altered by the federal government (e.g., RTA being pushed back from June to September).

- **June 2025:** USDOT – Regional Infrastructure Accelerator Program ($2M for East Kapolei)
- **September 2025:** USDA – Rural and Tribal Assistance Pilot Program ($2.5M for Maui projects, $2.5M for East Kapolei TOD)
- **September 2025:** USDA – Water and Environmental Program Application ($5M for Molokaʻi water)

- **Exploring alternative construction methods:**
  - 3D-printed homes
  - Structurally Insulated Panels (SIPs)
  - Prefabricated homes
  - On-site prefabrication
  - Modular construction

- **Purpose of exploration:**
  - Address persistent challenges in housing delivery
  - Reduce construction time
  - Lower overall project costs
  - Enhance build quality
  - Maximize the use of local labor and resources

- **Ultimate goal:**
  - Accelerate home development for beneficiaries
  - Improve long-term housing outcomes across DHHL programs

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3D PRINTED

ON-SITE PREFABRICATION

STRUCTURALLY INSULATED PANELS

MODULAR FOUNDATION SYSTEMS

LEVERAGING PILINA

FINANCIAL LITERACY ENGAGEMENT

7K

INDIVIDUAL FINANCING

$45M

LEASE AWARDS BY END OF 2026

7,000 leases

DEVELOPER FINANCING

$2B

Department of Hawaiian Home Lands
dhhl.hawaii.gov

CREATING OPPORTUNITIES

MONETIZING AFFORDABLE HOUSING CREDITS

2,300

COUNTY MONIES

$90M

EXCHANGE OF COUNTIES LANDS

250 acres

EXCHANGE OF STATE LANDS

50k acres

EXCHANGE OF FEDERAL LANDS

1,040 acres

DHHL.HAWAII.GOV

Department of Hawaiian Home Lands

Where are we going?

STRATEGIC TARGET

Innovative Partnership

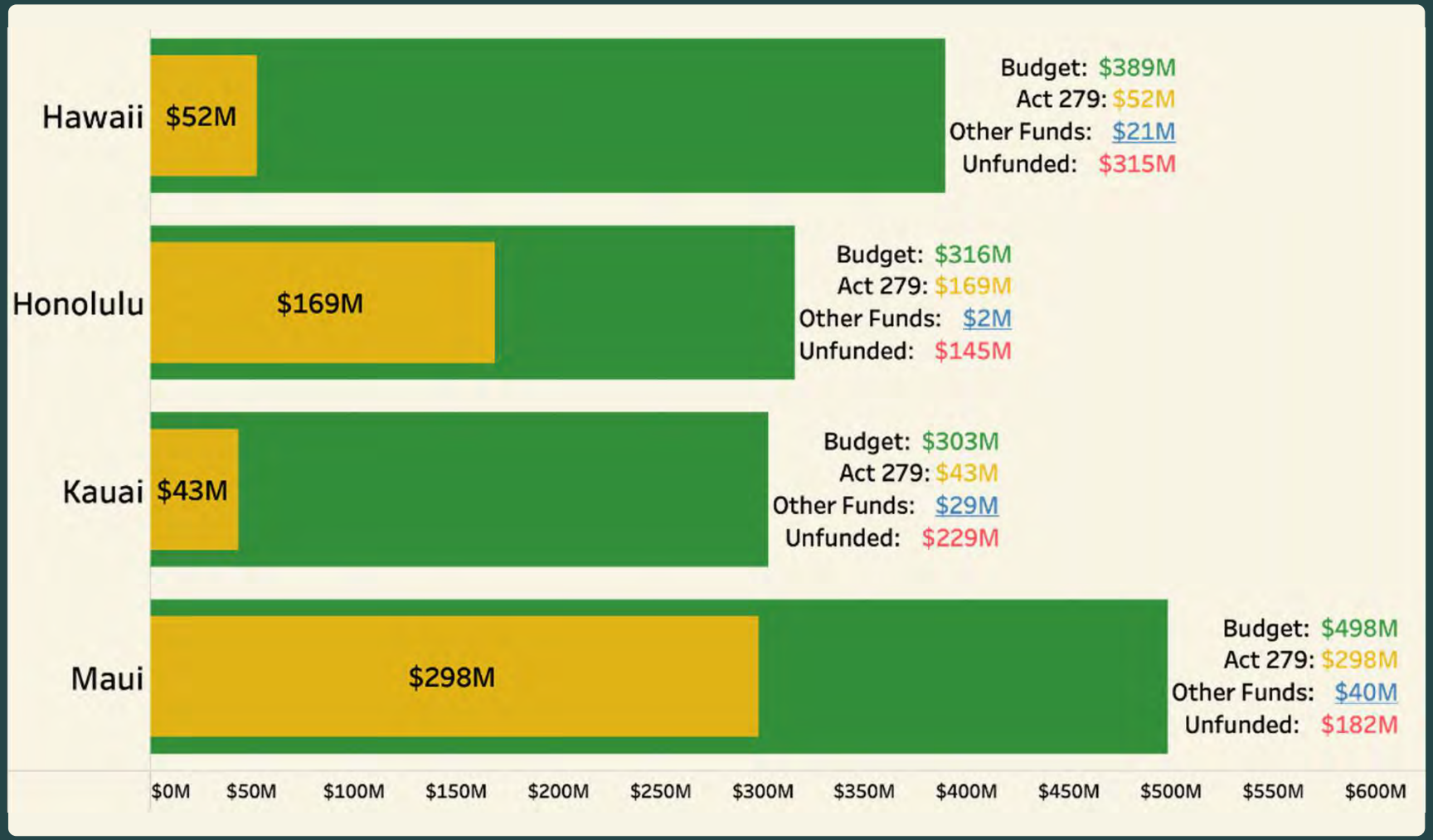
Partnerships with County and State Entities

- Purpose: expedite development schedules for DHHL projects
- Example:
  - shared infrastructure
  - upsizing an ongoing county off-site infrastructure project and sharing in the cost

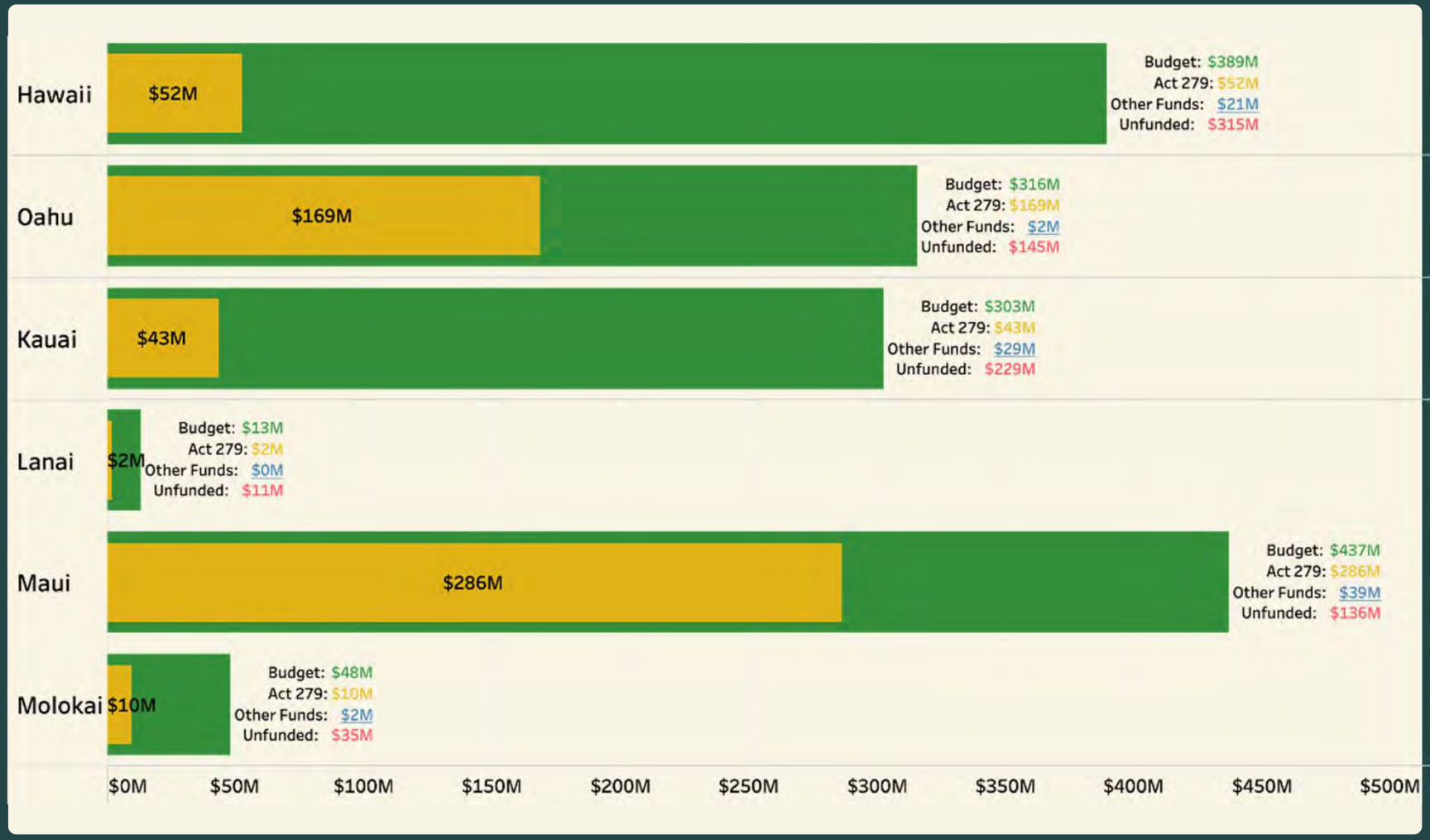
Public and Private Partnerships

- Financial assessments, financial literacy, and homebuyer education
- Leverage compensation of access easements in return for shared Infrastructure with neighboring landowners and developers

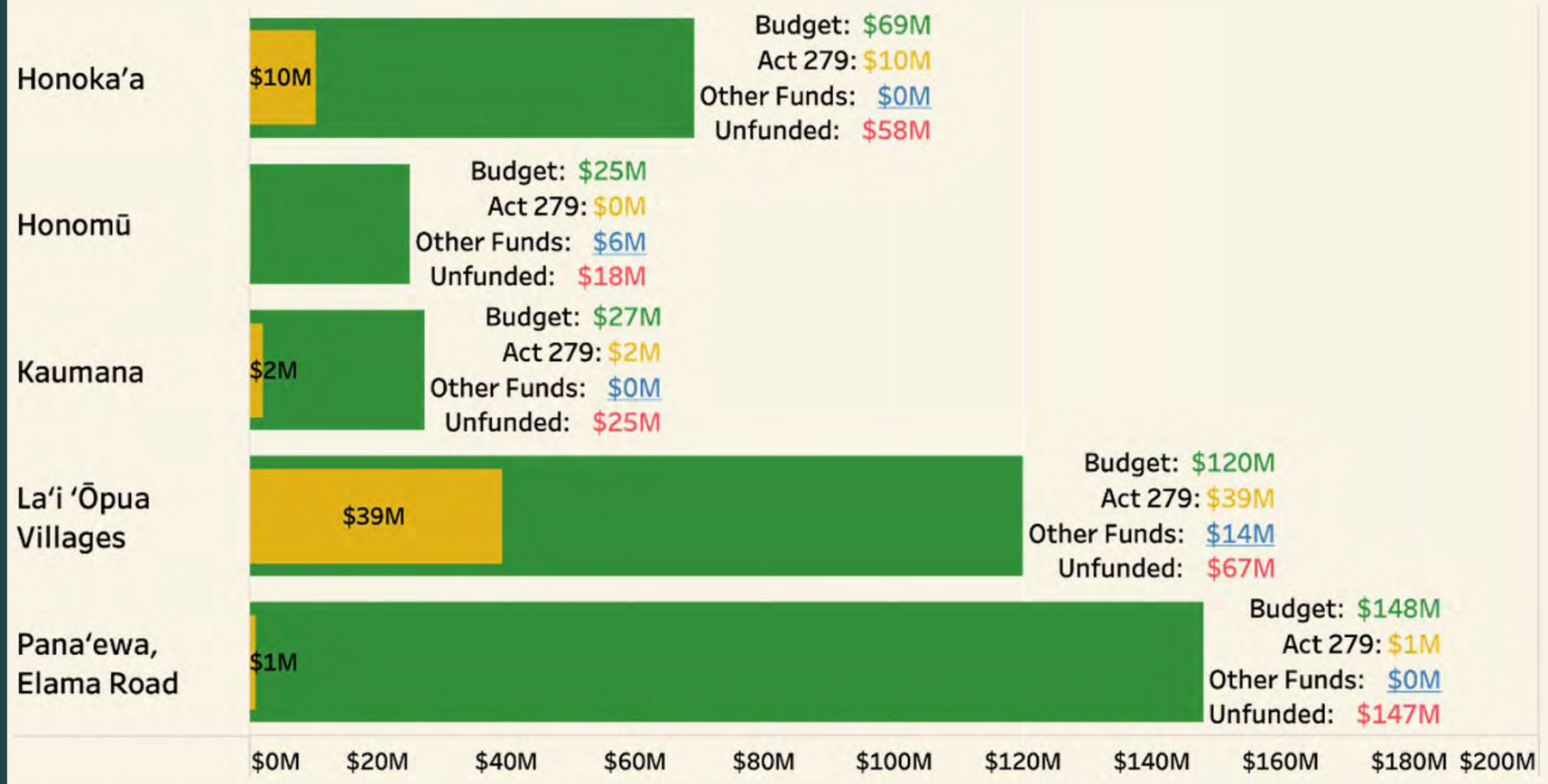
Act 279 Spending by County



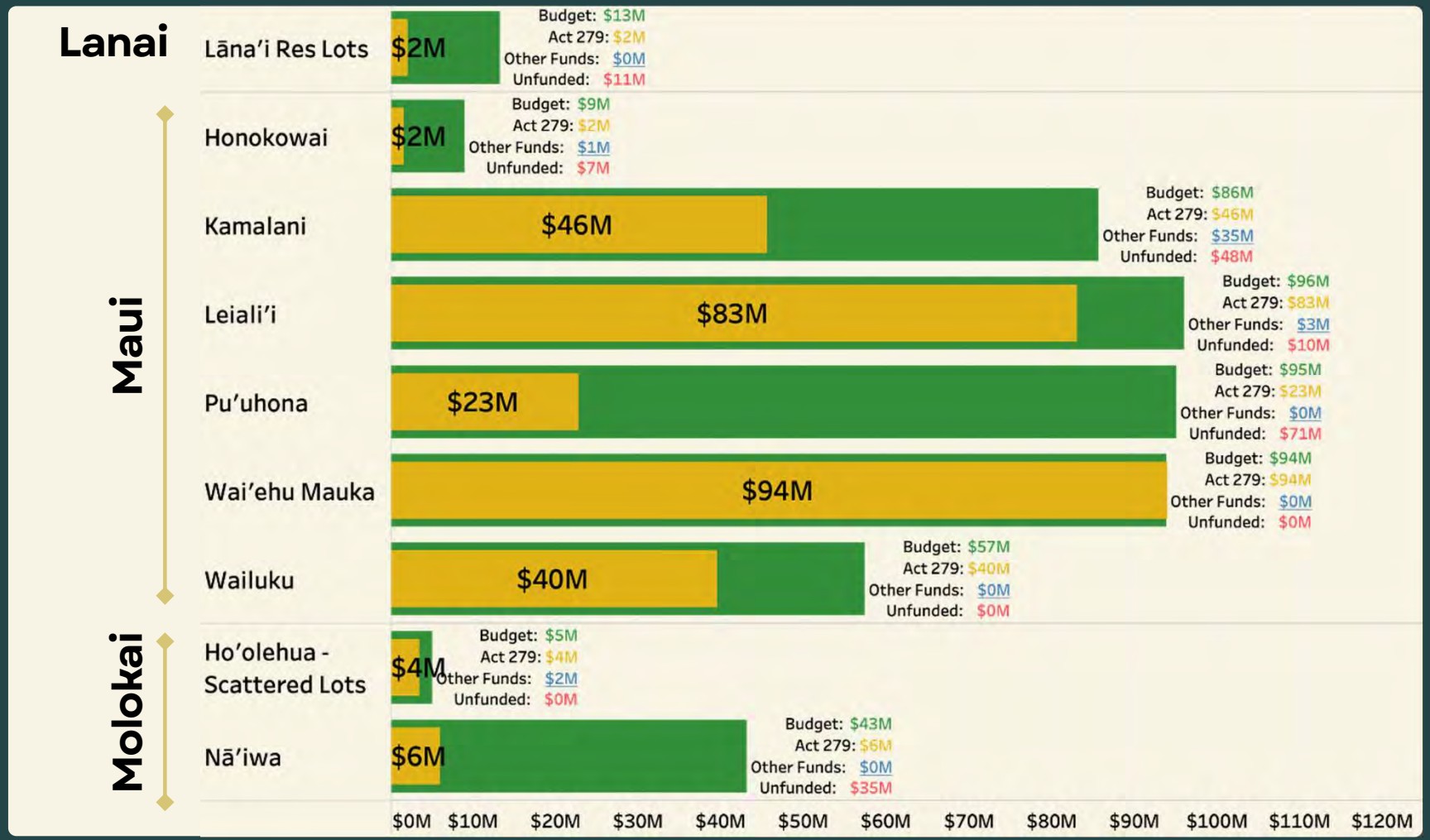
Act 279 Spending by Island



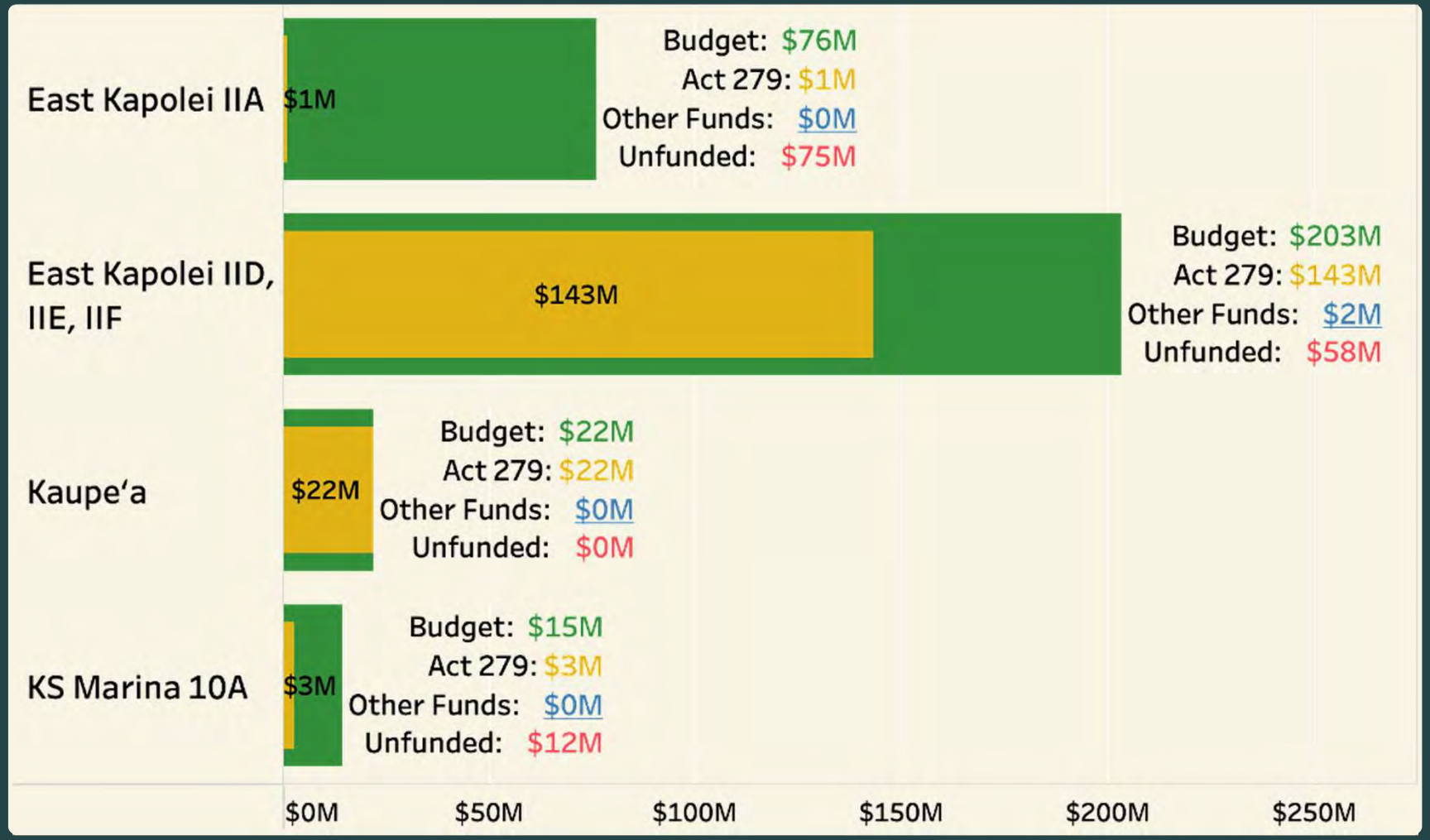
Act 279 Spending - Hawaii County



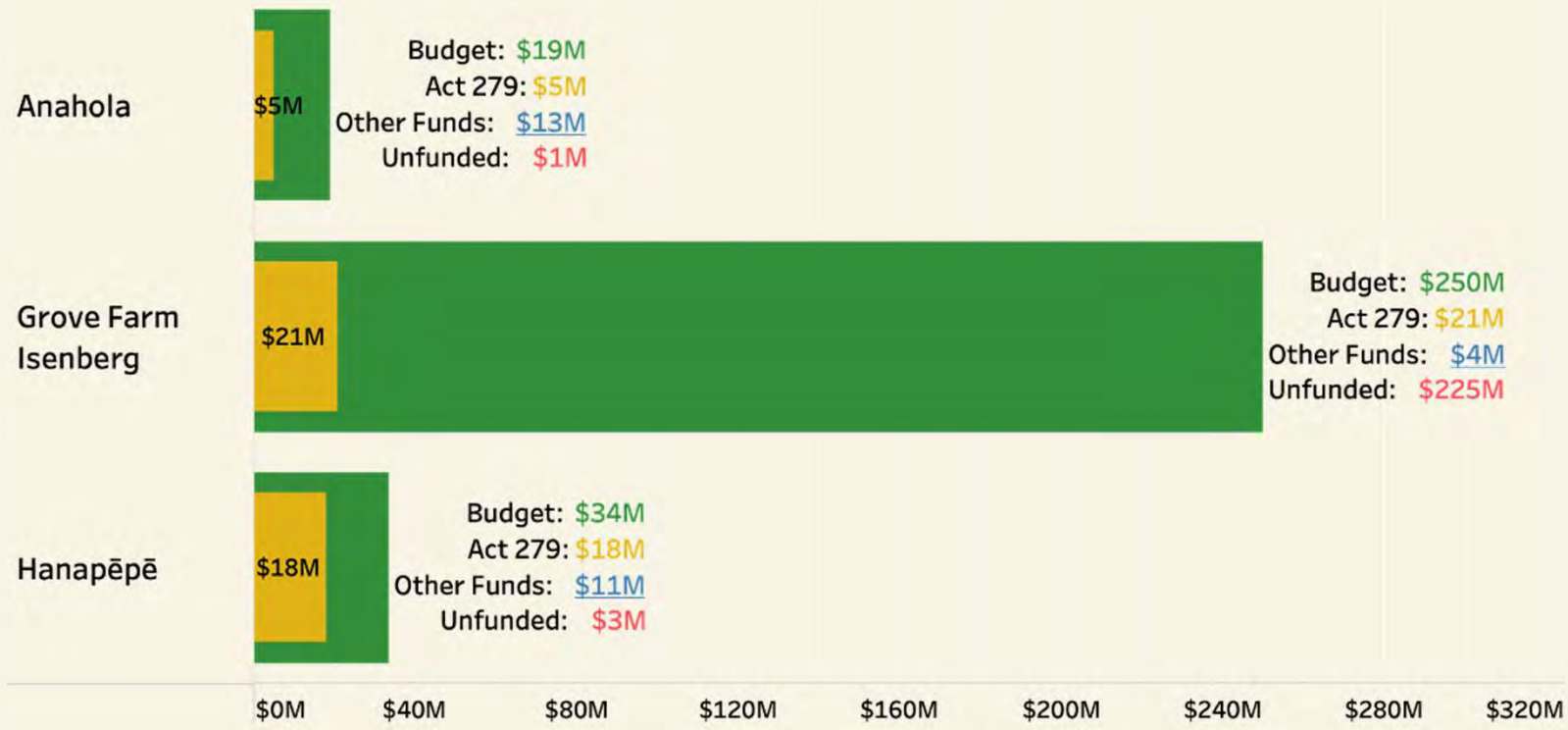
Act 279 Spending - Maui County



Act 279 Spending - Honolulu County



Act 279 Spending - Kauai County



DHHL.HAWAII.GOV

Department of Hawaiian Home Lands

How can we get there?

PROJECTIONS

Lots Developed by DHHL - 2035

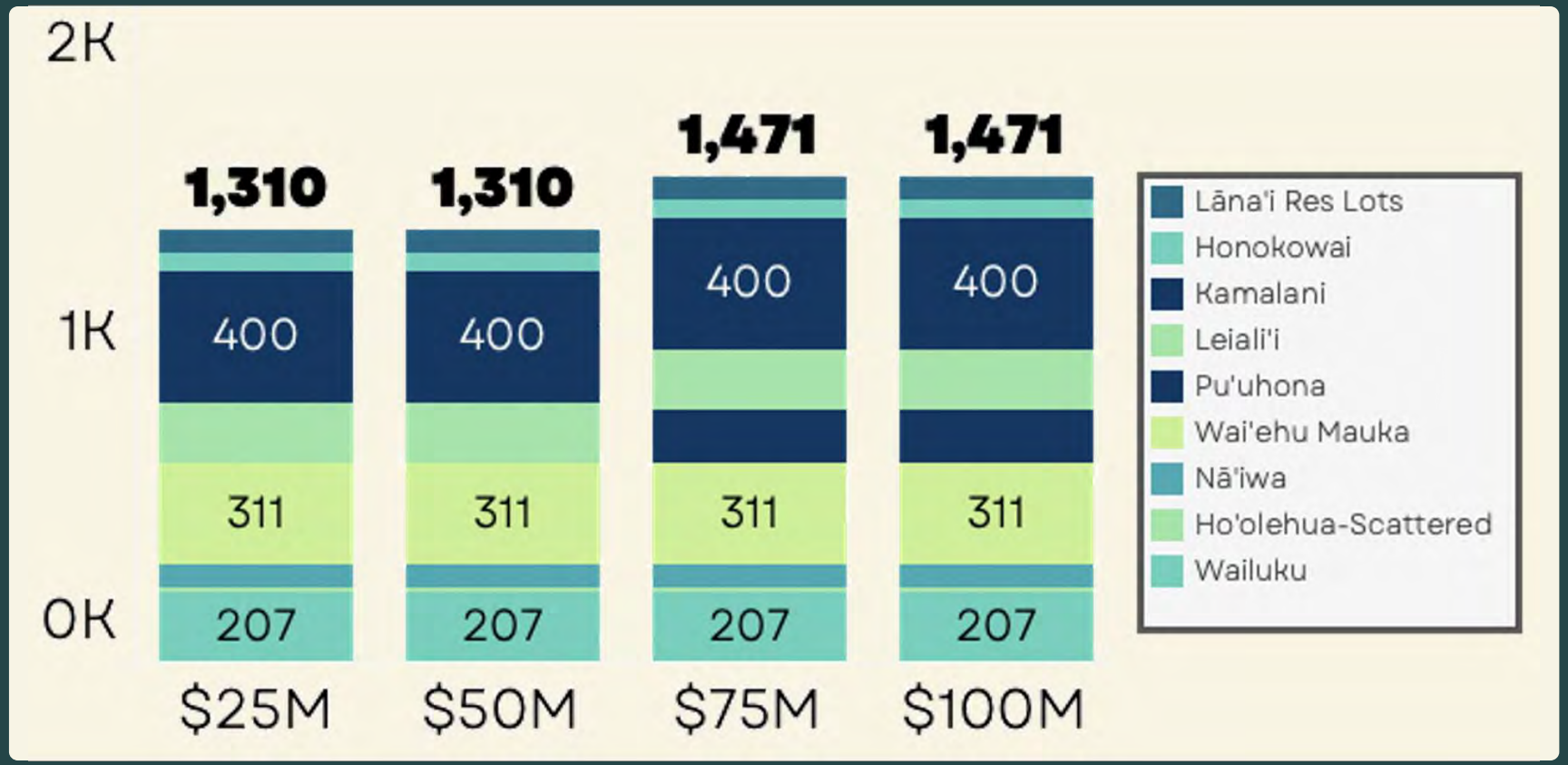
by annual additional funding for DHHL projects

Lots Developed by County

Hawaii County

Lots Developed by County

Maui County



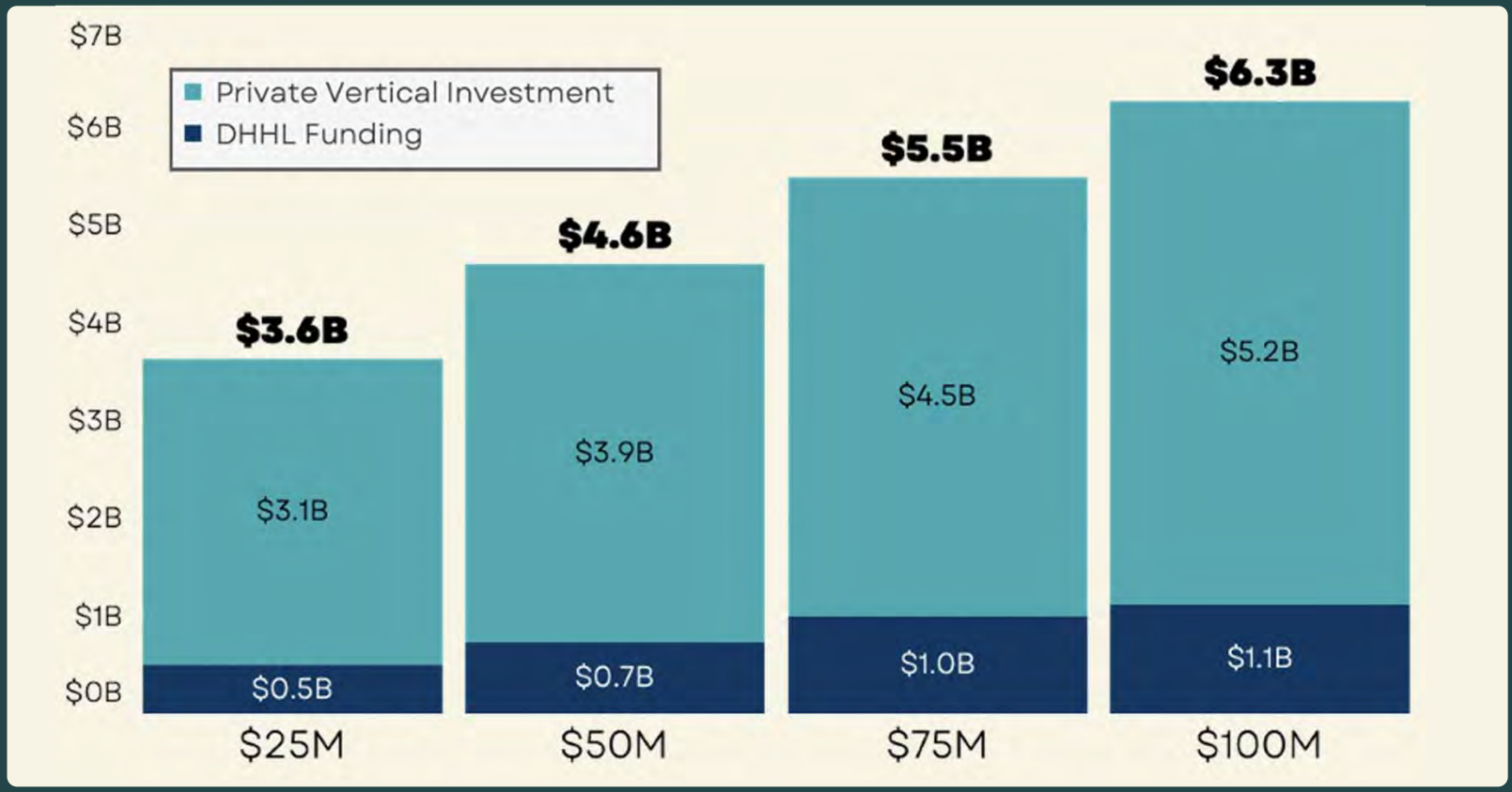
Lots Developed by County

Honolulu County

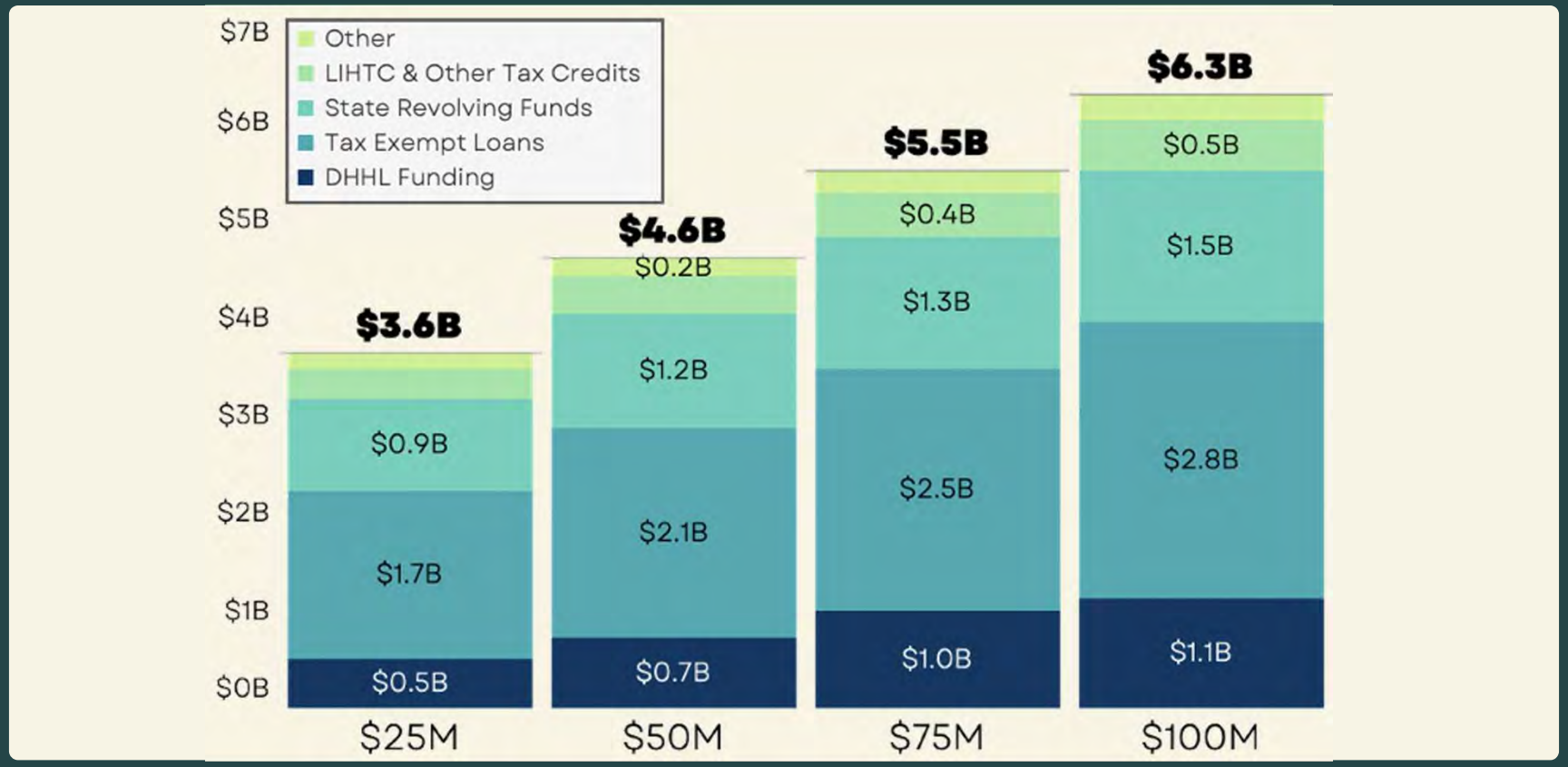
Lots Developed by County

Kauai County

Investments in DHHL Infrastructure & Vertical Construction



Investments in DHHL Infrastructure & Vertical Construction



Value of Dedicated Funding for Advancing DHHL Goals

- **Strategic Planning & Stability** – Enables long-term project design and alignment with DHHL's mission.
- **Efficiency & Cost Savings** – Reduces the need for rushed spending cycles that drive up costs.
- **Capacity Building** – Provides time and resources to strengthen staff, systems, and partnerships.
- **Community Impact** – Supports consistent delivery of housing, infrastructure, and services to beneficiaries.
- **Resilience & Flexibility** – Allows DHHL to adjust priorities as needs evolve without losing funding.
- **Generational Outcomes** – Ensures sustainable progress toward reducing waitlists and fulfilling trust obligations.

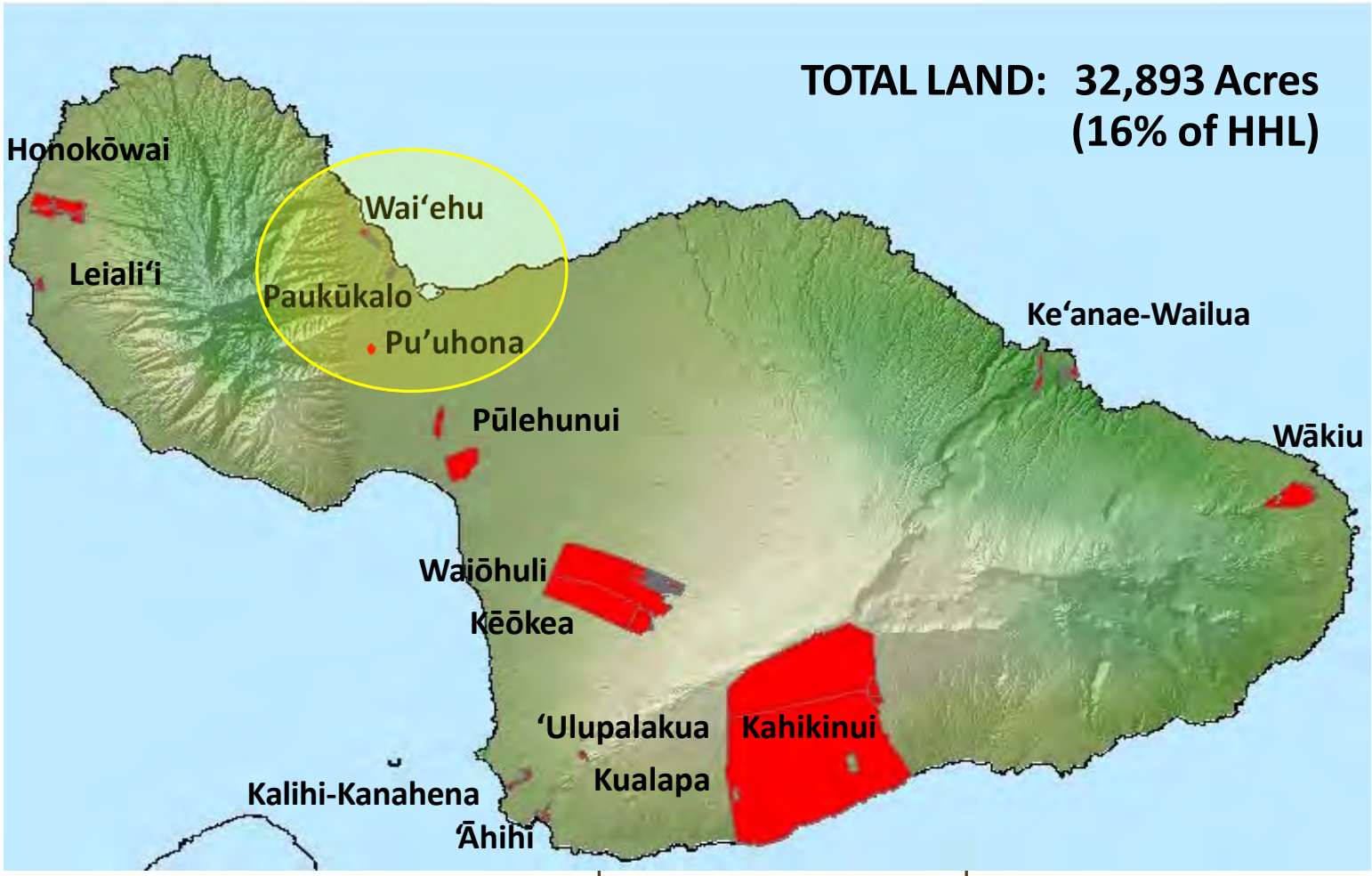
HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

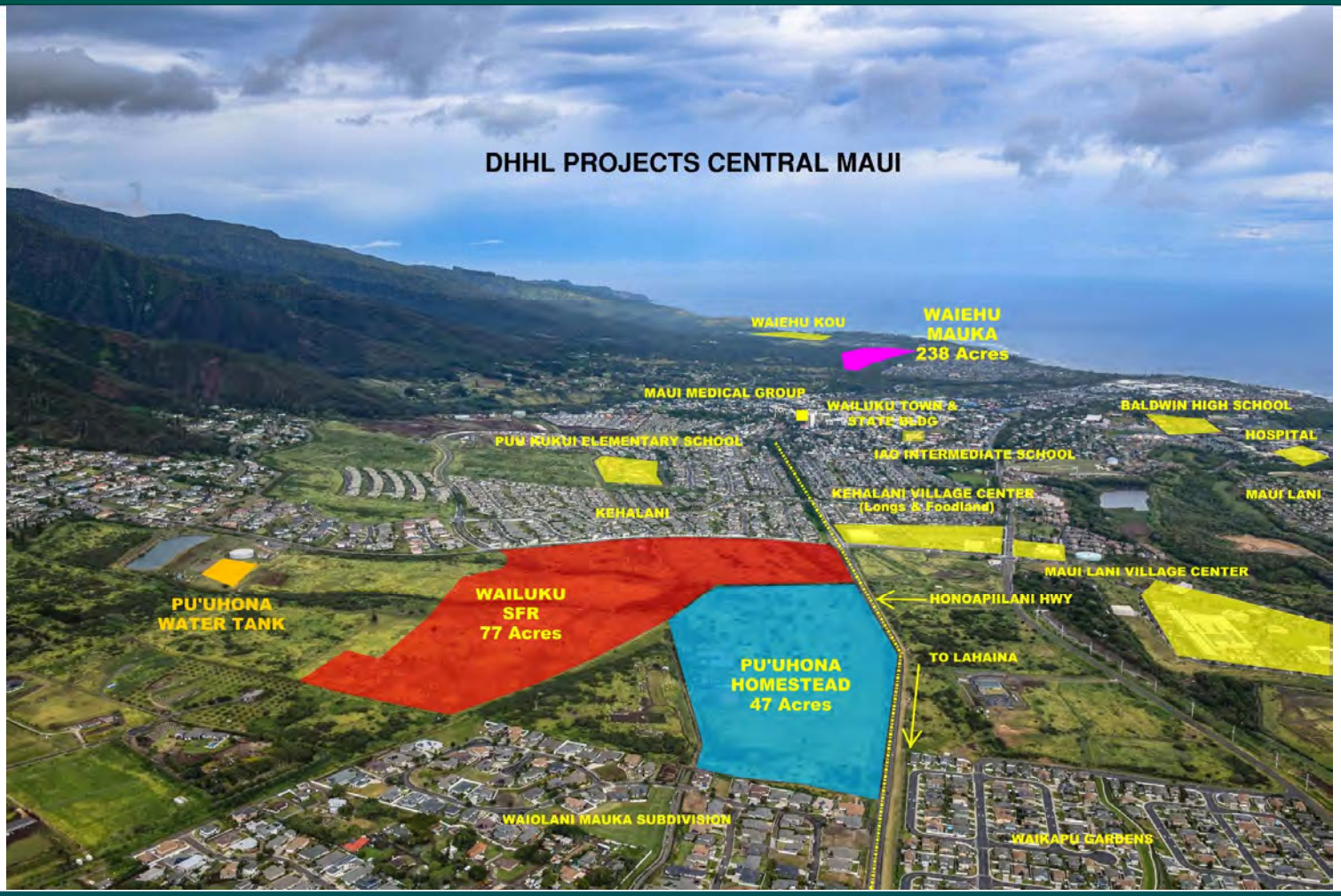
Maui Island Projects Update

LAND DEVELOPMENT DIVISION
Item E-4 (FOR INFORMATION ONLY)
October 20-21, 2025

Island of Maui



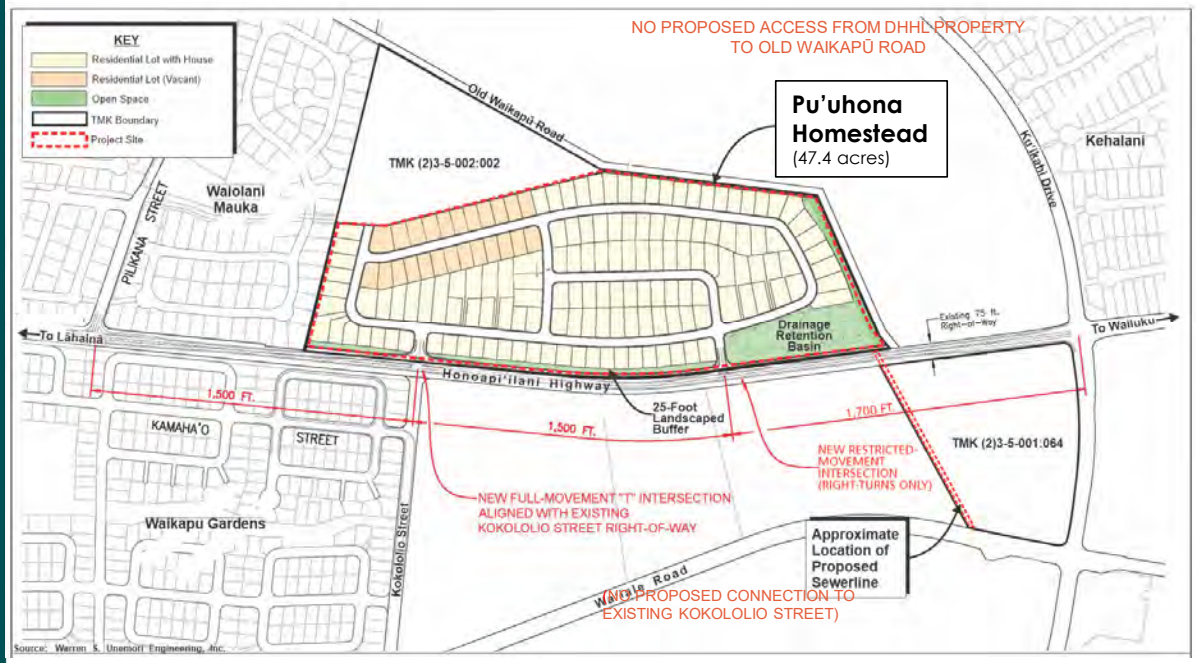
CENTRAL MAUI



Pu‘uhona Homestead Puuhona.com

Pu‘uhona Homestead Puuhona.com

Pu‘uhona Homestead Timeline



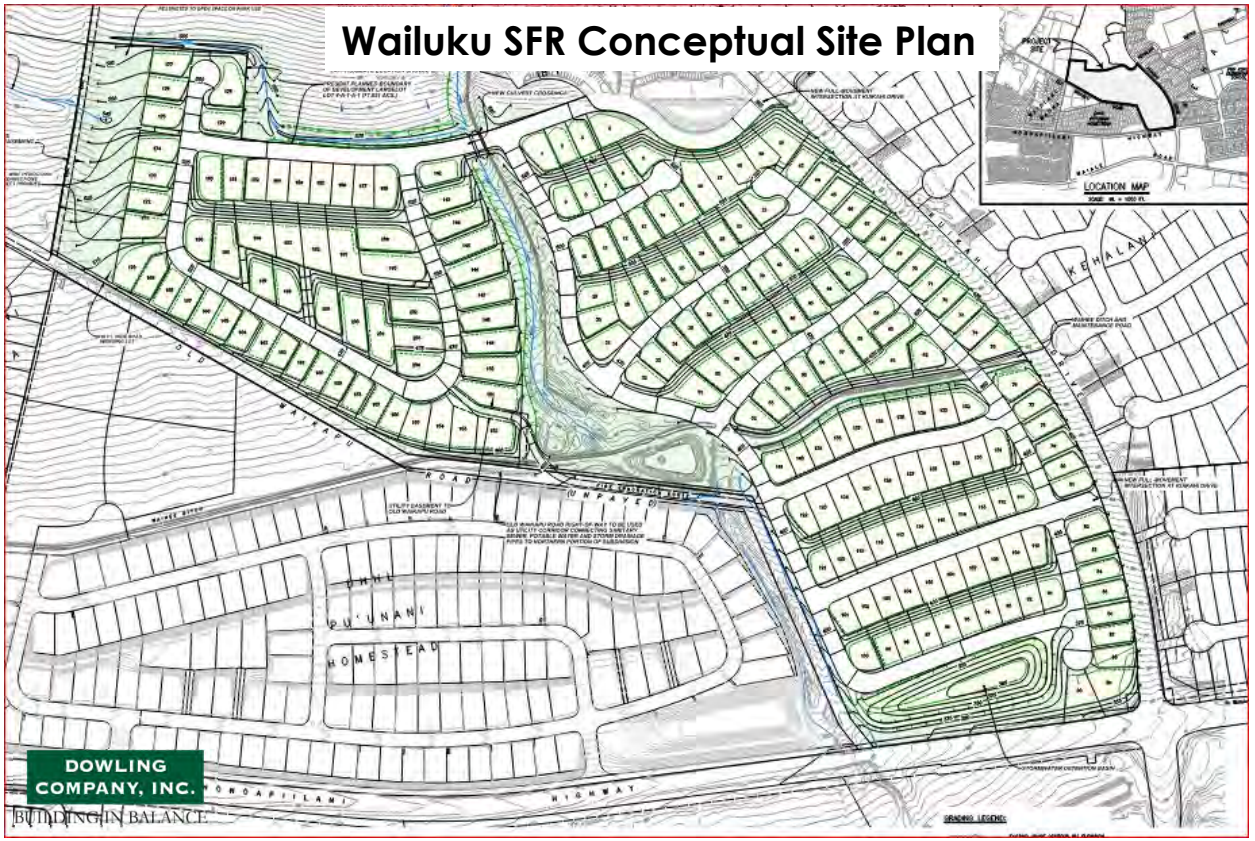
DOWLING COMPANY, INC.
BUILDING IN BALANCE

- 161 total residential lots
- Water allocation approved in early 2022
- Sitework Construction cost of $17.2M from ACT 279, SLH 2022
- Sitework Construction Broke Ground – May 24, 2023
- Awarded 137 residential lots
- Home Construction Started – November 18, 2024
- §Key turnover: Started in July 2025 with 14. Continuing to deliver 6 to 8 homes per month to awardees thereafter.
- Housing Completion – 4th Quarter 2026

Pu‘uhona Homestead Offsite Water Tank

Wailuku Single Family Residential

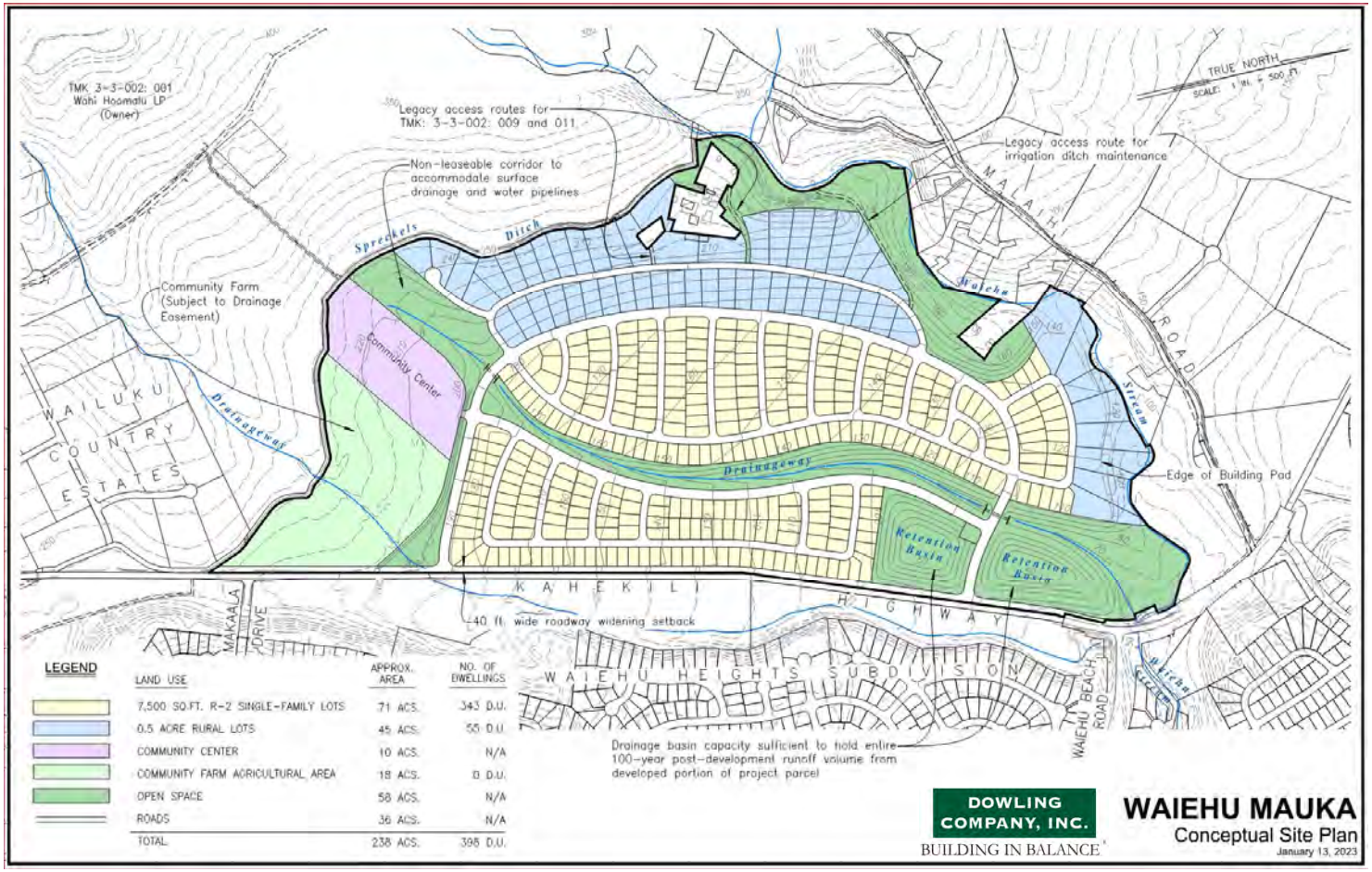
Wailuku SFR Timeline



- 204 total residential lots
- Environmental Assessment Completed – Summer 2024
- Sitework construction plans permit submitted January 2025
- Sitework construction scheduled to start in 2026 (subject to permits and water allocation)
- Delivery of first homes is anticipated to begin in 2029

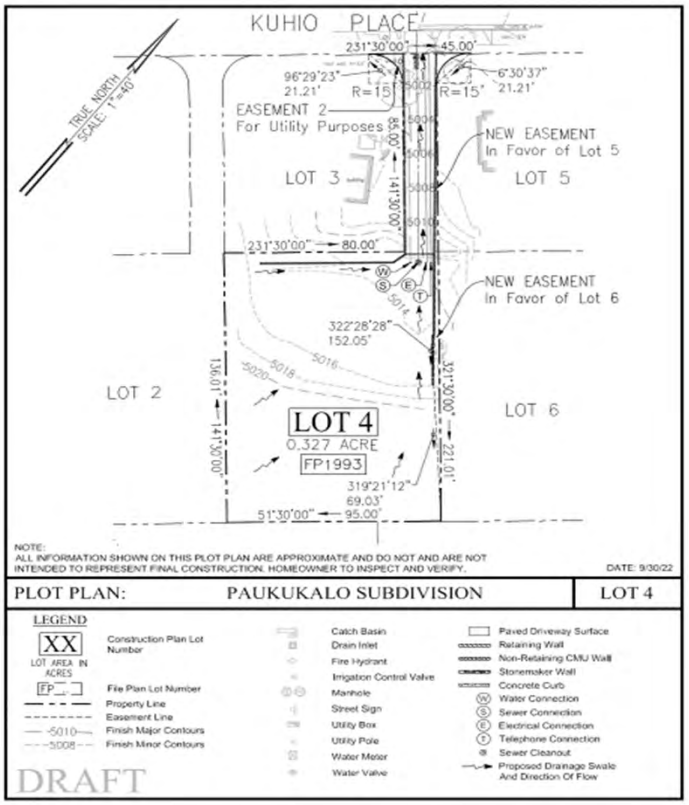
Waiehu Mauka Homestead

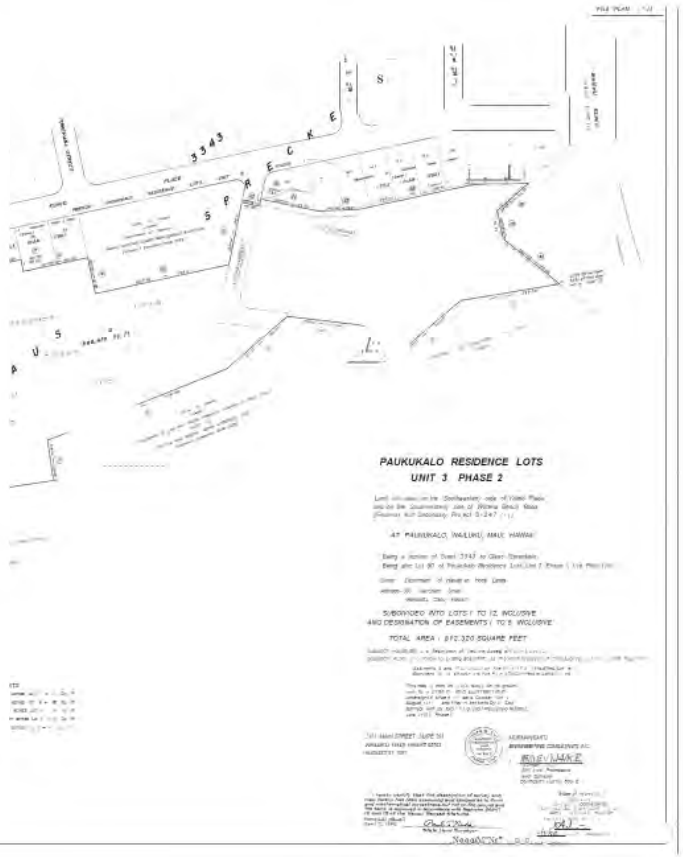
Waiehu Mauka Conceptual Site Plan



- 398 total homestead lots
- Environmental Assessment Completed – Summer 2023
- Currently in design phase for onsite and offsite infrastructure
- Sitework construction anticipated to begin in late 2027 (subject to permits and water allocation)

Paukūkalo Unit 3 Phase 2 Lot 4



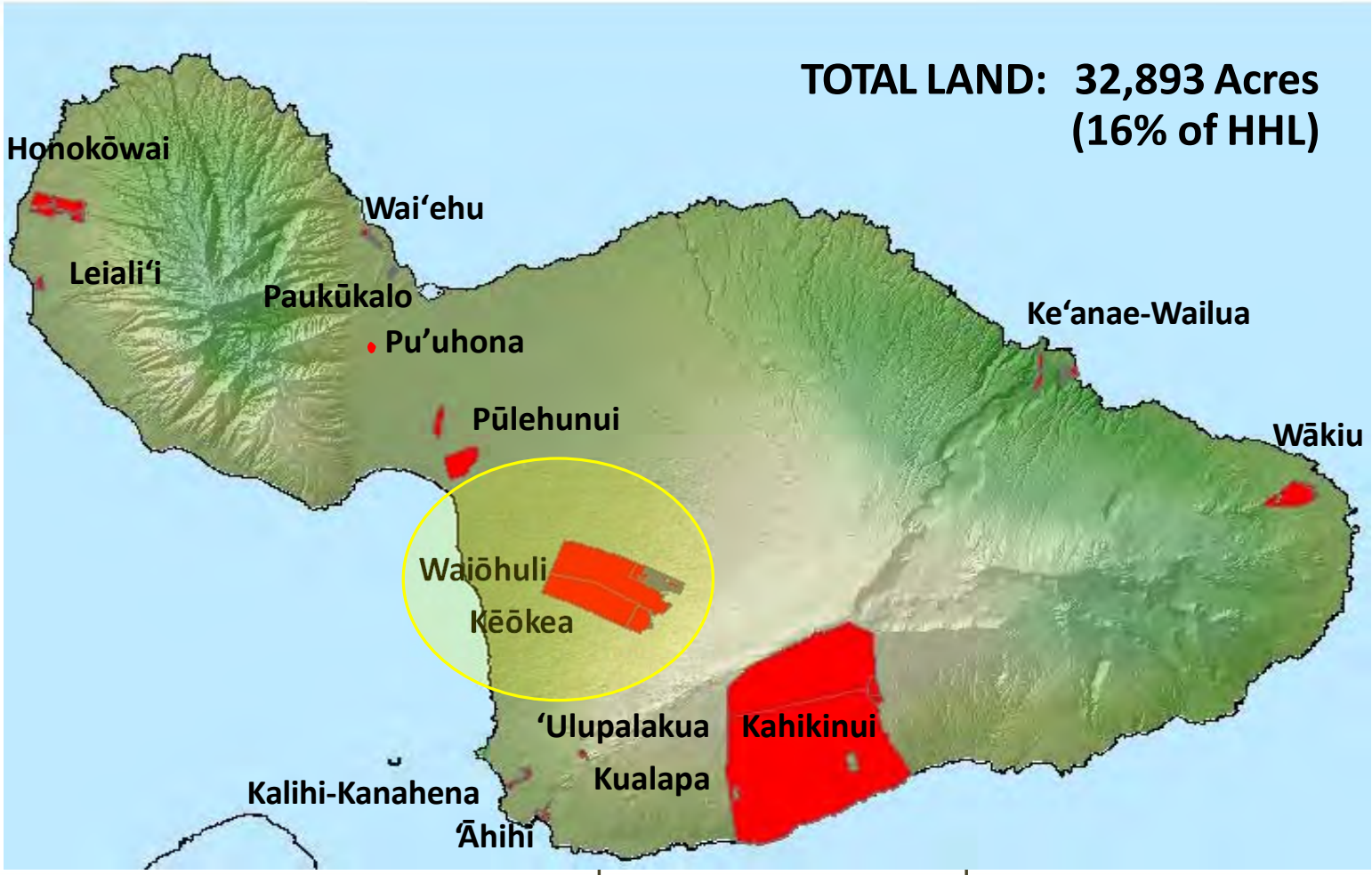


Completion Jan. 2023

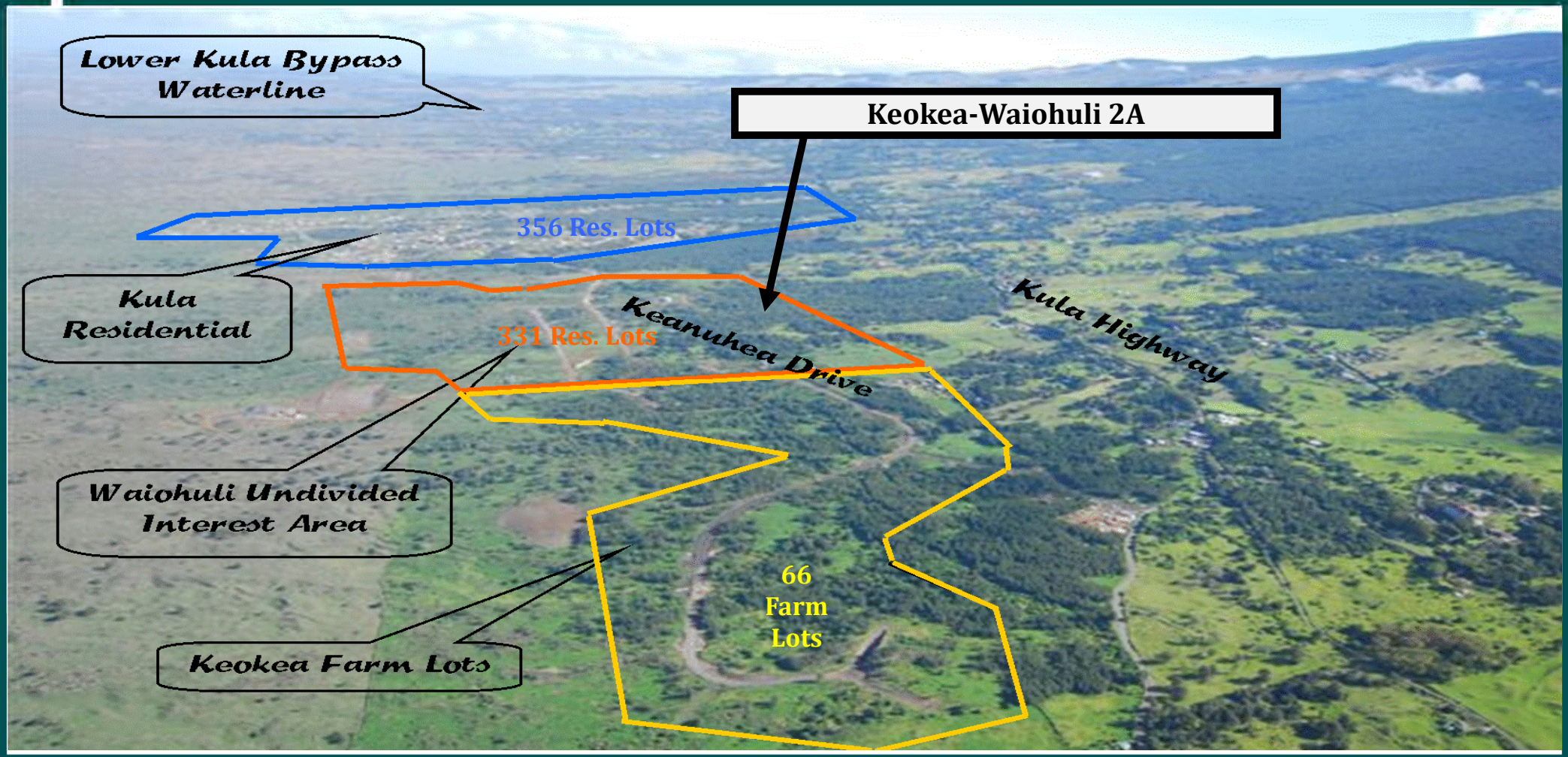
10 05 2022

© All EagleView Technology Corporation

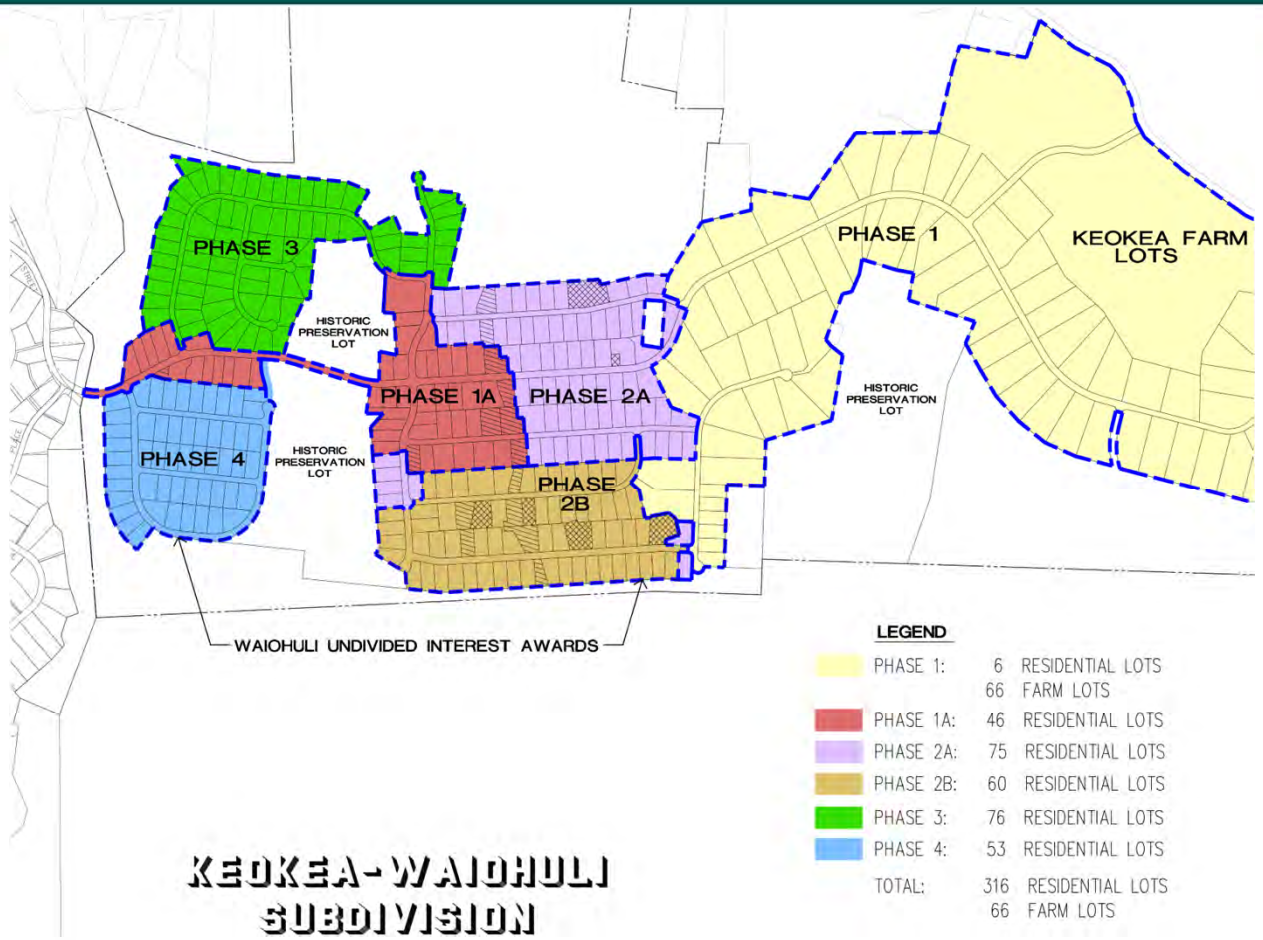
UPCOUNTRY MAUI (Kēōkea, Waiōhuli)



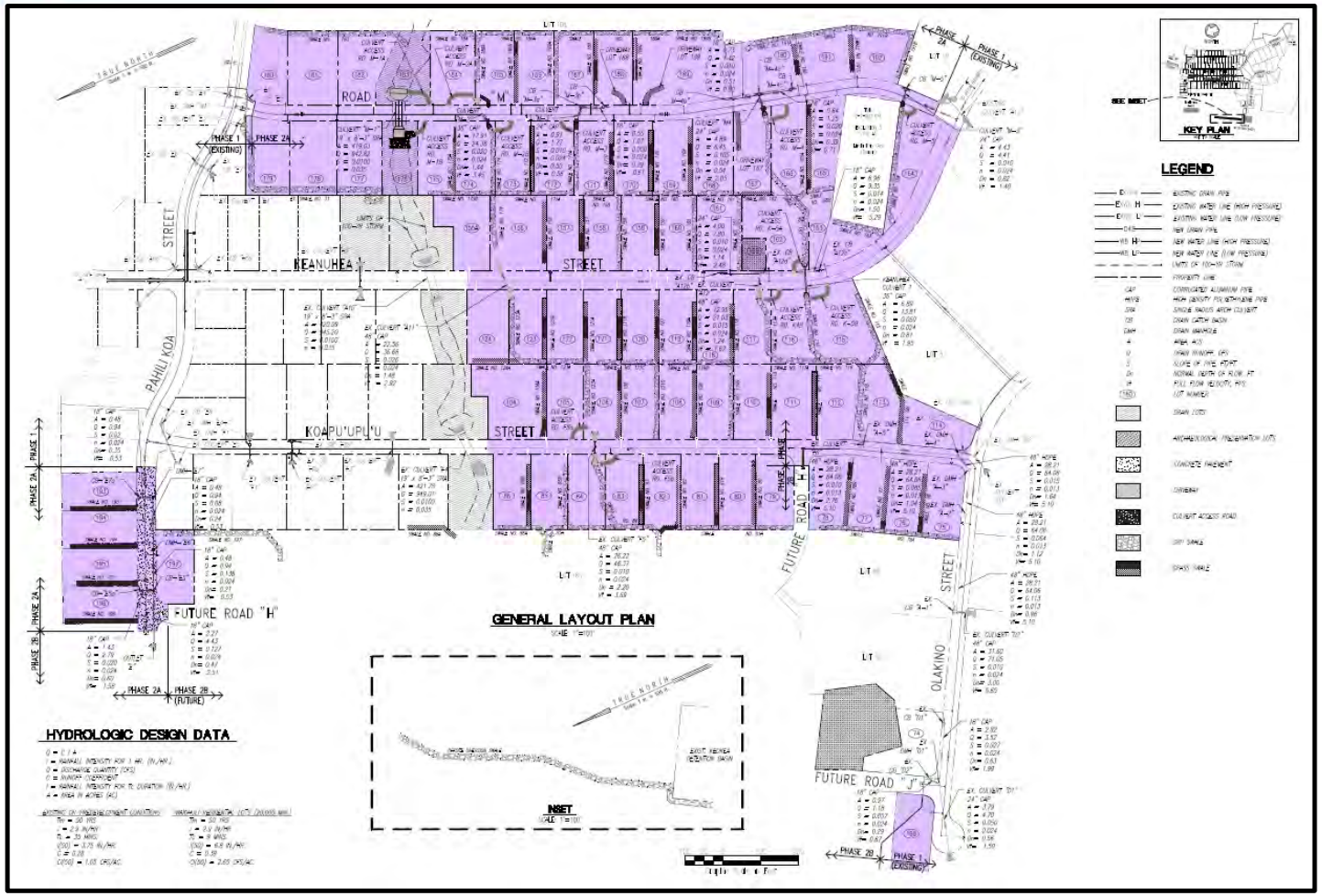
Kula – Waiōhuli - Kēōkea Development



Kēōkea – Waiōhuli Development

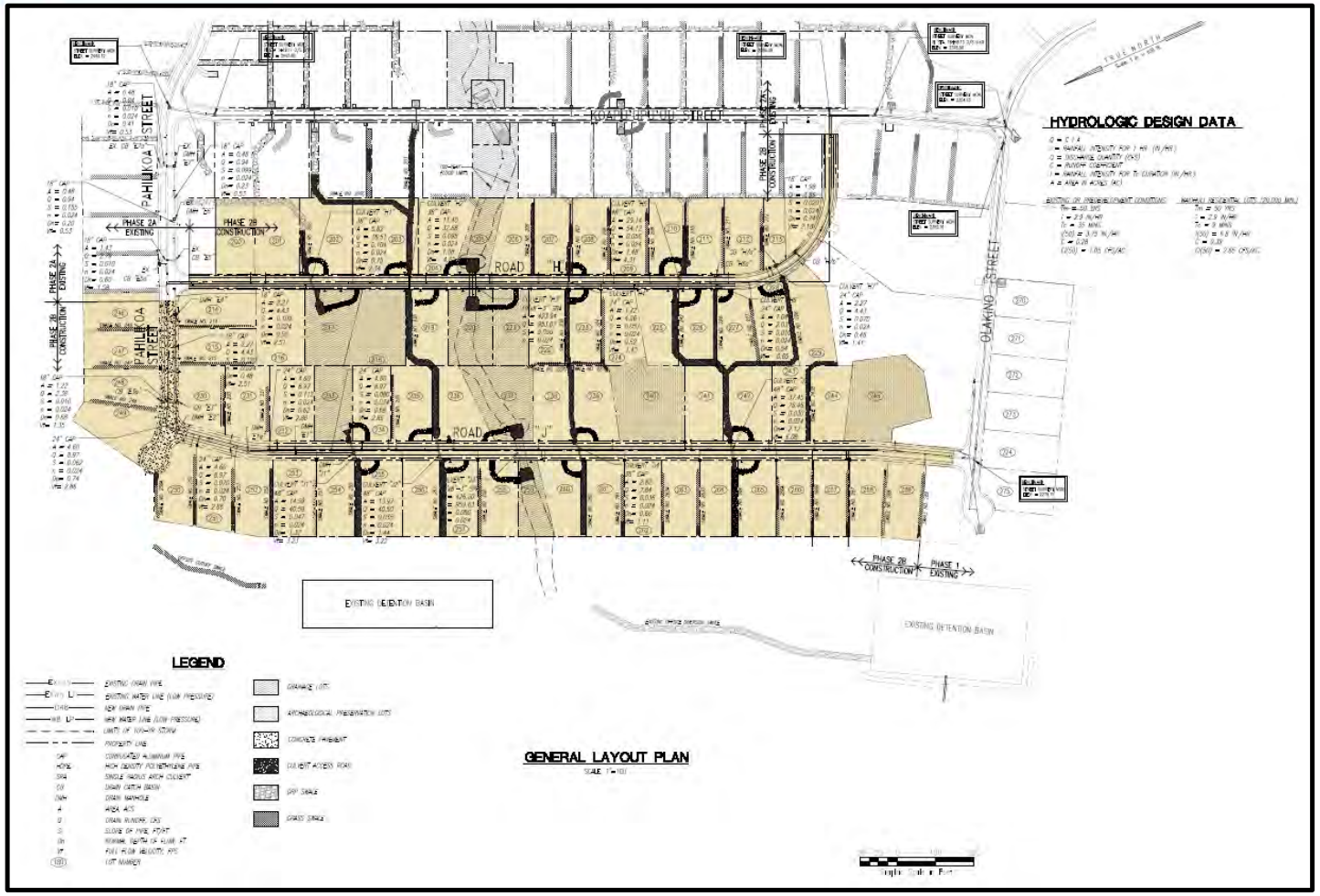


Kēōkea – Waiōhuli Development: Phase 2A



- $8,709,566 Construction Contract awarded to Mira Image Construction
- Construction start in 2026; subject to permitting approval
- 75 Residential Lots

Kēōkea – Waiōhuli Development: Phase 2B



- $16,144,365 Construction Contract awarded to Alpha Inc.
- Construction start in 2026; subject to SHPD and permitting approval
- 60 Residential Lots

Waiohuli Hikina - Project Lease Awards

58 KAUILA AHA ST

17 KEANUHEA ST

343 PUEO DR

296 HIIPALI LOOP

SEPTEMBER 2025:

- Workshop for Maui Scattered Lots
- Awards are being conducted to the Undivided Interest Lessees for Waiohuli

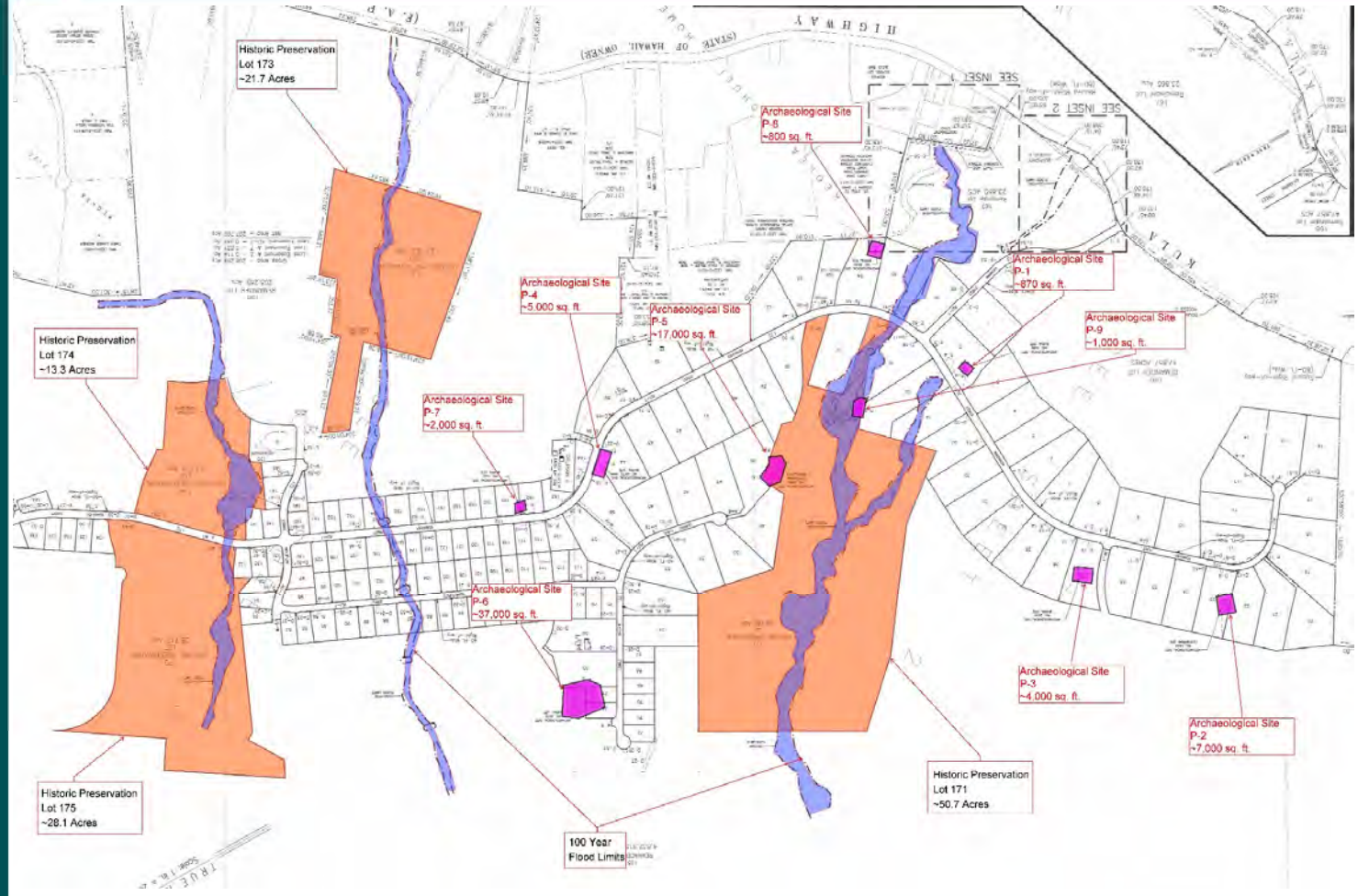
52 AHULUA ST

112 AHULUA ST

41 PUUALA ST

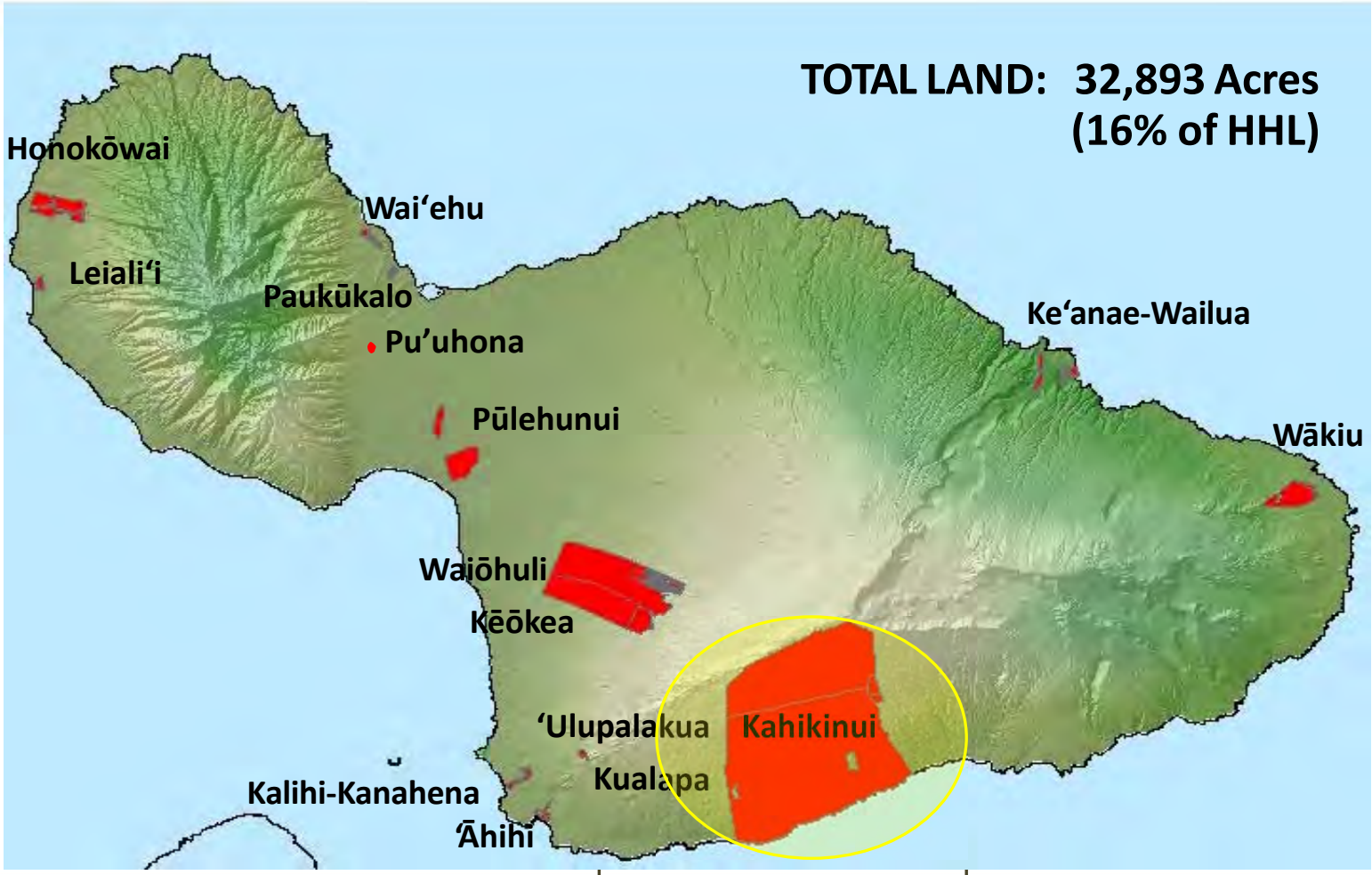
283 KEANUHEA ST

Waiōhuli Archaeological Improvements



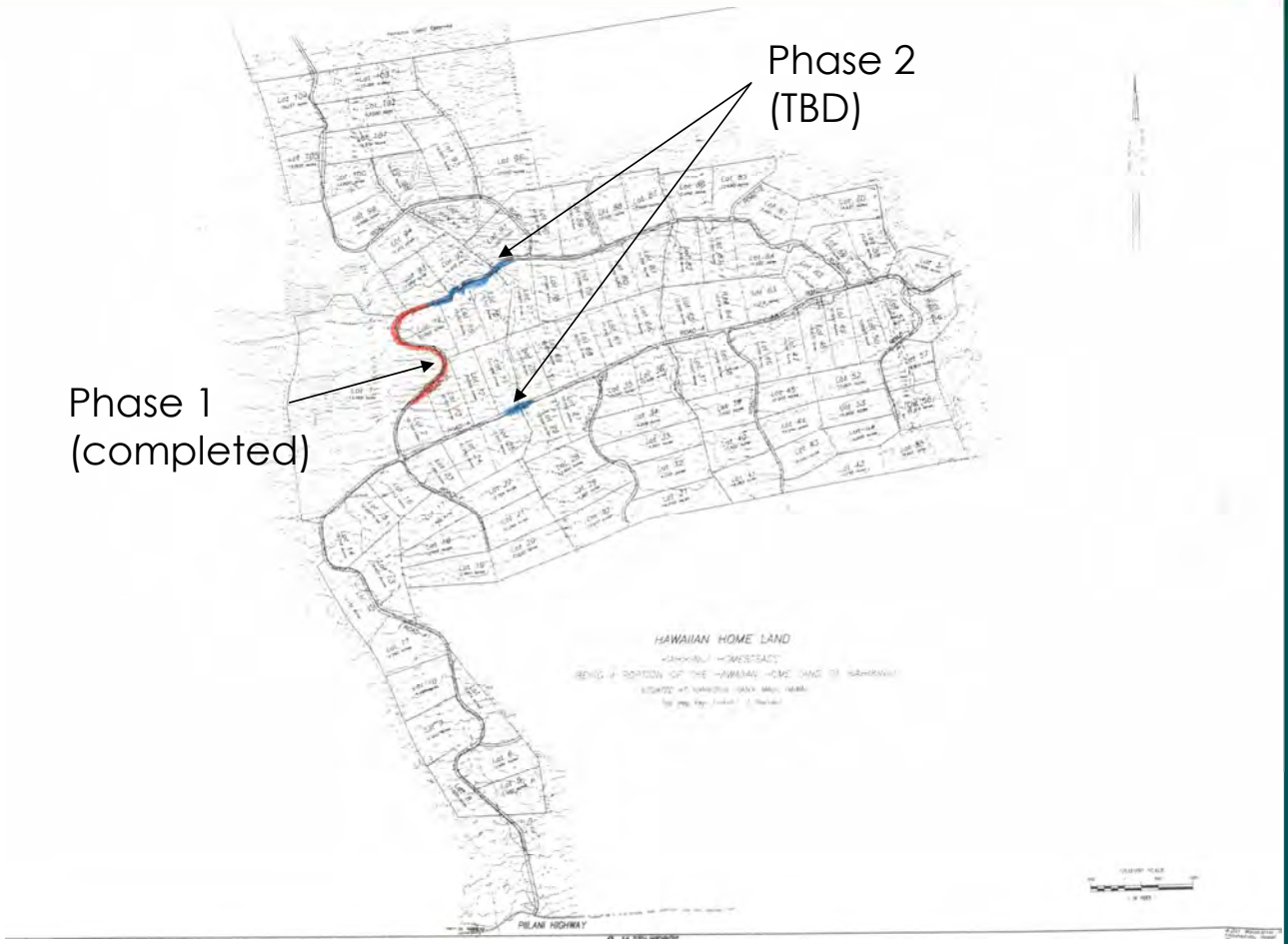
- $1M contract with Community Planning and Engineering
- Phase 1 Keokea/Waiohuli Lots with Arch Preserve Easements
- Phase 2 Historic Preservation Lots
- Community Collaboration Meetings 2026

EAST MAUI (Kahikinui)

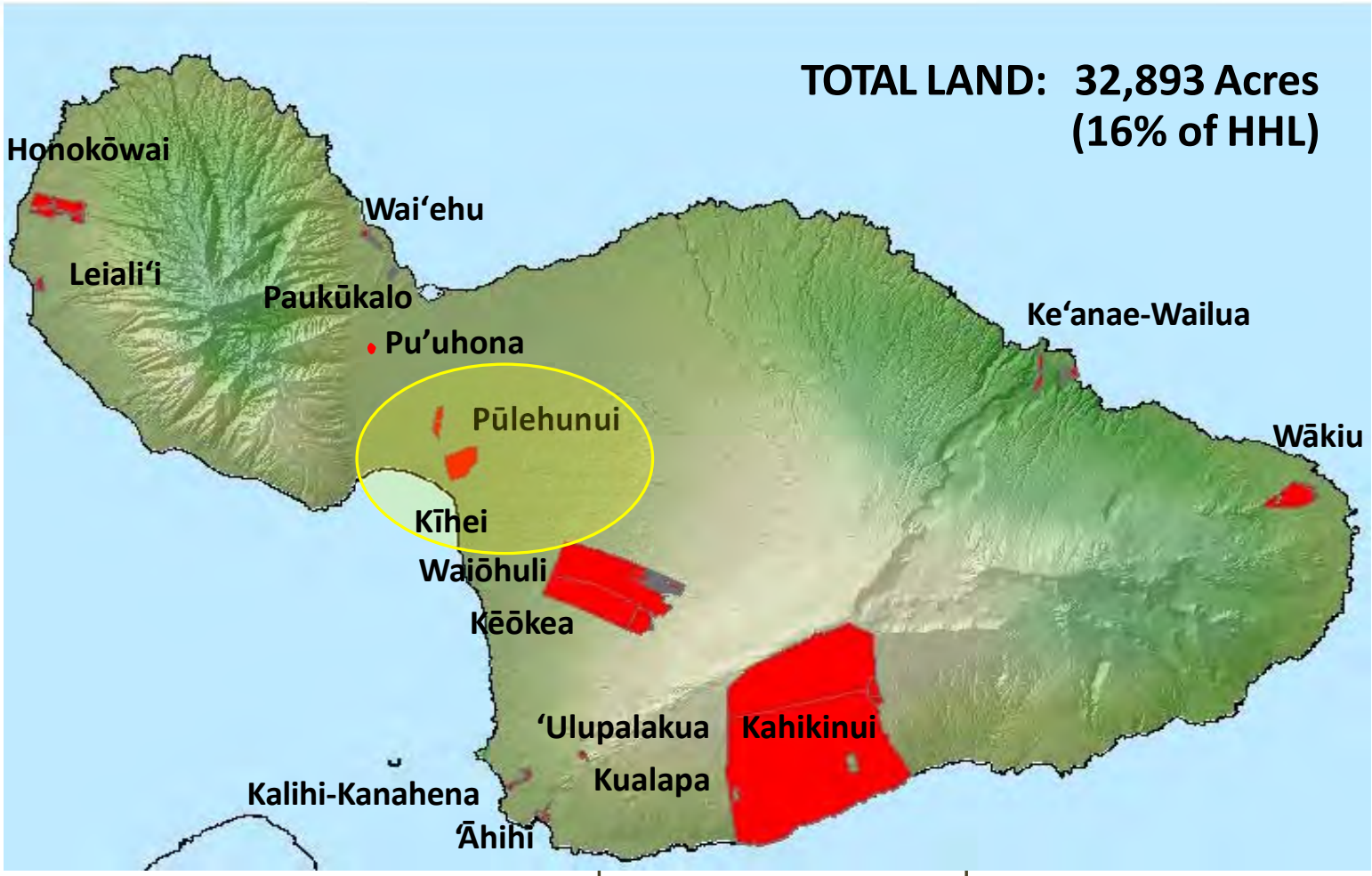


Kahikinui Road Improvments

- Road Improvements, Phase 1 Completed November 2020
- Road Improvements, Phase 2 TBD



SOUTH MAUI (Kīhei)



Pūlehunui Regional Infrastructure Master Plan

DESIGN & CONSTRUCTION - REGIONAL WASTEWATER COLLECTION SYSTEM

Figure 1-2:
Aerial Photograph
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

LEGISLATIVE CIP:

$ 4,000,000	PLANNING AND DESIGN
$17,500,000	CONSTRUCTION
$ 3,000,000	ADDTL CONSTRUCTION

CONSTRUCTION OF COLLECTOR SYSTEM:

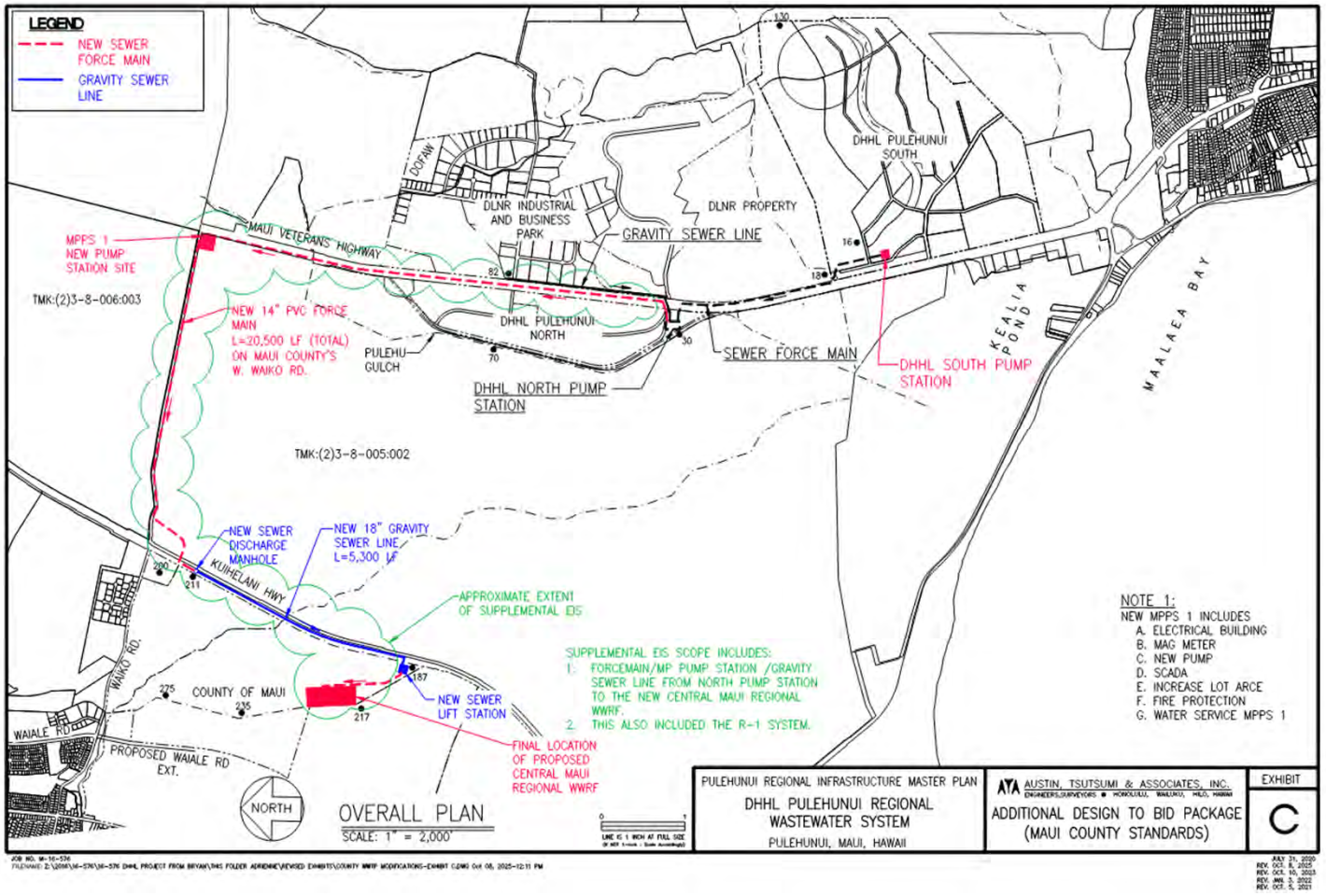
$12,711,045	ALPHA CONSTRUCTION

- Notice to Proceed subject to approval by County WWRD
- DHHL responsibilities end at the Maui Humane Society

NEW COUNTY OF MAUI CENTRAL MAUI WASTEWATER TREATMENT FACILITY (CMWTF)

- The new facility will accept wastewater from State properties, eliminating the need for a private package plant.
- The County will manage the transmission of wastewater to the facility.
- The County plans to return treated R-1 water to State properties for reuse.
- The Hawaii Community Development Authority is leading efforts to coordinate regional infrastructure development.

Planned Central Maui Sewer Facilities

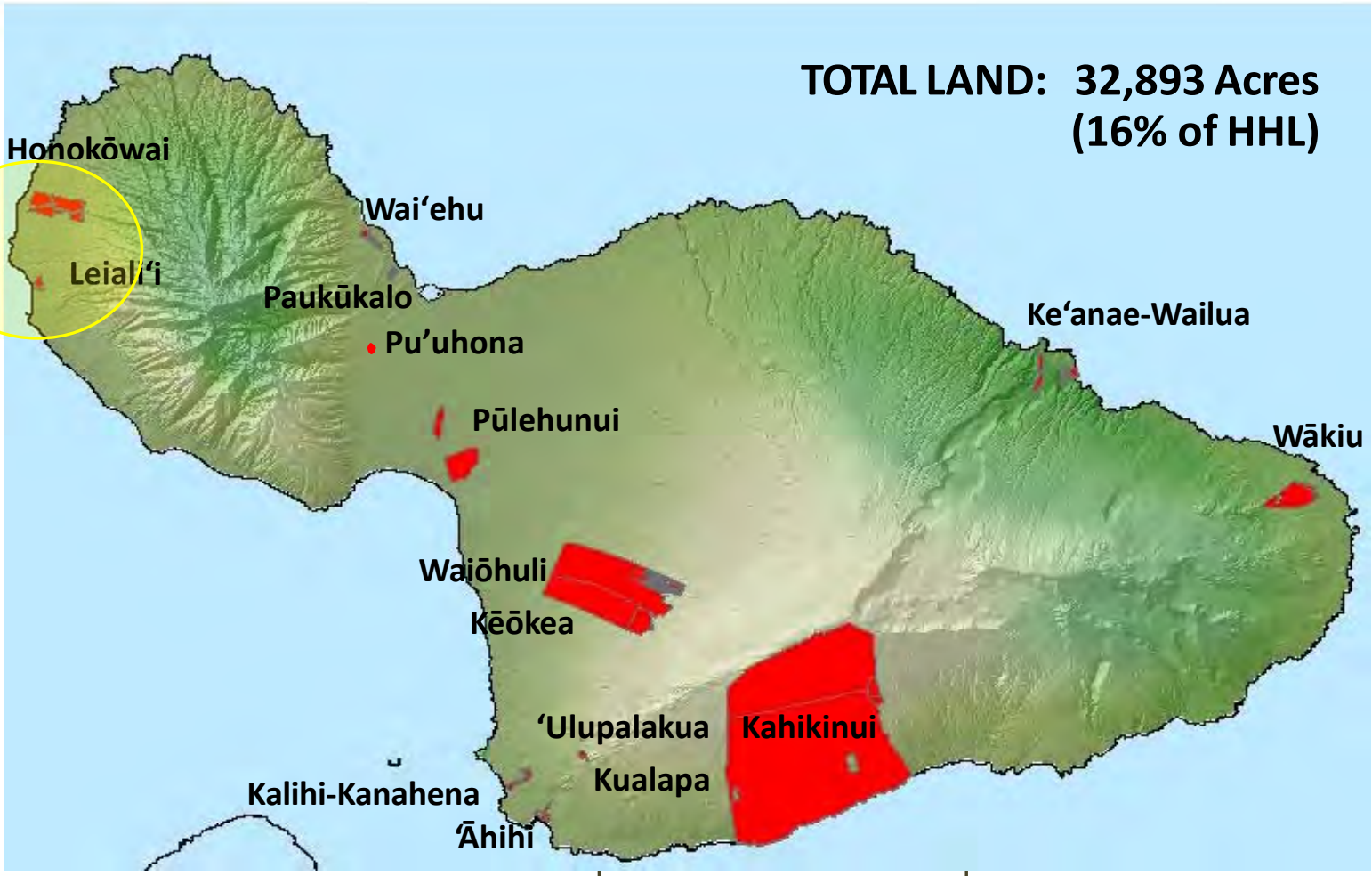


KAMALANI

- SUBMITTING SUBDIVISION MAP FOR PHASE 1 IN 2026

- **APPROXIMATE LOT COUNT:** 400
- **DEVELOPER SELECTED:** GENTRY MAUI DEVELOPMENT, LLC

WEST MAUI (Lahaina, Honokōwai)



Villages of Leialiʻi 1-B

Development Agreement

Leialii 1B Subdivision: $68M (Act 279)

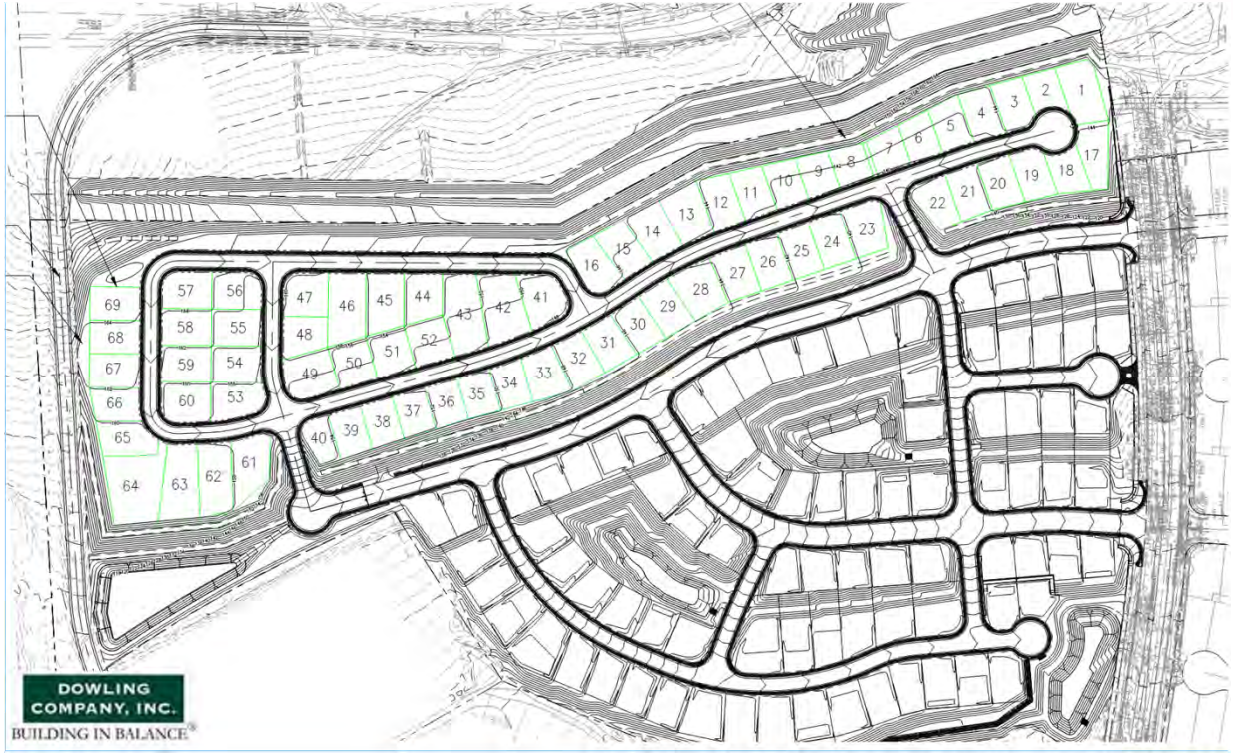
Leialiʻi Parkway and Honoapiʻilani Highway Improvements: $9M (Capital Improvement Program)

Villages of Leialiʻi 1-B: 155 LOTS TOTAL

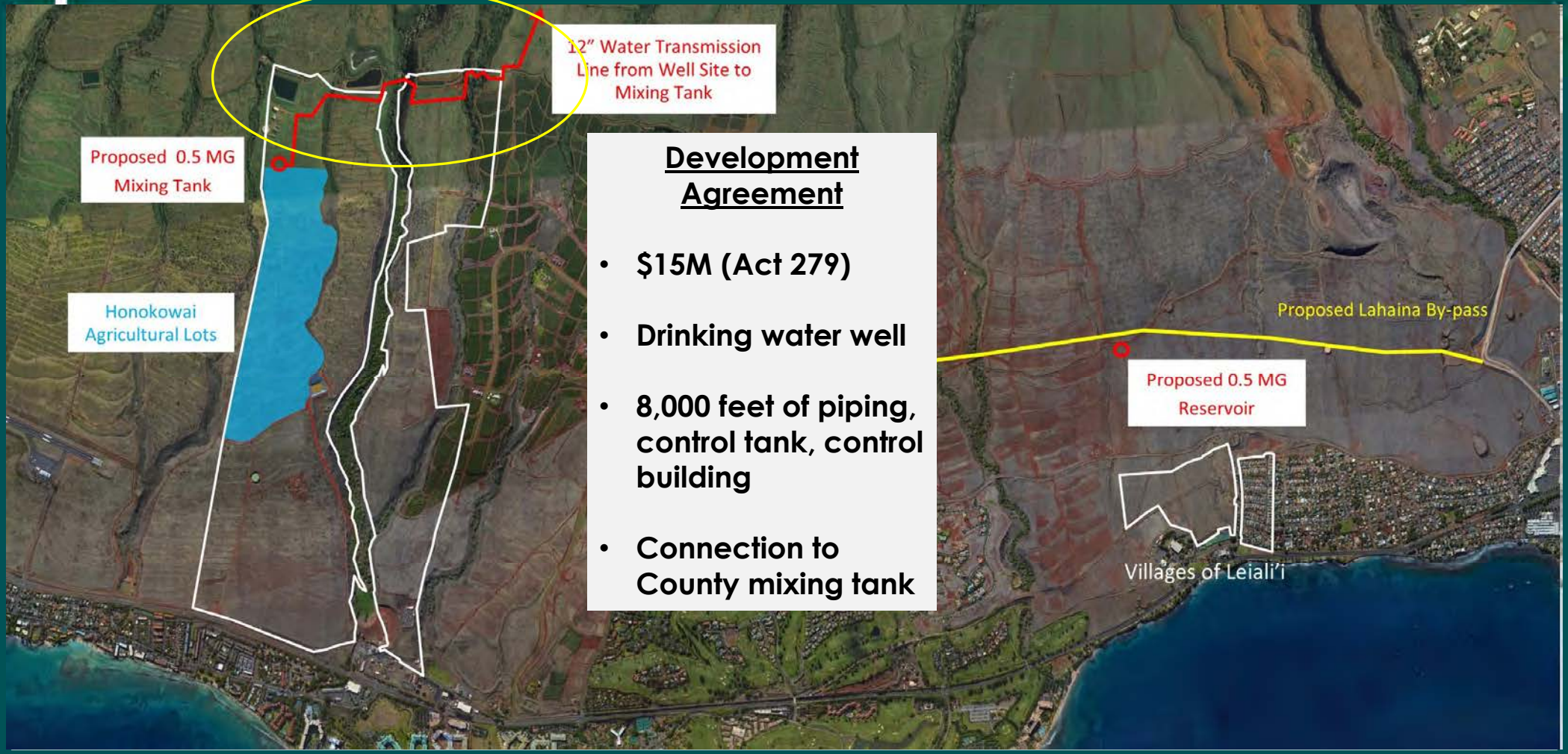
Environmental Assessment:
- Completed November 2023

Increment 1:
- 86 Single Family Lots
- Sitework construction anticipated to start mid 2026 (subject to permits)
- Delivery of first homes is anticipated to begin in late 2028 (subject to permits)

Increment 2:
- 69 Single Family Lots
- Subject to funding

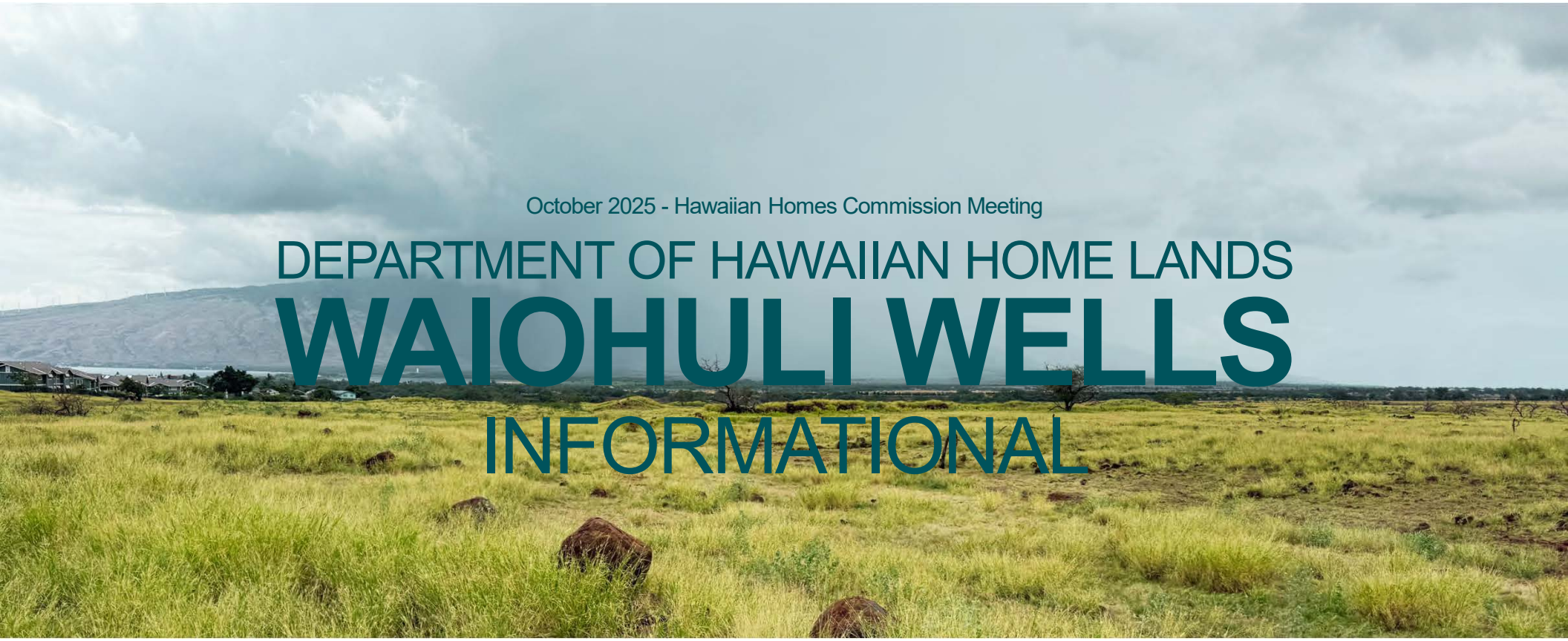


Honokōwai Water System



Development Agreement

- **$15M (Act 279)**
- **Drinking water well**
- **8,000 feet of piping, control tank, control building**
- **Connection to County mixing tank**



October 2025 - Hawaiian Homes Commission Meeting

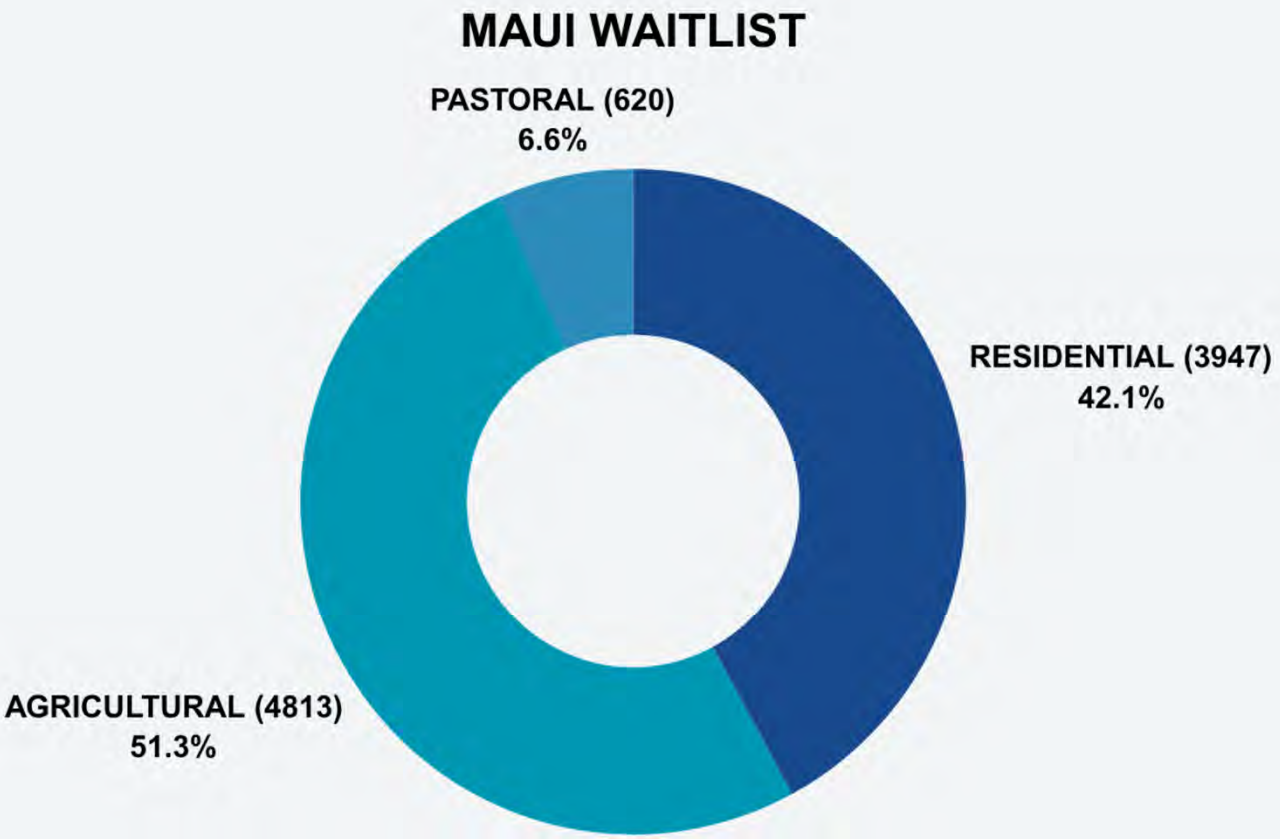
DEPARTMENT OF HAWAIIAN HOME LANDS

WAIOHULI WELLS

INFORMATIONAL

WAIOHULI WELLS - MAUI DHHL WAITING LIST

AS OF 12 / 31 / 2023



AVERAGE WAITLIST AGE

59 YEARS OLD

TOTAL WAITLIST

9,380

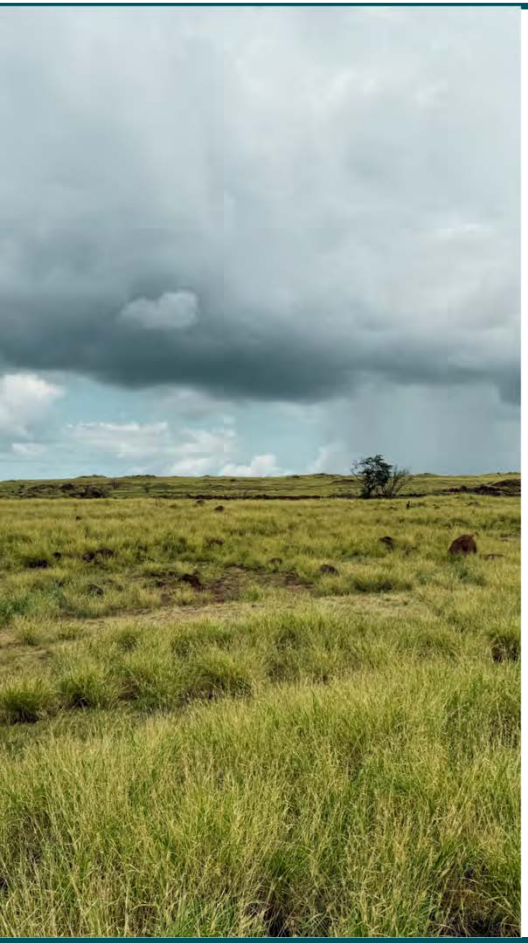
WAIOHULI WELLS - BENEFICIARY NEEDS

Water Limitations:
The current water supply is limited and tied to existing systems.

Current DHHL Development:
Without new water sources, projects may face delays or remain unbuilt.

Future DHHL Projects:
Future DHHL housing on Maui cannot proceed without securing additional water.

WAIOHULI WELLS - PROJECT OVERVIEW



Proposed development of three wells and a water transmission system in Upcountry Maui.

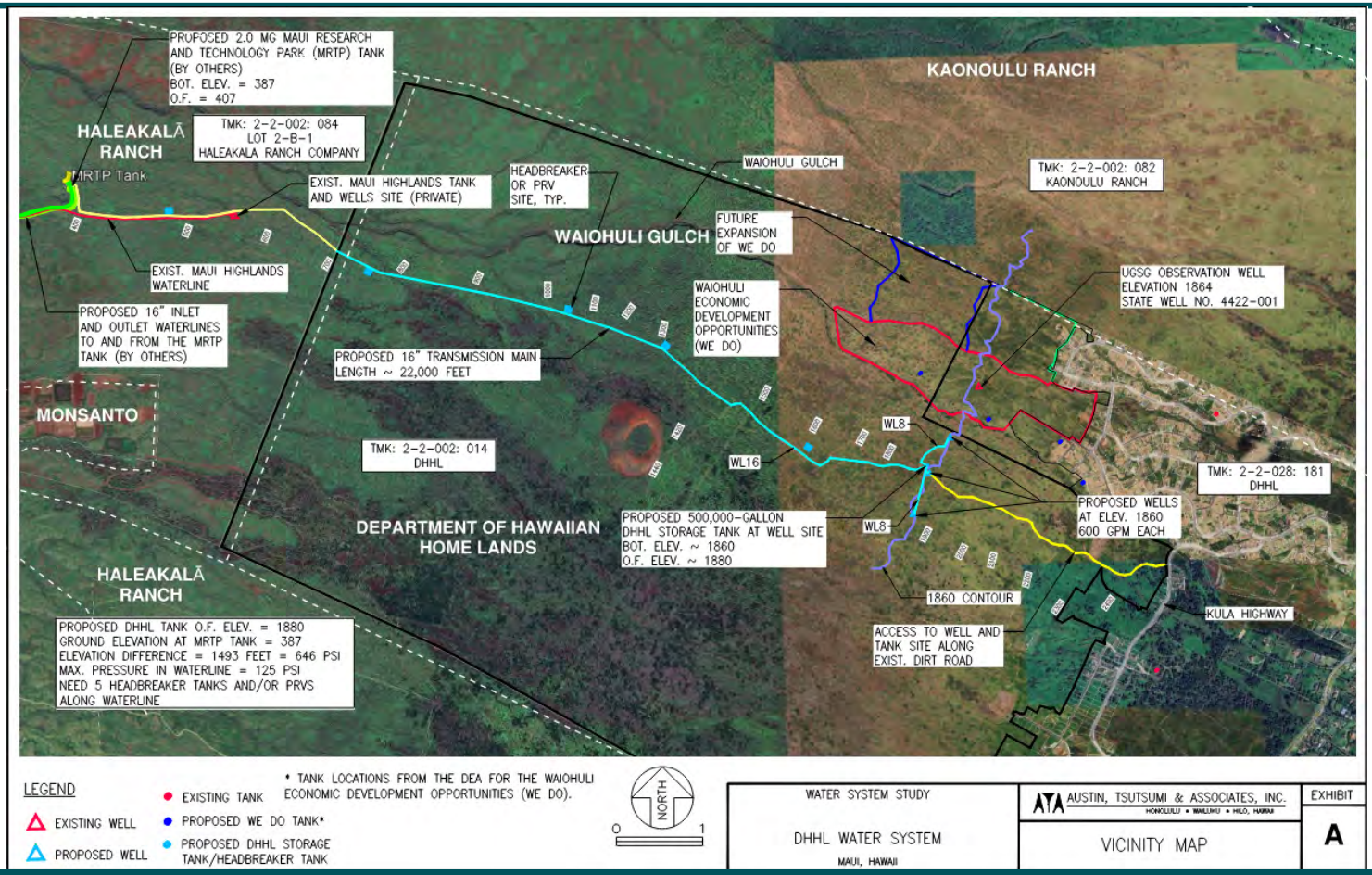
This critical water infrastructure will not only secure DHHL's long-term water access but also **directly support the development of over a thousand homestead lots for native Hawaiian families now**, instead of waiting for additional water to become available. The system is expected to generate **advanced water credits**, which will unlock the ability to provide:

- Support to the Waiohuli Economic Development Opportunity area
- **950** single-family residential lots in Waiehu Mauka, Wailuku, and Kamalani
- **55** agricultural lots to support ʻohana farming and self-sufficiency
- Additional future lots in all of Pulehunui and surrounding areas

In total, this system could serve an estimated **2,880** residential units for Hawaiian Home Land beneficiaries.

WAIOHULI WELLS - LOCATION MAP

WAIOHULI WELLS - VICINITY MAP



WAIOHULI WELLS - PROJECT PURPOSE

Faster Housing Development:
These water credits enable DHHL to begin home construction sooner by removing one of the biggest development hurdles, water availability.

Supports Economic Opportunities:
The wells will enable various uses in the Waiohuli Economic Development Opportunity area, creating new avenues for local business, farming, and community investment.

Strengthens Water Sovereignty:
Developing our own water sources protects DHHL from reliance on private systems and affirms our ability to steward Hawaiian lands for Hawaiian people.

Future Generations:
This system lays the foundation for long-term homestead expansion and sustainability.

DRAFT MEMORANDUM OF AGREEMENT WITH MAUI DWS

ESTIMATED OPERATING CAPACITY

1,728,000 GPD

FOR ALL 3 WELLS

SOURCE CREDITS TO DHHL

1,728,000 GPD

COMPLETION OF WELLS

WHO BENEFITS?

DHHL

NOT GENERAL PUBLIC

ADVANCED WATER CREDITS

39.5%

OF DHHL NEED

AGREEMENT WITH DWS MAUI

TRANSMISSION LINES

The agreement will allow DHHL to use existing transmission lines to supply water for developments in Central, South, and Upcountry Maui.

ADVANCED WATER CREDITS

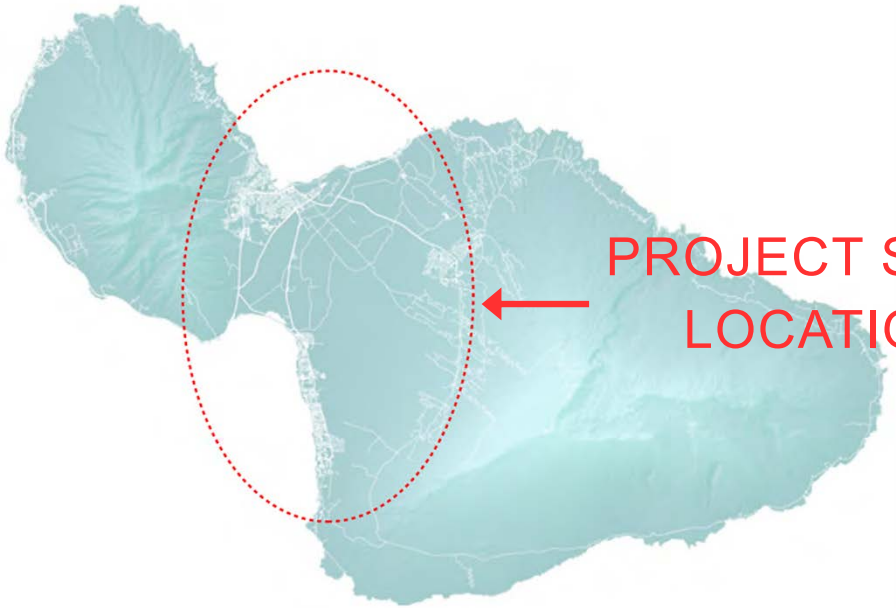
The agreement will provide advanced water credits for DHHL to begin future homestead projects now.

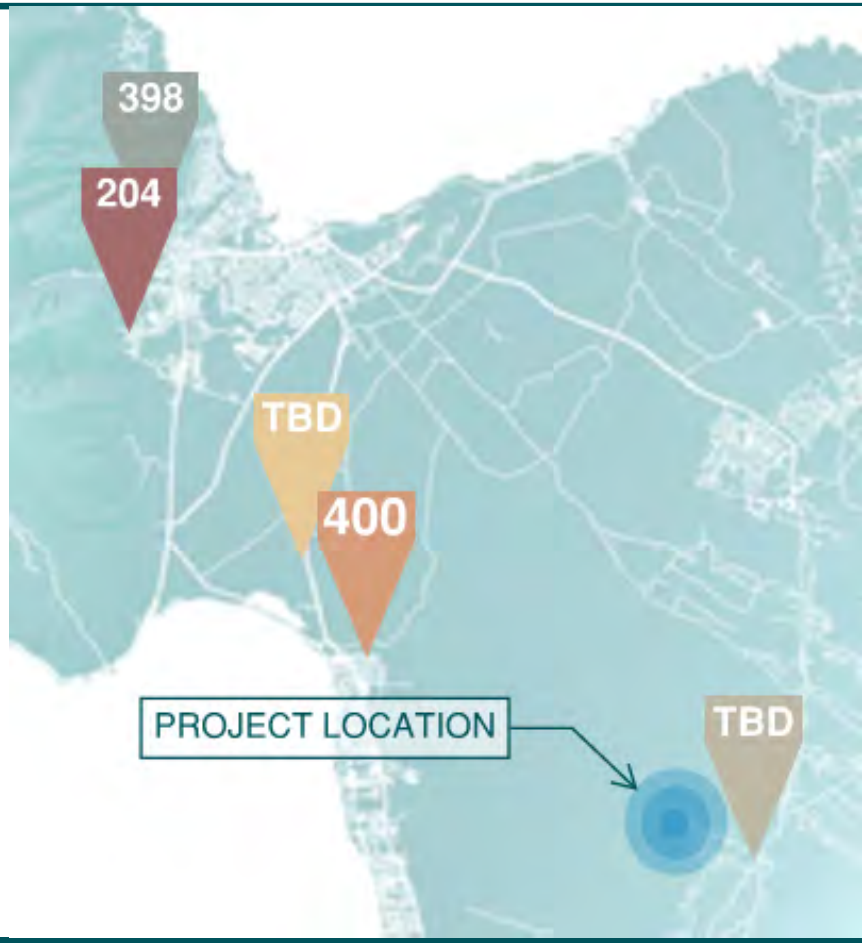
OPERATING COSTS

The agreement will save DHHL on operating costs that would otherwise cost the department millions of dollars a year.

WAIOHULI WELLS - PROJECT BENEFIT (NOW)

RES:	AG:	FUTURE PROJECTS:
TBD		WAIOHULI ECONOMIC DEVELOPMENT
400		KAMALANI
TBD		PULEHUNUI
204		WAILUKU SINGLE FAMILY
343	55	WAIEHU MAUKA





RESPECTING LAND AND CULTURE

ENVIRONMENTAL COMPLIANCE

The Proposed Water Agreement accounts for DHHL's requirement to comply with HRS Chapter 343.

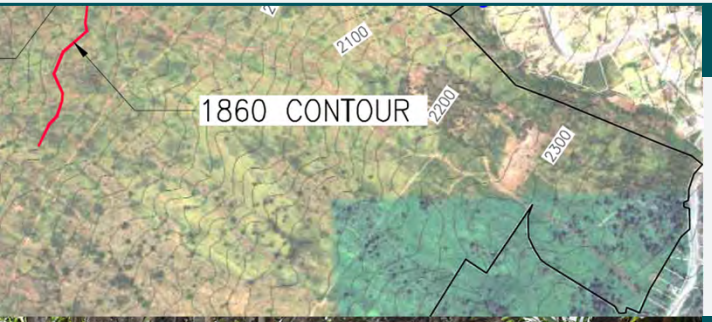
HISTORIC SITES COMPLIANCE

The Proposed Water Agreement accounts for DHHL's requirement to comply with HRS Chapter 6E.

KA PAʻAKAI FRAMEWORK

The Proposed Water Agreement accounts for DHHL's requirement to comply with Article 12, Section 7.

CURRENT WORK BEING DONE

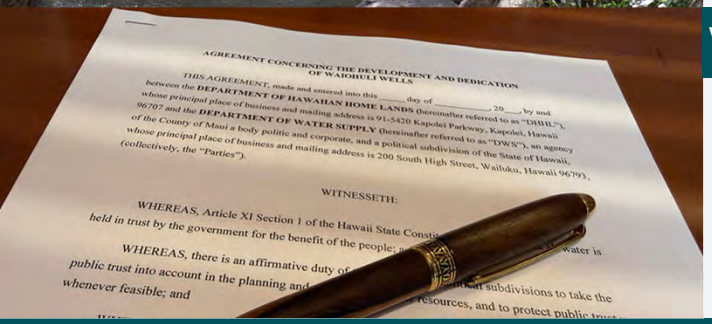


TOPOGRAPHIC SURVEY (PRELIMINARY ENGINEERING)

AUSTIN TSUTSUMI & ASSOCIATES (ATA) HAS BEEN CONTRACTED TO PERFORM TOPOGRAPHIC SURVEY WORK ON THE POTENTIAL WELL SITE LOCATIONS AND TRANSMISSION LINE. THEY ARE IN THE PLANNING AND DESIGN PHASE AND ARE FINALIZING A REPORT FOR THE DEPARTMENT OF HAWAIIAN HOME LANDS.

HYDROLOGY REPORT

THE DEPARTMENT OF HAWAIIAN HOME LANDS (DHHL) IS IN THE PROCESS OF CONTRACTING CONSULTANTS TO CONDUCT HYDROLOGY STUDIES FOR THE PROPOSED WELL SITES. THE DRAFT MEMORANDUM OF AGREEMENT (MOA) IDENTIFIES TOM NANCE WATER RESOURCE ENGINEERING AS THE FIRM RESPONSIBLE FOR THE WELL DESIGN, AND INTERA INCORPORATED AS THE FIRM RESPONSIBLE FOR PREPARING THE HYDROLOGY REPORT.


AGREEMENT CONCERNING THE DEVELOPMENT AND DEDICATION OF WAIOHULI WELLS

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by and between the DEPARTMENT OF HAWAIIAN HOME LANDS (hereinafter referred to as "DHHL"), whose principal place of business and mailing address is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and the DEPARTMENT OF WATER SUPPLY (hereinafter referred to as "DWS"), an agency of the County of Maui a body politic and corporate, and a political subdivision of the State of Hawaii, whose principal place of business and mailing address is 200 South High Street, Wailuku, Hawaii 96793, (collectively, the "Parties").

WITNESSETH:

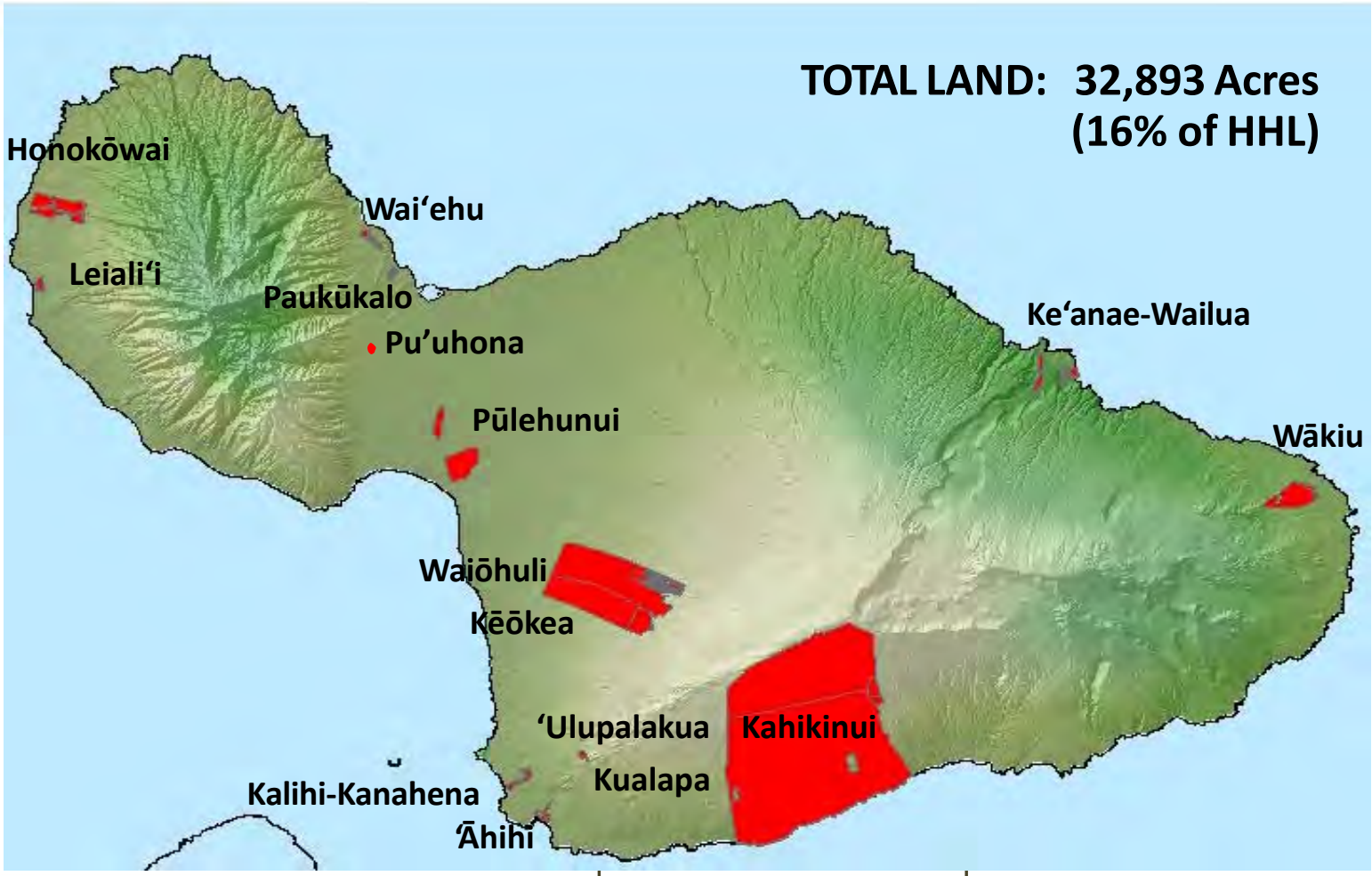
WHEREAS, Article XI Section 1 of the Hawaii State Constitution ... held in trust by the government for the benefit of the people; ... water is

WHEREAS, there is an affirmative duty of ... public trust into account in the planning and ... whenever feasible; and ... ficial subdivisions to take the ... resources, and to protect public trust

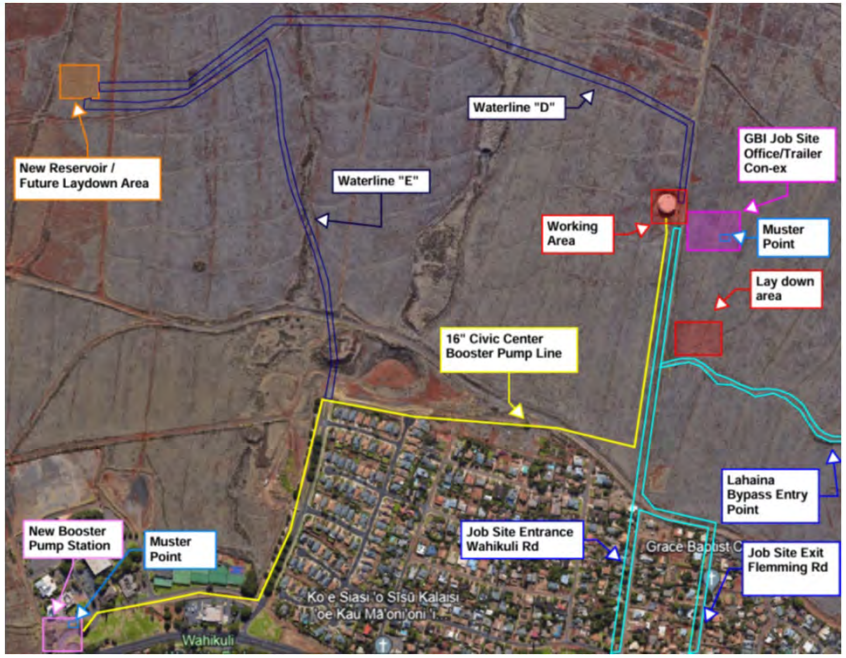
WELL DEVELOPMENT AGREEMENT WITH DWS MAUI

PREPARE THE WELL DEVELOPMENT AGREEMENT BETWEEN DHHL AND DWS. THE AGREEMENT OUTLINES THE ROLES, RESPONSIBILITIES, AND COMMITMENTS OF EACH PARTY IN DEVELOPING, MANAGING, AND MAINTAINING THE WAIOHULI WELLS. IT ALSO DEFINES HOW WATER RESOURCES WILL BE ALLOCATED, HOW COSTS WILL BE SHARED, AND ENSURES COMPLIANCE WITH ALL REGULATORY AND ENVIRONMENTAL REQUIREMENTS.

DELIVERING RESULTS FOR MAUI: SUCCESS IN 2025



DELIVERING RESULTS FOR MAUI: SUCCESS IN 2025



NEW MONIES:

- $22M from County of Maui towards shared infrastructure in West Maui (improving Water System from Civic Center through Leialii Parkway to above Leialii 1A.

FIRST KEY TO BE TURNED OVER:

- This year, we proudly turned over the first key to Aunty Mapuana Riley and her ‘ohana — the first family to benefit from the $600 million Act 279 funding — supported by $22 million from the County of Maui for shared infrastructure in West Maui, marking a historic step in returning Native Hawaiian families to their lands.

Mahalo

DEPARTMENT OF HAWAIIAN HOME LANDS

dhhl.hawaii.gov

Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

F ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

Kalei Young, Supervising Land Agent
Land Management Division KY

From: Shelly Carreira, Land Agent SC
Land Management Division

Subject: Approval to Issue a General Lease and Amend Right of Entry No. 496, Keokea Homestead Farm Lots Association, Keokea-Waiohuli, Maui Island, TMK Nos. (2) 2-2-032:067 & 068

APPLICANT:
Keokea Homestead Farm Lots Association, "LESSEE"

RECOMMENDED MOTION/ACTION

A. That the Hawaiian Homes Commission ("HHC") grant its approval to the issuance of a 60-year general lease to Keokea Homestead Farm Lots Association, ("KHFLA") for use of approximately 69.0 acres of Hawaiian home lands located in Keokea, Waiohuli, island of Maui, further identified by TMK Nos. (2) 2-2-032:067 & 068, for the purpose of development and implementation of the Keokea Homestead Farm Lots Association Community Center Master Plan, to support the economic, social, health and cultural well-being of native Hawaiians in the Keokea Homestead community and neighboring community, subject to the following terms and conditions:

(1) LESSEE: Keokea Homestead Farm Lot Association with the ability to assign the lease, subject to the approval from the Chairperson of the Hawaiian Homes Commission. Potential lease assignments would be made with nonprofit entities to develop, manage, and operate components and uses as identified in the Keokea Homestead Farm Lots Association Community Center Master Plan ("Master Plan").

(2) TERM: 60 years

(3) LAND AREA: Approximately 69.0 acres of Hawaiian Home Lands in Keokea-Waiohuli, Maui Island, State of Hawaii.

(4) PURPOSE: The site shall be developed and used for community public purposes.

(5) BASE RENT: To be determined later based on the final development plan and proposed land uses.

(6) LESSEE shall inform LESSOR immediately if it loses its tax-exempt status or if any revenue generated from activities on the premises is deemed subject to taxation.

(7) LESSOR shall have the right to terminate the lease, or any portion of it, if LESSEE loses its tax-exempt status or is determined to be conducting unrelated trade or business activities on the Premises.

(8) As part of LESSOR's regular review of LESSEE activities, LESSEE shall submit an ANNUAL PROGRESS REPORT to LESSOR each year on the anniversary date of lease commencement. The ANNUAL PROGRESS REPORT shall document the LESSEE'S activities of the previous lease year and shall include but not be limited to the following:

a. Pre-construction and construction progress report that provides a description of pre-construction and construction milestones completed in the respective year of the ANNUAL PROGRESS REPORT. LESSEE shall also provide LESSOR with an anticipated schedule of completion of pre-construction and construction milestones for the following lease year.

b. Upon completion of the construction of the infrastructure and facilities necessary to implement LESSEE's programs, a narrative program report that describes LESSEE's progress on achieving its charitable purpose as articulated in its IRS 1023 Form shall be included in the ANNUAL PROGRESS REPORT. LESSEE shall work with LESSOR to identify specific reporting requirements and applicable metrics to monitor progress towards achieving the LESSEE's charitable purpose. Minimum reporting requirements shall include number of beneficiaries served and a description of how LESSEE has been serving beneficiaries.

c. A financial report that includes standard annual financial statements and the LESSEE's IRS 990 Form for the preceding fiscal year, as well as a budget for the following lease year, shall be included in the ANNUAL PROGRESS REPORT.

d. Letters from the board of the Keokea Homestead Farmer Lots Association and the boards of other current or future beneficiary membership organizations in the Keokea-Waiohuli region indicating whether the LESSEE has satisfactorily provided programs and services to its respective organization's members in the respective year of the ANNUAL PROGRESS REPORT. Note: Keokea-Waiohuli Region is defined as the region that is specified in the Keokea-Waiohuli Regional Plan dated June 2010.

(9) No revenue generated by the LESSEE on the Premises shall be used to pay dividends or make payments beyond reasonable salary or contract payments to any individual or

organization. No remuneration shall be paid to any officer or director of "KHFLA" or by any third party, sublessee or beneficiary membership organizations utilizing any portion of the premises.

(10) LESSEE shall at no time own less than 51% of leasehold interest in all facilities located on the Premises.

(11) LESSEE may only sublease the premises with the consent of the LESSOR and the LESSOR shall have the right to review and approve rent to be charged to the proposed sub-lessee and revise the rent charged to the LESSEE based on the rental rate charged to the proposed sub-lessee.

(12) Any subletting of the premises initiated by the LESSEE shall include a condition in which the sublease will be terminated upon the termination of this lease agreement.

(13) LESSOR shall have the right to withdraw portions of the premises from this lease agreement if, after an 18-year period, such portions of the premises are not being used by the LESSEE for purposes permitted by the lease.

(14) Upon review of LESSEE'S activities, if the LESSOR determines that the LESSEE'S activities are not adequately servicing DHHL beneficiaries, LESSOR shall have the right to charge LESSEE rent in an amount equal to the fair market rental of the property. Fair market rent shall be determined by an independent appraiser selected by the LESSOR. LESSOR shall also reserve the right to place this lease on a "probationary status" if upon review of LESSEE's activities, the LESSOR determines that the LESSEE'S activities are not adequately servicing DHHL beneficiaries. If after one year on "probation", LESSEE does not demonstrate improvement in providing adequate services to DHHL beneficiaries, then LESSOR reserves the right to terminate this lease.

Standard General Lease Terms and Conditions

(15) Pursuant to HHCA § 204(a)(2), Lessor shall have the right to withdraw the premises, or any portion thereof, from the lease at any time for the purposes of the Hawaiian Homes Commission Act.

(16) LESSEE shall comply with all federal, state and county regulations or requirements regarding environmental issues and the safe handling and disposal of toxic or hazardous materials. Upon termination of this lease, LESSEE shall be responsible for environmental clean-up of any contamination or hazardous materials brought onto the site or caused by LESSEE'S activities on the site.

(17) LESSEE shall pay all property taxes that the LESSOR or LESSEE may be assessed during the term of this lease. Failure of the LESSEE to pay all property taxes in a timely manner shall trigger the termination of this lease.

(18) LESSEE shall maintain commercial property insurance, general liability insurance, worker's compensation and employers' liability insurance, and other types of insurance as may be required by LESSOR. LESSOR shall be named as an additional insured on any required insurance policy. Types and amounts of required coverage shall be specified in the general lease document.

(19) The non-refundable processing ($200.00) and documentation ($75.00) fee of $275.00 shall be waived.

(20) LESSEE shall comply with all federal, state and county statutes, regulations, codes, and ordinances applicable to LESSEE'S use of the premises.

(21) LESSEE agrees to pay for all the costs of establishing utility services to the property and pay for all consumption of utilities on the Premises, should LESSEE'S use require such utility services.

(22) LESSEE shall obtain LESSOR'S prior approval for any alteration of the topography except surface grubbing to remove vegetation. LESSEE shall be responsible for any flooding or erosion caused by LESSEE'S use or alteration of the property.

(23) Prior to vacating the Premises, LESSEE shall remove, at LESSEE'S sole cost, all of the LESSEE'S equipment, constructed improvements, trash, goods and materials and restore the area to a condition as good as or better than that which existed prior to LESSEE'S use. LESSEE shall also notify LESSOR to do a site inspection when LESSEE has completed removal.

(24) LESSEE shall always keep the Premises neat and clean and shall not allow its trash to spread to other surrounding areas.

(25) LESSEE shall be responsible for the security of the Premises and all of LESSEE'S personal property thereon.

(26) LESSEE shall adhere to State Historic Preservation, Chapter 6E requirements.

(27) The lease document is subject to the approval of the State of Hawaii Department of Attorney General.

(28) Other terms and conditions deemed prudent by the Hawaiian Homes Commission may be added.

B. The Hawaiian Homes Commission approve an amendment to Right of Entry No. 496 for the purpose on allowing time necessary for executing the General Lease document, subject to the following conditions:

(1) The term extension shall commence on November 1, 2025 and terminate upon execution of the General Lease document or after a twelve (12) month period, whichever occurs sooner;

(2) The amendment document is subject to the approval of the State of Hawaii Department of the Attorney General; and

(3) Other terms and conditions deemed prudent by the Hawaiian Homes Commission may be added.

LOCATION:
Keokea-Waiohuli, Maui Island (see Exhibit "A")

AREA:
69.0-acres (more or less)

DISCUSSION
The KHFLA currently holds Right of Entry No. 496 (ROE 496) for agricultural, pastoral (raising horses, cows, and goats; no pigs), limited commercial (open market), and stewardship (care and maintenance of the land and archaeological sites) purposes (see Exhibit "B"). The ROE 496 commenced on August 2013 and has received Hawaiian Homes Commission (HHC) approval on annual renewals with the most recent renewal period expiring on October 31, 2025. Given the upcoming expiration date, DHHL Land Management Division (LMD) is also requesting a term extension to ROE 496 for purpose of allowing time needed to execute the general lease document. The ROE 496 would then expire upon execution of the general lease.

Since the intent was to secure a long-term land disposition which would replace KHFLA's existing ROE 496, DHHL Planning Office (PO) grouped KHFLA's proposed project together with three other projects for formal beneficiary consultation on May 30, 2019. Comments received shows beneficiaries support for KHFLA's proposed project. At its meeting of July 15-16, 2019, the HHC accepted the beneficiary consultation report under PO Item No. G-1 (see Exhibit "C").

KHFLA conducted due diligence related to securing a long-term land disposition during the term of their ROE 495. The due diligence completed includes master planning and compliance with HRS Chapter 343, Environmental Assessment. The compliance process for State Historic Preservation, HRS Chapter 6E is ongoing.

The KHFLA's Community Center Master Plan (Plan) is "a manifestation of the community's vision for their future, to support economic, social, health and cultural well-being of native Hawaiian in the Keokea Homestead community and neighboring communities..." Through community engagement process, the Plan was developed for the benefit of lessees from the Keokea, Waiohuli, and Kahikinui homesteads, and identifies the following uses: cultural education center, native food and medicinal plant gardens, native healing center, police substation, keiki immersion school/daycare and kupuna daycare, and a multipurpose meeting and entertainment complex. See Exhibit "D" for a copy of KHFLA's Plan (without appendices) and Exhibit "E" for the draft conceptual site plan.

Approval of the general lease will allow KHFLA to proceed with further planning, coordinating, and securing funding for site development.

CONSISTENCY WITH DHHL PLANS, POLICIES, AND PROGRAMS

The recommended disposition is consistent with the following plans, policies, and programs:

1) DHHL General Plan Update (Final Draft, November 2022) goals:

Goal HC-2: Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents.
Goal HC-2A: Partner with homestead communities, non-profits, government agencies, and ali'i trusts to provide needed services to communities.

2) Maui Island Plan, September 2004
   - Land Use Designation: General Agriculture and Subsistence Agriculture, Figure B, Keokea/Waiohuli, Land Use Plan, see Exhibit "F"

3) Keokea – Waiohuli Regional Plan, June 2010
   - Priority Project #2: Identify and Support Development of Community Facilities for Waiohuli and Keokea, see Exhibit "G"

HRS CHAPTER 343, ENVIRONMENTAL ASSESSMENT

Keokea Homestead Farm Lots Association Community Center, Final Environmental Assessment, July 2022, Prepared by PBR Hawaii (see Exhibit "H")
https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-08-08-MA-FEA-Keokea-Homestead-Farm-Lots-Association-Community-Center.pdf

AUTHORIZATION

§171-43.1 of the Hawaii Revised Statutes, as amended, titled Lease to eleemosynary organizations, authorizes the commission to lease, at nominal consideration or any rental amount the commission deems appropriate; by direct negotiation and without recourse to the public auction, public lands to an eleemosynary organization which has been certified to be tax exempt under sections 501(c)1 or 501 (c)3 of the Internal Revenue Code of 1986, as amended; and on such other terms and conditions as the commission may determine. The lands shall be used by such eleemosynary organizations for the purposes which their charter was issued and for which they were certified by the Internal Revenue Service.

RECOMMENDATION

Land Management Division respectfully request approval of the recommended motion as stated.

ITEM NO. F-1
EXHIBIT "A"

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

RIGHT-OF-ENTRY NO. 496

This Right-of-Entry ("ROE") No. 496 is dated this 29th day of August, 2013, by and between the State of Hawaii, DEPARTMENT OF HAWAIIAN HOME LANDS, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707, and whose mailing address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter as "PERMITTOR," and KEOKEA HOMESTEAD FARM LOTS ASSOCIATION, whose address is 126 Olakino Street, Kula, Hawaii 96790 (Phone #808.870.3220), hereinafter the "PERMITTEE."

PERMITTOR hereby grants to PERMITTEE a Right-of-Entry upon that certain parcel of Hawaiian home lands in Keokea, Island of Maui, for the exclusive, benefit use of approximately 69.0 Acres of Hawaiian home lands, identified as Tax Map Key No. (2) 2-2-002:055 (por), also identified as Remainder Lot 166 and Remainder Lot 167 of the Keokea-Waiohuli subdivision, and further shown as the diagonally-lined area on the map attached hereto as Exhibit "A," subject to the following conditions:

1. TERM. The term of the ROE shall be month-to-month up to twelve (12) months, effective July 1, 2013. This ROE may be cancelled by PERMITTOR, at PERMITTOR'S sole discretion and for any reason whatsoever, at any time during the twelve month period, upon 30 days advance notice in writing to PERMITTEE.

2. PERMITTED USE. The Premises shall be used for AGRICULTURAL, PASTORAL (RAISING HORSES, COWS AND GOATS; NO PIGS), LIMITED COMMERCIAL (OPEN MARKET) AND STEWARDSHIP (CARE AND MAINTENANCE OF THE LAND AND ARCHAEOLOGICAL SITES). No other uses or sub-tenancy shall be permitted without the express written approval of PERMITTOR. PERMITTEE'S use shall comply with all applicable governmental laws, regulations, rules and permitting requirements, pertaining to such use.

3. FEE. PERMITTEE shall pay to PERMITTOR a fee of $20.00 per month ($240.00 per annum), plus a non-refundable processing and documentation fee of $175.00.

4. CONSTRUCTION AND MAINTENANCE. During the period of the ROE, PERMITTEE shall keep the Premises and all improvements thereon in a strictly clean and sanitary and orderly

ITEM NO. F-1

EXHIBIT "B"

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condition, and shall not make, permit nor suffer any waste, spoil, nuisance, nor any unlawful, improper or offensive use of the Premises. PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the Premises and improvements thereon.

5. RIGHT TO ENTER. PERMITTEE shall allow PERMITTOR, and the agents and representatives thereof, at all reasonable times, free access to the Premises for the purpose of examining the same and/or determining whether the covenants herein are being fully observed and performed, or for the performance of any public or official duties. In the exercise of such rights, PERMITTOR and government officials shall not interfere unreasonably with PERMITTEE and PERMITTEE'S use and enjoyment of the Premises.

6. NO TRANSFER, MORTGAGE, AND SUBLEASE. This ROE shall be non-transferable, and PERMITTEE may not in any manner transfer to, mortgage, pledge, sublease, sublet, or otherwise hold or agree so to do, for the benefit of any other person or persons or organization of any kind, its interest in this ROE, the premises and the improvements now or hereafter erected thereon.

7. EXPIRATION. Upon the expiration of the ROE, or its sooner termination as herein provided, PERMITTEE shall peaceably and quietly leave and surrender and deliver up to PERMITTOR possession of the premises. This includes the clean-up and removal of all property belonging to PERMITTEE.

8. TERMINATION/ABANDONMENT. Upon termination or abandonment of the specified purposes for which this ROE is granted, all interests granted by this ROE and any approved improvement constructed by PERMITTEE on the Premises shall revert to, and become the property of PERMITTOR.

9. PREMISES. The term "Premises", when it appears herein, includes and shall be deemed to include the lands described above and all improvements whenever and wherever erected or placed thereon.

10. INSURANCE. PERMITTEE shall, at its own expense, effect, maintain and keep in force throughout the life of this ROE, a comprehensive public liability insurance policy, with limits of not less than $1,000,000.00 for each occurrence,

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including property damage, personal injury and advertising injury; $100,000.00 for fire damages to the Premises for any one fire; $10,000.00 in medical expenses for any one person, and an aggregate limit of $2,000,000.00 per policy year. The specification of these limits as contained herein shall not be construed in any way to be a limitation on the amount of liability of PERMITTEE for fees, interest or other charges under this ROE.

PERMITTEE at its own expense shall maintain and keep in force Workers Compensation Insurance to include Employer's Liability. Such coverage shall apply to all of its employees.

PERMITTEE at its own expense shall maintain and keep in force Automobile Insurance, covering all owned, non-owned and hired automobiles in the following amounts: Bodily Injury: $1,000,000.00 per person and $1,000,000.00 per occurrence; Property Damage: $1,000,000.00 per accident; or a combined single limit of $1,000,000.00

PERMITTEE shall provide certificate(s) of insurance necessary to evidence compliance with the insurance provisions of this ROE. PERMITTEE shall keep such insurance in effect and the certificate(s) on deposit with PERMITTOR during the entire term of this ROE.

In addition:

a. Failure of PERMITTEE to provide and keep in force such insurance shall be regarded as material default under this ROE. PERMITTOR shall be entitled to exercise any or all of the remedies provided in this ROE for default of PERMITTEE.

b. The procuring of such required insurance policies shall not be construed to limit PERMITTEE'S indemnification obligations under this ROE.

c. PERMITTOR is a self insured State agency. PERMITTEE'S insurance shall be primary. Any insurance maintained by PERMITTOR and/or the State of Hawaii shall apply in excess of, and shall not contribute with, insurance provided by PERMITTEE.

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Such insurance policy shall (a) be issued by an insurance company or surety company authorized to do business in the State of Hawaii or approved in writing by the Chairman, Hawaiian Homes Commission; (b) name the State of Hawaii and its DEPARTMENT OF HAWAIIAN HOME LANDS as an insured; (c) provide that the DEPARTMENT OF HAWAIIAN HOME LANDS shall be notified at least thirty (30) days prior to any termination, cancellation or material change in the insurance coverage; and (d) cover all injuries, losses or damages arising from, growing out of or caused by any acts or omissions of PERMITTEE, its officers, agents, employees, invitees or licensees in connection with PERMITTEE'S use or occupancy of the Premises.

PERMITTEE shall insure during the term of this ROE the entire Premises, including all buildings now existing and hereafter built or located on the Premises, improvements and grounds, and all roadways and sidewalks on or adjacent to the Premises in the control or use of the PERMITTEE. The insurance shall cover loss or damage by fire and other hazards, casualties and contingencies, including vandalism and malicious mischief. The insurance shall be for the full insurable value of such improvements.

PERMITTEE shall furnish to PERMITTOR upon the execution of this ROE, certificates showing such insurance policy or policies to be in favor of PERMITTOR and to be in force, and shall furnish like certificates upon each renewal thereof. In the event of loss, damage or destruction, PERMITTOR shall retain from the proceeds of the policies such amounts deemed by it to be necessary to cover the loss, damage or destruction of or to the improvements and the balance of such proceeds, if any, shall be delivered to PERMITTEE.

The procuring of this policy shall not release or relieve PERMITTEE of its responsibility under this ROE as set forth herein or limit the amount of its liability under this ROE.

PERMITTEE shall provide proof of liability insurance for such activities prior to the effective date of this ROE, or this ROE shall be null and void.

11. Defense and Indemnity. PERMITTEE shall release, defend, indemnify and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorneys' fees,

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and all claims, suits, and demands therefore, arising out of or resulting from the acts or omissions of PERMITTEE and/or PERMITTEE'S officers, employees, agents, or contractors occurring during or in connection with the exercise of this ROE. The provisions of this paragraph shall remain in full force and effect notwithstanding the expiration or early termination of this ROE.

12. HAZARDOUS MATERIAL. PERMITTEE shall not cause or permit the escape, disposal, or release of any hazardous materials. PERMITTEE 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 bought onto the premises any such materials except to use in the ordinary course of PERMITTEE'S business, and then only after written notice is given to the PERMITTOR of the identity of such materials and upon PERMITTOR'S consent, which consent may be withheld at the PERMITTOR'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 PERMITTEE, then PERMITTEE shall be responsible for the costs thereof. In addition, PERMITTEE shall execute affidavits, representations and the like from time to time at PERMITTOR'S request concerning PERMITTEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by PERMITTEE.

PERMITTEE agrees to indemnify, defend, and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefore, arising out of or resulting from any use or release of hazardous materials on the premises occurring while PERMITTEE is in possession, or elsewhere if caused by PERMITTEE or persons acting under PERMITTEE. These covenants shall survive the expiration or earlier termination of the ROE.

For the purpose of this ROE, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the

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Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act, as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-byphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

Prior to the termination of the ROE, PERMITTEE may be required to 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, the Department of Health and PERMITTOR.

13. ENTIRE AGREEMENT. This ROE contains all of the terms and agreements between the parties relating to the subject matter hereof and supersedes and cancels any and all other conflicting prior agreements, promises, and negotiations between them. Nothing contained herein shall limit any claims by PERMITTOR against PERMITTEE arising under prior agreements, nor limit PERMITTEE'S continuing obligations under prior agreements, including insurance, indemnity, and hazardous waste obligations.

14. SPECIAL CONDITIONS.

A. Restoration of Demised Premises. In the event of a breach, abandonment or termination, PERMITTEE shall, within thirty (30) days of the termination of this ROE, restore, at its own cost and risk, the Premises to a condition similar to that which existed prior to the effective date of this ROE (or at PERMITTOR'S election, prior to PERMITTEE'S first occupancy of the Premises), reasonable and ordinary wear and tear and damage by acts of God excepted, and peacefully surrender possession thereof to PERMITTOR. This may include the removal of any complete or incomplete structure constructed by PERMITTEE. In the event PERMITTEE fails to effectuate such restoration of the Premises, PERMITTOR reserves the right to accomplish the same by its own employee or by an independent contract and to assess PERMITTEE the total costs thereof.

DHHL-LMD

B. PERMITTEE shall be responsible for and shall pay any and all taxes, fees, charges and assessments pertaining to the Premises, including without limitation, all utility charges and property taxes.

C. PERMITTEE shall be responsible for the security of the Premises and all of PERMITTEE'S personal property stored thereon.

D. PERMITTEE shall practice proper soil conservation and animal husbandry in its operations on the Premises.

E. PERMITTEE shall be required to adequately fence the Premises fronting Kula Highway, as well as all areas where domestic animals are confined or housed.

F. PERMITTEE acknowledges and understands that it shall be responsible for clearing the Premises of unwanted overgrowth. PERMITTEE also acknowledges and understands that all overgrowth (i.e. trees, bush, grass, clippings, etc.) cleared from the Premises must be properly disposed of off-site, and shall be at its own expense.

G. PERMITTEE acknowledges and understands that all soil and rocks on the Premises remain the property of PERMITTOR and may not be sold or otherwise removed without PERMITTOR'S prior written consent.

H. PERMITTOR shall not erect any permanent structure on the Premises, except for fences, tool sheds, irrigation systems, and landscape barriers without PERMITTOR'S prior written approval. PERMITTEE shall submit for approval all plans and specifications for any improvements, modifications, alterations, or additions constructed on the land, to include, clearing, grading, grubbing, fencing and building construction now or hereafter erected on the Premises.

I. PERMITTEE acknowledges that PERMITTOR reserves the right to remove portions of the Permit from time to time for use as a base-yard in developing its homestead projects.

J. PERMITTEE shall secure and maintain the Premises to prevent fire hazards, illegal trespass and dumping.

DHHL-LMD

K. PERMITTEE acknowledges and shall accept the Premises in "As Is - Where Is and With All Faults" condition. PERMITTEE shall be responsible for removing abandoned vehicles or other junk from the Premises at its own expense.

L. PERMITTEE acknowledges that PERMITTOR will allow PERMITTEE to utilize its water meter located along the fence-line fronting Kula Highway. However, PERMITTOR reserves ownership of the water meter and all appurtenant water-lines which run through the Premises. PERMITTEE shall be responsible for all damage to the meter or the lines. PERMITTOR reserves the right to access said water-line for future use or servicing as the need may arise.

M. PERMITTEE acknowledges and understands that there are no existing utility services being provided to the Premises, including without limitation water. If need for PERMITTEE operations, PERMITTEE shall be responsible and shall pay for all costs of establishing utility services to the Premises, and any fees and assessments for all consumption of utilities on the Premises.

N. PERMITTEE acknowledges and shall agree that access to and use of an approximate two (2) acre portion of the Remainder Lot 167, which was known and used as a former incinerator site, is specifically excluded from this ROE. See Exhibit "A".

O. This ROE is subject to other terms and conditions that may be deemed prudent by the Chairman of the Hawaiian Homes Commission.

[REMAINDER OF PAGE BLANK -- SIGNATURE PAGE FOLLOWS]

DHHL-LMD

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this ROE to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED BY THE HHC
AT ITS MEETING HELD ON
July 22, 2013

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

By _____
Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

PERMITTOR

APPROVED AS TO FORM:

_____
Deputy Attorney General
State of Hawaii

KEOKEA HOMESTEAD FARM LOTS
ASSOSICATION

By _____

Print Name: Karen Park

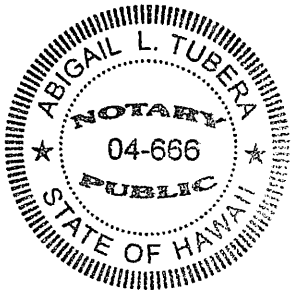
Title: Treasurer

PERMITTEE

DHHL-LMD

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 9th day of October, 2013, before me appeared DARRELL T. YOUNG, to me personally known, who, being by me duly sworn, did say that he is the Deputy to the Chairman of the Hawaiian Homes Commission and the person who executed the foregoing instrument on behalf of the Chairman of the Hawaiian Homes Commission and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.



Notary Public, State of Hawaii

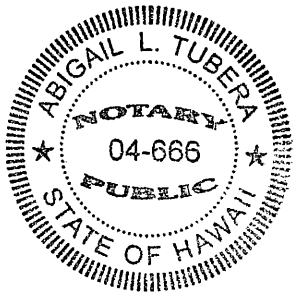
Print Name: Abigail L. Tubera

My commission expires: November 21, 2016

NOTARY CERTIFICATION STATEMENT

Document Identification or Description:

State of Hawaii, Department of Hawaiian Home Lands, Right of Entry No. 496



Doc. Date: 08.29.13 or ☐ Undated at time of notarization.

No. of Pages: 12 Jurisdiction: First Circuit (in which notarial act is performed)

Signature of Notary — Date of Notarization and Certification Statement: 10.09.13

Abigail L. Tubera
Print Name of Notary

DHHL-ARD

STATE OF HAWAII)

) SS.

COUNTY OF MAUI)

On this 29th day of August, 2013, before me appeared KAREN PARK, _____, and _____, to me personally known, who, being by me duly sworn, did say that ~~they~~ she ~~are~~ is the person who executed the foregoing instrument and acknowledged to me that ~~they~~ she executed the same freely and voluntarily for the use and purposes therein set forth.

Maria C. Ornellas

Notary Public, State of Hawaii

Printed Name: MARIA C. ORNELLAS

My commission expires: 12/31/2014

MARIA C. ORNELLAS NOTARY 06-806 PUBLIC STATE OF HAWAII

NOTARY CERTIFICATION STATEMENT

Document Identification or Description:

Right of Entry 496

Doc. Date: _____ or ☒ Undated at time of notarization

No. of Pages: 11 + 1 Exhibit Jurisdiction: 2nd Circuit (in which notarial act is performed)

Maria C. Ornellas 8/29/13

Signature of Notary Date of Notarization and Certification Statement

MARIA C. ORNELLAS

Printed Name of Notary

DHHL-LMD

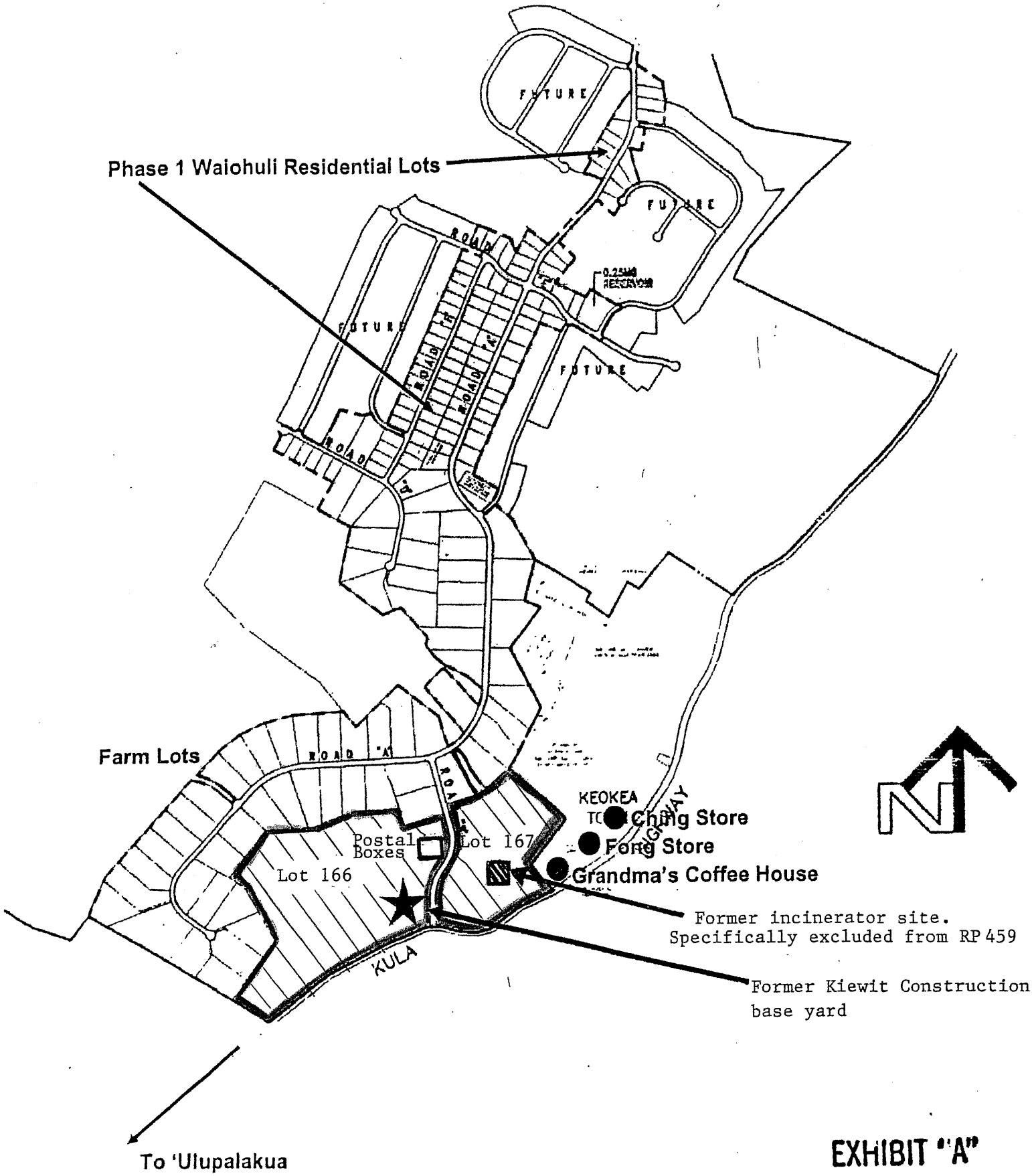

Phase 1 Waiohuli Residential Lots
FUTURE
FUTURE
FUTURE
FUTURE
ROAD
ROAD
ROAD
ROAD
ROAD "A"
Farm Lots
KEOKEA
TO
Ching Store
Fong Store
Grandma's Coffee House
Postal Boxes
Lot 167
Lot 166
KULA
HIGHWAY
Former incinerator site.
Specifically excluded from RP 459
Former Kiewit Construction
base yard
To 'Ulupalakua
N

EXHIBIT "A"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 15-16, 2019

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew H. Choy, Acting Planning Program Manager AC

From: Julie-Ann Cachola, Planner

Subject: Acceptance of Beneficiary Consultation Report for four separate requests to utilize Hawaiian Home Lands on the island of Maui from the (1) Waiohuli Hawaiian Homesteaders Association TMK 2-2-2-028:152 (17 acres) and TMK 2-2-2-028:181 (por.) (183.28 acres); (2) Paupena Community Development Inc. TMK 2-2-2-034:026 (208.268 acres) and 2-2-2-002:014 (por.) (4,832.913 acres); (3) Keokea Homestead Farm Lots Association TMK 2-2-2-032:067 (47.857 acres) and 2-2-2-032:068 (23.865 acres); (4) Ka Ohana O Kahikinui TMK 2-1-9-001:007 (por.) (7,049.92 acres) and TMK 2-1-9-001:003 (por.) (15,620 acres);

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation Report as the official public record of beneficiary comments relative to the four separate requests for use of Hawaiian Home Lands by the (1) Waiohuli Hawaiian Homesteaders Association, (2) Paupena Community Development Inc., (3) Keokea Homestead Farm Lots Association, and (4) Ka Ohana O Kahikinui.

DISCUSSION

Background

The Waiohuli Hawaiian Homesteaders Association (WHHA), Paupena Community Development Inc. (PCDI), Keokea Homestead Farm Lots Association (KHFLA), and Ka Ohana o Kahininui (KOOK) have previously requested the use of Hawaiian Home Lands for non-homesteading purposes. A summary description of each of these separate requests from the four associations are summarized in Table 1 below. Location maps of the land area requested are included in Figure 1.

ITEM NO. G-1

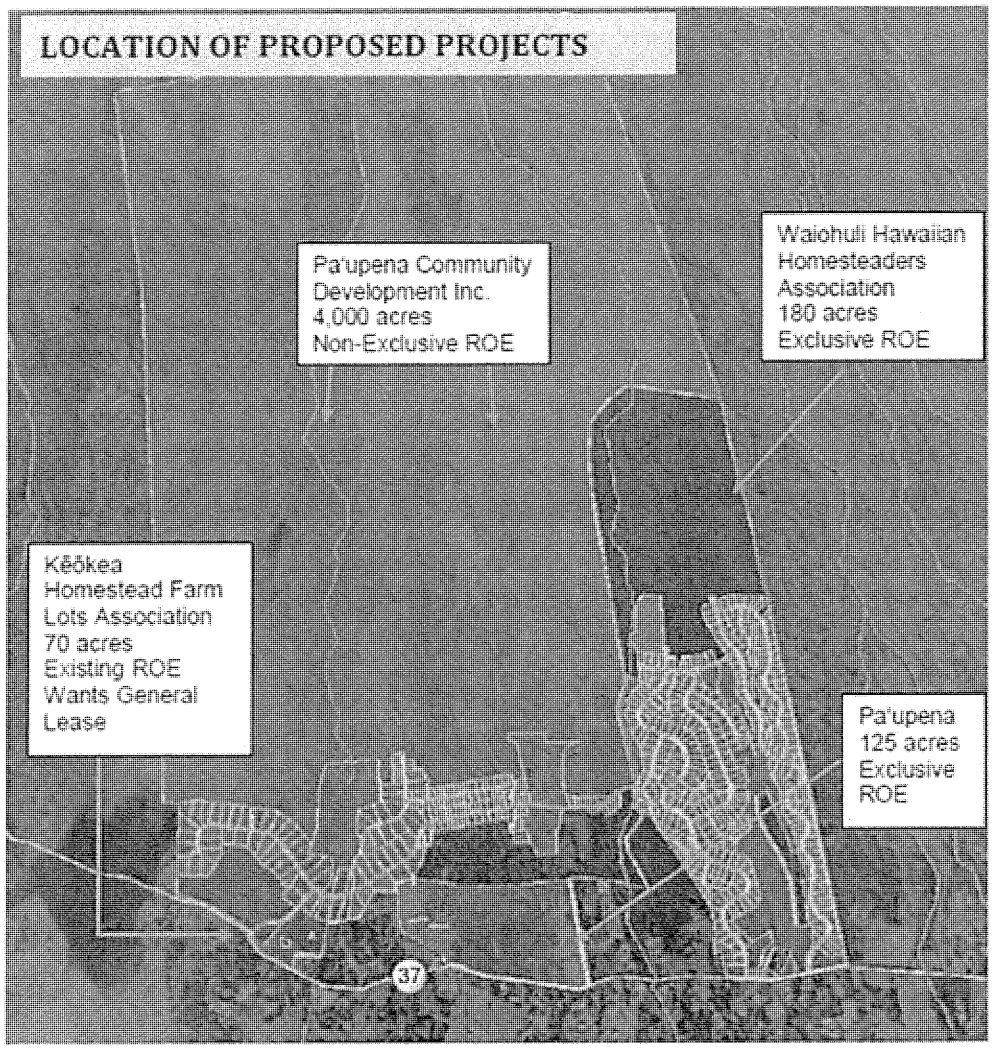
ITEM NO. F-1

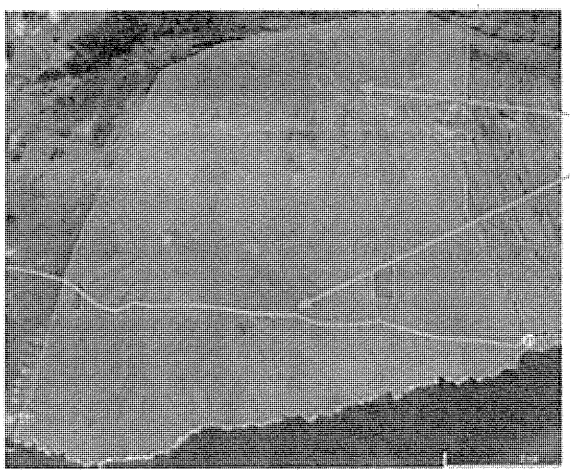
EXHIBIT "C"

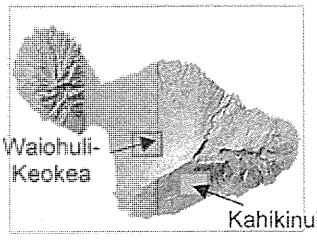
Table 1 Proposed Projects from Community Associations

Hawaiian Homestead Association	Project Description	Land Disposition Requested	Approximate Number of Acres
Waiohuli Hawaiian Homesteaders Association	Due diligence to validate feasibility, build collaborations, secure resources, and work with DHHL to create a range of turn-key homes for Maui applicants. The Waiohuli Economic Development Opportunity (WE-DO) project will create employment opportunities and career development in fields and services involved in land development.	2 year, exclusive Right-of-Entry (ROE) for due diligence purposes.	180 acres
Pa'upena Community Development Inc.	Provide beneficiaries training and experience in ranching and farming techniques on HHLs at Waiohuli makai. Involve beneficiaries in running 100 head of cattle and develop a 10-20-acre agricultural demonstration site to foster relationships, organize and build capacity in beneficiaries before they receive homestead leases.	Makai Waiohuli: 4,000 acres Non-Exclusive ROE Mauka Waiohuli: 123 acres Exclusive ROE	4,125 acres
Kēōkea Homestead Farm Lots Association (KHFLA)	KHFLA has an ROE to the area and has started planning for long-term development of agriculture, commercial, educational and health care opportunities to benefit Upcountry beneficiaries. Requested Land Disposition allows KHFLA to secure loan and grant funding from Federal, State, private and public organizations.	60 year General Lease	70 acres
Ka 'Ohana o Kahikinui	Hale Pili: 5 to 16 acres on Pi'ilani Highway to develop economic opportunities for beneficiaries residing in Kahikinui. This project was identified in the management strategy adopted by the HHC in 1997. Kahua: widen approximately 4 miles of the access road in Kahua to facilitate: 1) removal of invasive species, fireweed, pine, and blackberry bushes; 2) herd assessments and monitoring of ungulate population for long term planning; and 3) development of cultural education curriculum, including identification of native species.	2-year ROE for due diligence purposes.	Hale Pili: 16 acres. Kahua: 184 acres

Figure 1







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In 2009, DHHL initiated the Kulia I Ka Nuu Program (Kulia). The Kulia program provided homestead association's interested in accessing DHHL a process and procedure to do so by creating an application process to apply for DHHL land and a monetary grant to help with initial planning and due diligence studies. The program also provided a series of trainings intended to increase the capacity of association board members to better be able to successfully implement their development projects. After the successful completion of the trainings, DHHL awarded the grant of land and money to the association. However, the Kulia program was discontinued by the Hawaiian Homes Commission in 2012.

Absent Kulia, there was no subsequent internal process or program to intake and process unsolicited requests for use of Hawaiian Home Lands for non-profit purposes in a consistent and fair manner. In 2015 to 2016, the DHHL Planning Office and Land Management Division staff met over a series of meetings to make improvements to the process for handling and processing unsolicited requests to utilize DHHL land. At the conclusion of these meetings a set of due diligence criteria for DHHL staff to consider when evaluating unsolicited proposals to utilize Hawaiian Home Lands (Exhibit A). However, while the outcome of these meetings provided an evaluation tool for DHHL staff to evaluate applicants, it did not provide an overall process or guideline to staff on when and how to process unsolicited requests. As a result, many non-profits including DHHL community associations submitted proposals to DHHL addressing the criteria outlined in Exhibit A, but several proposals were not acted upon in a timely manner.

In March 2019, Planning Office presented a revised application process for unsolicited requests for use of Hawaiian Home Lands from non-profit organizations Exhibit B. The new application incorporates most of the criteria that were identified previously in the April 2016 HHC submittal into the application process. The purpose of the application was to create a (1) fair and transparent internal process for processing requests for use of Hawaiian Home Lands for elynomasonary purposes and (2) ensure that the proposed use of Hawaiian Home Lands does not significantly impact DHHL's ability to provide programs and services to current and future beneficiaries. The application process provides steps and a general timeframe for completion of each step. However, it should be noted that one short-coming of the new application process is the ability to measure an applicant's current capacity and growing capacity over time to successfully implement their proposed project.

As part of the new application process, one action-step that is required on the part of DHHL is to conduct a Beneficiary Consultation Meeting regarding the proposed project(s) if the proposed project(s) was not identified as a priority project in a DHHL Regional Plan. The four proposed projects from the four community associations were not identified in a DHHL Regional Plan. Thus each of the four projects required Beneficiary Consultation. Per the DHHL Beneficiary Consultation Policy that was adopted by the HHC in 2009, prior to any approval for a long-term lease or license, beneficiaries that may be affected by the proposed use of Hawaiian Home Lands must be consulted to collect their input and feedback.

Beneficiary Consultation Meeting

On May 16, 2019, DHHL sent a Beneficiary Consultation meeting invitation letter to beneficiaries residing in the Kula zipcode (96790) regarding the four above projects (Exhibit C).

On May 30, 2019, DHHL conducted a formal Beneficiary Consultation meeting on the four different proposed projects. Each association was given 10-minutes to present background information about their association and their project proposal to utilize Hawaiian Home Lands (Exhibit D). Following each association presentation, DHHL facilitated a 10-minute question and comment session from audience members on the proposed project. Meeting sign-in sheet can be found in Exhibit E. Meeting notes from the meeting can be found in Exhibit F.

A total of 43 people signed in on the meeting sign-in sheet of which 38 people self-identified themselves as DHHL beneficiaries (35 lessees and 3 waitlist applicants). In addition to verbal questions and comments received at the meeting, a total of 6 written comments were received at the meeting (Exhibit G).

In addition to the May 30, 2019 meeting, beneficiaries were also given the opportunity to provide comments to DHHL over the course of a 30-day comment period from May 30, 2019 to June 30, 2019. 10 written comments were received via email during the 30-day comment period (Exhibit H). The following discussion is a summary of all comments received for each of the four proposed projects.

Consultation Findings & Analysis

Tables 2 thru 6 below summarize information DHHL received from all sources including:

- Questions and comments made during the Consultation Meeting
- Comments received during the 30-day comment period May 30, 2019 to June 30, 2019.

Table 2 Summary of Comments Regarding WHHA Land Use Request

Topic	Comments/Questions	Response/Recommendation
Project Timeframe	Can you explain a little bit more about the timeframe?	WHHA Response: No definite timeframe yet. We need access to the land and study it. That will determine timeframe.
	Recommend the approval of the ROE for research purposes as long as there is a end date or deadline for results of the research.	
Project Funding and Budget	How much budget they have?	WHHA Response: The budget depends on the partnering we do. Get everyone to come to the table. WHHA has gotten money, proven ourselves; by developing our community facilities. For every $1 we receive we leverage $2.
	Why does DHHL not have the money? Why does WHHA not have the money?	
Project Partnerships	So you are going to partner with all these people? Who?	WHHA Response: Unfortunately, we can't disclose that information at this time, but they are motivated and willing to work with us.

Topic	Comments/Questions	Response/Recommendation
	I'm a successor on the waitlist. Have to dream and people willing to sit down and dream together. Try to remember those people who are doing the hard work.	WHHA Response: Collaborations with Hawaiians - check your ego at the door.
WHHA has a good track record	Thanks for the beautiful community center, the facility. Our family has events there through us… Beautiful facility and setting. It's a blessing	Comment noted.
	Great job WHHA. Wish you guys well.	
Water for the project	Where is the water going to come from?	WHHA Response: There's a monitoring well site identified on the property. We know that there's enough water upcountry. This proposal includes drilling a well.
	There's a well on the property?	WHHA Response: Yes. It is deep, it will be expensive to develop. DHHL Response: There is a difference between a test well and a production well. Even if there is a test well, it needs to be further developed to be a production well. Could cost $12M or more.

Table 3 Summary of Comments Regarding PCDI Land Use Request

Topic	Comments/Questions	Response/Recommendation
Amount of acreage for each use	Of all the proposed uses on the site (4,000acre site) what's the amount for each?	PCDI Response: We will not know until we're able to access the land and do due diligence studies. We can't make that assessment yet until we are able to access the land. Size of pastoral lots would be dictated by DHHL rules
	How many acres for pastoral and how many acres per lot?	
Project timeframe and feasibility	What is timeframe for housing units?	PCDI Response: We will need a 2-year due diligence period. That is why we are seeking a ROE.
	It is very ambitious, but not unrealistic. 5-years to do this is a little ambitious. Come up with a process before Phase 1 - what are your due diligence activities. You don't want to create a problem before you already start.	PCDI Response: Your assessment is accurate. We don't know what kind of lands are down there. That is why we need access to go on the land and study it.
Proposed affordable housing is needed	Would it be possible to have land where people can build what they want to build? Many people will not be able to qualify for that amount ($1500 per month mortgage)	PCDI Response: We will ask waitlist beneficiaries what you want on there.
	This plan to house 1,200 people off the waitlist, we need to get it done, need to stop relying on a state agency.	Comment noted.

Topic	Comments/Questions	Response/Recommendation
120 Acre Mauka Lot for Pastoral Use	Where is the 120-acre lot that you are seeking an exclusive ROE for?	PCDI Response: It is along the Kula Highway. Can also access from Keanuhea, but over undivided interest lots.
Support for PCDI proposals (9 comment letters)	I support the land-use request by PCDI for a two-year, due diligence ROE to 4,128 Waiohuli / Keokea acres.	Comments noted.
	I support ROE for 123 acres so that PCDI can clear the land of abandoned vehicles and opala at its own expense.	
	I understand the homeland acreage is noncontiguous, or in two separate parcels.	
Oppose PCDI Proposal (1 comment letter)	No experience raising cattle.	
	Little knowledge about the land.	
	Against water usage in a dry area.	

Table 4 Summary of Comments Regarding KHFLA Land Use Request

Topic	Comments/Questions	Response/Recommendation
KHFLA Previous Success	Mahalo to Alika. The Keokea project started in 1996-1998. Steven Newhouse started, but passed on. Able to do nursery with grant money from DHHL.	Comments noted.
Support KHFLA vision	Most impressed with your presentation - includes keiki and kupuna. Mahalo for bringing your vision together. I support your vision.	Comments noted.

Table 5 Summary of Comments Regarding KOOK Land Use Request

Topic	Comments/Questions	Response/Recommendation
Current KOOK management activities	Hale Pili area - is there anything being done there now, like vendors?	KOOK Response: We have our community meetings there, got a food truck to refurbish as an outside dining area, lessees are interested in being vendors. Need site control to do our activities. That is why we are requesting land from DHHL.
	When you remove invasives, do you put out a notice so people can come out to help?	KOOK Response: First Saturday of each month is a community workday. Call Eddy if you want to get involved.

Table 6 General Questions & Comments Received During the Meeting

Topic	Comments/Questions	Response/Recommendation
Commonalities among different proposals.	Overlap in ideas is ok because these are different and unique communities	Comments noted
	What I'm seeing is the unity of all the communities, unite all the homesteads.	
	All associations should look at the services and buildings (i.e. daycare, kupuna, housing etc.) and do it together; Thought based on they are all the same area.	

Topic	Comments/Questions	Response/Recommendation
Pastoral Homesteading	I was on the pastoral waiting list for 16 years, why is DHHL not awarding anymore pastoral homesteads?	KOOK Response: In Kahikinui, it was very dry there was no carrying capacity to add more lots. DHHL Response: DHHL does periodic surveys of its applicants to gain an understanding of what their preference is. Residential homesteading was identified as a priority. Now its starting to shift to agriculture.
Request for DHHL to provide funding for EA and due diligence studies	The associations requesting land tonight will have to do an EA. What's the chance that DHHL will fund an EA?	DHHL Response: It's something we request in the budget. But there is no guarantee that the request will be funded.
	What if everyone agreed on the activities and we combine it all in one EA?	DHHL Response: We can consider it but DHHL cannot guarantee funding an EA for any of these projects. First step is to get ROE approved from the HHC. Once that happens, we could have a meeting to discuss options. But, the larger the area, the more it is going to cost. An aggregate EA would increase the size and cost. Staff does not want to over-promise and underdeliver.

RECOMMENDED ACTION

DHHL staff respectfully requests approval as recommended.

LIST OF EXHIBITS

EXHIBIT A:	Item G-3 April 2016 HHC Meeting
EXHIBIT B:	Revised Application for Unsolicited Requests for use of Hawaiian Home Lands from Non-Profit Organizations
EXHIBIT C:	May 30, 2019 Beneficiary Consultation Meeting Invite Letter
EXHIBIT D:	Meeting Presentation
EXHIBIT E:	Sign-In Sheet
EXHIBIT F:	Meeting Notes
EXHIBIT G:	Written Comments Submitted at the May 30, 2019 Meeting
EXHIBIT H:	Written Comments Submitted at during the 30-day comment period May 30 to June 30, 2019.

Kēōkea Homestead Farm Lots Association Community Center

Master Plan Report

Sponsored by:
Department of Hawaiian Home Lands

Prepared by:
PBR Hawaii & Associates Inc.

July 2022

ITEM NO. F-1
EXHIBIT "D"

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Appendix D	Archaeological Literature Review & Field Inspection Report
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Appendix H	ROM Cost Estimate
Appendix I	Hawaiian Homes Commission Finding of No Significant Impact

1 Introduction

The Kēōkea Homestead Farm Lots Association (KHFLA) Community Center Master Plan is a manifestation of the Homestead community's vision for their future, to support the economic, social, health and cultural well-being of native Hawaiians in the Kēōkea Homestead community and neighboring communities (Figure 1 – DHHL Kēōkea -Waiohuli Long-Range Conceptual Plan). Since 2016, the community's vision has guided their efforts to establish an agricultural marketplace and associated community center facilities in Kēōkea that will enhance the quality of life for native Hawaiians and the Kēōkea region as a whole (Figure 2 – KHFLA Plan).

Through a license agreement between the KHFLA and the Department of Hawaiian Home Lands (DHHL), an approximately 69-acre site in Kēōkea has been earmarked for community development and use for the benefit of the KHFLA. The site is defined as Tax Map Keys (2) 2-2-032:067 and :068 (Figure 3 – Regional Location) and is located adjacent to the intersection of Kula Highway and Ka'amana Street in Kēōkea, Maui (Figure 4 – Aerial Photograph). This site is known as Kēōkea, and together with the enterprises to be undertaken there, the community refers to it as the Kēōkea Homestead Farm Lots Community Center.

The project area is in the traditional moku (district) of Kula, known today as Makawao District. Historian Helen Wong Smith's compilation of cultural and historical information about the general project-area region describes Makawao as "kula-o-ka-ma'o-ma'o," or Land of Mirages, where lost souls once wandered until they found a place to rest. Pukui et al. interpret the place name Makawao as "forest beginning." The project area is situated on the lower slopes of Haleakalā, known in Hawaiian traditions as the "House of the sun." Kēōkea may refer to its shoreline location at Kīhei, located several miles west-northwest of the current project area (TCP HAWAII, 2021).

The KHFLA Community Center Master Plan is a community-driven initiative that spans generations of community planning and organizing. This succession of generational knowledge invested into the community and this Master Plan provides the steppingstones toward making the community's vision a reality. Project efforts included incorporating community input on priority facilities and services to be provided at Kēōkea.

The KHFLA Community Center Master Plan (also referred to as the "Community Center Master Plan") provides for a variety of desired uses and facilities to support the community vision, such as a Community Center, Certified Kitchen, Health and Wellness Complex, office space, indoor/outdoor recreational and learning spaces, and other facilities to generate income and commercial benefits.

1.1 Purpose and Need

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. As part of its long-range planning efforts, in June 2010, DHHL published the Kēōkea-Waiohuli Regional Plan communities (Figure 1 – DHHL Keokea-Waiohuli Long-Range Conceptual Plan).

DHHL's Kula lands cover 6,112 acres on the slopes of Haleakalā offering tremendous homesteading opportunities. There are currently three homestead areas under development: 1) the Kula Residence Lots subdivision; 2) the Waiohuli Undivided Interest subdivision; and 3) the Kēōkea Farm Lots. Together, these areas include about 800 homestead lots. With adequate water and funding, this area has the potential to be the largest homestead region on Maui.

1.2 Background & Previous Planning Efforts

The Hawaiian Homes Commission Act (§§204 and 206), which has been incorporated into Article XII of the Hawai'i State Constitution, vests DHHL with exclusive authority to control its lands, and the anticipated land uses are consistent with the Department's existing Maui Island Plan.

In 2004, DHHL adopted the (DHHL) *Maui Island Plan* which examined all DHHL land in terms of development constraints and opportunities and other criteria, in order to assign appropriate Land Use Designations to each parcel. The *DHHL Maui Island Plan* designated the Project area for "General Agriculture" as shown on (Figure 9 – DHHL Maui Island Plan Land Use Designation).

2010 Kēōkea – Waiohuli Regional Plan

In 2010, DHHL commissioned the Kēōkea – Waiohuli Regional Plan (1 of 20 regional plans developed in the statewide DHHL system) to provide DHHL and the homestead community associations to assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implemented in the next three years at the time of publication. The Regional Plan also identified regional development characteristics and trends, available infrastructure, regional services and public facilities, and homestead issues and priorities.

One of the priority projects of the Kēōkea-Waiohuli Regional Plan was to identify and support the development of community facilities for Kēōkea and Waiohuli. The Kēōkea-Waiohuli Regional Plan stated:

> *"There are many different needs of the community that Kēōkea and Waiohuli homesteaders would like to see met. This project would help to address those needs by identifying and developing various community facilities and spaces… Kēōkea farmers on the other hand have expressed a need for community farmers' market to sell their produce. Other projects that homesteader have expressed an interest for include a riding park, child care site, police sub-station, community gardens, playgrounds, community cemetery, fire protection infrastructure, and green waste sites. Currently, a total of 69 acres have been allocated for community and park use for the Kēōkea and Waiohuli homesteads."*

Establishing a community site to be utilized by the Kēōkea Farmers Association for a farmer's market is a key item listed among the issues and priorities discussed in the Regional Plan. The need for a "Mini Community Center" for Kēōkea farmers is also listed. Developing water source related infrastructure for agricultural and residential lots is listed as a priority project in the Regional Plan.

2013 Right-of-Entry Permit

In 2013, the KHFLA secured a Right-of-Entry (ROE) permit from DHHL for approximately 69 acres. The ROE allowed agricultural, pastoral, limited commercial, and land stewardship activities.

2016 Land Use Request for a Long-Term License

In 2016, the KHFLA submitted to DHHL, a Land Use Request for a long-term License and their 10-Year Vision Plan (Figure 2 – KHFLA Plan) for the 69-acre site ("Kēōkea Master Plan 10 year").

1.3 Current Master Planning Process

In 2019, DHHL's Planning Office secured the funds and in 2020, DHHL contracted PBR HAWAI'I to work with KHFLA to update their 2016 10-Year Vision Plan (Figure 2 – KHFLA Plan) by creating a new Master Plan for the 70 acres and to prepare an Environmental Assessment (EA) for the Community Center which is required to secure the long-term License. The Master Plan and EA will be completed in 2022. In addition to the Master Plan, PBR HAWAI'I will provide the order of magnitude costs associated with development and construction of the multi-phased project, which provides KHFLA the information it needs to secure financing for the project.

Gaining well-organized input and support is an integral part of any planning process. This 2022 Master Plan has been developed based on input from the KHFLA community, as well as the previous plans and work that went into envisioning Kēōkea. Additionally, PBR HAWAII supported KHFLA in implementing a member survey regarding preferences and has conducted a rough order of magnitude cost estimate to price out the various uses and associated utilities suggested. The results of the survey are summarized in Section 2.3 (Planning Framework) and included in its entirety in Appendix A.

Initiated in October 2020, the Planning Team (KHFLA, PBR HAWAII, and DHHL) reached out to KHFLA homesteaders through an online and mailed out survey that verified and updated the initial homestead 10-year vision plan preferences and program requirements. Over 50% of beneficiaries that reside in Kēōkea responded to the survey, and the results were straightforward for each question.

Figure 17: Planning Process

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2 Mission Statement & Vision

The 2016 Kēōkea Master Plan Planning Documents package is the core of the KHFLA's mission and long-range vision for the KHFLA Project parcels (Figure 2 – KHFLA Plan). The KHFLA submitted master plan planning documentation for the 70 acres of the Kēōkea Farm Lot Subdivision located in the upper most portion of their lots for uses including a Cultural Education Center, Native Food and Medicinal Plant gardens, Keiki and Kūpuna daycare, a multipurpose / meeting / entertainment complex, and local small business and food venues with a native forest. The Plan included the following mission statement:

> *"KHFLA to direct the use of the 70 plus acres located in the area long the Kula Hwy at the upper most portion of the Kēōkea Hawaiian Home Lands Farm Lots for the benefit of lessees of the Kēōkea, Waiohuli and Kahikinui Homesteads. The lands would be used for Cultural education center, Native food and Medicinal Plant gardens, Native Healing Center, Police Substation, Keiki immersion school/daycare and Kupuna daycare, a multipurpose/meeting/entertainment complex also to serve as an Emergency Evacuation Center for People and an area for their animals, local small business and food venue and a restored native forest. Also a Kēōkea Farmers Co-op be established with an association Produce Processing Plant. These facilities would be built from funding through grants, partnerships with educational organizations, Senior and Childcare organizations and federal and state organizations. These services, facilities cultural educational opportunities would directly benefit the growing populations of the three nearby homesteads..."*

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3 Site Assessment

3.1 Location and Surrounding Uses

The Project site is located in the Kēōkea Homestead Farm Lots subdivision, Kēōkea ahupua'a, Makawao District, Island and County of Maui (Figure 3). The 69±-acre Project site is identified as 2-2-032:067 and 068 (Figure 3).

The Kēōkea Homestead Farm Lots subdivision consists of 66 agricultural homestead lots. The Project site is located alongside Kula Highway (see Figure 4).

Prior to COVID-19 pandemic, the Kēōkea Hawaiian Homestead Hoolaulea and Farmers Market was held on Sundays (starting in October 2014). There is a gravel parking area, outdoor temporary pavilion, and gardens (Figure 5 - Site Photos). The balance of the Project site is vacant open land (Figure 5 – Site Photos). Due to restrictions on gathering, the event has been on hold.

Surrounding land uses include:

North: Immediately north of the Project site are DHHL farm lots and residences (Figure 4 – Aerial Photograph).

East: East of the parcels are Grandma's Coffee Shop and Henry Fong General Store (Figure 4 – Aerial Photograph).

South: Immediately south of the Project site is Kula Highway, Thompson Road, and Kēōkea Place. Further south is Kula Hospital (Figure 4 – Aerial Photograph)

West: Immediately west of the Project site are the Kēōkea Agricultural Lots and Haleakalā Ranch lands (Figure 4 – Aerial Photograph).

Planning Implications

Kēōkea is located over 20 miles away from Kahului-Wailuku, deep into upcountry Maui. As such, programming for the Community Center Master Plan has taken into consideration the remoteness of Kēōkea, incorporating program uses the Community would find valuable including wellness and medical services, social services, and kūpuna and childcare programs.

3.2 Geology and Topography

The island of Maui was built by two major volcanoes, the older West Maui Mountains, also known as Mauna Kahalawai, and the more recently active Haleakalā. The Project site is located on the western slope of Haleakalā, a dormant volcano that last erupted around 1790. A majority of the ground surface of the site is currently covered by undeveloped forested area, and slopes from southeast to northwest (Figure 6 – Slope and Developable Areas). Onsite elevations range from 2,900 to 2,800 feet above mean sea level (MSL).

Planning Implications

Due to the region's topography, only certain portions of the Project site are developable. During the Community Center Master Plan opportunities and constraints analysis process, the most ideal areas for development were quantified and identified for utilization (Figure 6 – Slope and

Developable Areas). The rocky soil provides for good drainage. A geotechnical investigation and report are highly recommended prior to design and siting of any structures during the design development process.

3.3 Hydrology and Drainage

Ground Water

There are five major public water systems in Maui County, operated by the Department of Water Supply (DWS): Central Maui, Upcountry Maui, West Maui, East Maui, and Moloka'i. Water sources consist of streams (surface water) and aquifers (groundwater). The majority of the water supplied by DWS comes from groundwater, which is typically more abundant and reliable and less expensive to purify than surface water. (County of Maui, 2010)

The Maui Island Water Use and Development Plan (WUDP) provides a plan for the protection, management, and use of water resources on Maui by all water users over a 20-year period. Each county prepares a WUDP as a component of the statewide Hawai'i Water Plan. The Draft Maui WUDP Update was prepared by the Maui Department of Water Supply (MDWS) and approved by the Board of Water Supply in January 2019 and submitted to the Maui County Council in March 2019 for adoption by ordinance.

In addition, the State Department of Agriculture oversees and promotes diversified agriculture and state-owned irrigation systems. The 2004 Agricultural Water Use and Development Plan (AWUDP) projected demand to 2020 on lands served by major irrigation systems which include the East Maui and Upcountry Maui Irrigation Systems.

The DOH classifies groundwater under an aquifer coding system to identify and describe these aquifers. According to the WUDP, The Project site is located within the Central Aquifer Sector.

The DOH Safe Drinking Water Branch administers the Underground Injection Control (UIC) program to protect the quality of the state's underground drinking water sources from chemical, physical, radioactive, and/or biological contamination that could originate from injection well activity. DOH Administrative Rules, Title 11, Chapter 23 provides conditions governing the location, construction, and operation of injection wells so that injected fluids do not migrate and pollute underground sources of drinking water. The boundary between exempted aquifers and underground sources of drinking water is referred to as the UIC Line. Restrictions on injection wells differ, depending on whether the area is mauka or makai of the UIC Line.

Surface Water & Wetlands

There are no wetlands on or near the Project site, according to the National Wetlands Inventory (Figure 7 – US Fish & Wildlife Service Wetlands).

The Project area's western (makai) boundary is located approximately five miles from the nearest coastline which is classified as a Class A water ("open coastal waters between Pu'u Ōla'i and Nākālele Point")[1].

[1] Refer to https://health.hawaii.gov/cwb/files/2013/05/WQS_20140204_Maui.pdf

According to State of Hawai'i Department of Health (DOH) Water Quality Standards, "It is the objective of class A waters that their use for recreational purposes and aesthetic enjoyment be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters" (§11-54-03, HAR).

The State has a General Policy of Water Quality Antidegradation (§11-54-1.1, HAR), which states that existing uses and the level of water quality necessary to protect them, shall be maintained and protected. In the case that water quality exceeds levels necessary to protect aquatic habitats, water quality may not be degraded without director approval.

All discharges related to the Project's construction or operation activities, whether or not NPDES system permit coverage and/or Section 401 Water Quality Certification are required, must comply with the Water Quality Standards, specified in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55.

Flood hazards are primarily identified by the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA). The Project site has a flood zone classification of Zone X (Figure 8 – Flood Insurance Rate Map). Zone X is characterized as an area of minimal flooding, specifically areas determined to be outside the 0.2% annual chance floodplain. Flood zone classification is based on the Flood Insurance Rate Map (FIRM) number 1500030685E, effective September 25, 2009, as prepared by the Federal Emergency Management Agency.

Planning Implications

Because the Site lies outside of the floodplain, no additional flood mitigation measures are warranted. Location outside of the floodplain also avoids restrictive measures when applying for Federal funding if available and applicable to the proposed development.

It is unlikely that additional catch basins in the rights-of-way will be required, however due to the steep slope of the area, the project should anticipate accommodating existing culverts on Kula Highway and allowing drainage to pass through or under entry driveways.

3.4 Land Cover

The existing site is mostly existing undeveloped vegetation with the exception of the existing marketplace area and overflow parking area. Vegetation is dominated primarily by introduced or alien species. There were no endangered or threatened flora or fauna species. PBR HAWAII conducted a site visit on September 26, 2020, accompanied by KHFLA representatives. The Project site was within an area characterized by wattle and Tinaroo (glycine vines). Bocconia was also seen during the PBR site visit and seemed quite prevalent. Silky oak and some Christmas berry were observed in the gated seating area of parcel 68. Fireweed and false 'ilima were also observed on Project site, with KHFLA noting jacaranda present on Project site as well. Tree tobacco was not observed on Project site.

Planning Implications

The original Master Plan vision focused efforts to protect and expand native forests and planting areas. The Community Center Master Plan preserved this vision and included an ample amount of non-developed acreage for restoration of native forests and walking paths. Non-native plants

may be removed to improve view planes and optimization of tradewinds/solar panels as appropriate.

3.5 History & Culture

TCP Hawai'i (TCP) completed an Archaeological Literature Review and Field Inspection (LRFI) in support of the Kēōkea Community Center Master Plan (Appendix D). For the purposes of the LRFI, TCP focused its fieldwork *only* in locations where the community proposes to alter the ground surface, build structures and infrastructures, etc., and *not* on the entire 69-acre Project area. The smaller area designated the "proposed development area," measures about 15 acres. The objectives of the LRFI study included:

(1) Documentation and description of the parcel's land-use history in the context of both its traditional Hawaiian character as well as its historic-period changes;

(2) Identification of any significant historic properties or component features in the Project area and proposed development area; and

(3) Providing information relevant to the likelihood of the proposed development plans adversely affecting any significant historic properties.

The results of the LRFI are as follows:

(1) The four previously identified preservation sites (SIHP #s 2097 [burial], 2099 [heiau], 2311 [burial] and 2339 [heiau]) in the overall Project area are not located in the proposed development area;

(2) one additional (newly-identified) significant historic property was identified in the proposed development area during the field inspection—this is known as the "incinerator site" associated with the historic Kula Hospital;

(3) the three previously identified sites in the proposed development area (SIHP #s 2301, 2302 and 2307), which are not preservation sites and have been previously determined to be "no further work" sites by the State Historic Preservation Division (SHPD), have either been totally incorporated into the modern landscape of the farmers' market (i.e., SIHP #s 2302 and 2307) or are more or less unrecognizable given the passage of time (SIHP # 2301); and

(4) a modern rock wall along parts of Kula Highway and Ka'amana Street is not a historic property.

The only unevaluated (new) site identified during the LRFI is the incinerator site. TCP gathered sufficient evidence to obtain a formal State Inventory of Historic Places (SIHP) # if requested by the SHPD. This site is likely eligible for the Hawai'i Register of Historic Places (HRHP) under criterion "d" for its informational value to the history of the twentieth century in Kula and Kēōkea, and possibly criterion "a" based on its association with the development of the nearby Kula Sanitorium (Hospital), whose structures are listed on the National Register of Historic Places (NRHP) (SIHP # 50-50-10-1540).

Provided that the issue of the incinerator site is resolved (e.g., in consultation with the SHPD, to see what additional information needs to be gathered), the proposed development Project should have "no effect" on significant historic properties. Based on all available evidence, TCP offered the following recommendations:

(1) From the community's perspective, in particular, the old incinerator site is primarily an environmental concern, and a health and safety hazard, rather than retaining heightened value as a historically significant cultural resource. As discussed above, if the SHPD requests this resource be assigned a formal SIHP #, TCP has sufficient documentary evidence to complete this process; and

(2) There are no other historic-preservation concerns associated with the proposed development area described and documented in the LRFI.

For inadvertent finds during construction, the construction documents will include a provision that should remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor will immediately contact the SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

TCP Hawai'i also completed a cultural impact assessment (CIA) in support of the Kēōkea Community Center Master Plan (Appendix E). According to TCP, the following cultural resources, practices, and beliefs are associated with the Project area:

The Project area is part of the uplands of Kēōkea ahupua'a, in the moku (traditional district) of Kula, known today as the district of Makawao. The Project area is situated on the lower slopes of Haleakalā, known in Hawaiian traditions as the "House of the sun."

Historian Helen Wong Smith's compilation of cultural and historical information about the Project-area environs describes Makawao, in general, as "kula-o-ka-ma'o-ma'o," or Land of Mirages, where lost souls once wandered until they found a place to rest. Pukui et al. (1974:142) interpret the place name Makawao as "forest beginning."

Pu'u-o-kali (literally, "hill of waiting") is a prominent hill (elevation 1,481 ft.) a couple of miles northwest of the Project area along the boundary between the ahupua'a of Kēōkea and Waiohuli. From the coastline, this pu'u (hill) is a major visual aid and landmark between these lands. It is also associated with the following mo'olelo (oral-historical accounts): [It was] . . . believed once [to be] a mo'o, the wife of nearby Pu'u-hele; their child, Pu'u-o-inaina (hill of wrath) was placed on Ka-ho'olawe and later was a lover of Pele's sweetheart, Lohi'au. (Pukui et al. 1974:203).

Māhele data from the Project area show an atypical pattern compared with most of the Hawaiian Islands: the Project area was part of both Crown land—that is, large tracts (such as entire ahupua'a) set aside for the monarchy's exclusive use—as well as kuleana (hoa'āina, or commoner) parcels. Wong Smith explained: "Although there were many small parcels granted in Kēōkea . . . the Indices states that Kēōkea was Crown Land from the beginning. The numerous [small, kuleana] parcels may be a result of an experiment by the Kamehameha III's administration prior to the Great Māhele concerning trial fee ownership runs. In a report by Riford . . . 11 Land

Commission Awards (LCA) either within or bordering the Kēōkea parcel [i.e., including the current Project area] . . . are listed. The bulk of the parcels are designated as kula land and houselots."

Two LCAs (#s 10639 to Pa [1.9 acres] and 6720-B: ʻāpana 4 to Nahelu [3.6 acres]) are entirely, or nearly so, contained within the Project area; however, they are both well outside of the proposed development area. Interestingly, Nahelu's LCA contains two of the preservation sites identified in previous studies of the Project area: SIHP #s 50-50-10-2099—a heiau known as Papākea—and 2311, a burial site. Pa's kuleana parcel is described as "kalo [taro] land" that he received in 1843. Nahelu received his parcel in 1823.

Several other LCAs are located around the north and northeast sides of the Project area; most are a short distance away, but one (LCA # 6724 to Makakulani) includes a small portion of the Project area. This and others (LCA #s 6179-B: ʻāpana 2 [to Kalama], 6480: ʻāpana 2 [to Halekahi], 6415: ʻāpana 1 [to Kakua], and at least a dozen more) suggest a fairly densely populated area, at least in the mid-1800s.

Wong Smith, discussing the time of the California gold rush (1840s), noted that the Kula Moku (District) was a place of commercial agricultural operations and cash crops. In particular, Kula was a place where "Irish" (white) potatoes were grown and shipped to California for profit. Other crops, including "corn, beans, onions, Chinese cabbage, round cabbage, sweet potatoes, wheat and other grains, and even cotton," were also grown in Kula (Mark 1975), which into modern times supplied the state with up to 35% of its vegetables (Wong Smith in Brown 1989:4).

In the late 1800s to early 1900s, the uplands of Kēōkea, in particular, were depicted as best suited for pasturage and ranching, rather than agriculture. The general limits of "good agricultural land" are located just mauka (upslope) of the Project area (on a map dated 1885–1903). On a 1911 map, the area just southeast of the Project area is labeled "Maui County Farm." According to the NRHP form for the Kula Sanitorium (see below), the "Maui County Farm and Sanitorium" was established in 1910. This same (1911) map shows the "Kula pipeline" just east of the Project area, upslope a short distance. According to Mark (1975:4), the pipeline was built in 1905 during a terrible drought. The water source was in Olinda.

Maps from 1915 depict several buildings labelled "Sanitorium" in the location of the current Kula Hospital. The "Kula Sanitorium" was founded for the care of tuberculosis suffers. Initially the sanitorium consisted of two tent-houses which accommodated 12 patients. This site (SIHP # 50-50-10-1540) was listed on the NRHP in 2003. The NRHP form states that the hospital was a complex of wood-framed structures from 1910-1937; then, starting in 1937, the historic buildings that are on the NRHP were built.

Although there is not much specific information available on this issue, there is an area within the current Project area known as the "incinerator site," which was a place used by the Kula Hospital (Sanitorium) to burn waste, presumably biohazardous materials. According to an environmental assessment that included the current Project area, the hospital used the incinerator site for a period of time before 1980. It was reported that Mr. George Tanji, who worked at the Kula Hospital until his retirement, believed the incinerator ceased operation sometime in the late 1950s. (It should be noted KHFLA's right-of-entry from DHHL specifically states: "PERMITTEE acknowledges and shall agree that access to and use of an approximate two (2) acre portion of

the Remainder Lot 167, which was known and used as a former incinerator site, is specifically excluded from this ROE.")

During the twentieth century, the current Project area was used primarily for cattle grazing.

Regarding the influx of Chinese to the Project area environs starting in the middle 1800s, Mark's (1975) oral-history study contains a multitude of relevant information about this important part of Kēōkea's history that is listed in the report.

Additional interviews gathered by others (i.e., Maxwell n.d.; Smith 2001; Kihara 2013) focus on Hawaiian perspectives, paniolo ("Hawaiian cowboys"), and small, family-owned stores in the area, such as Ching Store and Henry Fong Store. Relevant highlights from these interviews are in the report.

Finally, the most relevant results of the group interview conducted with three kama'āina (native born) to this land (i.e., Perry Artates, Richard Dancil, and Roderick Fong) include the following:

(a) All the different groups of people—Hawaiian, Chinese, Portuguese, Filipino, etc., had to learn each other's culture and respect each other, living as they did far away from the major settlement areas along the coast—they had to practice self-reliance and sustainable ways of living—Kēōkea was a place where everyone took care of, and knew the business of, everyone else.

(b) Even the Kula Hospital (Sanitorium), which most people in the area have some kind of relationship with through family members or personally, was fully self-sufficient, including using some of DHHL's land (on lease) to grow food and raise animals.

(c) Those interviewed know generally about the fact that old Hawaiian sites are in the area, but they were not familiar with specific sites because they were raised to not be nosy.

(d) The importance of the availability of water for farming and subsistence and life was discussed in both historic and modern-day terms.

(e) Those interviewed spoke passionately about moving forward in Kēōkea carefully and slowly and with a good plan that does not turn the place into a city or a tourist destination, but one that works for those who live and work and garden there now; and

(f) All of those interviewed advocate for taking care of the archaeological sites that are in the Project area/proposed development area.

The vision for the Kēōkea Community Center Master Plan includes the promotion of cultural education, promotion of cultural practices (food and medicinal plants), and restoration of a native forest.

"KHFLA to direct the use of the 70 plus acres located in the area long the Kula Hwy at the upper most portion of the Kēōkea Hawaiian Home Lands Farm Lots for the benefit of lessees of the Kēōkea, Waiohuli and Kahikinui Homesteads. ***The lands would be used for Cultural education center, Native food and Medicinal Plant gardens, Keiki and Kupuna daycare****, a multipurpose/meeting/entertainment complex, local small business and food venue and a* ***restored native forest****. Also, a Kēōkea Farmers Co-op be*

established with an association Produce Processing Plant...These services, facilities ***cultural educational opportunities*** *would directly benefit the growing populations of the three nearby homesteads..."*

Planning Implications

One of the objectives for Kēōkea is to provide a Cultural Education component for the Kēōkea, Waiohuli, and Kahikinui Homesteads. Based on the historical research, there are definitive ties from modern day farming and marketplace that go as far back as the Great Māhele, showing that Kēōkea was always a center for farming and trade. The goals of the project include informing current and future generations of the proud history and traditions of the Kēōkea region.

3.6 Regional Demographics

The County of Maui includes the islands of Maui, Moloka'i, Lāna'i, and Kaho'olawe, with an estimated 95 percent of the County's residents living on Maui Island in 2017. As a whole, Maui County is the third most populous of the four counties of Hawai'i, with an estimated 167,210 persons in 2018, up 7.9 percent from the 154,924 persons counted at the 2010 Census. (UHERO, 2019)

While population continues to grow, the rate of increase is slowing. County population increased 21.0 percent between 2000 and 2010, at annual rates of 2.1 percent between 2000 and 2005, and 1.6 percent between 2005 and 2010. Going forward, the State expects the County population will increase at 1.1 percent per annum to 2020, with annual rates of increase declining to 0.7 percent between 2035 and 2040. (DBEDT, 2018) This would result in a total County population of some 205,040 persons in 2040. The Maui County Department of Planning periodically updates its General Plan and Community Plans, and produces socio-economic forecasts for the County, Islands and Community Plan (CP) areas. The latest materials available remain in draft form as of this writing and were prepared prior to the release of the State projections referenced above. However, this latest County study (Draft County Forecast) sheds light on qualitative aspects of Maui's growth and offers insights to trends for Maui Island and its CP areas. (Planning Department, 2014)

Demographic trends described in the Draft County Forecast include:

- De facto population, including visitors present but excluding residents temporarily absent, is expected to increase to 270,285 by 2035, a gain of more than 60 percent since 2010.
- The population is aging: the median age increased from 33.5 to 39.6 years between 1990 and 2010.
- County households are becoming smaller: The County average declined from 2.99 persons per household in 1990 to 2.87 persons per household in 2010, although it the report notes it is unclear how the coincidence of aging and smaller households will interact in the coming years.

As previously noted, DHHL's Kula lands cover 6,112 acres on the slopes of Haleakalā offering tremendous homesteading opportunities. There are currently three homestead areas under development: 1) the Kula Residence Lots subdivision; 2) the Waiohuli Undivided Interest subdivision; and 3) the Kēōkea Farm Lots. Together, these areas include about 800 homestead

lots. With adequate water and funding, this area has the potential to be the largest homestead region on Maui. The proposed Project is intended to serve the Kēōkea-Waiohuli homestead areas, and surrounding communities.

The KHFLA originally planned to conduct several homestead planning meetings; they would use the updating of their Vision Plan as a community-building activity. Unfortunately, due to the 2020-2021 COVID pandemic, the homestead planning meetings could not be conducted. Instead, input from Kēōkea lessees on the Community Center Master Plan was gathered through a written survey. Self-addressed return envelopes were provided to invitees to participate in the survey. The Lessee Survey and the Survey Results are provided in Appendix B. Additionally, in March 2022, a recorded presentation was made available via a StoryMap (https://arcg.is/0mKf9j).

The StoryMap included an on-line questionnaire to allow viewers an opportunity to comment on KHFLA's Vision Plan. As of this writing, approximately 33 viewers provided responses to the on-line questionnaire embedded in the StoryMap. The results are provided in Appendix C.

Planning Implications

Through its planning efforts, KHFLA members and other respondents expressed support for various cultural uses, including a cultural education center, Keiki and Kūpuna daycare, Native food and Medicinal Plant gardens, and a native forest (as well as a multipurpose/meeting/ entertainment complex, and a local small business and food venue). The proposed Project would provide opportunities for economic development, cultural education, and social gathering at a convenient location.

3.7 Infrastructure

Roadway System

The Project is located north of Kula Highway and bifurcated by Kaamana Street. Access to the Project site will be provided via Kaamana Street.

Planning Implications

Implementation of the Project will create a new unsignalized 4-leg intersection with Kaamana Street.

Potable and Irrigation Water

The County of Maui, Department of Water Supply (DWS) has two service areas in the vicinity of the Project. DWS's Lower Kula/Upcountry Water System serves the area extending from Kula Kai to Omaopio to mid- and lower-Kimo Drive areas. This system also services properties in the vicinity of the Project that are below Kula Highway, below an approximate elevation of 2,900 feet above mean sea level (AMSL). The sources of water are primarily from surface water imported from East Maui treated at the Piʻiholo Water Treatment Facility (WTF). The system can be supplemented with groundwater from Makawao Aquifer

The Lower Kula/Upcountry Water System is the primary source of water for DHHL's existing developments to the north (makai) of the Project, including Kula Residence Lots and Kēōkea-

Waiohuli Development Phase 1. The closest waterline from the Lower Kula Water/Upcountry System is an existing 8-inch-high pressure waterline running along Keanuhea Street. A short, non-pressurized segment of 8-inch waterline extends up from Keanuhea Street along a portion of Ka'amana Street. The end of this waterline is approximately 800 feet north of the Project.

These waterlines were constructed as part of DHHL's Kēōkea-Waiohuli Development Phase 1. These waterlines are considered to be "high pressure" waterlines since they are fed by gravity from a 0.5-million-gallon (MG) water storage tank with an overflow elevation of 2,770 feet msl. The 0.5 MG Tank is located in Kula Residence Lots on Pueo Drive, approximately 2 miles northeast of the Project.

The invert elevation at the end of the high-pressure waterline in Ka'amana Street is approximately 2,629 feet elevation AMSL. The static pressure at the end of the waterline is approximately 140 feet, which is equivalent to approximately 60 pounds per square inch (psi). However, the length of waterline from the tank to end of the waterline is approximately 13,100 feet, which results in a lower than desirable residual pressure.

DHHL also constructed a 0.25 MG tank as part of the Kēōkea-Waiohuli Development Phase 1 project, which is approximately 1 mile north of the Project. The overflow elevation of this tank is 2,578 feet AMSL. The gravity waterline from this tank is a "low pressure" waterline that supplies water to lots below elevation 2,500 feet AMSL.

The other service area in the vicinity of the Project is DWS's Upper Kula/Upcountry Water System. This system extends from Upper Kula to Kula Highlands and south to Ulupalakua-Kanaio. The source of water is primarily from surface water from Waikamoi treated at the Olinda WTF.

There is an existing 8-inch waterline from the Upper Kula/Upcountry system that runs along Kula Highway and ends near the intersection of Kula Highway and Thompson Road. The 8-inch waterline services properties along Kula Highway. A one-inch polyethylene waterline in Kula Highway extends approximately 400 feet from the end of the 8-inch waterline towards Ulupalakua, along the Project property. According to the County of Maui Department of Water Supply, there are no County water meters currently assigned to the Project site

Water for the area is sourced from a 0.5 MG stainless steel tank located near the intersection of Polipoli Road and Middle Road, at an elevation of 3,574 feet AMSL; water from the Olinda WTF is transmitted to the steel tank through a series of pipes and other existing tanks. The water from the 0.5 MG tank is conveyed to the 8-inch waterline in Kula Highway via primarily 8-inch waterlines. The pressure in the water system is reduced by a pressure reducing valve located at an approximate elevation of 3,250 feet AMSL.

DHHL has a water credits agreement with DWS for 0.5 million gallons per day (mgd) of potable water for homestead use. DHHL has used 0.38295 mgd of the water credits with 0.11705 mgd of the water credits remaining.

Planning Implications

The proposed potable water demand is estimated at 0.0163 million gallons per day (mgd). Table 3-7.1 below identifies the assumptions used to generate potable water demand projections for

each project component. Taken together, potable water demand for the whole project is estimated at 0.0163 mgd. Potable water will be provided through the County of Maui Department of Water Supply (DWS) system. DHHL has a water allocation agreement with DWS for 0.5 mgd of potable water. DHHL has already utilized 0.38295 mgd of the allocation, leaving a remaining balance of 0.11705 mgd of potable water. The projected potable water demand for the whole project (0.0163 mgd) is within the remaining balance of water available under the DHHL and DWS water allocation agreement.

Table 3-7.1: Preliminary Potable Water Demand Calculations

Kēōkea Community Center- Potable Water Demands					
Description	**Quantity[2]**	**Unit**	**Unit[1] Demand (gpd/unit)**	**Average Day Demand ADD**	**Max. Day Demand MDD**
				(mgd)	**(mgd)**
K-6 School	140	Students	60	0.00840	0.01260
Pre-School	30	Students	60	0.00180	0.00270
Senior Day-Care[3]	50	Adults	60	0.00300	0.00450
Multipurpose Building	5,000	SF	0.14	0.00070	0.00105
Healing Center and Police Substation	10,000	SF	0.14	0.00140	0.00210
Amphitheater[4]	200	Seats	5	0.00100	0.00150
TOTAL				**0.01630**	**0.02445**
[1] The quantity of units was identified in the Draft Environmental Assessment.					
[2] Unit Demand is based on Water System Standards (2002) unless noted otherwise.					
[3] Water Demand for Senior Day Care is assumed to be the same as the water demand for schools.					
[4] Water Demand for the Amphitheater is assumed to be the same as wastewater flow generated, which is 5 gpd/seat according to County of Maui, Wastewater Reclamation Division Wastewater Flow Standards (2006).					

According to ATA (Appendix G), providing water service to the Project site requires extending the existing Ka'amana Street 8-inch water main by approximately 1,300 feet from the north and will require installation of a new water meter and backflow preventer for each parcel. TMK (2) 2-2-032:067 will require a 2-inch water meter and TMK (2) 2-2-032:068 will require a 1-inch water meter. The sizes of the water meters are determined by using the anticipated plumbing fixture units, estimated by using building descriptions in the Community Center Master Plan. Preliminary Water Demand Calculations by building are included in Table 3-7.1 above. Refer to Appendix G for additional water demand breakdown and calculations.

According to the Department of Water Supply, additional necessary improvements to the Kēōkea system along Kula Highway may include a water main extension from the end of the existing 8-inch water main near existing fire hydrant #600 along Kula Highway to the Project site for domestic and fire protections purposes; a new, pressure-reducing vale and manhole; new County fire hydrants; and new water service laterals. Further, upgrading a portion of the existing 8-inch Upper Kula Transmission Line to a new, 12-inch main and upgrading a portion of the existing 8-inch water main along Cross Road may also be necessary to accommodate the Kēōkea Homestead Farm Lots Association Community Center. A water main extension from the 0.20 MG Kula Residence Lots #1 Tank to the Project site with a new pressure-reducing valve and manhole may also be possible.

The demand for non-potable water is estimated at 0.00536 million gallons per day. Please refer to Table 3-7.2 below.

Table 3-7.2: Preliminary Irrigation (Non-Potable) Water Demand Calculations

Kēōkea Community Center- Irrigation Water Demands					
Description	**Quantity** [2]	**Unit**	**Unit[1] Demand (gpd/unit)**	**Average Day Demand ADD**	**Max. Day Demand MDD**
				(mgd)	(mgd)
Malalani Garden	1.1	acres	1,700	0.00187	.002805
Potential Garden/walking	1.8	acres	1,700	0.00306	.004590
Potential Garden vendors	0.25	acres	1,700	0.00043	.000638
TOTAL Irrigation demand				0.00536	.008033
[1] Unit Demand based on Water System Standards, 2002 unless noted otherwise.					
[2] Quantity based on Draft Environmental Assessment.					

Non-potable water for the project will be used to landscape the site and irrigate Malalani Garden. The primary source for non-potable water will be from rain catchment/storage tanks that would be installed for each building. This would be in addition to the existing rain catchment/storage tank that was recently constructed on-site. Rain barrels could also be used, if needed. The Malalani Garden will provide agricultural demonstration projects that would teach agricultural lessees best management practices and appropriate crops/plants to grow, given drought conditions. The focus on best management practices during drought conditions will help to reduce non-potable water demand at Malalani Garden and the lots of individual homesteaders.

In addition to the data above, one of the members of the KHFLA provided the following information on rainfall data, including his observational data gathered over the 20-years of residing at Kēōkea:

"According to statistics one inch of rain can result in 600-623 gallons of water on a 1,000 sq ft roof. Keokea , Maui is on the dry side of Haleakala and our project site is at the 2800 - 3000 ft elevation. The most rainfall is during the June to November hurricane season time where we get the Kona-Southern storms. During those times rain fall can be quite heavy. The Hawaiian name of the neighboring residential area is Waiohuli . This translates to water that overturns the land. Many times, you will see on the news that Kihei is flooded after a heavy rainstorm and that water comes from Keokea and Waiohuli. When we do not experience storms, we have the convection heating type weather where it is sunny during the morning and in the afternoon heavy rain clouds builds up resulting in afternoon showers which although brief can be heavy. Another source of moisture is the fog which can be collected on metal roofs. In our project we propose that each building has a 15,000-gallon catchment tank to collect water."

The Upper Kula Agricultural Water Line was not identified as a source of non-potable water for the project. The primary source of non-potable water for the project will be rain catchment/tanks/rain barrels that would be attached to buildings as they are constructed. DHHL will be looking at the feasibility of non-potable source options from the East Maui Irrigation (EMI) in the future. However, water from EMI would be to primarily serve DHHL's existing Kēōkea agriculture homestead lots, and not the proposed Community Center.

Wastewater System

There is no existing wastewater infrastructure in the vicinity of the Site.

Planning Implications

The proposed Project will require the installation of Individual Wastewater System (IWS) facilities.

3.8 DHHL Land Use Designations

The Site is designated as General Agriculture by the DHHL Maui Island Plan (Figure 9 – DHHL Maui Island Plan Land Use Designation). The Maui Island Plan defines Agricultural Use as "intensive or extensive farming or ranching allowed. May serve as interim use until opportunities for higher and better uses become available." Kēōkea is currently licensed to the KHFLA under "Right-of-Entry No. 496," which was signed on August 29, 2013, and currently runs month to month.

Planning Implications

Generally, the Island Plan land use designations are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. The Site is located within the State Agricultural Land Use District (Figure 10 – State Land Use Districts), Agriculture on the County Makawao-Pukalani-Kula Community Plan (Figure 11), and zoned Agriculture (AG) by the County (Figure 12). Where there may be inconsistencies, DHHL may preempt the State land use law and County land use regulations pursuant to the Hawaiian Homes Commission Act.

As part of a memorandum of understanding with the County of Maui, DHHL will need to declare the zoning that would accommodate the proposed uses at the Site.

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4 County of Maui Land Use Plans and Policies

County-specific land use plans and ordinances pertaining to the Project site include the Countywide Policy Plan, Draft Maui Island Plan, and the West Maui Community Plan.

4.1 Countywide Policy Plan

The *Countywide Policy Plan* was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the development of the County's *Maui Island Plan* as well as for updating the nine detailed Community Plans.

The *Countywide Policy Plan* provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

Discussions of how the Community Center Master Plan conforms to the relevant goals of the *Countywide Policy Plan* provided below.

(1) A. PROTECT THE NATURAL ENVIRONMENT

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

Discussion: The Project site are lands that have been utilized for pasturage and ranching. These lands are neither unique nor fragile or contain rare or endangered plant and animal species and habitats native to Hawai'i. Moreover, the alternative of no action (leaving the lands in its mostly fallow state) would not represent prudent use of DHHL and Hawai'i's land-based resources.

The Community Center Master Plan will not adversely affect any scenic resources. KHFLA and DHHL respect scenic resources identified in the County's Maui Island Plan and will be consistent with its objectives regarding scenic resources. Development of the Project area will change the visual character of the property from vacant lands to that of a rural community center Since the Project site slopes downward away from Kula Highway/'Ulupalakua Road, and the proposed development will be low-rise, there should be little to no effect on views towards the West Maui Mountains and Lanai from Kula Highway/'Ulupalakua Road.

B. PRESERVE LOCAL CULTURES AND TRADITIONS

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

Discussion: Through its planning efforts, KHFLA members expressed support for cultural uses, including a cultural education center, Native food and Medicinal Plant gardens, a native forest,

Keiki and Kūpuna daycare (as well as a multipurpose/meeting/entertainment complex, and local small business and food venue).

C. IMPROVE EDUCATION

Goal: *Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.*

Discussion: Through its planning efforts, KHFLA members expressed support for cultural and educational uses, including a cultural education center, Native food and Medicinal Plant gardens, a native forest, Keiki and Kūpuna daycare (as well as a multipurpose/meeting/entertainment complex, and local small business and food venue).

It should be noted that DHHL's HALE Program, established in 2014, aids beneficiaries with financial literacy services. HALE supports the department's primary mission of placing beneficiaries into homes within Hawaiian Homestead communities throughout the State of Hawai'i. Currently HALE offers two types of services for beneficiaries. They include Homebuyer Education classes and Foreclosure Prevention Management. HALE services also support beneficiaries in times of need. DHHL acknowledges that beneficiaries may encounter life events that may negatively affect their financial situation such as unemployment, increased expenses due to the loss of a household member, an unexpected medical situation, and other events.

E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS

Goal: *Quality, island-appropriate housing will be available to all residents.*

Discussion: Maui's *Countywide Policy Plan* goal on expanding housing opportunities for residents is not relevant to the proposed Project, however, as noted above the HALE Program, established in 2014 by DHHL aids beneficiaries with financial literacy services. As noted by the County Department of Housing and Human Concerns in their comment letter dated April 26, 2022, the Project is not subject to Chapter 2.96, Maui County Code and does not require a residential workforce housing agreement.

F. STRENGTHEN THE LOCAL ECONO'Y

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

Discussion: Before the COVID pandemic, the Kēōkea Homestead Hoolaulea and Farmers Market was a key economic activity in the region. Agriculturally based employment opportunities have the benefit of diversifying the economic base so that is not overly dependent on a few industries, such as the visitor industry.

G. IMPROVE PARKS AND PUBLIC FACILITIES

Goal: *A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.*

Discussion: Maui's *Countywide Policy Plan* goal on improving parks and public facilities is not relevant to the proposed Project.

H. DIVERSIFY TRANSPORTATION OPTIONS

Goal: *Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.*

Discussion: Maui's *Countywide Policy Plan* goal on diversifying transportation options is not relevant to the proposed Project, however, KHFLA and DHHL would be supportive of accommodations for bus stops for the County's public transportation system (Maui Bus).

(2) I. IMPROVE PHYSICAL INFRASTRUCTU'E

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

Discussion: Maui's *Countywide Policy Plan* goal on improving physical infrastructure is not relevant to the proposed Project.

J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT

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

Discussion: The Makawao-Pukalani-Kula Community Plan is one of nine community plans developed to address the unique aspects of each region. According to the Makawao-Pukalani-Kula Community Plan Land Use Map, the Project site is designated Agricultural. While the Hawaiian Homes Commission Act (§§204 and 206), which has been incorporated into Article XII of the Hawai'i State Constitution, vests DHHL with exclusive authority to control its lands, Kēōkea was/is intended to be an agricultural community and is therefore consistent with the Makawao-Pukalani-Kula Community Plan. Implementation of the Project will address many of the KHFLA's expressed socio-economic aspirations in community responsibility or caring and of participation in community life.

K. STRIVE FOR GOOD GOVERNANCE

Goal: *Government services will be transparent, effective, efficient, and responsive to the needs of residents.*

Discussion: The Project does not impede this objective and as a government service itself, DHHL strives to be transparent, effective, efficient, and responsive to the needs of the public in the interest of its beneficiaries (KHFLA) and mission.

4.2 County's Maui Island Plan

The Maui Island Plan derives its framework from Maui County's Countywide Policy Plan adopted in 2010. The Maui Island Plan establishes urban and rural growth areas in order to promote future growth while preserving natural resources and character. There are three Growth Boundary types: Urban, Small Town, and Rural.

The Hawaiian Homes Commission Act (§§204 and 206), which has been incorporated into Article XII of the Hawai'i State Constitution, vests DHHL with exclusive authority to control its lands, and the anticipated land uses are consistent with the Department's existing Maui Island Plan.

4.3 Makawao-Pukalani-Kula Community Plan

The Makawao-Pukalani-Kula Community Plan is one of nine community plans developed to address the unique aspects of each region. According to the Makawao-Pukalani-Kula Community Plan (CP) Land Use Map (Figure 11), the Project site is designated "Agriculture."

The Makawao-Pukalani-Kula Community Plan is currently undergoing an update, undertaken by the County of Maui Planning Department. The previous (currently the official) plan was completed in 1997. The designation of the Project area as shown in the draft update is generally the same as that shown in 1997, and the draft update acknowledges DHHL's master planning efforts at Kēōkea. The CP is in the final phase of its update, review by the Maui County Council.

DHHL also notes that the Hawaiian Homes Commission Act (§§204 and 206) vests DHHL with exclusive authority to control its lands.

4.4 County of Maui Zoning

During the pre-Assessment consultation process, the County Department of Planning wrote:

> *"The subject parcels are in the State Agricultural District and are zoned Agricultural District. While these entitlements allow some of the proposed uses, such as the Native Food and Medicinal Plant Gardens and Native Forest Restoration, other uses will require charges to State and County land use designations."*

It is acknowledged that the Project site is in the County's AG Agriculture zoning district (Figure 12 – Maui County Zoning), and the Project includes other land uses (such as a cultural education center, and Keiki and Kūpuna daycare, a Native food and Medicinal Plant gardens, a multipurpose/meeting/entertainment complex, local small business and food venue and a native forest), however, the Hawaiian Homes Commission Act (§§204 and 206) vests DHHL with exclusive authority to control its lands.

4.5 Special Management Area

The Project area is not located within the Special Management Area (SMA).

5 Vision Plan

The Preferred Plan includes modifications based on discussions and analysis that surfaced during the evaluation process. In addition, the Preferred Plan has been informed by civil engineering analyses and a preliminary rough order magnitude cost estimate report that were prepared to evaluate it. The Preferred Plan consists of a Conceptual Plan, Rough Order Magnitude Cost Estimate Report, and graphic renderings as summarized below.

Working with the topography of the Project site which slopes mauka to makai with a cross slope, the Project conceptual site plan consists of the following use areas (Figure 13):

5.1 Mālalani Garden

The area furthest mauka on the Project site (TMK :068 or "Parcel 68") will feature a Native plant garden (māla and lo'i) for educational tours in the Wahi Nanea (cultural educational center) area. The space is envisioned as having minimal grading and utilizing the topography of the site to provide walkable areas for educational purposes as well as hosting of classes for the general public to learn more about native plants and traditional landscaping and cultural traditions.

5.2 Healing Center (Hale Ola), with Food Trucks and Parking Area

Situated adjacent to the Mālalani Garden is the Healing/Wellness center (Figure 14), which features parking for Parcel 68 and also a food truck area for events and gatherings. The building will contain approximately 10,000 SF at full build out, with roughly 3,000 SF designated as an initial "Phase 1". Projected uses include a variety of medical services, from general practitioners to dentists and eye doctors along with rotating access to various wellness services and programs including lomi, diabetes prevision, exercise, nutrition classes, and physical rehabilitation. An office space within the building is slotted to be used by the Maui Police Department (MPD) as a sub-station for check ins and report filings to provide MPD with additional access to this region of Maui County. Discussions with MPD are on-going. Parking for Parcel 68 is estimated to be approximately 66 stalls to serve the Healing Center, Mālalani Garden, and food truck area. The food truck area is estimated to hold approximately 20 trucks at peak times.

5.3 Multipurpose Hale and Amphitheater

The main community use building and main projected economic drivers for the Project are the 5,000 square foot (SF) multipurpose "hale" building and approximately 200 seat outdoor amphitheater (Figure 15). The Multipurpose Hale is envisioned to be 3,500 SF of enclosed space, with 1,500 SF of covered open air lanai space wrapping around the perimeter of the slab footprint to allow outdoor gatherings and shared event space with the amphitheater. Parcel 67 parking features space for queueing for drop-off, and approximately 81 stalls. Projected uses include replacing the existing temporary outdoor marketplace, multi-purpose function hall, outdoor amphitheater, and office/program spaces for various organizations and community uses which may include social services, non-profits, Native Hawaiian, senior and youth services, craft fairs, or other events (Figure 13 – Vision Plan). The amphitheater will be built into the hillside and utilize the existing topography as much as possible to reduce cut and fill. The amphitheater would be used for concerts, performances, cultural events (hula), or other programs. Thermal solar panels for hot water generation and photovoltaic panels for supplemental electricity generation will be utilized. Natural ventilation, building overhangs will reduce or eliminate

air conditioning needs while natural lighting will be utilized to reduce daytime lighting requirements. The Multipurpose Hale is also envisioned to be an emergency evacuation center, including shelter for farm animals.

5.4 Kūpuna Daycare

Kūpuna Daycare is currently unavailable or underserved in the Kēōkea region, this facility features approximately 3,500 SF of daycare space, eventually serving 40-50 seniors.

5.5 Preschool to Kindergarten Immersion School

The preschool to kindergarten school is envisioned to be approximately 4,450 SF and be featured adjacent to the Kūpuna daycare facilities (Figure 16), to allow for an intergenerational learning and care environment. The Preschool to Kindergarten outdoor play area is approximately 2,250 SF.

5.6 K-6 Immersion School

The immersion school would feature classes approximately 15-30 students in size, with 18,000 SF of building space and 7,000 SF of outdoor play space. This outdoor play space would be adjacent to the Preschool to Kindergarten outdoor play area to complete the educational center of the Community Center Master Plan.

5.7 Support Facilities & Infrastructure

Vehicular and pedestrian access will be from Ka'amana Street and off Kula Highway. Two points of access are anticipated, one being near the existing intersection, and the second further makai which will be a one way in for daycare and school drop off. Drainage will utilize surface sheet flow to a series of culverts on site. Landscape planting will feature plants endemic to the area. Other plants and shrubs could be planted for medicinal use and supplementing community needs including flowers for hālau, seniors' clubs and childcare groups. Consideration will also be given to establish plants that provide shade for activities.

5.8 Accessibility Design

All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawai'i Revised Statutes §103-50 requires all State of Hawai'i or County government buildings, facilities, and sites to be designed and constructed to conform to the Americans with Disabilities Act Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board (DCAB). The law further requires all plans and specifications prepared for the construction of State of Hawai'i or County government buildings, facilities, and sites to be reviewed by the DCAB for conformance to those guidelines and standards. Applicable standards include:

- Buildings and facilities-- Department of Justice's (DOJ) 2010 ADA Standards for Accessible Design (ADAAG);
- Parking-- accessible parking be provided in each designated parking area per the ADAAG 2010 Standards;
- Outdoor Developed Areas (e.g., trails, picnic areas) Final Guidelines, Architectural Barriers Act Accessibility Guidelines (ABAAG); Outdoor Developed Areas; published September 26, 2013;
- Rights-of-way improvements—pedestrian facilities to be designed in accordance with HRS §103-50.

The final configuration and dimensions will be determined during the design phases.

5.9 Infrastructure Plan

The infrastructure improvements at the Site will be designed and built-in phases, and in compliance with applicable State and/or County regulations or rules as then in effect.

5.9.1 Vehicular Access, Parking and Loading Zones

Vehicular access to both parcels is planned off of Ka'amana Street, with a proposed one way drop off circulation route accessed directly off of Kula Highway for the makai parcel of the Community Center Master Plan. Parking is proposed adjacent to all program uses, with drop off and loading areas set aside for the daycare and school areas. The following are brief descriptions of the existing roadways studied within the vicinity of the Project:

Kula Highway is generally a north-south, two-way, two-lane roadway. This roadway begins to the south near 'Ulupalakua School & Ranch (where it transitions from Pi'ilani Highway) and extends northward until it transitions to Haleakalā Highway north of its intersection with Makaena Place. In the vicinity of the Project, Kula Highway has a posted speed limit of 25 miles per hour (mph).

Ka'amana Street is a two-way, two-lane roadway that provides connection to residences in the study area. This roadway begins to the west with its intersection with Keanuhea Street and continues eastward until its intersection with Kula Highway. The posted speed limit is 20 mph in the vicinity of the Project.

Thompson Road is generally a two-way, two-lane roadway that begins to the north at its intersection with Kula Highway and extends southward until it transitions to Kēōkea Place, which ultimately provides access to Kula Hospital & Clinic and loops around to connect back to Kula Highway. The posted speed limit is 15 in the vicinity of the Project.

The Project is located on approximately 69 acres on the south end of the DHHL Kēōkea subdivision. The Project is located north of Kula Highway and bifurcated by Ka'amana Street. Access to the Project site will be provided via Ka'amana Street.

Analysis within the Project's study area was performed at the following intersections:

- Kula Highway/Ka'amana Street (March–2021 - Unsignalized)
- Kula Highway/Thompson Road (March–2021 - Unsignalized

5.9.1.1 Transit Facilities

The Maui Bus system offers several routes that connect the major areas in Maui. As of July 2021, a one-way fare costs $2.00, and a monthly pass costs $45.00. In the vicinity of the Project, there are two bus stops which are served by the Kula Islander (Route 39), which provides service between Kula Hospital and the transit hub at Queen Ka'ahumanu Shopping Center in Kahului. One stop is located near the intersection of Kula Highway and Kēōkea Place, across the street from the Project. Another stop is located along Ka'amana Street, less than 500 feet from the Project.

5.9.1.2 Bicycle and Pedestrian Facilities

In the vicinity of the Project, there are no sidewalks or bicycle facilities currently available along Kula Highway or Ka'amana Street.

According to Bike Plan Hawaii, published by the State of Hawai'i Department of Transportation in 2013, there is a signed shared roadway proposed along Kula Highway between Kekaulike Avenue/Haleakalā Highway and Pi'ilani Highway.

5.9.1.3 Existing Traffic Volumes

The hourly traffic volume data utilized in this report was collected on Wednesday, March 3, 2021. Based on a comparison to HDOT volumes taken in 2015, traffic volumes collected in 2021 were similar and comparable, but adjusted slightly to match growth from 2015. See the traffic count data provided in Appendix F. for the existing intersections studied and their corresponding traffic count data. Based on the traffic count data, the weekday AM and PM peak hours of traffic were determined to occur between 6:45 AM and 7:45 AM and 3:30 PM and 4:30 PM, respectively.

5.9.1.4 Existing Observations and Intersection Analysis

Traffic volumes along Kula Highway were observed to be very low throughout the AM and PM peak hours, with approximately 60-200 vehicles in each direction along Kula Highway during the peak hours, or about 1-3 vehicles per minute in each direction, on average. As a result, turning movements from Thompson Road and Ka'amana Street experienced little difficulty finding adequate gaps in Kula Highway traffic.

During both peak hours, all movements at both study intersections are anticipated to operate acceptably at LOS B[2] or better.

5.9.1.5 Potential Impacts and Mitigation Measures

For planning purposes, a 20-year horizon, to Year 2042, was selected to reflect the Project completion year. The Base Year 2042 scenario represents the traffic conditions within the study area without the Project. Traffic projections were formulated by applying a de facto growth rate to the traffic count volumes as well as trips generated by known future developments in the vicinity of the Project.

As a result of de facto growth and trips generated by background projects, traffic volumes along Kula Highway are anticipated to increase by 15-45 vehicles in each direction during each of the AM and PM peak hours. With Base Year conditions, volumes are anticipated to continue to be very low, with approximately 95-200 vehicles in each direction in each of the AM and PM peak hours.

[2] Level of Service (LOS) is a qualitative measure used to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions at LOS A to congested conditions at LOS F. The Highway Capacity Manual (HCM), 6th Edition, includes methods for calculating volume to capacity ratios, delays, and corresponding Levels of Service that were utilized in this study. Based on the vehicular delay at each intersection, a LOS is assigned to each approach and intersection movement as a qualitative measure of performance.

Operations at both study intersections are anticipated to continue to be acceptable and similar to existing conditions, with all movements operating at LOS B or better across both peak hours.

The Project is projected to generate approximately 240(372) trips in the AM(PM) peak hours at full build-out. When distributed across study intersections, the Project is anticipated to add approximately 215(342) trips in both directions combined along Kula Highway during the AM(PM) peak hours.

With the addition of Project traffic, it is anticipated that all movements at the Kula Highway/Ka'amana Street and Kula Highway/Thompson Road at LOS C or better across both peak hours, with all movements operating significantly under capacity.

At the new four-way Ka'amana Street/Project Access intersection, which was assumed to provide single-lane, stop-controlled Project driveways, all movements are anticipated to operate at LOS B or better across both peak hours.

At the ingress-only Project driveway along Kula Highway, which serves the adult daycare and schools, it is anticipated that the majority of traffic will arrive in an approximately 15–20-minute window near the start and end of the school day.

Table 5-1: Comparison of Intersection Level of Service for Existing Traffic Conditions, Base Year 2042 Traffic Conditions, and Base Year 2042 Conditions with Project Traffic

Intersection	***Existing Traffic Conditions AM Peak Hour***	***Existing Traffic Conditions PM Peak Hour***	***Base Year 2042 Traffic Conditions AM Peak Hour***	***Base Year 2042 Traffic Conditions PM Peak Hour***	***Base Year 2042 Conditions With Project Traffic AM Peak Hour***	***Base Year 2042 Conditions With Project Traffic PM Peak Hour***
Kula Highway & Driveway/Thompson Road						
Northbound Left Turn	A	A	A	A	A	A
Eastbound Left Turn/ Through/ Right Turn	B	B	B	B	B	C
Eastbound Left Turn	A	A	A	A	A	B
Southbound Left Turn	A	A	A	A	A	A
Kula Highway & Ka'amana Street						

Intersection	*Existing Traffic Conditions AM Peak Hour*	*Existing Traffic Conditions PM Peak Hour*	*Base Year 2042 Traffic Conditions AM Peak Hour*	*Base Year 2042 Traffic Conditions PM Peak Hour*	*Base Year 2042 Conditions With Project Traffic AM Peak Hour*	*Base Year 2042 Conditions With Project Traffic PM Peak Hour*
Northbound Left Turn	A	A	A	A	A	A
Eastbound Left Turn/ Through/ Right Turn	A	A	A	B	B	B
Kula Highway & Project Driveway						
Northbound Left Turn					A	A
Ka'amana Street & Project Driveway						
Northbound Left Turn/ Through/ Right Turn					A	A
Eastbound Left Turn					A	A
Westbound Left Turn					A	A
Southbound Left Turn/ Through/ Right Turn					B	B

While a few intersection movements at a couple of intersections will have a lower LOS than currently experienced, some of that can be attributed to the impact of the growth of regional traffic that is expected to occur over the next 20 years. No intersection is anticipated to reach an undesirable LOS (D or E).

5.9.2 Potable Water

Please refer to Chapter 3.7 Infrastructure (Water System) above for a discussion on existing potable water infrastructure.

The proposed potable water demand is estimated at 0.0163 million gallons per day (mgd). Table 3-7.1 above identifies the assumptions used to generate potable water demand projections for each project component. Taken together, potable water demand for the whole project is estimated at 0.0163 mgd. Potable water will be provided through the County of Maui Department of Water Supply (DWS) system. DHHL has a water allocation agreement with DWS for 0.5 mgd of potable water. DHHL has already utilized 0.38295 mgd of the allocation, leaving a remaining balance of 0.11705 mgd of potable water. The projected potable water demand for the whole project (0.0163 mgd) is within the remaining balance of water available under the DHHL and DWS water allocation agreement. Please refer to Table 3-7.1 above for Preliminary Potable Water Demand Calculations.

According to ATA (Appendix G), providing water service to the Project site requires extending the existing Ka'amana Street 8-inch water main by approximately 1,300 feet from the north and will require installation of a new water meter and backflow preventer for each parcel. TMK (2) 2-2-032:067 will require a 2-inch water meter and TMK (2) 2-2-032:068 will require a 1-inch water meter. The sizes of the water meters are determined by using the anticipated plumbing fixture units, estimated by using building descriptions in the Community Center Master Plan. Preliminary Water Demand Calculations by building are included in Table 3-7.1 above. Refer to Appendix G for additional water demand breakdown and calculations.

According to the Department of Water Supply, additional necessary improvements to the Kēōkea system along Kula Highway may include a water main extension from the end of the existing 8-inch water main near existing fire hydrant #600 along Kula Highway to the Project site for domestic and fire protections purposes; a new, pressure-reducing vale and manhole; new County fire hydrants; and new water service laterals. Further, upgrading a portion of the existing 8-inch Upper Kula Transmission Line to a new, 12-inch main and upgrading a portion of the existing 8-inch water main along Cross Road may also be necessary to accommodate the Kēōkea Homestead Farm Lots Association Community Center. A water main extension from the 0.20 MG Kula Residence Lots #1 Tank to the Project site with a new pressure-reducing valve and manhole may also be possible.

5.9.3 Irrigation (Non-Potable) Water

The demand for non-potable water is estimated at 0.00536 million gallons per day. Please refer to Table 3-7.2 above for Preliminary Irrigation (Non-Potable) Water Demand Calculations. Non-potable water for the project will be used to landscape the site and irrigate Malalani Garden. The primary source for non-potable water will be from rain catchment/storage tanks that would be installed for each building. This would be in addition to the existing rain catchment/storage tank that was recently constructed on-site. Rain barrels could also be used, if needed. The Malalani Garden will provide agricultural demonstration projects that would teach agricultural lessees best management practices and appropriate crops/plants to grow, given drought conditions. The focus on best management practices during drought conditions will help to reduce non-potable water demand at Malalani Garden and the lots of individual homesteaders.

In addition to the data above, one of the members of the KHFLA provided the following information on rainfall data, including his observational data gathered over the 20-years of residing at Kēōkea:

> *"According to statistics one inch of rain can result in 600-623 gallons of water on a 1,000 sq ft roof. Keokea , Maui is on the dry side of Haleakala and our project site is at the 2800 – 3000 ft elevation. The most rainfall is during the June to November hurricane season time where we get the Kona-Southern storms. During those times rain fall can be quite heavy. The Hawaiian name of the neighboring residential area is Waiohuli . This translates to water that overturns the land. Many times, you will see on the news that Kihei is flooded after a heavy rainstorm and that water comes from Keokea and Waiohuli. When we do not experience storms, we have the convection heating type weather where it is sunny during the morning and in the afternoon heavy rain clouds builds up resulting in afternoon showers which although brief can be heavy. Another source of moisture is the fog which can be collected on metal roofs. In our project we propose that each building has a 15,000-gallon catchment tank to collect water."*

The Upper Kula Agricultural Water Line was not identified as a source of non-potable water for the project. The primary source of non-potable water for the project will be rain catchment/tanks/rain barrels that would be attached to buildings as they are constructed. DHHL will be looking at the feasibility of non-potable source options from the East Maui Irrigation (EMI) in the future. However, water from EMI would be to primarily serve DHHL's existing Kēōkea agriculture homestead lots, and not the proposed Community Center.

5.9.4 Wastewater

There is no existing sewer infrastructure servicing the site.

According to ATA (Appendix G), the Project will require the installation of a septic tank and treatment bed systems for each parcel to provide individual onsite wastewater treatment. The proposed septic tank system for TMK (2) 2-2-032:067 should be designed to accommodate 8,700 gallons per day (gpd) and the septic tank system for TMK (2) 2-2-032:068, should be to accommodate 3,060 gpd. These flows represent the approximate wastewater demand at full development and operation and are estimated using information provided in the Community Center Master Plan as well as contained in Appendix G, Table 1 of Individual Wastewater Standards. Refer to Appendix G for Preliminary Wastewater Demand Calculations and Exhibit 2 of Appendix G for proposed areas for the new septic tank and treatment bed systems.

The DOH will review and approve the septic system design to ensure that the system will not cause public health or environmental impacts.

5.9.5 Grading and Drainage

Grading of the entire Site would minimize cut and fill to provide the most usable area with the least amount of ground disturbance and retaining walls. Due to the sloped nature of the parcels, some retaining walls will be needed between uses and at the makai end of buildings, but overall, the existing slope will be utilized as efficiently as possible. For example, the direction and

orientation of the amphitheater will use the natural site topography to accommodate the seating without requiring an exaggerated amount of grading. No significant adverse impact to geology or topography is anticipated. The Project will require excavation and/or embankment for the construction of parking areas and proposed building pads, and attempts will be made to balance "cuts" and "fills" to the best extent feasible in order to accommodate drainage and service utilities, while minimizing the import and/or export of earthwork materials. All grading work will comply with applicable requirements of Chapter 20.08, Soil Erosion and Sedimentation of the Maui County Code (MCC).

The Project will require construction of new infrastructure, roadways, building pad areas, and drainage features. No increase in runoff from the Project area is anticipated as a result of the Project. Furthermore, Low Impact Development (LID) design strategies will be considered at the Project area, which would further mitigate potential impacts.

While the Project will alter how the land is currently used, the proposed improvements are not expected to significantly impact the overall geological character of the region. Construction activities, such as grading, may alter the topography to accommodate the Project and address potential flooding concerns. Appropriate engineering, design and construction measures will be implemented to minimize potential erosion due to grading of soils during construction. All grading work will comply with applicable requirements of Chapter 20.08, Soil Erosion and Sedimentation of the MCC.

5.10 Major Approvals and Applications

A HRS Chapter 343 Final Environmental Assessment was reviewed and approved by the Hawaiian Homes Commission on July 18, 2022. A copy of the Finding of No Significant Impact (FONSI) is attached in Appendix I. A listing of anticipated permits and approvals required for the proposed Project is presented below.

Table 5-2: Anticipated Permits and Approvals

RESPONSIBLE AGENCY	PERMIT/APPROVAL
State Department of Health – Clean Water Branch	National Pollutant Discharge Elimination System (NPDES) Permit
State Department of Health – Disability and Communication Access Board	Review
State Department of Health – Food Safety Branch	Food Establishment Permit
State Department of Health – Indoor and Radiological Health Branch	Community Noise Permit (if applicable)
State Department of Health – Wastewater Branch	Review, Individual Wastewater System approval

RESPONSIBLE AGENCY	PERMIT/APPROVAL
State Department of Land and Natural Resources – State Historic Preservation Division	Chapter 6E, HRS Compliance (and Section 106 compliance as needed)
County of Maui Department of Public Works	Grading/Building/Electrical Permits, plan review
County of Maui Department of Water Supply	Review

5.11 Rough Order Magnitude Cost Estimate Report (2022 and future dollars)

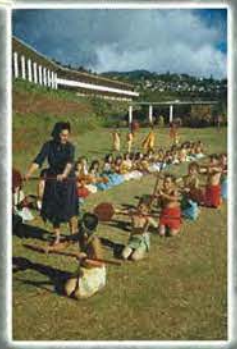
Rider Levett Bucknall (RLB) prepared a rough order of magnitude (ROM) cost estimate (Appendix H) based on the Community Center Master Plan (Appendix H). Since implementation of the various elements of the Community Center Master Plan is subject to the availability of funding (public and private sources), RLB was directed to provide an estimate for each component of the Community Center Master Plan in 2021 dollars (assuming the Project would not be phased, and accordingly, with no escalation in costs by phasing). Total construction costs are estimated at $41,222,000 in 2021 dollars.

Figure 18: ROM Cost Estimate Summary

Location Summary (Margins & Adjustments Included) Rates Current At September 2021

Ref	Location	Total Cost USD
1	Kupuna and School Pre-K	8,496,000
2	Multi-purpose Hale and Amphitheater	8,026,000
3	Healing Center	8,673,000
4	Malalani Garden and Food Truck area	5,579,000
5	School K-6	10,448,000
	ESTIMATED NET COST	**41,222,000**
	MARGINS & ADJUSTMENTS	
	Construction Sub-total	41,222,000
	ESTIMATED TOTAL COST	**41,222,000**

ITEM NO. F-1
EXHIBIT "E"



KĒŌKEA TOWN CENTER

POTENTIAL GARDEN PLANTING AREAS/ WALKING PATHS
(TOTAL: ~1.8 ACRES; 80,000 SF)

POTENTIAL GARDEN VENDOR / SALES STAND AREA
(TOTAL: ~.25 ACRES; 10,000 SF)

MALALANI GARDEN
(~1.1 ACRES; 50,000 SF)

AMPHITHEATER
(~200 SEATS)

MULTI-PURPOSE
(~5,000 SF)

ALTERNATE FOOD TRUCK LOCATION (WATERFRONT)

FOOD TRUCKS (~10 TRUCKS)
(~8,000 SF)

PARKING
(65 STALLS)

HEALING CENTER
(PHASE I)
(~3,000 SF)

HEALING CENTER
(FULL BUILD-OUT)
(~10,000 SF)

POLICE SUB-STATION
(100 SF)

PARKING (84 STALLS)

DROP-OFF

PK
(~2,500 SF)

KŪPUNA
(~3,500 SF)

PK OUTDOOR PLAY
(~4,200 SF)

K-6
(~18,000 SF)

K-6 OUTDOOR PLAY
(~4,500 SF)

ONE WAY ENTRY FOR DROP-OFF TRAFFIC

Legend

- Project Boundary
- K-6 Immersion ~18,000 sf
- Preschool Immersion ~4,450 sf
- Kūpuna Day Care ~3,500 sf
- Police Sub-Station ~100 sf
- Healing Center (Full Build-Out) ~10,000 sf
- Healing Center (Phase I) ~3,000 sf
- Parking (~147 Stalls) ~21,000 sf
- Malalani Garden of Heaven (~1.1 acres, 50,000 sf)
- Potential Garden / Paths (~1.8 acres, 80,000 sf)
- Potential Vendor / Stand Area (~.25 acres, 10,000 sf)
- Amphitheater (~200 Seats) (~5,000 sf)
- Multi-Purpose Hale ~5,000 sf
- Multi-Purpose Hale - Outdoor Area

DHHL Kēōkea Site Analysis

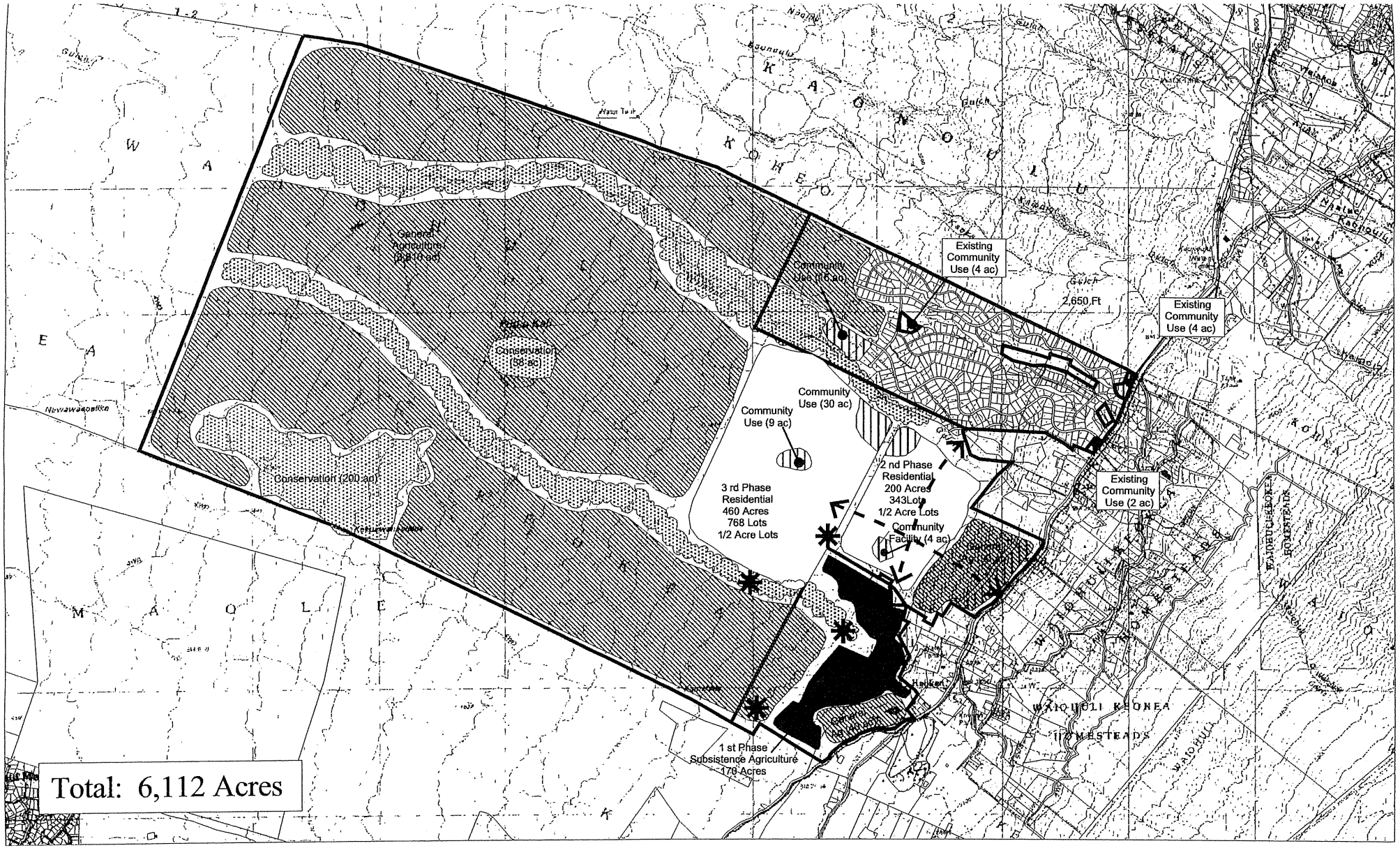
Draft Conceptual Master Plan

PBR HAWAII & ASSOCIATES, INC

North

Linear Scale (feet)
0 25 50 100

J:\Projects\Maui\DHHL Keokea Master Plan\Figures\Fig3



Legend

undary

Land Use Summary Land Use	Lot Size	Number of Lots	Approx Acres
Residential	1/2	1,111	660 ac
Community Use			69 ac
General Agriculture			3,940 ac
Conservation			773 ac
Subsistence Agriculture	2	70	170 ac
Existing Residential			500 ac
Total		1,181	6,112 ac

urvey and Department of Hawaiian Homelands
cts/land use/kahului.apr

Figure B
KĒŌKEA/WAIOHULI
Land Use Plan
MAUI LAND INVENTORY

DEPARTMENT OF HAWAIIAN HOME LANDS

NORTH

2000 0 4000
(FEET)

PBR HAWAII

7/01/03

ITEM NO. F-1
EXHIBIT "F"

Issues, Opportunities and Potential Projects

Solutions to the identified issues and opportunities were developed into the following potential projects:

POTENTIAL PROJECTS	PROJECT COMPONENTS
1. Identify and Support the Development of Community Facilities for Kēōkea and Waiohuli	- With the projected lessee population in Kēōkea-Waiohuli, the region should have a cemetery. - There is a need for a community center, park, and certified kitchen facility to serve the projected population at Waiohuli. - Playgrounds - Child care site - Community gardens - Fire protection infrastructure—development of fire station. - Police sub-station to help with enforcement and health and safety issues. - "Mini Community Center" for Kēōkea farmers since they have different needs. They would like to have an open market to sell their produce. - No facility for green waste dumping, should identify a site
2. Develop Water Source and Related Infrastructure for Agricultural and Residential Lots	- Need for water source development, storage areas, and repairs to existing lines. - All lessees in the Kēōkea-Waiohuli region are restricted to 600 gallons of water per day. - The restriction in water use, limits the ability of our Ag lessees to engage in raising crops and animals. - Need to bring the Ag water line to the Ag Lots. - Maui County Farm Bureau, Maui County, the USDA, and the State Department of Agriculture are working on a dual water line that would extend to Kēōkea.
3. Secure Emergency Secondary Access and Civil Defense Warning System for the Region	- In light of recent tsunami warning, lessees want to make sure that the newly opened lands at Kēōkea-Waiohuli have appropriate civil defense warning systems in place. - There was also concern for kūpuna during times of emergency that would need assistance to evacuate or prepare their homes for the emergency.
4. Extend Bus Route or Shuttle Service to Kula Hospital	- Bus Transportation—extend the bus line to Kula Hospital or establish a shuttle service that could shuttle residents to the nearest bus line. - Utilize rural design standards for road development
5. Investigate the Potential Development of 'Ohana Units (2 homes on a lot) on Large Residential Lots.	- Allow 'Ohana units to be built on residential lots if the lots are 7,500 sq. ft or bigger, as long as the 'ohana units go to 'ohana members, not for rentals.
6. Awareness Campaign and Other Means to Address Safety Concerns	- Speeding cars; Drag races - Vandalism (on new bridge) - Speed Bumps are too far apart and allow vehicles to go right around the speed bumps—need to redesign the speed bumps. - Need to have a Neighborhood Watch program - Theft of sign poles—need to re-install the signs. - 4-wheel/quads/ATV going through vacant lots. - Snare traps were found on vacant lands. - If these are county roads, then the police should get in and enforce the law.
7. Address Complaints and Potential Conflicts Between Residential and Agriculture Uses	- Animals (smell and sound) - Pesticides/chemicals for agriculture not compatible with residential homes - Proposal to create a buffer zone to separate land uses.
8. Make Use of Existing Agricultural Initiatives and Programs	- University of Hawaii, Maui College - U. S. Department of Agriculture
9. Investigate Alternative Energy Development	- More research and studies should be done on the feasibility of developing alternative energy (all types) in Kēōkea-Waiohuli
10. Support Development of Kihei to Kula Road through Hawaiian Home Lands	- Participants wanted a direct roadway to Kihei through Hawaiian Home Lands because it would provide greater access to employment opportunities in South Maui for DHHL residents, students may be able to attend the new Kihei High School and the roadway would provide an alternative access in case of emergency. - Planned Kihei to Upcountry Road by State DOT will terminate at Hali'imaile, north of the Kēōkea-Waiohuli Homesteads.
11. Support Efforts to Implement/Malama Cultural Preserve Management Plans	- Participants requested assistance from DHHL personnel for training in proper care/management of the Cultural Preserves located within the Kēōkea-Waiohuli lands. - Both Kēōkea and Waiohuli have approved Cultural Preserve Management Plans. - There are additional archaeological sites located within the Kēōkea-Waiohuli homesteads; training was requested for homesteaders for proper procedures to care for these sites also.

ITEM NO. F-1
EXHIBIT "G"

Priority Project - Identify and Support the Development of Community Facilities for Kēōkea and Waiohuli

Description: There are many different needs of the community that Kēōkea and Waiohuli homesteaders would like to see met. This project would help to address those needs by identifying and developing various community facilities and spaces. Waiohuli homesteaders, for instance, have expressed a need for a community center, park, and certified kitchen. Kēōkea farmers on the other hand, have expressed a need for a community farmer's market to sell their produce. Other projects that homesteaders have expressed an interest for include a riding park, child care site, police sub-station, community gardens, playgrounds, community cemetery, fire protection infrastructure, and green waste sites. Currently, a total of 69 acres has been allocated for community and park use for the Kēōkea and Waiohuli homesteads.

Estimated Completion Date: 2011 (To acquire funding and initiate Environmental Assessment process for Waiohuli Community facility and to identify and assess sites for other community facilities in Kēōkea and Waiohuli)

Location: Kēōkea and Waiohuli homesteads

Status: Preliminary designs as well as a project report for the proposed Waiohuli community center site has been completed, including a master-plan conceptual drawing. Waiohuli-Kēōkea Homestead Associations meetings to be scheduled to determine other possible locations for community uses.

Partners: Kēōkea Homesteads Association, Waiohuli Homesteads Association, and DHHL

Cost: Unknown

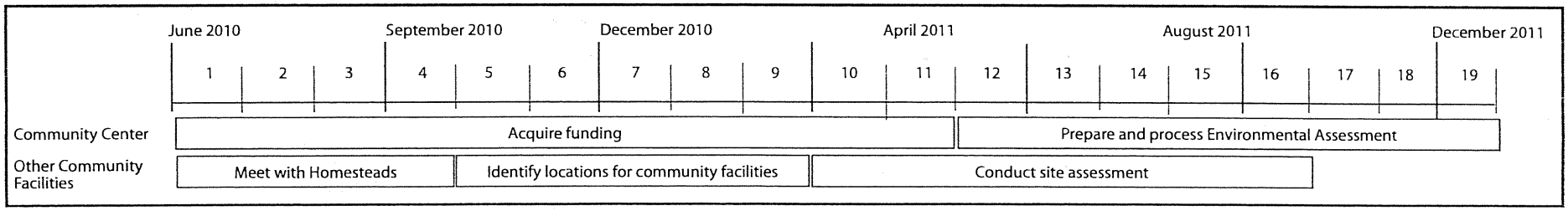
CRITICAL PATH

Community Center

- Acquire funding for project implementation.
- Environmental Assessment Process to be initiated and completed.

Other Community Facilities

- Meet with Kēōkea and Waiohuli Homesteads Associations to organize, discuss and prioritize potential community facilities.
- Identify community facilities to be implemented.
- Conduct site assessment study for proposed community facilities.
- Acquire funding and support for community facilities.



KĒŌKEA HOMESTEAD FARM LOTS ASSOCIATION COMMUNITY CENTER

FINAL ENVIRONMENTAL ASSESSMENT/ ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT (HRS 343)

Kēōkea Ahupua'a, Makawao District, Maui

TMKs (2) 2-2-032:067 and 068

APPLICANT:

Kēōkea Homestead Farm Lots Association

PROPOSING AGENCY:

DEPARTMENT OF HAWAIIAN HOME LANDS

PREPARED BY:

PBR HAWAII & ASSOCIATES, INC.

Prepared pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules

JULY 2022

ITEM NO. F-1
EXHIBIT "H"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, acting Administrator
Land Management Division

Kalei Young, Supervising Land Agent
Land Management Division KY

From: Shelly Carreira, Land Agent SC
Land Management Division

Subject: Approval to Issue a License Agreement to Waiehu Kou Phase 3 Association, Waiehu, Wailuku, Maui Island, TMKS: (2) 3-2-012:005 (por.) & 3-2-024:090

APPLICANT:
Waiehu Kou Phase 3 Association "LICENSEE"

RECOMMENDED MOTION/ACTION:
That the Hawaiian Homes Commission (HHC) grant its approval to issue a License Agreement to Waiehu Kou Phase 3 Association for approximately 1.58 acres (more or less) of Hawaiian home lands TMK: (2) 3-2-012:005 (por.) and (2) 3-2-024:090 for community garden, community gathering, and stewardship purposes.

Authorize the issuance of a license agreement to LICENSEE covering the subject area under the terms and conditions cited below, which are by this reference incorporated herein and further subject to the following:

A. The standard terms and conditions of the most current license form, as may be amended from time to time;

B. The term of the license agreement is for ten (10) years, commencing upon execution of the license agreement document. The license agreement may be extended for additional ten (10) year period subject to evaluation and at the sole discretion of LICENSOR;

C. LICENSOR and LICENSEE may mutually agree to increase the licensed area for accommodating additional community garden area. Amendments to increase land area are subject to approval from the Hawaiian Homes Commission;

D. The monthly fee shall be $20.00;

E. LICENSEE shall be responsible for utility connection and service to the premises;

F. LICENSEE shall be responsible for the management and maintenance of the premises;

G. LICENSEE shall comply with HRS Chapter 343, Environmental Assessment and HRS Chapter 6E, State Historic Preservation Division requirements for proposed development on the licensed premises;

H. LICENSEE shall submit for approval all plans and specifications for any improvements, modifications, alterations, or additions constructed on the land; to include clearing, grading, grubbing, fencing, building to the Chairperson of the Hawaiian Homes Commission for approval prior to construction;

I. The documentation and processing fee shall be waived;

J. The License document shall be subject to the review and approval of the Department of the Attorney General; and

K. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission to best serve the interest of the Hawaiian Home Lands Trust.

LOCATION:

Portion of Hawaiian home lands situated in Waiehu, Wailuku, Maui Island, identified as TMKS: (2) 3-2-012:005 (por.) and (2) 3-2-024:090 (see Exhibit "A")

AREA:

Approximately 1.58 acres (more or less)

BACKGROUND/DISCUSSION

Waiehu Kou Phase 3 Association (WK3) submits its request form for Non-Homesteading Land Use Purposes for consideration to use a portion of the subject TMKS for community garden and community gathering area for farmers market, cultural activities, and well-being activities (see Exhibit "B").

Through grant funding provided by the Department of Hawaiian Home Lands, WK3 were able to procure a feasibility study to define the benefits of community gardens and examine successes, infrastructure needs, costs, staffing, and organization structure. The feasibility study was prepared by Ke Kai Planning in April 2025. In summary, the project aims to improve food security through food production, reduce dependence on imported goods, and support Firewise by reducing fuel load.

The WK3 proposed use is identified as a regional priority project to investigate feasibility of use of vacant lands between Waiehu Kou III and IV for community garden, agricultural production, permaculture, crop planting uses and mitigating wildfire risks.

Pursuant to the Maui Island dated September 2004, Waiehu Land Use Plan Figure G, the proposed garden site is noted as General Agriculture. WK3 proposes utilizing Lot 90 as a community project area and gathering space for programs and activities. Although the Maui Island Plan identifies Lots 90 as a residential space, the recitals in WK3's Declaration of Covenants, Conditions and Restrictions describe Lot 90 as "open space."

WK3's proposed uses at the subject TMKS will support programs and activities that benefit the Waiehu Kou homestead community.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS
The recommended disposition is consistent with the following plans, policies, and programs:

1) DHHL's General Plan (2022) goals and policies:

Goal LU1: Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
Goal RM-1: Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

2) DHHL's Maui Island Plan, September 2004
    - Land Use Designation: General Agriculture, Figure G, Waiehu Land Use Plan (see Exhibit "C")

3) DHHL's Waiehu Kou/Paukukalo Regional Plan: The proposed use of Hawaiian Home Lands is identified in the Waiehu Kou/Paukukalo Regional Plan dated June 2010, Priority Project: Investigate Feasibility of Use of Waiehu Kou Vacant Land between Waiehu Kou 3 and 4. Options for this site include a community garden, agricultural production, permaculture, and crop planting (see Exhibit "D").

AUTHORITY
§207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

RECOMMENDATION
Land Management Division respectfully recommend approval of the requested motion, as stated.

ITEM NO. F-2
EXHIBIT "A"

REQUEST FORM
for
NON-HOMESTEADING LAND USE PURPOSES

PART 1: APPLICANT INFORMATION

Name: Daniel Ornellas, Project Manager
Address: 128 Kaulana Na Pua Circle, Wailuku, HI 96793
Phone No.: 808-264-0783

If Corporation/Organization is a Non-Profit:
Name: Waiehu Kou Phase 3 Association, Inc. (WK3)
Address: P.O. Box 1117, Wailuku, HI 96793
Phone No: 808-264-0783 email: daniel.l.ornellas@hawaii.gov

Requesting Organization is a Non-Profit:
Type of Non-Profit: Homestead Organization – governed by HHC beneficiary members

Officers and Principal Representatives:
Viliami Filimoeatu (President), Darrell Yagodich (Vice-President), Daniel Ornellas (Secretary-Treasurer), and Directors Edmund Auwae, Cranston Kapoi, Kimo Legsay, and Christopher Vierra.

Mission of Organization:
A community of native Hawaiian people who regard everyone with mutual respect, trust, and honor. Striving to enhance the economic development and welfare of our community through responsible planning to ensure WK3 is a self-sustainable, educated, healthy, safe, drug-free, and clean community for generations present and future.

Date Incorporated: 2004 State of Incorporation: Hawaii

Federal Tax ID#: 75-3197743 State Tax ID#: W68609772-01

ITEM NO. F-2
EXHIBIT "B"

PART 2: NON-HOMESTEADING LAND USE REQUEST

COMMUNITY GARDEN
TMK NO. (2) 3-2-012:005
1 ACRE (more or less)

Describe the proposed non-homesteading land use envisioned under this request as submitted.

The Community Garden Project seeks to improve food security for the neighborhood, implement a fire-wise program to reduce fuel loads, increase food production, and contribute to a reduction on dependence on imported goods.

A feasibility study was conducted by the planning firm "Ke Kai Planning" for the Waiehu Kou Phase 3 Association, Inc. (WK3) and completed in April 2025. The feasibility study was made possible through grant funds from DHHL.

The study defined the benefits of community gardens and examined eight other successful community gardens to better understand their goals, infrastructure needs, costs, staffing, and organization structure. In-depth analysis was conducted of the vacant WK3 parcels agricultural and environmental characteristics. A survey and community meetings were held to assess WK3 resident needs and opportunities.

Site-specific analysis was conducted to recommend:

- Hawaiian native plants to restore the Waiehu sand dunes and landscape such as with native ground cover, shrubs, and shade trees.
- Hawaiian ethnobotanical plants with medicinal uses.
- Agricultural flora near shaded areas or in raised beds such as herbs, row crops.
- Inclusion of an existing imu pit.

The report explores irrigation options with the primary water source available through Lot 90, funding sources, and consistency with public policy and land use plans. Since the community garden is identified in the 2010 Paukukalo/Waiehu Kou Regional Plan as a priority project, beneficiary consultation requirements are deemed satisfied. Cultivation of community gardens in the agriculture land use

district, with analysis by DHHL, can be exempt from Chapter 343, HRS environmental review.

Land Area Requested: **Acreage:** 1 Acre (more or less)
Term: 10 years with option to renew for 10 years more

Island: Maui **Tax Map Key No.:** (2) 3-2-012:005

Character of Use: Agricultural

Enclosed: TMK map and Report by Ke Kai Planning, "WK3 Community Garden Land Use Feasibility Project for Use of Waiehu Kou Vacant Lands", April 2025.

COMMUNITY AREA

TMK NO. (2) 3-2-024:090 AKA "LOT 90" 7,913 SQUARE FEET

Describe the proposed non-homesteading land use envisioned under this request as submitted.

The Community Area Project seeks to provide a gathering space for a wide variety of community activities. Over the years, many different uses have been raised, including:

- Keiki Activities such as keiki movie nights, inflatable jumpers and slides, summer fun with lunch, after school tutoring;
- Community Well-Being activities such as farmer's market, swap meet;
- Community Hawaiian Cultural activities such as Hawaiian food preparation, medicinal uses, storytelling, hula and chanting, lei, weaving and tapa making; and
- Use as a gathering place for Hawaiian agencies to discuss current issues and provide services such as on Hawaiian home lands, health, education, kupuna affairs, water and land rights, and legal matters.

- Revenue-producing Activities for WK3 Association purposes, for example, with regional concerts and food fairs.

To accommodate the wide range of uses on a small lot, current discussion centers on a modest size, 400 sf. ft. facility for a bathroom, commercial kitchen, and storage space. Most of the parcel would be left open and undeveloped to accommodate different uses with temporary, portable accommodations such as chairs and tents, inflatable toys and pools, games, etc . . .

WK3 is requesting a three-year Right of Entry to pursue needed feasibility and master plans in order to secure long-term use of the land and funding resources.

Land Area Requested: **Acreage:** 7,913 Square Feet **Term:** 3 Years

Island: Maui **Tax Map Key No.:** (2) 3-2-024:090 AKA "LOT 90"

Character of Use: Community Development

* * * * *

Does applicant have any existing land disposition issued by Hawaiian home lands for non-homesteading uses? No.

Describe how proposed land use request will have direct or significant indirect benefit to the Trust and/or its Beneficiaries (Applicants & Lessees).

COMMUNITY GARDENS – The community gardens and imu do not require significant improvements and can be operational in fairly short order. Several existing homesteaders engaged in gardening can expand their food production, including use of the imu. The community gardens will be situated to not affect flood plains and flood insurance requirements. In addition, they will be used to complement the Hawaii Fire-wise Community Initiative which WK3 recently joined.

COMMUNITY AREA – The community area would include minimum facilities to make optimum use of the small size of Lot 90. Fortunately, Lot 90 has been subdivided and has full urban infrastructure services including water and sewer, electrical, drainage, and solid waste pickup. Although Lot 90 can be used for many different purposes of benefit to Waiehu Kou, it can serve as a direct support to the adjacent Community Garden. For example, food grown in the Community Garden

can be sold at Farmers Markets on Lot 90, or processed and cooked on Lot 90, or packaged at cost for distribution for those in need.

The following authorized representative submits this request for use of Hawaiian home lands under non-homesteading purposes and acknowledges that:

1. This application does not constitute any form of DHHL approval to this non-homestead land use request as submitted;

2. This is an application process that will be subject to further review, evaluation, and consideration by DHHL and may require additional information to be submitted;

3. In the best interest of the trust, DHHL reserves the right to exercise its prudent authority pursuant to and in accordance with the Hawaiian Homes Commission Act (Section III, Section 204(a)(2), Section 220.5, Section 207(c), Hawaii Revised Statutes, Chapter 171, as amended and the Hawaii Administrative Rules, Title 10; and

4. Associated non-refundable processing and documentation fees shall be assessed for each respective disposition request as follows:

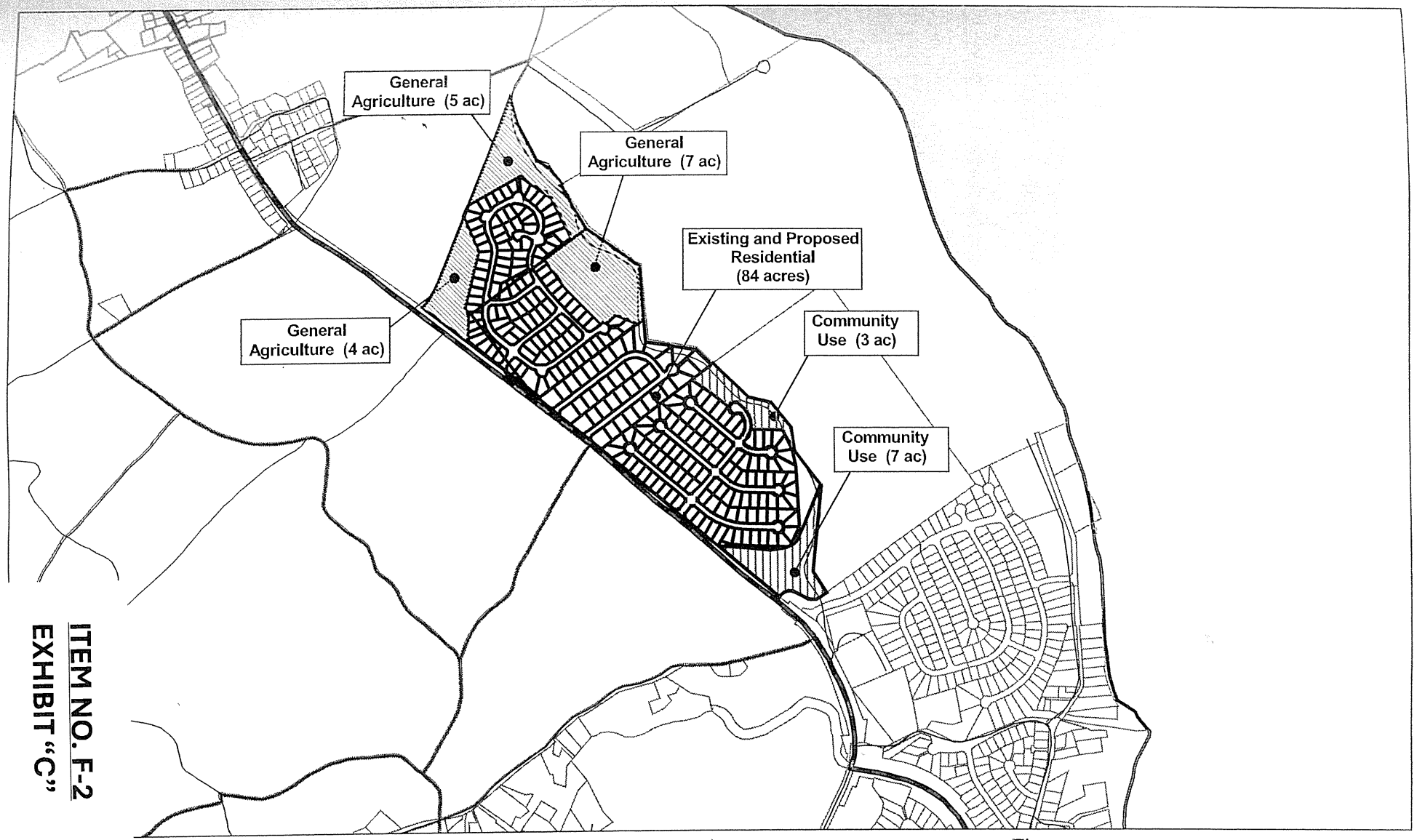
Revocable Permit - $100 License - $200 General Lease – Cost Documentation (all) - $75

Waiehu Kou Phase 3 Association, Inc.
Print Individual or Organization Name

September 17, 2025
Date

Daniel Ornellas, Project Manager
Authorized Representative, Name & Title

Signature



ITEM NO. F-2
EXHIBIT "C"

DHHL Land Boundary

Land Use Summary	Approx Acres
Existing Residential	84
Community Facility	7
Total	91

Figure G
WAIEHU
Land Use Plan

MAUI LAND INVENTORY

DEPARTMENT OF HAWAIIAN HOME LANDS

NORTH

250 0 500
(FEET)

PBR HAWAII

7/21/03

Source: County of Maui and Department of Hawaiian Homelands
Q:/Maui/dhhl inventory/GIS/projects/land use/waiehu.apr

Priority Project - Investigate Feasibility of Use of Wai`ehu Kou Vacant Lands between Wai`ehu Kou III and IV

Description: The Wai`ehu Kou beneficiaries are interested in investigating possible uses for vacant lands located between Wai`ehu Kou III and IV. As the site is currently located within a flood zone, no permanent structures can be developed because adjacent residents' flood insurance rates would be adversely affected. Several options for this site include a community garden, agricultural production, permaculture, and crop planting. In addition, Wai`ehu Kou beneficiaries expressed the need for research to be completed regarding the historical background of flooding and wild fires in the area.

Estimated Completion Date: June 2011

Location: DHHL owned vacant land between the Wai`ehu Kou III and IV homesteads.

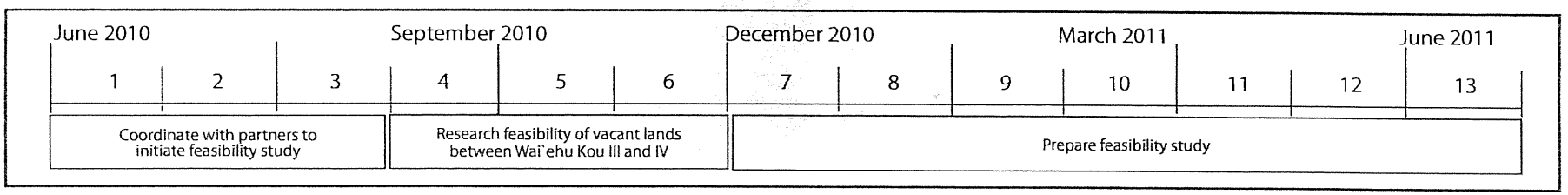
Status: Discussion with project partners, DHHL, and Wai`ehu Kou homesteads to be scheduled to explore possible uses of the site.

Partners: Wai`ehu Kou beneficiaries and DHHL

Cost: Unknown

CRITICAL PATH

- Complete feasibility study of the site including legal and insurance considerations for potential users, Wai`ehu Kou III homeowners and DHHL.
- Coordinate between project partners to determine possible uses for the site.



ITEM NO. F-2
EXHIBIT "D"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

Kalei Young, Supervising Land Agent
Land Management Division

From: Shelly Carreira, Land Agent
Land Management Division

Subject: Approval to Issue a License Easement, Kevin & Deborah Robell Trust, Waiohuli-Keokea, Kula, Maui Island, TMK: (2) 2-2-031:025 (por.) & 043 (por.)

APPLICANT:
Kevin & Deborah Robell Trust, "LICENSEE"

RECOMMENDED MOTION/ACTION:

1. That the Hawaiian Homes Commission grant its approval to issue a License Easement to Kevin & Deborah Robell Trust for approximately 80 sq. ft. (more or less) of Hawaiian home lands TMK: (2) 2-2-031:025 (p) & 043 (p) for the purpose of a waterline utility easement for installation of a water meter to service TMK: (2) 2-2-005:090, subject to the following conditions:

   A. The standard terms and conditions of the most current License form, as may be amended from time to time;

   B. The term of the License shall be in perpetuity, commencing upon execution of the License document;

   C. The fee for the easement shall be gratis;

   D. Community Benefit Contribution. Within Ninety (90) days of the execution of a License Easement document, LICENSEE shall make a one-time community benefit contribution in the amount of Twenty-Five Thousand Dollars and 00/100 ($25,000.00), divided equally between two Domestic Nonprofit Corporations, the **WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.**, and the **KEOKEA HOMESTEAD FARM LOTS ASSOCIATION**, so that each such party shall receive an amount equal to Twelve Thousand Five-hundred Dollars and 00/100 ($12,500.00);

   E. LICENSEE shall establish a direct communication channel with the **WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.** and the **KEOKEA HOMESTEAD FARM LOTS ASSOCIATION** for the purposes of delivering periodic and/or significant changes in the use, ownership, or control of any water system benefitted by the License;

   F. LICENSEE may not use the premises for any purpose other than waterline utility easement;

G. Licensee shall at its own expense, obtain a metes and bounds survey of the proposed easement area. The metes and bounds survey shall replace the attached Exhibit "A;"

H. LICENSEE shall abide by all Department Water Supply requirements, applicable governmental permits and shall comply with federal, state, and county laws and regulations, codes, and ordinances;

I. LICENSEE shall, at its own expense, maintain and keep in force throughout the life of the License, a comprehensive general liability insurance policy with limits specified by Licensor;

J. LICENSEE shall not further assign, mortgage, or pledge its interest in the License premises or improvements erected on the premises without the prior written consent of Licensor, which consent will not be withheld unreasonably;

K. LICENSEE shall pay the non-refundable processing and documentation fee, $275.00;

L. Ingress and egress access to and from Keanuhea Street is not permissible;

M. The License Easement shall be subject to other standard terms and conditions of similar licenses issued by DHHL and will be subject to the review and approval of the Department of the Attorney General; and

N. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission.

LOCATION:
Portion of Hawaiian home lands situated in Waiohuli-Keokea, Kula, Maui Island, TMK: (2) 2-2-031:025 (p) & 043 (p) and further shown in Exhibit "A".

AREA:
Approximately 80 sq. ft. (more or less)

BACKGROUND/DISCUSSION:
Through the attached request, the Kevin & Deborah Robell Trust (Robell Trust) seeks a access to Hawaiian home lands for a water line connection from the County of Maui, Department of Water Supply (DWS) water source infrastructure situated on Department of Hawaiian Home Lands (DHHL) property (TMK 2-2-2-031-043), to Robell's land (TMK 2-2-2-005-090), see Exhibit "B". The DHHL land use request form was submitted under Kealana Farms Management Company, LLC by Kevin Robell, who a managing member for the business. Since the Kevin & Deborah Robell Trust holds fee simple interest in the parcel approved for the DWS water meter, this submittal addresses the benefited landowner.

The proposed easement consists of approximately 80 sq. ft. and would connect the existing DWS waterline within Keanuhea Street to a point where a new 5/8" DWS water meter would be installed for the benefit of the Robell Trust. A small, remnant DHHL parcel (Lot 25, 0.0469 acre) lies between Keanuhea Street and Robell Trust land, near the subject work area. DWS specified that the water meter housing must be installed within a short distance of the water main connection and therefore it is possible the meter housing may be placed on Lot 25 (DHHL) or Robell Trust property (see Figure No. 1). The requested survey will confirm if there are any impacts to DHHL's Lot 25.

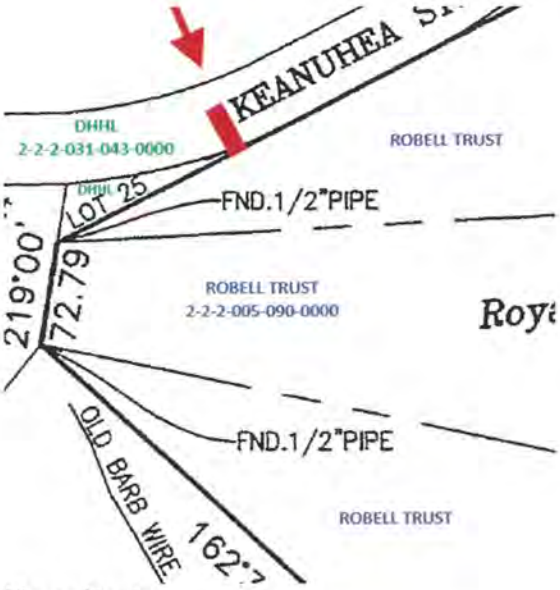


Figure No. 1

Figure No. 2

A beneficiary consultation was held on May 14, 2025, regarding the easement request. At its meeting of July 21-22, 2025, the Hawaiian Homes Commission (HHC) accepted the beneficiary consultation report under Planning Office (PO) submittal item G-1. The consultation report details recommended actions DHHL should complete before bringing the easement request before the HHC for decision making at its Maui meeting (see Exhibit "C").

The section below identifies the recommended "next step" noted within PO's beneficiary consultation report item G-1 and how these items were addressed.

1. DHHL verify with Maui County DWS whether Kealana Farm can access the County water system from Kula Highway and confirm if the only viable option is via Keanuhea Street.

   Per DWS, source capacity is available to accommodate a request DWS received on December 3, 2002, for additional water service at TMK: (2) 2-2-005:090. The DWS existing water system has been determined inadequate to supply additional domestic and irrigation water demand for Kula Highway connection. Therefore, Kula Highway connection would require the Robell Trust to perform DWS infrastructure upgrades to install a new 8" waterline along Polipoli Road and Pilikino Place for a distance of 2,200 linear ft., including transfer all affected DWS service laterals and fire standpipes over to the new 8" waterline (see Figure No. 2). Given this, the Kula Highway service connection is not adequate and/or economically viable.

2. Require removal of the gate on Keanuhea Street.

   Recommended Motion/Action, Section L. (no ingress & egress).

3. Community benefit provided by Kealana Farms.

   Recommended Motion/Action, Section D. (benefit contribution of $25,000).

4. Kealana Farms to provide periodic updates to the nearby community.

Recommended Motion/Action, Section E. (direct communication and periodic/significant updates to Waiohuli & Keokea Homestead Associations).

DHHL Land Management Division confirmed with DWS that Robell Trust water meter would not impact DHHL's 500,000-gallon source allocation. The Robell Trust payment for the DWS 5/8" meter includes a Water System Development Fees comprises of source, transmission and storage fees.

AUTHORITY

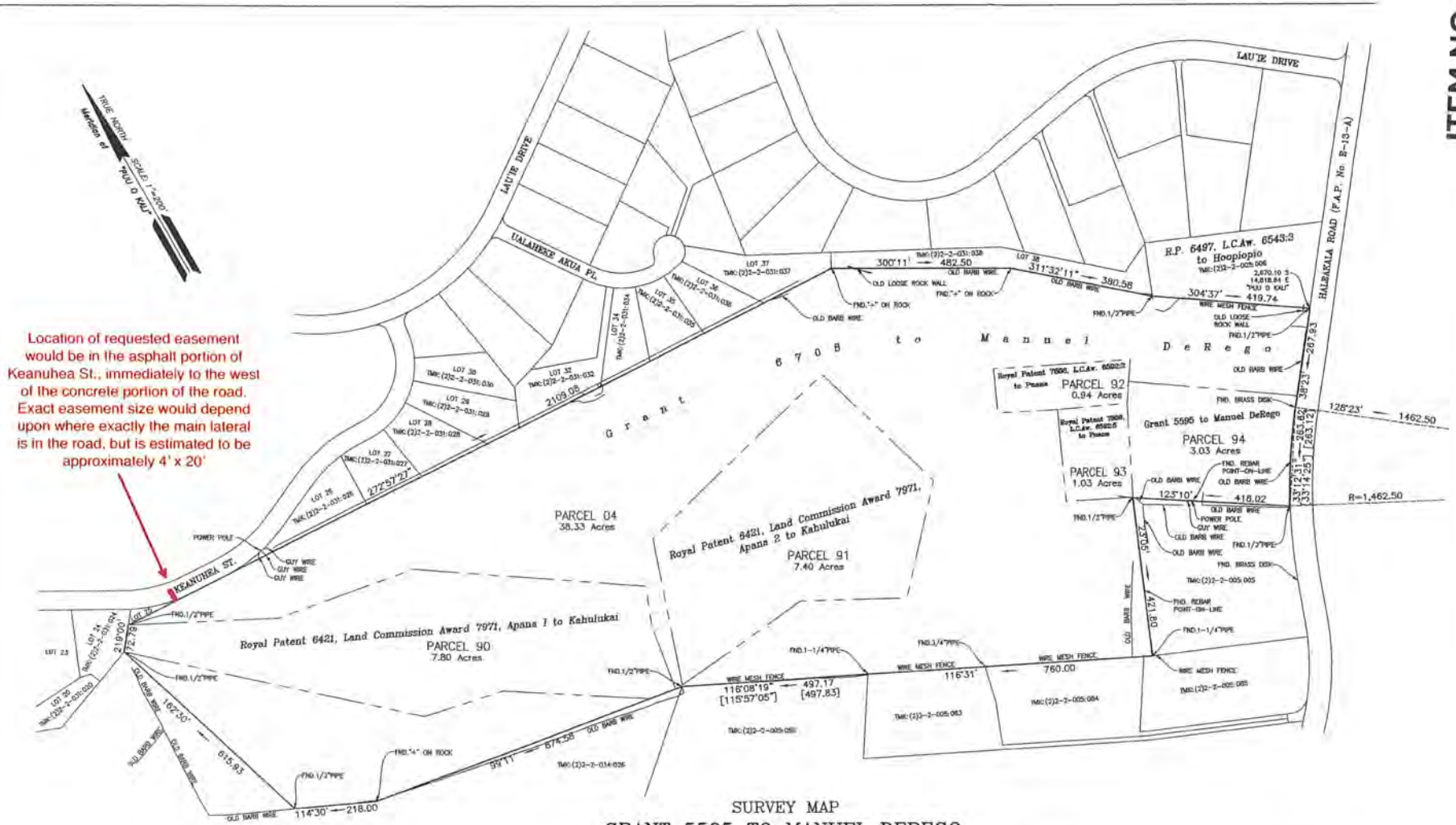
§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian home lands for public purposes.

§ 10-4-22 of the Hawaii Administrative Rules authorizes the issuance of license as easements in perpetuity or shorter term subject to reverter to the department upon termination or abandonment.

RECOMMENDATION

Land Management Division respectfully recommends approval of the requested motion/action as stated.

ITEM NO. F-3
EXHIBIT "A"



SURVEY MAP

GRANT 5595 TO MANUEL DEREGO,
GRANT 6708 TO MANUEL DEREGO,
ROYAL PATENT 6421, L.C.AW. 7971:1 TO KAHULUKAI
ROYAL PATENT 6421, L.C.AW. 7971:2 TO KAHULUKAI
ROYAL PATENT 7808, L.C.AW. 6592:2 TO PUANA
ROYAL PATENT 7808, L.C.AW. 6592:5 TO PUANA

Waiohuli–Keokea, Kula, Maui, Hawaii

TMK : (2) 2–2–005 : 004, 090, 091, 092, 093 & 094

SCALE BAR IN FEET

NOTES:

1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PUU O KALI".
2. Boundaries determined from the existing street survey monuments along Lau'ie Drive and Keahunea Street and found boundary corners of adjoining lots.
3. This map is based from a survey performed on February 1, 2020.
4. 100°00'00"—100.00 – Denotes azimuths & distances based on record deed information.
5. [100°00'00"—100.00] – Denotes azimuths, distances and coordinates are based on field information.

DMC ENGINEERING
2138 W. Vineyard St., Wailuku, HI 96793
P:(808)442-2508 F:(808)442-0519

This work was prepared by me or under my direct supervision.
DMC ENGINEERING

Bernardo L. Rarogal Lic. Exp. 4/20
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 10009

BERNARDO L. RAROGAL
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10009
HAWAII, U.S.A.

Received 1/24/2025

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia□ina o ka Moku□ina □ Hawai□i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia□ina o ka Moku□ina □ Hawai□i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho□ākele

KATIE L. DUCATT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho□ākele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka □Oihana □ ina Ho□opulapula Hawai□i
P. O. BOX 1879
HONOLULU, HAWAII 96805

LAND REQUEST APPLICATION FOR NON-HOMESTEADING PURPOSES

PART I: APPLICANT INFORMATION

Name: Kealana Farms Management Company, LLC (KFMC)

Address: PO Box 810 Kula HI 96790

Phone No.: 808-446-1454 Cell: 808-446-1454 email: kjrobell@gmail.com

☒ **Requesting Organization is For Profit - Individual or Business**

☐ Individual ☐ Sole Proprietorship ☐ Partnership
☐ Corporation ☒ Limited Liability Corporation ☐ Other

Is an Individual HHCA Beneficiary or is Owned by an HHCA Beneficiary ☐ Yes ☒ No

☐ **Requesting Organization is a Government Agency**

☐ Federal ☐ State ☐ County

Officers and/or Principal Representatives: Kevin Robell, Deborah Robell

Mission of Organization: Agriculture, Farming, Conservation.

Date Incorporated: 11/2010 **State of Incorporation:** Hawaii

Federal Tax ID#: 27-5290693 State Tax ID#: WH-173-513-5232-01

PART 2: NON-HOMESTEADING LAND USE REQUEST

Describe proposed non-homesteading land use envisioned under this request as submitted To obtain necessary authorization and license agreements in favor of Maui County Department of Water Supply to construct new water service laterals for our property, within Keanuhea Road. PLEASE SEE EXHIBIT "A" (attached).

**Please attach additional information if necessary*

Land Area requested: Acreage/Sq.Ft. Approx. 300 sq. ft. **Term:** In Perpetuity

Island: Maui **Tax Map Key No.:** 220310430000 (Keanuhea Street)

Indicate Character of Use:

☐ Agricultural ☐ Commercial ☐ Church ☒ Other
☐ Pastoral ☐ Industrial ☐ Community Facility

Text

ITEM NO. F-3
EXHIBIT "B"

and Request Form No. 25:010

Does applicant have any existing land disposition issued by Hawaiian home lands for non-homesteading use purposes? ☐ Yes ☒ No

If yes, under what type of use and disposition:_____

_____

_____

_____

Describe how proposed land use will have direct or indirect benefit to the Trust and/or its Beneficiaries (Applicants & Lessees): _____

Kealana Farms and Waiohuli Hawaiian Homesteaders Association are working collaboratively to establish and promote opportunities for agricultural development and business as part of Waiohuli's "WE DO" initiative. Approval of our land use request for a (approx. 300 sq. ft.) easement through DHHL lands to access Maui County DWS service line will support agricultural resiliency for the greater Kula region while concurrently supporting Waiohuli's WE DO with training, mentorship and agricultural development. At minimum, Waiohuli's and Kealana Farms' long-term goal would be to promote and provide agricultural benefits to the homestead community and the greater Kula community.

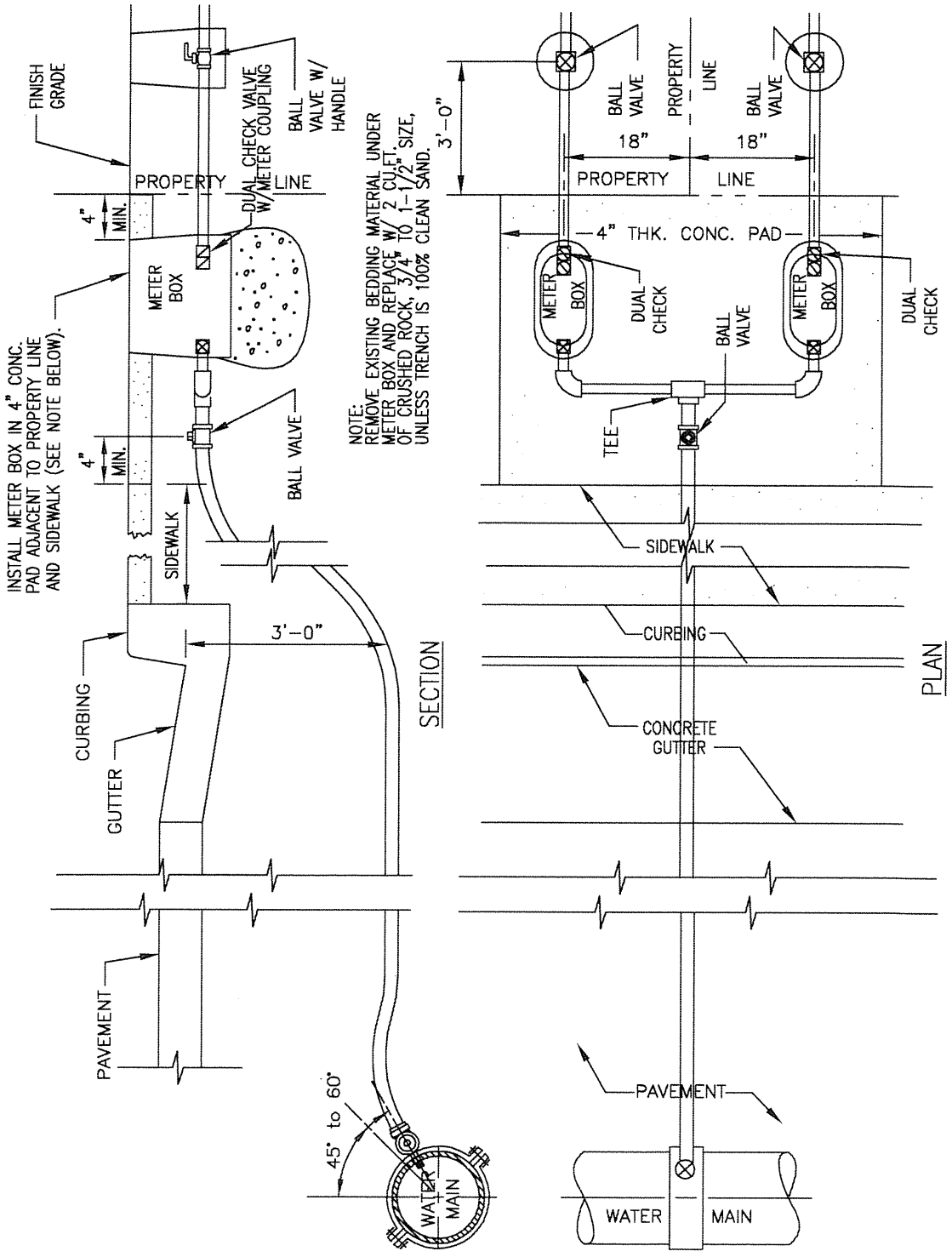
The following authorized representative submits this request for use of Hawaiian home lands under non-homesteading purposes and acknowledges that:

1. This application does not constitute any form of DHHL approval to this non-homestead land use request as submitted;
2. This is an application process that will be subject to further review, evaluation and consideration by DHHL and may require additional information to be submitted;
3. In the best interest of the trust, DHHL reserves the right to exercise its prudent authority pursuant to and in accordance with the Hawaiian Homes Commission Act (Section III, Section 204(a)(2), Section 220.5, Section 207(c), Hawaii Revised Statutes, Chapter 171, as amended and the Hawaii Administrative Rules, Title 10;
4. Associated non-refundable processing and documentation fees shall be assessed for each respective disposition request as follows:
   Revocable Permit - $100.00 License - $200.00 General Lease – Cost Documentation (all)…$75.00

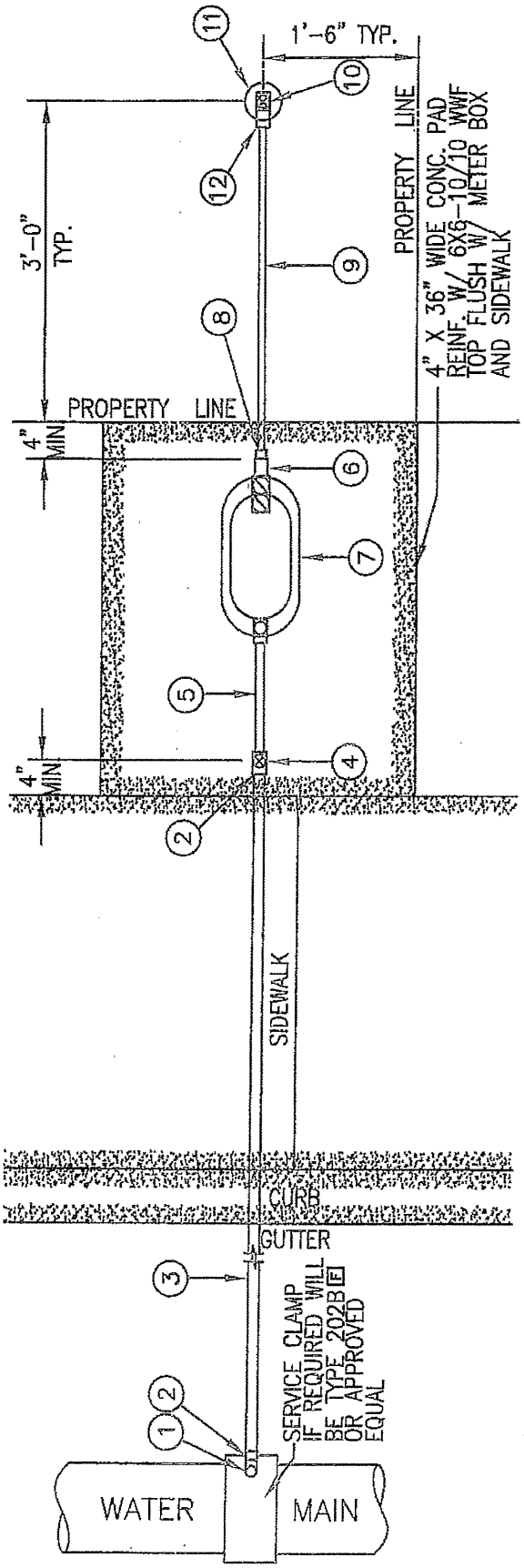
Kealana Farms Management Company LLC	January 23, 2025
Print Individual or Organization Name	**Date**
Kevin Robell / Managing Member	
Authorized Representative Name & Title	**Signature**

Maui

Land Request Form No. 25:010



			2002 REVISION
MAUI	TYPICAL SERVICE LATERAL SCALE: NTS	STANDARD DETAILS	L24



NOTE: SEE L26 FOR MATERIALS AND NOTES

REVISION
2003
2002

MAUI	SINGLE SERVICE LATERAL TYPE "A", 5/8" & 3/4" METERS) SCALE: NTS	STANDARD DETAILS	L25

MAUI

SINGLE SERVICE LATERAL (TYPE "A", 5/8" & 3/4" METERS)

SCALE: NTS

STANDARD DETAILS

L26

REVISION	2002	2003

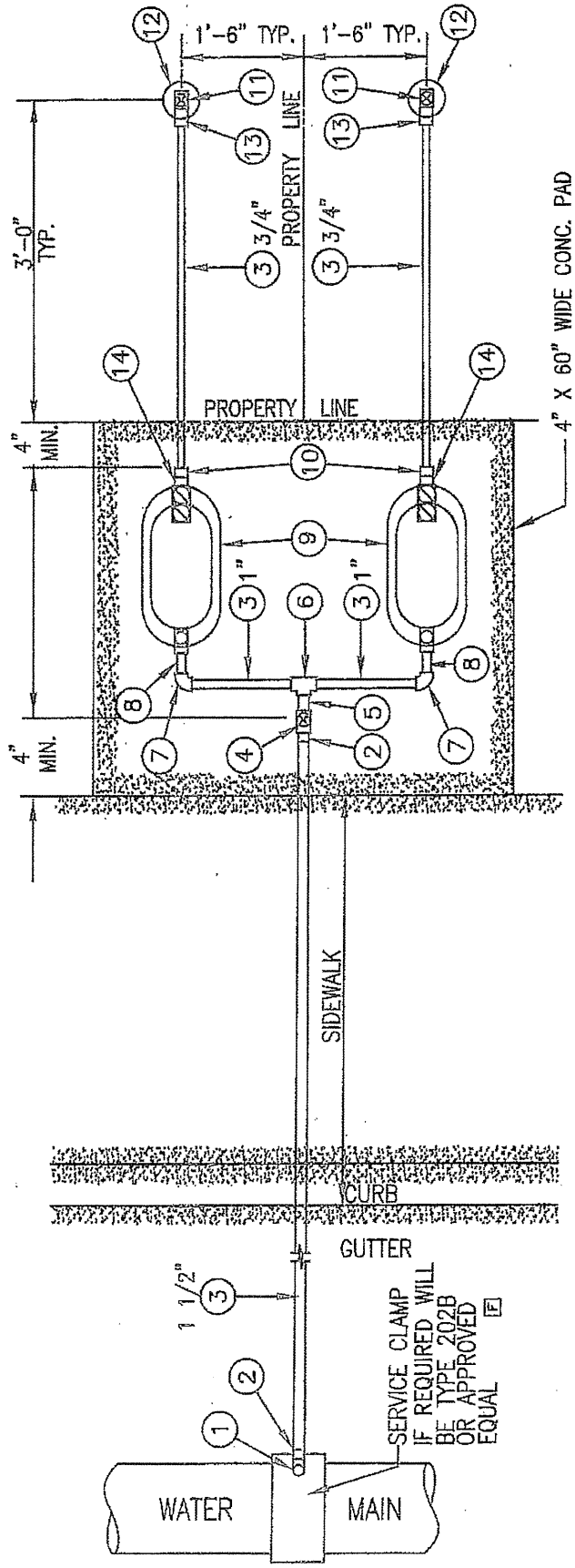
TYPE	METER SIZE	① BALL CORP.	② COPPER ADAPTER	③ COPPER SERVICE TUBING	④ BRONZE BALL VALVE	⑤ BRASS NIPPLE	⑥ BRASS BUSHING
A	5/8" x 3/4"	1" AWWA THREAD x FEMALE I.P.T. FB 1600-4 [F]	1" MALE I.P.T. x COPPER UNION	1"	1" FEMALE I.P.T. B 11-444 [F]	1" x 4"	N/A
A	3/4" x 3/4" (LONG BODY)	1" AWWA THREAD x FEMALE I.P.T. FB 1600-4 [F]	1" MALE I.P.T. x COPPER UNION	1"	1" FEMALE I.P.T. B 11-444 [F]	1" x 4"	1" MALE IPT x 3/4" FEMALE IPT C 18-34 [F]

TYPE	METER SIZE	⑦ CAST IRON METER BOX	⑧ COPPER ADAPTER	⑨ COPPER SERVICE TUBING	⑩ BRONZE BALL VALVE	⑪ PLASTIC VALVE BOX	⑫ DIELECTRIC UNION
A	5/8" x 3/4"	1" FEMALE I.P.T. INLET 3/4" FEMALE I.P.T. OUTLET LYLB 111-243-TP (METER SHUTOFF AND DUAL CHECK VALVE INCLUDED) [F]	3/4" MALE I.P.T. x COPPER	3/4"	3/4" FEMALE I.P.T. B 11-333 HB-34S [F]	10" AMETEK 10-181-014 W/ GREEN COVER 10-181-015	3/4 BRASS W/ CLOSE NIPPLE
A	3/4" x 3/4" (LONG BODY)	1" FEMALE I.P.T. INLET 1" FEMALE I.P.T. OUTLET LYLB 111-444-TP (METER SHUTOFF, DUAL CHECK VALVE AND 1" x 3/4" ADAPTERS FOR 3/4" METER INCLUDED) [F]	3/4" MALE I.P.T. x COPPER	3/4"	3/4" FEMALE I.P.T. B 11-333 HB-34S [F]	10" AMETEK 10-181-014 W/ GREEN COVER 10-181-015	3/4 BRASS W/ CLOSE NIPPLE

[F] DENOTES FORD METER BOX MANUFACTURING CO. NUMBER.

NOTES

1. ALL FITTINGS AND MATERIALS SHALL BE AS LISTED BY BRAND NAME OR APPROVED EQUAL. FOR CONDITION OTHER THAN STANDARD CONDITION SHOWN, ENGINEER SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL.
2. SEE L25 FOR PLAN VIEW
3. WHERE THERE IS NO SIDEWALK, THE 4" CONCRETE PAD SHALL MEASURE 42" FRONT-TO-BACK AND 36" ALONG THE PROPERTY LINE, WITH TOP ELEVATION 2" ABOVE THE GRADED SHOULDER.
4. WHERE SUBJECT TO TRAFFIC LOADING, REPLACE PLASTIC VALVE BOX WITH CAST IRON FRAME & COVER W/ CONC. COLLAR (SEE V16).



NOTE: SEE L28 FOR MATERIALS AND NOTES

2003
2002
REVISION

MAUI	DOUBLE SERVICE LATERAL (TYPE "A-1", 5/8" & 3/4" METERS) SCALE: NTS	STANDARD DETAILS	L27

MAUI

DOUBLE SERVICE LATERAL (TYPE "A-1", 5/8" & 3/4" METERS)

SCALE: NTS

STANDARD DETAILS

L28

TYPE	METER SIZE	① BALL CORP.	② COPPER ADAPTER	③ COPPER SERVICE TUBING	④ BRONZE BALL VALVE	⑤ COPPER ADAPTER	⑥ COPPER TEE	⑦ COPPER 90° ELLS
A-1	5/8" x 3/4"	1 1/2" AWWA THREAD x FEMALE I.P.T. FB 1600-6 [F]	1 1/2" MALE I.P.T. x COPPER UNION	SIZES AS NOTED ON L27	1 1/2" FEMALE I.P.T. B 11-666 [F]	1 1/2" MALE I.P.T. x COPPER (SPIGOT)	1" x 1" x 1 1/2" C x C x C	1" C x C
A-1	3/4" x 3/4" (LONG BODY)	1 1/2" AWWA THREAD x FEMALE I.P.T. FB 1600-6 [F]	1 1/2" MALE I.P.T. x COPPER UNION	SIZES AS NOTED ON L27	1 1/2" FEMALE I.P.T. B 11-666 [F]	1 1/2" MALE I.P.T. x COPPER (SPIGOT)	1" x 1" x 1 1/2" C x C x C	1" C x C

TYPE	METER SIZE	⑧ COPPER ADAPTER	⑨ CAST IRON METER BOX	⑩ COPPER ADAPTER	⑪ BRONZE BALL VALVE	⑫ PLASTIC VALVE BOX	⑬ DIELECTRIC UNION	⑭ BRASS BUSHING
A-1	5/8" x 3/4"	1" MALE I.P.T. x COPPER (SPIGOT)	1" FEMALE I.P.T. INLET 3/4" FEMALE I.P.T. OUTLET LYLB 111-243-TP (METER SHUTOFF AND DUAL CHECK VALVE INCLUDED) [F]	3/4" MALE I.P.T. x COPPER	3/4" FEMALE I.P.T. B 11-333 HB-34S [F]	10" AMETEK 10-181-014 W/ GREEN COVER 10-181-015	3/4 BRASS WITH CLOSE NIPPLE	N/A
A-1	3/4" x 3/4" (LONG BODY)	1" MALE I.P.T. x COPPER (SPIGOT)	1" FEMALE I.P.T. INLET 1" FEMALE I.P.T. OUTLET LYLB 111-444-TP (METER SHUTOFF, DUAL CHECK VALVE AND 1" x 3/4" ADAPTERS FOR 3/4" METER INCLUDED) [F]	3/4" MALE I.P.T. x COPPER	3/4" FEMALE I.P.T. B 11-333 HB-34S [F]	10" AMETEK 10-181-014 W/ GREEN COVER 10-181-015	3/4 BRASS WITH CLOSE NIPPLE	1" MALE I.P.T. x 3/4" FEMALE I.P.T. C 18-34 [F]

[F] DENOTES FORD METER BOX MANUFACTURING CO. NUMBER.

NOTES

1. ALL FITTINGS AND MATERIALS SHALL BE AS LISTED BY BRAND NAME OR APPROVED EQUAL. FOR CONDITION OTHER THAN STANDARD CONDITION SHOWN, ENGINEER SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL.
2. SEE L27 FOR PLAN VIEW
3. WHERE THERE IS NO SIDEWALK, THE 4" CONCRETE PAD SHALL MEASURE 42" FRONT-TO-BACK AND 60" ALONG THE PROPERTY LINE, WITH TOP ELEVATION 2" ABOVE THE GRADED SHOULDER.
4. WHERE SUBJECT TO TRAFFIC LEADING, REPLACE PLASTIC VALVE BOX WITH CAST IRON FRAME & COVER W/ CONC. COLLAR (SEE V16).

REVISION	2002	2003

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21-22, 2025

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Lillie Makaila, Acting Planning Program Manager

SUBJECT: Accept the Beneficiary Consultation Report for Kealana Farm's Request for an Easement Thru DHHL Property to Keanuhea Street, Waiohuli, District of Kula, Island of Maui, TMK: (2)-2-031-043:000 (por., Keanuhea Street)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation Report as the official public record of beneficiary input and feedback relative to the beneficiary consultation conducted for Kealana Farm's proposed easement thru DHHL Property to Keanuhea Street, Waiohuli, District of Kula, Island of Maui, TMK: (2)-2-031-043:000 (por., Keanuhea Street).

DISCUSSION

Background

The HHC recognizes that meaningful, timely, and informative beneficiary consultation is necessary for the successful formulation and implementation of its policies, programs, and projects. In 2009, the Commission adopted a Beneficiary Consultation Policy. The purpose of the Policy is to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL's planning and decision-making.

The policy requires consultation for four types of proposals that require HHC action:

1. Statewide Policy Issues
2. Amendments to Land Use Designations
3. Development of DHHL Plans
4. Proposed Long-Term Use of Hawaiian Home Lands for Non-Homesteading Use

ITEM NO. F-3
EXHIBIT "C"

Kealana Farms owns a neighboring parcel next to DHHL lands in Waiohuli, Maui. Kealana Farms is seeking a long-term easement thru DHHL property from its property to Keanuhea Road for the purposes of accessing the County water main along Keanuhea Road. (See Location Map Exhibit A)

The request for a long-term easement from DHHL constitutes a long-term use of Hawaiian Home Lands for non-homesteading purposes and requires beneficiary consultation. The purpose of the beneficiary consultation meeting was to inform beneficiaries in the Kula District about the land use request from Kealana Farms and allow beneficiaries to ask questions and provide input on the proposed easement through Hawaiian Home Lands.

Beneficiary Consultation Process

The proposed use of Hawaiian Home Lands went through the following steps to ensure that beneficiaries were informed about the opportunity to provide feedback on the land use request.

STEP 1. THE PROPOSED ACTION IS DESCRIBED AS:

Request from Kealana Farms, LLC for an easement to access the County water main along Keanuhea Road, TMK (2)-2-031-043:000 (por., Keanuhea Street).

STEP 2. BENEFICIARIES WERE NOTIFIED OF OPPORTUNITIES TO CONSULT

The Department conducted a beneficiary consultation meeting in-person at He Piko no Waiohuli (Waiohuli Hawaiian Homestead Association Community Center) on May 14, 2025.

- A total of 880 postcards were mailed to Maui lessee's and applicants in the Kula District. (EXHIBIT B).
  - 236 applicants that have a mailing address with a Kula zipcode
  - 590 Waiohuli lessees
  - 64 Keokea lessees

It should be noted that several homestead lessees and families reported that they did not receive postcard notification, in particular those families living on Keanuhea Street. Many said they were informed about the meeting by other lessees through word of mouth. DHHL will review and re-vise its internal mailout process to make sure beneficiary meeting notifications are sent to

all affected beneficiaries in the future.

STEP 3. PRESENTATION MATERIALS FOR MEETINGS ARE AVAILABLE FOR FEEDBACK:

A slideshow presentation was prepared for the beneficiary consultation (EXHIBIT C). This slideshow was presented on May 14, 2025 to participants at the in-person meeting.

DHHL created a webpage to disseminate information and provide easy access to information related to this request. The webpage for this land use request can be found here:

https://dhhl.hawaii.gov/kealana-farms-request-for-easement-thru-dhhl-property/

STEP 4. COMMENTS ARE COMPILED:

The following table and data below captures the level of participation and engagement at the May 14, 2025 consultation and subsequent 30- day comment period:

Table 1: Summary of beneficiary participation

Beneficiary Consultation Meeting	Participants	No. Self-ID as DHHL Beneficiaries/Beneficiary Organizations
May 14, 2025	51	38
Comment Period	13	11

A total of 51 people signed in at the May 14, 2025 meeting. Of those 51 people that signed in, 38 people self-identified as a DHHL beneficiary (applicant, lessee, or both),and 13 individuals did not disclose whether they were a beneficiary or not. Additionally, not all attendees may have signed in. An estimated 10 to 20 attendees did not sign in.

Summary of Beneficiary Comments Received

The majority of the comments received during this beneficiary consultation process expressed opposition to Kealana Farm's easement request for various reasons. Three comments received during the 30-day comment period expressed support for Kealana Farms easement request. Meeting notes from the May 14, 2025 beneficiary consultation meeting are included in **Exhibit D.** Comments received

during the 30-day comment period are included in **Exhibit E.** The following discussion summarizes the main reasons for beneficiary opposition to Kealana Farm's request for an easement.

- **Kealana Farm's use of water from the County system may impact DHHL's ability to access water from the County system.**

Beneficiaries questioned whether Kealana Farm's use of water from the County system would impact DHHL's ability to access water from the system. There were also comments that the Farm would be "taking" DHHL's water.

DHHL explained that homestead lots are serviced by the County water system in Kula. DHHL has an agreement with the County DWS for 500,000 gallons of water per day from the County water system. The agreement was established in the late 1990s with the County. The County has agreed to supply DHHL with 500,000 gallons of water per day on its Kula system. The 500,000 gallons of water per day is a reserved amount on the County DWS system. Kealana Farm's water use would not be coming from DHHL's water agreement with the County, Kealana Farms is seeking its own water from the County and is not seeking to use the reserved amount of water from DHHL.

- **Beneficiaries expressed concern that granting Kealana Farms an easement would cause traffic, noise, and associated nuisances for those living along Keanuhea Street.**

Waiohuli lessees that live on or near Keanuhea Street cited that Kealana Farms previously accessed its properties off Keanuhea Street through a gate. Beneficiaries recounted several instances of traffic and noise caused by large vehicles and heavy equipment that entered Kealana Farm's property via the gate on Keanuhea Street. Furthermore, during the consultation Kealana Farms explained that it was not aware that accessing its property from Keanuhea Street required DHHL permission, which further agitated some of the beneficiaries present at the meeting.

Kealana Farms did offer to remove the gate and no longer access its property via Keanuhea Street to address beneficiaries' concerns related to vehicle access at this location. Kealana Farms communicated that it is only seeking the easement to connect to the County water system and will not be using the easement for vehicular access.

- **Beneficiaries that neighbor the Kealana Farm property shared negative past experiences with activities occurring on Kealana Farm's property and that Kealana Farms has not communicated effectively with its neighbors about activities or improvements that might affect them.**

There were numerous comments that cited strong displeasure with the Farm's past activities not only for the nuisance it causes but also claims that the activities posed a serious safety threat to their families. Examples of prior instances include:

  - o Dust and noise from construction activities and operation of the farm's warehouses including activities during early morning hours or late at night;
  - o Fear that the telephone poles that Kealana Farms is storing on its property as part of the Lahaina recovery effort are termite infected and will spread termites to lessees' homes;
  - o Claims that the Farm altered the natural drainage ways in the area which has exacerbated flooding in recent heavy rain events which could potentially cause serious flooding on homestead lots;
  - o Gun shots near Waiohuli homestead homes from a farm contractor that was hunting on the Kealana Farm property;
  - o Compliance with endangered species laws;
  - o Use of pesticides on the Farm's property near homestead lots.

At the beneficiary consultation meeting, Kealana Farms expressed remorse for causing these issues and it did so unintentionally. The Farm also said that the contractor that was hunting on his property did so without his knowledge or permission. Kealana Farms has tried to communicate with homestead lessees by going door to door, but would like to do better and is open to suggestions for how it can improve its communications with lessees.

- **Keokea Agriculture Homestead Lessees expressed deep frustration and hurt that Keokea Lessees have been waiting decades for sufficient water to irrigate their farm lots.**

While there is sufficient water in Keokea for residential use, Keokea agriculture lessees have been waiting for decades for sufficient water to irrigate their farm lots. If the County provided water meters to Kealana Farms for farming, then why is there a limitation put on their water use for agriculture? Lessees are extremely disappointed that DHHL has not provided the necessary infrastructure to bring water to the Keokea Farm lots for irrigation purposes.

DHHL is also monitoring the County Department of Water Supply's

decision to give Kealana Farms three water meters. If the County provided three water meters to Kealana Farms when other beneficiaries have been waiting for water meters from the County for many years including Paupena CDC's water meter request and Keokea Farm lot lessees use of water for farming, what is preventing the County from permitting issuance of meters for beneficiary agricultural activity? As DHHL contemplates source development in Kula, it also needs to consider the needs of existing Keokea and Waiohuli communities in those source development projects.

- **There appears to be no "give-back" or benefit to the existing homestead community by granting an easement to Kealana Farms.**

A few commentors indicated they were not willing to support the easement request until they had more information on how the granting of the easement would benefit the homestead community and requested that Kealana Farms provide some sort of community benefit in exchange for the easement.

Kealana Farms did briefly state that it was willing to provide community benefits during the meeting, but did not go into detail or discuss at length what it was willing to provide.

- **Kealana Farms should explore other locations to access the County water system other than at Keanuhea Street.**

A few commentors questioned whether Kealana Farms could only access the County water system at Keanuhea Street. Beneficiaries suggested that Kealana Farms look at connecting to the County water system at Kula Highway or other locations rather than at Keanuhea Street.

Kealana Farms stated that the County Department of Water Supply directed the Farm to connect at Keanuhea Street and to seek permission from DHHL to do so. Kealana Farms stated that it would be more than happy to consider other viable options to connect to the County system.

Beneficiaries expressed disappointment that the County Department of Water Supply was not at the meeting to confirm viable connection points to its system from the Kealana Farm's property.

- **Paupena Community Development Corporation has been waiting for water meters from the County and for DHHL to act on its various Land Use Requests.**

The Paupena CDC has been waiting several years on its water meter request from the County Department Water Supply for several

years and have been waiting for DHHL to take action on its land use requests. Frustration was expressed that DHHL is acting on Kealana Farm's land use request prior to Paupena CDC's requests.

Since the May 14, 2025 beneficiary consultation meeting, DHHL and Paupena CDC has met with the Maui County Department of Water Supply and has agreed in concept to a solution that would allow the County to issue water meters to Paupena CDC. DHHL and DWS will be working on the written agreement associated with what has been verbally agreed to by DHHL, Paupena CDC, and the County. DHHL is still processing the Paupena CDC request.

- **Support for Kealana Farms' Easement Request if Kealana Farms removes the access gate to his property on Keanuhea Street and bares all costs with to connect to the County system.**

There were two comments submitted in support of the easement request with conditions. The support for the easement request was contingent upon Kealana farms removing the gate on Keanuhea Street in order to prevent future vehicular access to the Farm from Keanuhea Street thereby addressing some of the nuisance concerns expressed by other commentors. Another commentor was supportive of the easement request as long as DHHL ensures that Kealana Farms bears all the costs associated to connect to the County water system.

- **General Support for Kealana Farms' Easement Request.**

  There were a handful of comments received during the 30-day comment period that stated support for Kealana Farm's easement request but those comments did not specifically state why they supported the easement request.

Next-Steps

The next-step in the land use request process would be for the DHHL Land Management Division to bring forward Kealana Farm's easement request to the Hawaiian Homes Commission for the Commission's consideration and possible approval at a future meeting.

However, based on the feedback from this beneficiary consultation process, it is recommended that the following action occur prior to Commission action on this land use request:

1. DHHL staff should verify with the Maui County Department of Water Supply whether Kealana Farm can access the County water system from Kula Highway;

Should the County Department of Water Supply confirm that the only viable access for Kealana Farms to the County water system is via Keanuhea Street, then DHHL should complete the following prior to bringing this easement request to the Hawaiian Homes Commission:

2. DHHL staff should require Kealana Farms to remove the gate on Keanuhea Street as a condition for granting the easement;

3. DHHL staff should negotiate a community benefit with Kealana Farms and require that benefit be provided as a condition for granting the easement;

4. While DHHL has no control over the activities of another private landowner on its private lands, DHHL should require as a condition of the easement that Kealana Farms provide periodic updates to the Waiohuli homestead community on its current and planned activities to facilitate better communication between the Farm and its homestead neighbors.

Lastly, it is recommended that any Commission action on this request be taken on the island of Maui to better provide Maui beneficiaries more opportunities to input on this matter.

Recommendation

Staff respectfully requests that the Hawaiian Homes Commission approves the recommended motion as stated.

ITEM F-4 **Approval to Issue License Agreement to USGS at Kohakohau Stream, Waimea, Hawaii Island, TMK No. (3) 6-5-001:011**

RECOMMENDED MOTION/ACTION
Income Property Manager Kahana Albinio and Land Agent IV Ashley Tabalno presented the following:
Motion the Hawaiian Homes Commission for Approval to the Annual Renewal of Revocable Permit(s), North & West Hawaii Island, various TMK Nos.

K Albinio sought approval to issue a license agreement to the United States Geological Survey (USGS) for operations at Kohakohau Stream in Waimea, on the Island of Hawaii, with the relevant Tax Map Key (TMK) listed in the submittal.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Kaleikini to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini		X	X			
Commissioner Kalepa			X			
Commissioner Kaneakua						X
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o						X
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Seven (7) Yes votes, and Two (2) Excused						

NOTE: Chair Watson returned to the meeting at 12:00 pm

PLANNING OFFICE

ITEM G-1 **Accept the Beneficiary Consultation Report for Kealana Farm's Request for an Easement Thru DHHL Property to Keanuhea Street, Waiohuli, District of Kula, Island of Maui, TMK: (2)-2-031-043:000 (por., Keanuhea Street).**

RECOMMENDED MOTION/ACTION
Acting Planning Program Manager Lillianne Maka'ila presented the following:
Motion the Hawaiian Homes Commission to Accept the Beneficiary Consultation Report for Kealana Farm's Request for an Easement Thru DHHL Property to Keanuhea Street, Waiohuli, District of Kula, Island of Maui.

L. Maka'ila, acting planning program manager, presented item G1 to the Commissioners, requesting acceptance of the beneficiary consultation report for Kealana Farms' easement request through DHHL property to Keanuhea Street in Waiohuli, District of Kula, Maui. The easement was intended to allow Kealana Farms access to the county water main, which required crossing DHHL lands. A beneficiary consultation meeting was held in person on May 14, 2025, with 51 participants, 38 of whom identified as DHHL beneficiaries or representatives. A 30-day comment period followed, yielding 13 additional comments, 11 from DHHL beneficiaries or representatives. Concerns raised included potential negative impacts on DHHL's

water access, nuisance issues like traffic and noise, and dissatisfaction with Kealana Farms' relationship with the homestead community. DHHL staff clarified that the department had an existing water reservation approved by the Commission on Water Resource Management, ensuring sufficient water for DHHL lands.

Additional concerns included the lack of a formal "give-back" from Kealana Farms to benefit existing homesteaders, and the absence of documentation confirming that the proposed easement was the only viable access point to the county water system. DHHL staff recommend requesting a formal letter from the county to verify this claim. Pa'upena Community Development Corporation also expressed frustration over delays in their own land use requests and water meter access. While some comments supported the easement request, concerns about traffic through the access gate were noted. DHHL staff requested that any future land disposition include conditions addressing these concerns.

DISCUSSION

Commissioner Kalepa asked whether the access gate shown on the map was the same location where the road would enter for the waterline easement, and noted that homeowners had contacted him with concerns about traffic and dust related to that gate, which they believed was the only entry point. L. Makaila clarified that while she had not visited the site personally and would need to confirm, her research indicated that the roadway access near the gate was the primary location for the waterline easement. She added that during the beneficiary consultation, concerns about dust, traffic, and noise were discussed, and one proposed remedy was for the applicant to retire or shut down that gate from daily operations and consider using a different access point to mitigate those issues.

Chair Watson clarified that the agenda item was solely to accept the beneficiary consultation report, not to approve the easement itself, and acknowledged that recommendations had been made for further exploration before any decision on the easement.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Kalepa to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini			X			
Commissioner Kalepa		X	X			
Commissioner Kaneakua						X
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o						X
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT						2
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Seven (7) Yes votes, and Two (2) Excused						

LUNCH RECESS **12:10 PM**
RECONVENE **1:10 PM**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

Kalei Young, Supervising Land Agent
Land Management Division KY

From: Shelly Carreira, Land Agent SC
Land Management Division

Subject: Approval to Fifth Amendment to Right of Entry Permit No. 704, Hawaiian Telcom, Inc., Portions of Various Tax Map Keys, Islands of Kauai, Oahu, Molokai, Maui, Hawaii, State of Hawaii

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) grant its approval of this Fifth Amendment to Right of Entry No. 704, subject to the following conditions:

A. The extended term of the ROE shall be month to month for up to 12-months, retroactively commencing on September 3, 2025;

B. The processing and documentation fee is set at $150.00;

C. Except as amended herein, all of the terms, conditions, covenants, and provisions of Right of Entry No. 704 and the First Amendment shall continue and remain in full force and effect; and

D. The Amendment document shall be subject to review and approval of the Office of the Attorney General, State of Hawaii.

BACKGROUND/DISCUSSION:

Permittee acquired submarine and terrestrial assets resulting from bankruptcy proceedings against Paniolo Cable Company, LLC. A portion of the assets are physically located on Hawaiian home lands.

At its meeting of August 16, 2021, the Hawaiian Homes Commission (HHC) approved the issuance of a right of entry to Hawaiian Telcom, Inc. for non-exclusive access for the purpose of

conducting due diligence related to maintaining and operating its submarine and terrestrial communication assets situated on portions of Hawaiian home lands (Exhibit "A"). On September 20, 2021, the HHC approved the first amendment, which provided an administrative correction to update the exhibit to represent all Hawaiian home lands where assets are situated (Exhibit "B").

Subsequent amendments were approved by the HHC for additional term extensions. This fifth amendment will allow additional time needed to finalize a methodology to capture a comparable fee that is less complicated to implement.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Based upon HAR Section 11-200.1 exemption criteria and DHHL's approved exemption list, the DHHL Planning Office concluded that Hawaiian Telcom, Inc, due diligence investigation and maintenance activities on portions of various tax map keys, island of Kauai, Oahu, Molokai, Maui, and Hawaii, meets the criteria for the following de minimis activities: 1) Type 1-Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing, Items #2 (c),(i),(k). 2) Type 5-Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource, Items # 3, 7, 9, 19 & 20.

AUTORITY

§171-55 HRS, which also states, "A permit on a month-to-month basis may continue for a period not to exceed one year from the date of its issuance; provided that the board may allow the permit to continue on a month-to-month basis for additional one-year periods."

RECOMMENDATION

Land Management Division respectfully recommends approval of the requested motion/action as stated.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

RIGHT-OF-ENTRY NO. 704

This RIGHT-OF-ENTRY NO. 704 (***ROE***), dated Sep 3, 2021, 2021 (*Effective Date*) is made by and between the State of Hawaii, **DEPARTMENT OF HAWAIIAN HOME LANDS**, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707 (***PERMITTOR***) and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, (***PERMITTEE***).

RECITALS

WHEREAS, on November 13, 2018, an involuntary proceeding under Chapter 11 of the Bankruptcy Code was filed against Paniolo Cable Company, LLC ("Debtor") in the United States Bankruptcy Court for the District of Hawaii ("Bankruptcy Court"), Case No. 18-01310 (RJF); and

WHEREAS, the submarine and terrestrial assets of the Debtor are under contract for sale by the Trustee of the Debtor ("Trustee") to the PERMITTEE, via an Asset Purchase Agreement dated November 30, 2020 (the "APA"); and

WHEREAS, the sale of the assets of the Debtor (collectively the "Assets") under the terms and conditions of the APA was approved by the Bankruptcy Court by its "Order (A) Authorizing and Approving the Sale of the Debtor's Assets Free and clear of All Liens, Claims, Interests, and encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-Up Fee, and (F)) Granting Related Relief; Exhibits "A" and "B"," filed December 28, 2020 ("Sale Order"); and

WHEREAS, pursuant to the APA and Sale Order, the Trustee and the PERMITTEE are presently moving to a closing of the transaction, contingent on receiving certain approvals from the Federal Communications Commission; and

WHEREAS, as a part of the sale, the Trustee and PERMITTEE also entered into an Amended Operational Support and Sales Agreement dated December 21, 2020 ("Operations Agreement"), allowing PERMITTEE to maintain and operate the Assets of the Debtor until the closing of the transaction; and

WHEREAS, a portion of the Assets being acquired by the PERMITTEE and presently being maintained and operated by PERMITTEE are physically located on the lands of the PERMITTOR;

WHEREAS, the "Premises" for this ROE means the portions of PERMITTOR's land currently being used by PERMITTEE to maintain and operate the Assets under the Operations

ITEM NO. F-4
EXHIBIT "A"

Agreement and peripheral areas thereto for PERMITTEE's due diligence work, as more specifically described in Exhibit A attached hereto; and

WHEREAS, based on the best available information, Exhibit A attached hereto identifies the portion of the Premises currently being used by the PERMITTEE to maintain and operate the Assets, and after its due diligence, PERMITTEE will inform PERMITTOR if the PERMITTEE believes other additional areas of PERMITTOR's land are being used for such maintenance and operation; and after the completion of due diligence and closing, the Premises shall exclude the peripheral area; and

WHEREAS, this ROE is not intended to affect existing rights PERMITTEE has under the Operations Agreement and the Sales Order or will acquire pursuant to the APA and Sales Order, which allow and will allow PERMITTEE to continue to maintain and operate the Assets; and

WHEREAS, PERMITTOR and PERMITTEE have agreed to work collaboratively and expeditiously in a manner consistent with the rights and duties of the PERMITTEE and the rights and duties of the PERMITTOR for the issuance of a new license; and

WHEREAS, as an interim measure, PERMITTOR issued Limited Right-of-Entry No. 22-008 to PERMITTEE, effective July 26, 2021, covering the same Premises covered by this ROE, which Limited Right-of-Entry is effective for a period of thirty (30) days; and

WHEREAS, this ROE is intended to replace the Limited Right-of-Entry as PERMITTOR and PERMITTEE continue to negotiate a new license which would set forth terms and conditions on the use of the Premises for the maintenance and operations of the Assets on a long-term basis;

NOW, THEREFORE, PERMITTOR hereby grants this right of entry upon the following terms and conditions:

1. **GRANT**. PERMITTOR grants to PERMITTEE, its employees, consultants, contractors, invitees, agents, and representatives (collectively, Permittee's Representatives), a non-exclusive, revocable right to enter the Premises.

2. **TERM**. This ROE commences on the Effective Date and will continue thereafter on a month-to-month basis until terminated as provided in this instrument; provided, however, that the total term of this ROE shall not exceed one (1) year. PERMITTOR may in its sole discretion, for any reason or no reason whatsoever, terminate this ROE on thirty (30) days' written notice to PERMITTEE.

3. **PERMITTED USE**. PERMITTEE may use the Premises only for continuing and conducting its due diligence investigations until closing of the transaction, and thereafter to maintain and operate the Assets on the Premises. PERMITTEE shall not use the Premises for any other purpose(s), except with PERMITTOR's prior written consent and except until closing for maintenance and operation of the Assets on the Premises as set forth in the Operations Agreement.

4. **FEES**. PERMITTEE shall pay to PERMITTOR a monthly fee of Five Thousand Dollars ($5,000) a month from the Effective Date to November 30, 2021 (prorated) provided, however, the parties agree to reconcile such fee (retroactively) before November 30, 2021, based on the final amount set for the monthly fee (final fee). The final fee shall be the amount paid beginning December 1, 2021 until the termination date for this ROE. Based on the reconciliation, PERMITTEE will pay any shortfall before the termination of the ROE or PERMITTOR will refund any overpayment, such refund may take the form of a credit toward future payment the PERMITTEE may owe PERMITTOR for fees included in this ROE or fees required by a new license. PERMITTEE will bear its own costs, expenses, and liabilities arising from its use of the Premises. The processing and documentation fee shall be set at $175.00.

5. **MAINTENANCE, SECURITY**. PERMITTEE shall keep the Premises in a strictly clean and sanitary and orderly condition, and shall not cause, make, permit, or suffer any waste, spoil, nuisance, nor any unlawful, improper, illegal, or offensive use of or on the Premises. PERMITTEE shall be solely responsible for the security of the Premises and all of PERMITTEE'S property kept in or on the Premises.

6. **CONSTRUCTION AND IMPROVEMENTS**. Except as permitted in paragraph 14 of this ROE, PERMITTEE may not construct, alter, amend, place, or install any improvements or fixtures on the Premises except with PERMITTOR's prior written approval which shall not unreasonably be withheld, conditioned or delayed. The consent of PERMITTOR is not required for any of the same completed within the Premises in the ordinary course of PERMITTEE'S maintenance and operation of the Assets (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement). Maintenance of the Assets includes repairs to, and installation of, new or replacement equipment, fixtures, cables, wires, poles, pipe, conduits, ducts, conduit systems, pedestals, communication and signal lines and equipment, vaults, and similar facilities for the operation of the Assets.

7. **COMPLIANCE WITH LAWS**. PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the Premises and improvements thereon.

8. **LIMITED RIGHT TO ENTER**. Because of the high security nature of the portions of the Premises where the Assets are located, PERMITTOR, its employees, agents, consultants, contractors and representatives, will not have free access to enter such areas of the Premises. As to the balance of the Premises, PERMITTOR, its employees, agents, consultants, contractors and representatives, may at all reasonable times freely access and enter such portion of the Premises for the purpose of, but not limited to, examining the same or for the performance of any public or official duties; provided that PERMITTOR shall not interfere unreasonably with PERMITTEE'S permitted use(s) of the Premises under the Operations Agreement and Sale Order.

9. **NO ASSIGNMENT OR SUBLEASE**. PERMITTEE may not in any manner transfer, assign, mortgage, pledge, sublease, or sublet any rights in or to the Premises, in whole or part, or otherwise hold or agree so to do for the benefit of any other person or persons or organization of any kind; provided, however, this restriction shall not apply to any collocation or similar agreements with carriers or others that PERMITTEE is required to enter into by Federal Communications Commission regulations, provided that any such collocation or similar agreements shall be subject to the other provisions of this ROE.

10. **NO LIENS OR ENCUMBRANCES**. PERMITTEE shall not by any act or omission, directly or indirectly, create, incur, assume, cause, or suffer to exist any liens or encumbrances on or with respect to its interests and rights of use in the Premises. PERMITTEE shall promptly notify PERMITTOR of any such liens and encumbrances and, at its own expense, take such action as may be necessary to immediately and fully discharge or release any such lien or encumbrance. Notwithstanding the foregoing and paragraph 9, these restrictions do not apply to PERMITTEE's pledging of the Assets to its lender or lenders.

11. **EXPIRATION OR TERMINATION.** Upon expiration or earlier termination of this ROE, and if no new license has issued, continued operation and maintenance of the Assets shall be governed by the Operations Agreement and the Sales Order as set forth in the Recitals.

12. **INSURANCE**. PERMITTEE shall provide proof of a Commercial General Liability Insurance Policy of no less than $2,000,000.00 for each occurrence and $4,000,000 General Aggregate, including the Department of Hawaiian Home Lands (DHHL) as an additional insured prior to commencement of work and throughout the term of this ROE. The specification of these limits as contained herein shall not be construed in any way to be a limitation on the amount of liability of PERMITTEE for fees, interest or other charges under this ROE.

PERMITTEE shall provide certificate(s) of insurance necessary to evidence compliance with the insurance provisions of this ROE. PERMITTEE shall keep such insurance in effect and the certificate(s) on deposit with PERMITTOR during the entire term of this ROE.

In addition:

a. Failure of PERMITTEE to provide and keep in force such insurance shall be regarded as material default under this ROE. PERMITTOR shall be entitled to exercise any or all of the remedies provided in this ROE for default of PERMITTEE.

b. The procuring of such required insurance policies shall not be construed to limit PERMITTEE'S indemnification obligations under this ROE.

c. PERMITTOR is a self insured State agency. PERMITTEE'S insurance shall be primary. Any insurance maintained by PERMITTOR and/or the State of Hawaii

shall apply in excess of, and shall not contribute with, insurance provided by PERMITTEE.

Such insurance policy shall (a) be issued by an insurance company or surety company authorized to do business in the State of Hawaii or approved in writing by the Chairman, Hawaiian Homes Commission; (b) include the State of Hawaii and its DEPARTMENT OF HAWAIIAN HOME LANDS as an insured; and (c) cover injuries, losses or damages arising from, growing out of or caused by acts or omissions of PERMITTEE, its officers, agents, employees, invitees or licensees in connection with PERMITTEE'S use or occupancy of the Premises; provided that PERMITTEE shall not be required to cover injuries, losses or damages not typically covered by Commercial General Liability Insurance.

PERMITTEE shall provide the DEPARTMENT OF HAWAIIAN HOME LANDS at least thirty (30) days prior notice of any termination, cancellation or material change in the insurance coverage.

PERMITTEE shall insure during the term of this ROE any Assets classified as real or personal property (including improvements thereof) as required by the Operations Agreement and after the closing as required under this ROE. For clarification, real and personal property does not include terrestrial or submarine transmission and distribution lines.

PERMITTEE shall furnish to PERMITTOR upon the execution of this ROE, certificates showing such insurance policy or policies covering the real and personal property to be in force, and shall furnish like certificates upon each renewal thereof. Such policy or policies shall include PERMITTOR as a Loss Payee as their interest may appear.

The procuring of this policy shall not release or relieve PERMITTEE of its responsibility under this ROE as set forth herein or limit the amount of its liability under this ROE. PERMITTEE shall provide proof of liability insurance satisfactory to PERMITTOR within a reasonable time before the Effective Date.

PERMITTOR acknowledges and agrees that the required insurance may include deductibles or self-insured retentions.

13. **DEFENSE AND INDEMNITY.** PERMITTEE agrees to save, defend, and hold harmless the State of Hawaii, its Department of Hawaiian Home Lands, its officers, employees, and agents from and against all liability, loss, damage, cost, and expenses, including all attorneys' fees and costs, and all claims, suits, demands therefore arising out of or resulting from the acts or omissions of PERMITTEE or PERMITTEE's employees, officers, agents, or subcontractors under this Right of Entry Permit, provided that PERMITTEE's obligations under this paragraph do not apply to any claims, suits, demands, liability, loss, damage, cost and expenses, including attorneys' fees and costs, asserted by Sandwich Isles Communications (SIC), or its related companies or subsidiaries, or any person or entity claiming by or through any of them, for trespass, tortious interference with a business advantage, breach of contract, or similar allegation or any claim arising from or based on any putative exclusive agreement between DHHL and SIC.

14. **HAZARDOUS MATERIAL.** PERMITTEE shall not cause or permit the escape, disposal, or release of any hazardous materials. PERMITTEE 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. PERMITTEE may allow such materials to be brought onto the premises or stored on the Premises, only after written notice is given to PERMITTOR of the identity of such materials and upon PERMITTOR's consent, which consent may be withheld at PERMITTOR's sole and absolute discretion. Notwithstanding the foregoing, PERMITTEE is allowed to have such materials brought onto, or stored on, the Premises without PERMITTOR's consent if such materials are used in the ordinary course of PERMITTEE'S business (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement), and such materials are used and stored in strict compliance with all applicable federal, state and local laws. For the avoidance of doubt, PERMITTEE may install and operate power generators or back-up generators, back-up power batteries, and air conditioning units in the Premises in strict compliance with applicable laws without the consent of PERMITTOR.

If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by PERMITTEE, then PERMITTEE shall be responsible for the costs thereof. In addition, PERMITTEE shall execute affidavits, representations and the like from time to time at PERMITTOR's request concerning PERMITTEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by PERMITTEE.

PERMITTEE agrees to indemnify, defend, and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefore, arising out of or resulting from any use or release of hazardous materials on the premises occurring while PERMITTEE is in possession, or elsewhere if caused by PERMITTEE or persons acting under PERMITTEE. These covenants shall survive the expiration or earlier termination of this ROE.

For the purpose of this ROE, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act, as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-byphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

If (i) PERMITTEE is required to conduct a Phase 1 Environmental Site Assessment as defined by the American Society for Testing and Materials ("ASTM") International Standard E1527-13 ("Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"), (ii) a Recognized Environmental Condition is identified in such Phase I, and (iii) such condition requires remediation, then PERMITTEE, at its sole cost and expense, shall conduct complete abatement and disposal as necessary to meet the standards

required by the Federal Environmental Protection Agency and the Hawaii Department of Health.

15. **ENTIRE AGREEMENT**. This ROE contains all of the terms and agreements between the parties relating to the subject matter hereof and supersedes and cancels any and all other conflicting prior agreements, promises, and negotiations between them. For the avoidance of doubt, this ROE supplements and does not supersede or cancel PERMITTEE's rights obtained pursuant to the Operation Agreement, APA, or Sale Order. Nothing contained herein shall limit any claims by PERMITTOR against PERMITTEE arising under the Limited Right of Entry (prior to the Effective Date) or prior agreements between them unrelated to the Premises, nor limit PERMITTEE's surviving obligations thereunder, including insurance, indemnity, and hazardous waste obligations.

16. **PERMITTEE REPRESENTATIONS**. PERMITTEE currently uses and occupies the Premises where the Assets are located and is familiar with the quality and condition of such portion of the Premises, has had an opportunity to inspect such portion of the Premises, and to evaluate and determine for itself the suitability of the such Premises for its intended purposes. As to the entire Premises, PERMITTEE accepts the Premises as-is, where-is, with all faults, defects, and conditions, whether known or unknown.

17. **SPECIAL CONDITIONS**.

A. This ROE document shall be subject to other standard terms and conditions of similar documents issued by DHHL and will be subject to the review and approval by the Office of the Attorney General, State of Hawaii; and

B. This ROE is subject to other terms and conditions that may be deemed prudent by the Chairman of the Hawaiian Homes Commission.

[REMAINDER OF PAGE BLANK -- SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this ROE to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED BY THE HHC
AT ITS MEETING HELD ON
August 16, 2021

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

APPROVED AS TO FORM:

By _____
William J. Aila, Jr., Chairman
Hawaiian Homes Commission

_____
Deputy Attorney General
State of Hawaii

PERMITTOR

HAWAIIAN TELCOM, INC.
A Hawaii corporation

By: _____

Its: Director - Network Planning & Engineering

PERMITTEE

Exhibit "A"

Anahola (Kauai)	Central Office	(4) 4-18-15 (Parcel 22 and 23) and access easement adjacent
Kekaha (Kauai)	Terminal Building / CLS	7743 Iwipolena Rd, Kekaha, HI 96752 (Parcel ID 120170050000)
Nanakuli (Oahu)	Terminal Building / CLS	8-9-7 Portion 2 (Lot A)
Waimanalo (Oahu)	Terminal Building / CLS	4-1-08: Portion 3 (Lot 55 Waimanalo Resident Lots, Unit 9)
Oneili'i (Molokai)	Cable Landing	2-5-4-6:19 (parcel ID 540060190000)
Kalamaula (Molokai)	Terminal Building / CLS	2nd Div 5-2-09: :Portion 22 and 14
Puunene (Maui)	Terminal Building / CLS	Northwest portion of parcel ID 380080360000 (Near 1350 Mehameha Loop. Kahului, HI 96753)
Waiehu (Maui)	Central Office	2nd Div 3-2-21:14 (Portion of Lot 14 Waiehu Kou Subdivision)
Kawaihae (Hawaii)	Cable Landing/Beach MH	3-6-1-4:20 (Parcel ID 610040200000)
Puukapu (Hawaii)	Terminal Building / CLS	3rd 6-4-04:009 portion (Lot 23 Puukapu Pasture Lots Section I) and land between Puukapu Pasture Lots Section I and Kuhio Village
Laiopua (Hawaii)	Central Office	Lot 227 - Villages of Laiopua (Village 3)
Hilo (Hawaii)	Central Office	2-1-025:090 - Portion of Lot 89 Panaewa House & Farm Lots Section 1

Near Ka Waihona O Ka Naauao PCS at 89-195 Farrington Hwy	Meet-Me Cabinet for Nanakuli Terminal Bldg	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the main site.
Near Hawaiian Telcom Waimanalo CO at 41-1032 Kalanianaole Hwy	Meet-Me Cabinet for Waimanalo Terminal Bldg	Includes cabinet located on Parcel ID 410210310000 and the area for the lines to connect to the main site.
NE of intersection of Kahiwa St and Mauna Loa Hwy	Meet-Me Cabinet for Kalamaula Terminal Bldg	Includes cabinet located on the parcel to be identified and the area for the lines to connect to the main site.
Southernmost corner of Parcel ID 320230550000 on Kahekili Hwy just NW of Hoauna St intersection	Meet-Me Cabinet for Waiehu Central Office	Includes cabinet located on Parcel ID 320230550000 and the area for the lines to connect to the main site.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

FIRST AMENDMENT TO RIGHT-OF-ENTRY NO. 704

This FIRST AMENDMENT TO RIGHT-OF-ENTRY NO. 704 (this ***Amendment***), dated October 12, 2021 (*Effective Date*) is made by and between the State of Hawaii, **DEPARTMENT OF HAWAIIAN HOME LANDS**, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707 (***PERMITTOR***) and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, (***PERMITTEE***).

RECITALS

WHEREAS, on November 13, 2018, an involuntary proceeding under Chapter 11 of the Bankruptcy Code was filed against Paniolo Cable Company, LLC ("Debtor") in the United States Bankruptcy Court for the District of Hawaii ("Bankruptcy Court"), Case No. 18-01310 (RJF); and

WHEREAS, the submarine and terrestrial assets of the Debtor were under contract for sale by the Trustee of the Debtor ("Trustee") to the PERMITTEE, via an Asset Purchase Agreement dated November 30, 2020 (the "APA"); and

WHEREAS, the sale of the assets of the Debtor (collectively the "Assets") under the terms and conditions of the APA was approved by the Bankruptcy Court by its "Order (A) Authorizing and Approving the Sale of the Debtor's Assets Free and clear of All Liens, Claims, Interests, and encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-Up Fee, and (F)) Granting Related Relief; Exhibits "A" and "B"," filed December 28, 2020 ("Sale Order"); and

WHEREAS, PERMITTEE received certain approvals from the Federal Communications Commission and on August 31, 2021, pursuant to the APA and Sale Order, the transaction closed and PERMITTEE acquired the Assets of the Debtor; and

WHEREAS, PERMITTOR and PERMITTEE have continued to work collaboratively and expeditiously in a manner consistent with the rights and duties of the PERMITTEE and the rights and duties of the PERMITTOR for the issuance of a new license; and

WHEREAS, PERMITTOR and PERMITTEE entered into Right-of-Entry No. 704, dated September 3, 2021, for portions of PERMITTOR's land currently being used by PERMITTEE to maintain and operate the Assets (the "Original ROE"); and

WHEREAS, Exhibit A attached to the Original ROE has been updated to identify areas of PERMITTOR's land that the PERMITTEE believes are being used for such maintenance and operation; and

ITEM NO. F-4
EXHIBIT "B"

NOW, THEREFORE, PERMITTOR and PERMITTEE agree as follows:

1. The Original Agreement is hereby amended to replace Exhibit "A" attached to the Original Agreement with Exhibit "A" attached hereto.

2. Except as amended by this Amendment, in all other respects, the Original ROE shall remain the same and in full force and effect.

3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all such counterparts together shall constitute one agreement.

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this Amendment to be executed by the duly authorized officers/individuals as of the day and year first above written.

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

APPROVED AS TO FORM:

By _____
William J. Aila, Jr., Chairman
Hawaiian Homes Commission

_____
Deputy Attorney General
State of Hawaii

PERMITTOR

HAWAIIAN TELCOM, INC.
A Hawaii corporation

By: Daniel Masutomi

Its: Daniel Masutomi
Director - Network Planning & Engineering

PERMITTEE

Location	Function	TMK / Description
Anahola (Kauai)	Terminal Building	(4) 4-18-15 (Parcel 22 and 23) and access easement adjacent*
Kekaha (Kauai)	Terminal Building / CLS	7743 Iwipolena Rd, Kekaha, HI 96752 (Parcel ID 120170050000)*
Nanakuli (Oahu)	Terminal Building / CLS	8-9-7 Portion 2 (Lot A)*
Waimanalo (Oahu)	Terminal Building / CLS	4-1-08: Portion 3 (Lot 55 Waimanalo Resident Lots, Unit 9)*
Oneali'i (Molokai)	Cable Landing	2-5-4-6:19 (parcel ID 540060190000)*
Kalamaula (Molokai)	Terminal Building / CLS	2nd Div 5-2-032: Portion 68*
Puunene (Maui)	Terminal Building / CLS	Northwest portion of parcel ID 380080360000 (Near 1350 Mehameha Loop, Kahului, HI 96753)*
Waiehu (Maui)	Terminal Building	2nd Div 3-2-21:42 (Portion of Lot 14 Waiehu Kou Subdivision)*
Kawaihae (Hawaii)	Cable Landing/Beach MH	3-6-1-4:20 (Parcel ID 610040200000)*
Puukapu (Hawaii)	Terminal Building / CLS	3rd 6-4-38:011 portion (Lot 23-C Puukapu Pasture Lots Section I-B) and land between Puukapu Pasture Lots Section I and Kuhio Village*
Laiopua (Hawaii)	Terminal Building	Lot 102 - Kaniohale at the Villages of La'i 'Opua Phase I*
Hilo (Hawaii)	Terminal Building	2-1-025:090 - Portion of Lot 89 Panaewa House & Farm Lots Section 1*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

Exhibit "A"

Location	Function	TMK / Description
Near Ka Waihona O Ka Naauao PCS at 89-195 Farrington Hwy	Meet-Me Cabinet for Nanakuli Terminal Bldg	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the main site.*
Near Hawaiian Telcom Waimanalo CO at 41-1032 Kalanianaole Hwy	Meet-Me Cabinet for Waimanalo Terminal Bldg	Includes cabinet located on Parcel ID 410210310000 and the area for the lines to connect to the main site.*
NE of intersection of Kahiwa St and Mauna Loa Hwy	Meet-Me Cabinet for Kalamaula Terminal Bldg	Includes cabinet located on the parcel to be identified and the area for the lines to connect to the main site.*
Southernmost corner of Parcel ID 320230550000 on Kahekili Hwy just NW of Hoauna St intersection	Meet-Me Cabinet for Waiehu Terminal Building	Includes cabinet located on Parcel ID 320230550000 and the area for the lines to connect to the main site.*
Along Farrington Ave. on TMK (2) 5-2-15-47 at 2210 Farrington Ave.	DLC Cabinet for Kalamaula Terminal Building	Includes cabinet located on Parcel ID 520150470000 and the area for the lines to connect to the main site. 21.163671, -157.051542, and also the area for the lines from 21.157690, -157.098609, Airport Loop at Keonelele Ave., TMK (2) 5-2-4-84, to connect to the Kalamaula Terminal Building.*
Behind Lot 20 off Moi Rd., cross street at Ali'i Rd. TMK (4) 1-8-7-21.	DLC Cabinet	Includes cabinet located on Parcel ID 520150470000 and the area for the lines to connect to the Kekaha Terminal Building and/or Anahola Terminal Building. 21.924254, -159.588958*
On Ka Waihona O Ka Naauao PCS campus in hut, 21.379356, -158.144289. TMK (1) 8-9-1-4.	DLC Cabinet	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the Nanakuli Meet-Me Cabinet and Terminal Building.*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

Location	Function	TMK / Description
Along Maluokalani Street, TMK (3) 6-1-6-10. 20.049585, -155.836845	Meet-Me and DLC Cabinet	Includes cabinet located on Parcel ID 610060100000 and the area for the lines to connect to the Puukapu Terminal Building.*
At 138 Amau Road, 19.684416, -155.142871. TMK (3) 2-5-4-38.	DLC Cabinet	Includes cabinet located on Parcel ID 250040380000 and the area for the lines to connect to the Hilo Terminal Building.*
At 162 Baker Avenue, Bldg. 3, Rm. C, Hilo, Hawaii. 19.726836, -155.043768. TMK (3) 2-1-23-157	DLC Cabinet	Includes cabinet located on Parcel ID 210231570000 and the area for the lines to connect to the Hilo Terminal Building.*
At about 320 Punahele St., 19.715052, -155.105446. TMK (3) 2-3-25-14	DLC Cabinet	Includes cabinet located on Parcel ID 230250140000 and the area for the lines to connect to the Hilo Terminal Building.*
157 Nene St. 19.730385, -155.021849. TMK (3) 2-1-17-46.	DLC Cabinet	Includes cabinet located on Parcel ID 210170460000 and the area for the lines to connect to the Hilo Terminal Building.*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Thru: Linda Chinn, Acting Administrator
Land Management Division

Through: Kalei Young, Supervising Land Agent
Land Management Division

From: Shelly Carreira, Land Agent
Land Management Division

Subject: Approval to Annual Renewal of Revocable Permit(s), Maui Island

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) approve the following actions:

A) Renew all Maui Island Revocable Permit(s) as listed and identified by approximate location on the Maui Island Map on Exhibit "A". Permit(s) noted are in compliance, as of October 1, 2025. Inspection report is referenced under Exhibit "B" attached hereto.

B) Authorize the Chairman to negotiate and set forth other terms and conditions that may be deemed to be appropriate and necessary.

DISCUSSION

This submittal represents annual renewal for all Maui island Revocable Permit(s) only, which shall effectively expire on November 1, 2025. As a means of maintaining a process by which PERMITEE'S can be assured that their permits have been renewed, notification letters will be transmitted accordingly.

For information purposes Exhibit "A" references Revocable Permit (RP) on Maui Island, organized by acreage, land use, and commencement date. While permits generate additional revenue for the Trust, their primary purpose is to allow DHHL to efficiently manage its lands through short-term dispositions. These are typically used for land not needed for longer-term dispositions, such as homesteading or general leases, over a 20-year period or as dictated by DHHL's respective island plans. DHHL's total land inventory on Maui Island covers approximately 31,000 acres, or 15% of DHHL's statewide inventory. The short-term disposition issued to homestead association within the Maui Island inventory cover approximately 6.82 acres, or less than .001% of the island's inventory.

Revocable Permits assist in maintaining a presence on DHHL lands, thereby reducing costs associated with land management activities such as signage, landscaping, fencing, trash removal, and preventing trespassing on unencumbered lands. Permittees are required to assume responsibility for the land, post insurance, indemnify the department, and manage and maintain the land.

The table below shows the revenue generated from RPs on Maui for FY 2025 and similar proposed revenue for FY 2026.

Maui Island

FY 2025		Total
Agriculture	$0	-
Caretaker/Landscape	$0	-
Commercial	$0	-
Community	$240	1
Industrial	$0	-
Office	$0	-
Pastoral	$0	-
Preservation	$0	-
Recreation	$0	-
Research	$0	-
Stabling	$0	-
	$240	1

FY 2026		Total
Agriculture	$0	-
Caretaker/Landscape	$0	-
Commercial	$0	-
Community	$240	1
Industrial	$0	-
Office	$0	-
Pastoral	$0	-
Preservation	$0	-
Recreation	$3	-
Research	$0	-
Stabling	$0	-
	$240	1

LMD respectfully recommends permit renewal and maintaining its current rental rates without any increase.

AUTHORITY / LEGAL REFERENCE:

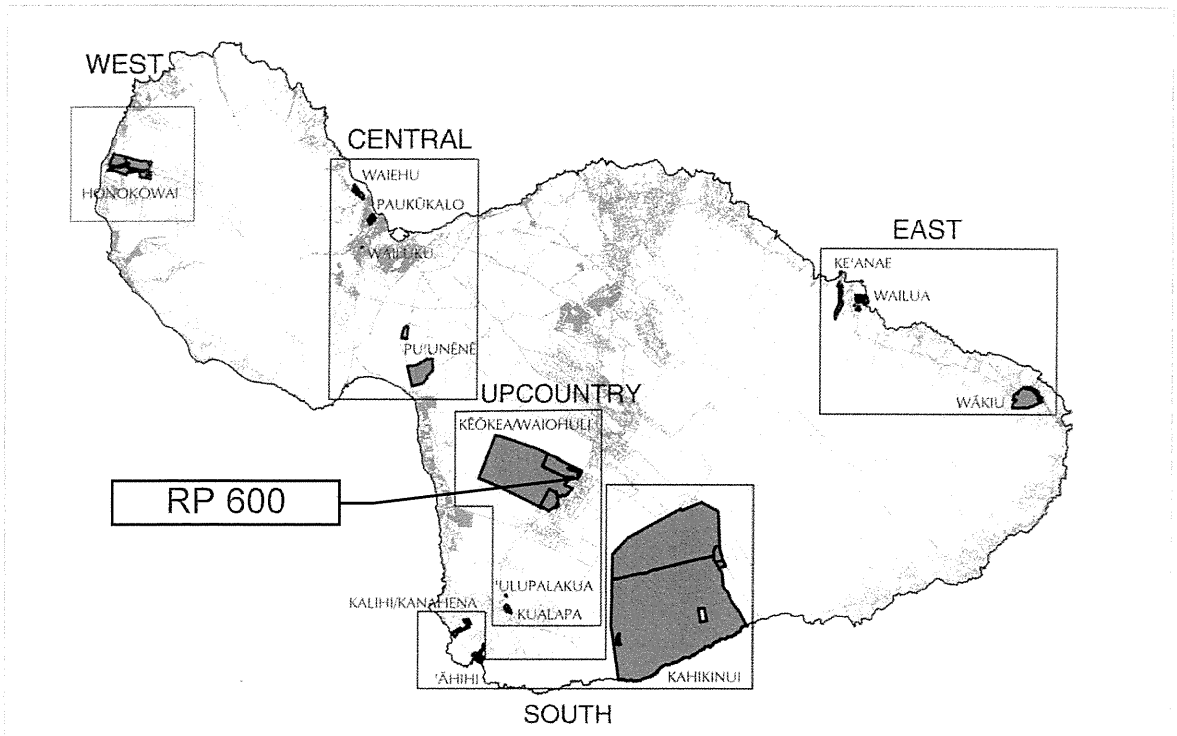
§171-55, Hawaii Revised Statutes, as amended, governs permits.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.

Revocable Permits – Maui Island as of October 2025

NO.	ACRE	USE	PERMITTEE	LOCATION	TMK	Date Started	Current Anuual Rent	Proposed Annual Rent	Notes
600	6.82	Community	Waiohuli Hawaiian Homesteaders Association	Kula	(2)2-2-027:051 (p) & 057 (p)	10/1/2005	$240	–	



ITEM NO. F-5
EXHIBIT "A"

PROPERTY INSPECTION REPORT

GL/LI/ROE/RP NO.: Revocable Permit No. 600	**ADDRESS:**	**BY: Shelly Carreira**
NAME: Waiohuli Hawaiian Homsteders Association	**TMK/ZONING: (2) 2-2-002:056 (portion)**	**PERMITTED USE: Caretaking - Prevent trespassing.**
LOCATION: Waiohuli Maui	**AREA: 6.82 acres**	**COI/BOND: COI on file - Expires 5/21/2026**
RENTAL CURRENT: Yes - Current	**DCCA COMPLIANT: Active and Current**	**DATE: 9/30/2025**

Department of Hawaiian Home Lands

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	None			
2. Fence or wall	None			
3. Site work	None			
4. Tenant sign(s)	None			
5. Other Info/Illegal Structure(s)	None			
GENERAL				
1. Landscaping	None			
2. Housekeeping	None			
3. Parking/Driveway	None			
4. Land Use Compliance	None			
5. Environmental Compliance Concerns	None			
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

EXHIBIT "B"

Revocable Permit No. 600

September 2025

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Cheyenne Kapua, Land Agent
Land Management Division

Subject: Approval of Lease Term Extension for Three (3) General Leases Scheduled to Expire, Kaei Hana I & II Industrial Subdivision, Waiakea/Kawaihae, Hawai'i Island, TMK Nos. (3) 2-2-060:042 & 042 and (3) 6-1-006:012

RECOMMENDED MOTION/ACTION:
That the Hawaiian Homes Commission ("HHC") grant its approval to a ten (10)-year extension to lease term and modification of the ground lease rent, as authorized under Chapter 171-36(b), Hawaii Revised Statues, as amended, so that the aggregate of the original fifty-five (55)-year term and the extended 10-year term span a total of sixty-five (65) years, for each of the respective general leases identified below, located within the Kaei Hana I and II Industrial Subdivision, Island of Hawaii. (See Exhibit "A")

TMK	GL No.	Lessee	Current Annual Lease Rent	Land Area	Proposed Extended Term & Date	Location
(3) 2-2-060:041	171	Taialoha Co., Inc.	$9,190.00	16,117 sq.ft.	10 Years; 2/1/2026 -1/31/2036	Kaei Hana I Industrial Subdivision, Waiakea
(3) 2-2-060:042	172	Eaves & Meredith Co., Ltd.	$16,800.00	15,856 sq.ft.	10 Years; 2/1/2026 - 1/31/2036	Kaei Hana I Industrial Subdivision
(3) 6-1-006:012	177	Oasis Enterprises LLC	$26,100.00	43,560 sq.ft.	10 Years; 7/23/2026 -7/22/2036	Kaei Hana II Industrial Subdivision

The approval of this lease extension shall be subject to the following conditions:

1. Upon approval of the extension of the subject general leases, Land Management Division (LMD) shall hire one or more independent appraisers in the manner provided for in the general lease to determine the lease rent for the respective 10-year extension, subject to the review and approval of the Chairperson, Hawaiian Homes Commission.

2. Notwithstanding anything to the contrary set forth in the subject general leases as

amended, the lease rents for the 10-year extended period shall not be less than the rents in place immediately preceding the effective date of the extension of the respective lease term.

3. Each General Lessee shall continue to pay the monthly rent currently due under their General Lease until the new lease rent is determined by an independent appraiser as set forth in Paragraph 1 above.

4. If the rental for the extended period has not been determined prior to the expiration of the preceding rental period, the General Lessee shall make up the deficiency, if any within sixty (60) days after the new rental has been so determined.

5. There is a $75.00 documentation fee, $200 processing fee, and appraisal fee (to be determined) due after approval is granted by the Hawaiian Homes Commission.

6. The determination of fair market ground lease rent for the extended term shall not be subject to any arbitration procedure.

7. The General Lessee must be in full compliance of the terms and conditions of the subject lease at the time of execution of the extension.

8. The amendment document for the extension of the lease term of each of the subject General Lease shall be subject to the review and approval of the Department of the Attorney General.

9. The Chairperson of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

10. Except as otherwise modified herein, all other terms and conditions of the subject General Leases shall continue and remain in full force and effect.

DISCUSSION

The three general lessees have expressed interest in extending their lease terms. Although these extensions were initially scheduled to be presented at last month's Commission meeting, we are now bringing them forward this month for Chair Watson and the Hawaiian Home Commissioners consideration, with the intent that they be approved consistent with the actions taken on the other lease extensions last month. Each of the lessees has agreed to the conditions proposed by DHHL for an extension. These conditions include:

- Compliance with Lease Agreements – Lessees must remain in full compliance with the terms of their existing lease agreements.
- Use of Premises – The leased lands must continue to be used substantially for the purpose for which they were originally leased, in accordance with Chapter 171-36(c)(1), Hawaii Revised Statutes.
- Maximum Term – The total combined lease term, including any extensions,

must not exceed sixty-five (65) years.

- Fair Market Rent – Rent during the extension period will be based on fair market value as determined by an independent appraiser.
- Sublease Review – DHHL reserves the right to review any proposed sublease. If necessary, DHHL may increase the lease rent based on the rental rate charged under the sublease.

To ensure the conditions are being met, the Land Management Division (LMD) conducted property inspections for each of the general lessees seeking an extension. The inspection results confirmed that all lessees are in good standing. Specifically, they are:

- Current on all rental payments.
- Maintaining active liability insurance and certificates of good standing from the Department of Commerce and Consumer Affairs.
- Keeping the leased premises in good condition, safe, and sanitary.
- Using the lands substantially for the original lease purpose.

In addition, DHHL currently a couple vacant and lots within the Kaei Hana I Industrial Subdivision. LMD is preparing to offer these lots for new long-term industrial leases. By extending the terms of existing compliant leases, DHHL will avoid oversupplying the market with too many industrial parcels at once while ensuring a consistent stream of rental income for the Hawaiian Home Lands Trust.

AUTHORIZATION

Act 114, enacted into law by the 1994 Hawaii Legislature, amends Section 171-36, Hawaii Revised Statutes, relating to Lease restriction; generally. Section 171-36(b)(c), Hawaii Revised Statutes, as amended, allows for extension to a lease term.

Section 204(a)(2) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part "In the Management of any retained available lands not required for leasing under Section 207(a), the Department may dispose of such lands to the public, including native Hawaiians, on the same term, conditions, restrictions and uses applicable to the disposition of public lands as provided in Chapter 171, Hawaii Revised Statutes, provided that the Department may not sell or dispose of such land in fee simple except as authorized in Section 205 of this Act."

Section 171-36(b). Hawaii Revised Statutes, as amended, states in part that"...The [commission], from time to time, upon the issuance or during the term of any intensive agricultural, aquaculture, commercial, mariculture, special livestock, pasture, or industrial lease, may: (1) modify or eliminate any of the restrictions specified in subsection (a); (2) Extend or modify the fixed rental period of the lease; provided the aggregate of the initial term and any extension granted shall not exceed sixty-five years; or (3) Extend the term of the lease... provided that the approval of any extension shall be subject to the following: (1) The demised premises have been used substantially for the purpose for which they were originally leased; (2) The aggregate of the initial term and any extension granted shall not be for more than sixty-five years; (3) In the event of a reopening, the rental for any ensuing period shall be the fair market rental at the time of the reopening; ... (7) The rules of the [commission], setting forth any additional terms and conditions, which shall ensure and promote the purposes of the demised lands."

Section 10-4-1 of the Department Administrative Rules, as amended, states in part that "... The department may lease, license or otherwise deal with any available lands as may not be immediately needed for the purposes of the Act as provided by Section 204(a)(2) of the act and Chapter 171, HRS, upon such terms and conditions as to it may deem fair reasonable."

Section 171-36(a)(6), Hawaii Revised Statutes, as amended, states "...provided further that the [commission] shall have the right the review and, if necessary, revise the rent of the demised premises based upon the rental rate charged to the sublessee, including the percentage rent if applicable, ad provided that the rent may not be revised downward"

RECOMMENDATIONS

Land Management Division respectfully requests approval of the motion as stated.

Kaei Hana I Industrial Subdivision

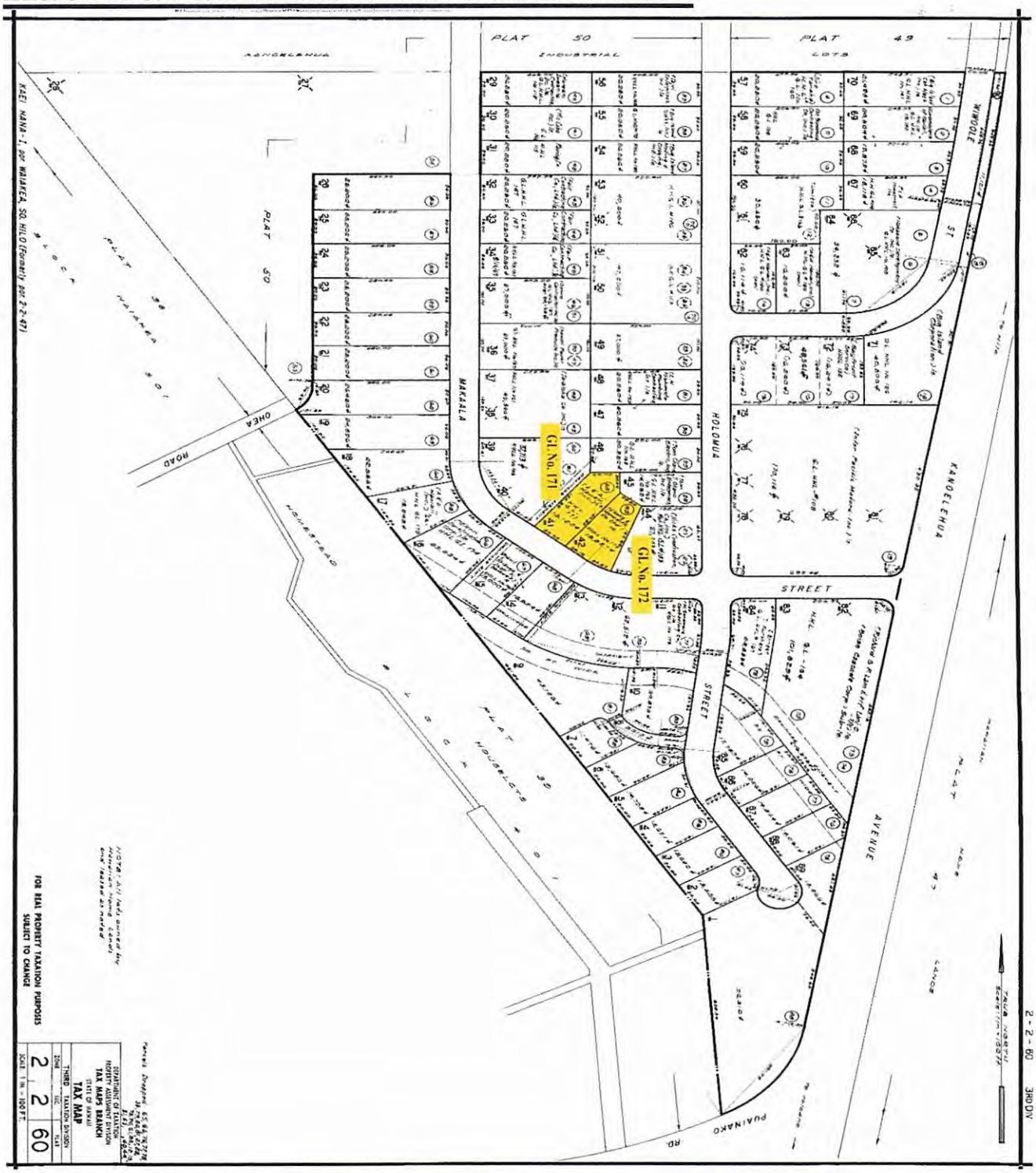


EXHIBIT "A"
Item No. F-6

Kaei Hana II Industrial Subdivision

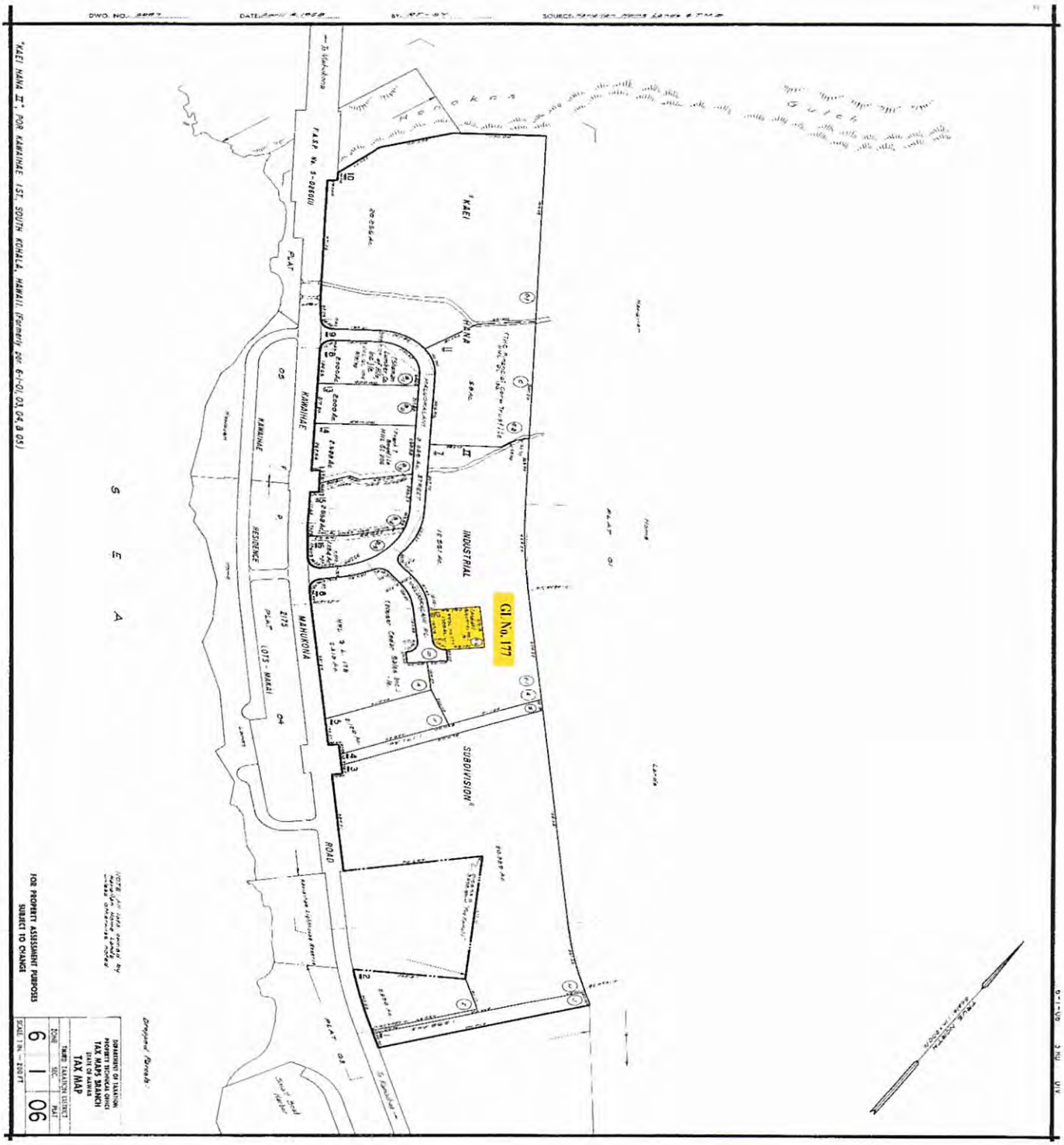


EXHIBIT "A"
Item No. F-6

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Cheyenne Kapua, Land Agent
Land Management Division

Subject: Approval to Terminate General Lease No.S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiakea, South Hilo, Hawai'i Island, TMK Nos. (3)2-2-058:027 & 028 (p)

RECOMMENDED MOTION/ACTION:
That the Hawaiian Homes Commission (HHC) approve the recommendation to terminate General Lease No. S-4311, issued to Kenneth L. Antonio, dba Ken's Towing Services, as presented under Agenda Item No. F-4, August 18-19, 2025 (See Exhibit "A").

DISCUSSION
At its regular monthly meeting held on August 18–19, 2025, the Hawaiian Homes Commission deferred action on this agenda Item No.4 to provide the Lessee's daughter, Cynthia Homa, 30 days to submit a plan addressing the default related to the condition of the property.

On September 10, 2025, the Land Management Division sent a letter to Ms. Cynthia requesting the required information (see Exhibit "B"). No response or documentation was received. Consequently, a Final Notice of Termination was issued via certified mail on September 29, 2025, informing the Lessee that the termination action would be presented again to the Hawaiian Homes Commission at its upcoming regular monthly meeting on October 20–21, 2025 (see Exhibit "C").

AUTHORIZATION
171-55, Hawaii Revised Statues, as amended, a "permit on a month-to-month basis may continue for a period not to exceed one year from the date of issuance, provided that the commission may also allow the permit to continue on a month-to-month basis for additional one-year periods"

RECOMMENDATIONS
Land Management Division respectfully requests approval of the motion as stated.

Agenda Item No. F-3 & Minutes
August 18-19, 2025
Exhibit "A"

would receive a 30-day notice to vacate. K. Young confirmed that the contract required 30 days but emphasized they would try to provide more lead time due to the long history and logistical challenges of relocating the cattle.

MOTION/ACTION

Moved by Commissioner Lasua, seconded by Commissioner Freitas to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua	X		X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Nine (9) Yes votes						

ITEM F-3 **Approval to Terminate General Lease No. 129, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i, Tax Map Key No. (3) 2-2-047:061**

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio presented the following:

Motion the Hawaiian Homes Commission for Approval to Terminate General Lease No. 129, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i.

K. Albinio requested approval to terminate General Lease No. 129, which had been issued to Kenneth L. Antonio, operating as Ken's Towing Services, located in Waiakea, Hilo, on the Island of Hawai'i, with the TMK referenced in the submittal. Ashley Tabalno, who prepared the submittal, was present to address any questions and support the recommendation. Commissioner Kaleikini moved to approve the termination, and Commissioner Lasua seconded the motion. The Chair then opened the floor for discussion.

DISCUSSION

Commissioner Kaleikini inquired about the condition of the property leased to Ken's Towing and whether any cleanup or mitigation would be required upon lease termination. K. Albinio responded that the area was quite run down and the lease included provisions for environmental remediation if necessary. He stated that the department had made numerous attempts to contact the lessee without receiving any response, although Ken's daughter, C. Homa appeared to be present online for the meeting. K. Albinio noted this was the first time he had heard of her interest in participating and mentioned that the lessee had also been delinquent on rent. Commissioner Kaleikini expressed interest in hearing from the representative before proceeding, and Chair Watson acknowledged the request while checking for any further questions from other Commissioners.

Chair Watson asked if there were any further questions from Commissioners, prompting Commissioner Kaneakua to confirm that his concern had been addressed in item two, which stated that the Attorney General would pursue collection of approximately $36,000 in delinquent rent and obligations. K. Albinio affirmed that this was standard procedure and included in their notices. Commissioner Ornellas then asked about the department's role in remediation, particularly in cases involving potential environmental contaminants like oil

spills. K. Albinio responded that LMD would be responsible for taking necessary actions and would aim to recover those costs from the lessee if possible.

Public Testimony – Cynthia Homa - Kenneth Antonio's daughter, C. Homa, attended the meeting on his behalf due to his stroke in May of the previous year, which led to hospitalization and ongoing recovery in Hilo. As vice president and power of attorney, she was present to understand the next steps and explore a possible payment plan. Chair Watson asked if the business intended to continue and whether it had contracts or revenue sources. C. Homa clarified that the discussed location was used for equipment and tow truck storage, while the business continued operating from another owned site. She acknowledged the company's debt and expressed interest in arranging a payment plan, but was unable to propose a down payment amount without further review. Chair Watson noted the Commission was preparing to take action, and C. Homa confirmed her understanding.

Commissioner Kaleikini asked about the extent of communication between LMD and Ken's Towing over the past year. K. Albinio responded that there had been no replies from Ken's Towing despite numerous default letters. A. Talbano explained that a notice of default had been issued on May 16, 2025, followed by a termination notice on July 16, 2025. She stated that no communication had been received until that morning, when she called to confirm her participation in the meeting via Zoom. Commissioner Kaleikini confirmed that the first notice was in May and that payments had stopped in July 2024. K. Albinio added that earlier notices had also been sent prior to the most recent ones.

Chair Watson asked C. Homa if the company was still operating and using the location primarily for storage. C. Homa confirmed that Ken's Towing remained a full-fledged business, with the Hilo site used for storing tow trucks and the main operations based in Kea'au. She explained that her father had previously managed the Hilo location, and in his absence, she had taken over responsibilities, including catching up on lease payments. When asked if she intended to keep the Hilo site, C. Homa affirmed that she did. Chair Watson proposed deferring the Commission's action for one month to allow C. Homa time to develop a payment plan and avoid litigation costs, citing her father's recent health issues. C. Homa agreed and thanked the Commission for the opportunity.

K. Albinio stated that item F-4 involved the termination of a parcel adjacent to the one previously discussed, noting that both parcels had separate general leases but were part of the same issue. Commissioner Kaleikini supported deferring the matter to next month but questioned C. Homa about the lack of responses to inquiries since May. C. Homa clarified that she had been in contact with Cheyenne at DHHL since early in the year, had responded to a letter, and maintained correspondence, though she was unsure why this was not reflected in DHHL's records. K. Albinio acknowledged the oversight and mentioned that the responsible employee was currently on leave. Commissioner Kaleikini emphasized the importance of C. Homa preparing a plan for the next meeting, and Cynthia expressed her thanks. Chair Watson concluded the discussion with appreciation.

DEFERRED
Items F-3 and F-4 were deferred until next month due to being in similar situations. And will allow the lessees to prepare a payment plan for their deficiency.

ITEM F-4 **Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i, Tax Map Key Nos.: (3) 2-2-058: 027 & 028 (p)**

RECOMMENDED MOTION/ACTION
Income Property Manager Kahana Albinio presented the following:
Motion the Hawaiian Homes Commission for Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i.

DEFERRED

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

August 18-19, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Ashley Tabalno, Land Agent
Land Management Division

Subject: Approval to Terminate General Lease No. 129, Kenneth L. Antonio, dba Ken's Towing Services, Waiakea, Hilo, Island of Hawaii, Tax Map Key No. (3) 2-2-047:061

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") authorize the following:

1. Termination of General Lease No. 129 issued to Kenneth L. Antonio, dba Ken's Towing Services, Tax Map Key No. (3) 2-2-047:061, located in Waiakea, Hilo, Island of Hawaii (See Exhibit "A"), for failure to pay lease rent owing in the amount of $35,847.00 covering the period of July 2024 through August 2025 as required by General Lease No. 129.

2. Authorize the Department of the Attorney General to initiate legal proceedings, if necessary, against Kenneth L. Antonio, dba Ken's Towing Services, to enforce the termination and forfeiture of General Lease No. 129 and to collect delinquent rent and other outstanding obligations.

3. Authorize the Chairman to promptly initiate the redisposition of the property to prevent unauthorized occupancy and potential damage to the building. The industrial parcel shall then be redisposed through the standard General Lease disposition process, which shall include, but not be limited to, the following:

    a. Establish all applicable terms and conditions in accordance with the requirements of Chapter 171, HRS, as amended, or Section 220.5 of the Hawaiian Homes Commission Act of 1920, as amended.

    b. Authorize the expenditure of budgeted funds to obtain an appraisal report for the subject parcel designated for non-residential industrial development.

c. Retain outside legal counsel, if necessary, to assist with negotiating the final terms and conditions of the lease agreement.

DISCUSSION:

The following are pertinent information for General Lease No. 129:

Lessee:	Kenneth L. Antonio, dba Ken's Towing Services
Location:	Hilo Industrial Development, Waiakea, Hilo, Island of Hawaii
Tax Map Key No.:	(3) 2-2-047:061
Land Area:	0.8096 acres (35,265 square feet)
Lease Term:	65 years; 3/2/1968-3/1/2033
Annual Rent:	$33,981.00
Re-openings:	3/2/1988, 3/2/2008
Character of Use:	General Industrial Use

On May 16, 2025, a Notice of Default was delivered to the owner via Certified Mail (see Exhibit "B") which allowed the tenant 60 days to cure the default.

On July 16, 2025, a Notice of Termination was delivered to the owner via Certified Mail (see Exhibit "C") as the tenant did not comply with the May 16, 2025, Notice of Default.

General Lease No. 129 was originally issued to Industrial Steel Corporation in March 1968. At its regular meeting held on October 26, 1999, the Hawaiian Homes Commission approved the assignment of this lease to Kenneth L. Antonio, dba Ken's Towing Services.

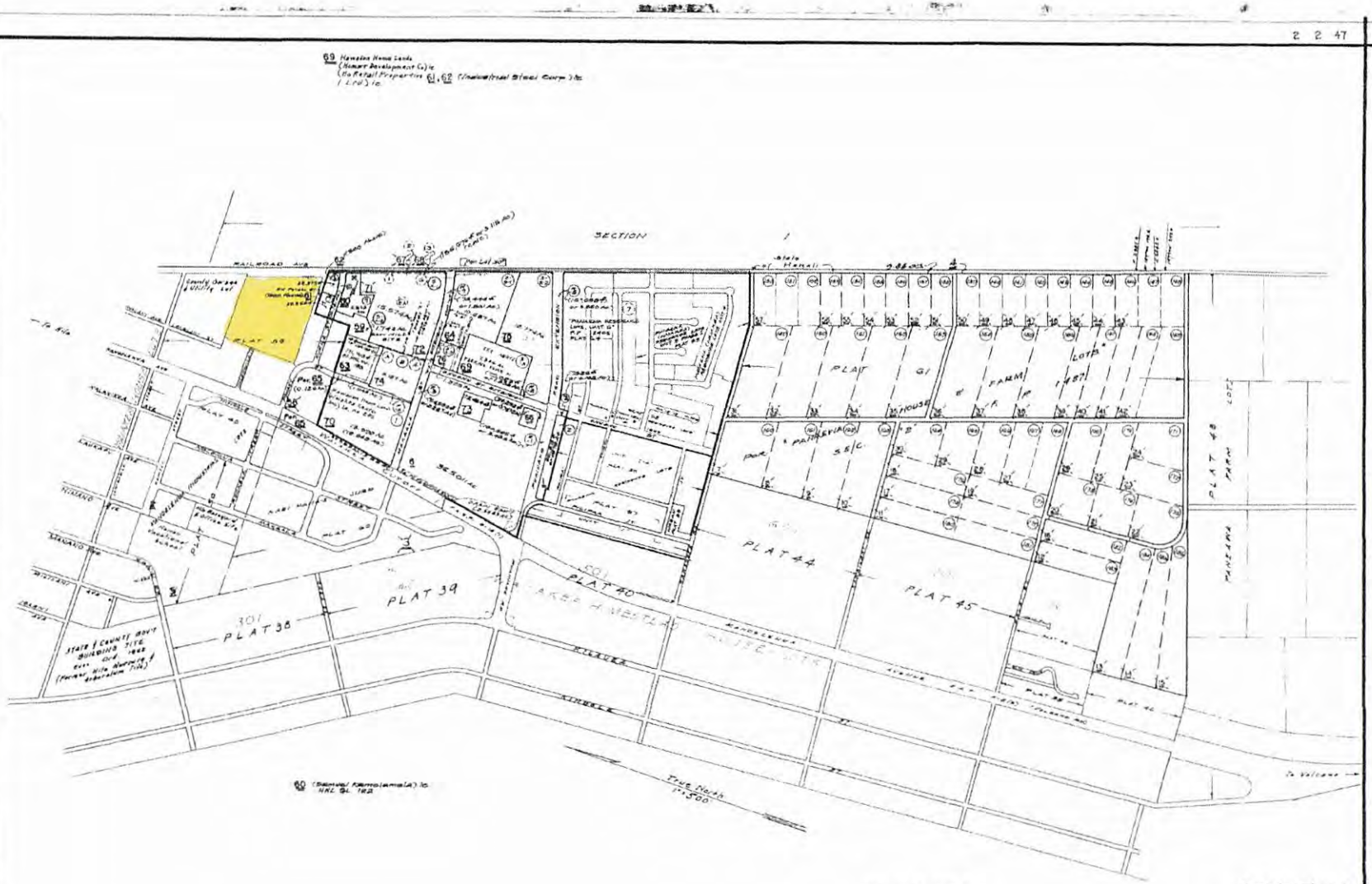
At its regular meeting held on July 17–18, 2023, the Hawaiian Homes Commission approved a ten (10)-year extension of the lease term under General Lease No. 129, effective March 2, 2023, through March 1, 2033.

RECOMMENDATION

The Land Management Division respectfully recommends approval of the requested motion/action as stated.

Exhibit "A"
Item No. F-3

2 2 47


SECTION 1
PLAT 39
PLAT 38
PLAT 40
PLAT 44
PLAT 45
PLAT 48
PLAT 61
PLAT 62
PLAT 63
PLAT 64
PLAT 65
PLAT 66
PLAT 67
PLAT 68
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PLAT 70
PLAT 71
PLAT 72
PLAT 73
PLAT 74
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PLAT 76
PLAT 77
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PLAT 79
PLAT 80
PLAT

Exhibit "B"
Item No. F-3

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia 'Āina o ke Moku 'Āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia 'Āina o ke Moku 'Āina o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

May 16, 2025

CERTIFIED MAIL
7021 2720 0000 5336 3865
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, HI 96749

Dear Mr. Antonio:

NOTICE OF DEFAULT

Subject: General lease No. 129, Waiakea, South Hilo, Island of Hawaii, Tax Map Key No. (3)2-2-047:061

NOTICE IS HEREBY GIVEN, pursuant to Section 171-20, Hawaii Revised Statutes, as amended, and the terms and conditions of General Lease No. 129, that you are in default of your lease for the following:

1. Failure to pay base monthly rent in the amount of $2,831.75. As of May 15, 2025, your account has an outstanding balance of $27,351.75.
2. Failure to keep the demised premises and improvements in a strictly clean, sanitary and orderly condition.

DEMAND IS HEREBY MADE that you remedy these defaults within sixty (60) days from the date of Receipt of this Notice. If you fail to remedy this default, the Hawaiian Homes Commission may order the termination of your lease and exercise any such rights as the Commission has under the law or under the terms of your lease.

The Department of Hawaiian Home Lands must retain a Certified Public Accountant to prepare a cash flow statement if this default is not cured within thirty (30) days of receipt of this Notice. This cash flow statement complies with the covenants of the Department of Hawaiian Home Lands General Bond Resolution. All costs and expenses as a result of this action will be borne by you even if this default is cured within the sixty (60) day's time period.

Should you have any questions, please contact Ashley Tabalno at (808) 730-0340 or by email at ashley.n.tabalno@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

Exhibit "C"
Item No. F-3

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kiaʻāina o ka Mokuʻāina o Hawaiʻi

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

KALI WATSON
CHAIRPERSON, HHC
Ke Luna Hoʻokele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Hoʻokele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka ʻOihana ʻĀina Hoʻopulapula Hawaiʻi
P. O. BOX 1879
HONOLULU, HAWAII 96805

July 16, 2025

CERTIFIED MAIL
7021 2720 0000 5336 3902
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Mr. Antonio,

NOTICE OF TERMINATION

Subject: General Lease No. 129, Waiakea, South Hilo,
Island of Hawaii, Tax Map Key No. (3) 2-2-047:061

NOTICE IS HEREBY GIVEN, The Department of Hawaiian Home Lands (DHHL) will pursue termination of General Lease No. 129 for failure to pay lease rent in the amount of $33,015.25 as required by General Lease No. 129.

A Notice of Default was issued on May 16, 2025, and delivered via Certified Mail. Demand was made by Notice of Default that you cure the delinquency within sixty (60) days of receipt of the Notice. The 60-day period has elapsed without cure.

Section 171-39, Hawaii Revised Statutes (HRS), as amended, provides that any lease may be terminated upon violation of any condition or term of the lease and that DHHL may take possession. DHHL will recommend termination of General Lease No. 129 to the Hawaiian Homes Commission at the regular meeting on August 18-19, 2025.

You may appear before the Hawaiian Homes Commission on August 18. The meeting will begin at 9:30am in the Hale Ponoi building at the Department of Hawaiian Home Lands in Kapolei.

If the above noted defaults have been cured prior to your receipt of this Notice, kindly disregard it. Should you have any questions, please contact Cheyenne Kapua, Land Agent, Land Management Division, at (808) 730-0338 or by email at cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

Notice of Commission Action
September 10, 2025
Exhibit "B"

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

September 10, 2025

CERTIFIED MAIL
9589 0710 5270 1951 6512 18
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Mr. Antonio,

NOTICE OF COMMISSION ACTION

Subject: General Lease No. 129, Waiakea, South Hilo, Island of Hawaii, Tax Map Key No. (3) 2-2-047:061

At the Hawaiian Homes Commission meeting held on August 18, 2025, the Commission took action regarding your General Lease. The Commission requires that you:

1. Submit a *good faith payment* toward your outstanding balance, and
2. Provide a written *payment plan* detailing how you intend to bring your account current.

Please be advised that if we do not receive both your payment and proposed payment plan by **September 15, 2025**, The Department of Hawaiian Home Lands (DHHL) will pursue termination of General Lease No. 129 at the Hawaiian Homes Commission meeting on **October 20, 2025**.

Should you have any questions, please contact Ashley Tabalno at (808) 730.0340 or by email at ashley.n.tabalno@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

DEPARTMENT OF HAWAIIAN HOME LANDS

KEN'S TOWING SERVICE
16-257 MIKAHALA STREET
KEAAU, HI 96749

Billing Number	
17059	
Customer Number	**Location**
GL0129ha	1054
Bill From	**Bill To**
8/13/25	9/12/25
Due Date	**Amount Due**
10/1/25	41,510.50

Previous Balance	Payments Received	Adjustments	Credits	Current Charges	Amount Due
38,678.75	0.00	0.00	0.00	2,831.75	41,510.50

Trans Date	Trans Number	Type	Description	Amount
9/11/2025	25079	Invoice	OCTOBER 2025 CHARGE	2,831.75

Current Due	Balance over 30 days	Balance over 60 days	Balance over 90 days	Balance over 180 days
18,856.50	2,831.75	2,831.75	8,495.25	8,495.25

Please detach the bottom portion and return it with your payment

Note: A $25.00 fee will be charged for returned checks.

Please write the "Customer Number" on the check when you submit the payment. If you have any questions or concerns, you may contact the Land Management Division at (808) 730-0335. Thank you.

Remit To
DHHL
PO BOX 1721
HONOLULU
HI 96806

Customer
GL0129ha
KEN'S TOWING SERVICE
16-257 MIKAHALA STREET KEAAU, HI 96749

Billing Number
17059

Due Date	Amount Due
10/1/25	41,510.50

Please make check payable to "Department of Hawaiian Home Lands" and issue separate checks to pay any loan accounts with DHHL to ensure proper credit to your accounts.

Reminder: Please update your insurance and remit current Certificate of Liability Insurance, naming the Department of Hawaiian Home Lands as an additional insured. Mahalo!

Amount Enclosed: $_____ Check Number:_____ Check Date_____

Notice of Termination
September 29, 2025
Exhibit "C"

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

September 29, 2025

CERTIFIED MAIL
9589 0710 5270 1951 6512 87
RETURN RECEPT REQUESTED

Kenneth L. Antonio Sr.
Ken's Towing Service, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Lessee:

NOTICE OF TERMINATION

Subject: General lease No. 129, Waiakea, Island of Hawaii,
Tax Map Key No. (3) 2-2-047:061

On August 18, 2025, Chair Watson deferred the Commission's decision to terminate your lease to allow you **one month** to develop a payment plan. More than a month has passed, and you were reminded of this deadline in a letter dated September 10, 2025, which you acknowledged receiving and reading via email on September 15, 2025. Because you have taken no action, the Department will now proceed with the termination of your General Lease No. 129.

Should you have any questions, please contact Cheyenne Kapua, Land Agent, at (808)730-0338 or by email at Cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Cheyenne Kapua, Land Agent
Land Management Division

Subject: Approval to Terminate General Lease No. 129, Kenneth L. Antonio, dba Ken's Towing Services, Waiakea, South Hilo, Hawai'i Island, TMK No. (3)2-2-047:061

RECOMMENDED MOTION/ACTION:
That the Hawaiian Homes Commission (HHC) approve the recommendation to terminate General Lease No. 129, issued to Kenneth L. Antonio, dba Ken's Towing Services, as presented under Agenda Item No. F-3, August 18-19, 2025 (See Exhibit "A").

DISCUSSION
At its regular monthly meeting held on August 18–19, 2025, the Hawaiian Homes Commission deferred action on this agenda Item No.3 to provide the Lessee's daughter, Cynthia Homa, 30 days to submit a plan addressing the default related to the condition of the property.

On September 10, 2025, the Land Management Division sent a letter to Ms. Cynthia requesting the required information (see Exhibit "B"). No response or documentation was received. Consequently, a Final Notice of Termination was issued via certified mail on September 29, 2025, informing the Lessee that the termination action would be presented again to the Hawaiian Homes Commission at its upcoming regular monthly meeting on October 20–21, 2025 (see Exhibit "C").

AUTHORIZATION
171-55, Hawaii Revised Statues, as amended, a "permit on a month-to-month basis may continue for a period not to exceed one year from the date of issuance, provided that the commission may also allow the permit to continue on a month-to-month basis for additional one-year periods"

RECOMMENDATIONS
Land Management Division respectfully requests approval of the motion as stated

Agenda Item No. F-4 & Minutes
August 18-19, 2025
Exhibit "A"

spills. K. Albinio responded that LMD would be responsible for taking necessary actions and would aim to recover those costs from the lessee if possible.

Public Testimony – Cynthia Homa - Kenneth Antonio's daughter, C. Homa, attended the meeting on his behalf due to his stroke in May of the previous year, which led to hospitalization and ongoing recovery in Hilo. As vice president and power of attorney, she was present to understand the next steps and explore a possible payment plan. Chair Watson asked if the business intended to continue and whether it had contracts or revenue sources. C. Homa clarified that the discussed location was used for equipment and tow truck storage, while the business continued operating from another owned site. She acknowledged the company's debt and expressed interest in arranging a payment plan, but was unable to propose a down payment amount without further review. Chair Watson noted the Commission was preparing to take action, and C. Homa confirmed her understanding.

Commissioner Kaleikini asked about the extent of communication between LMD and Ken's Towing over the past year. K. Albinio responded that there had been no replies from Ken's Towing despite numerous default letters. A. Talbano explained that a notice of default had been issued on May 16, 2025, followed by a termination notice on July 16, 2025. She stated that no communication had been received until that morning, when she called to confirm her participation in the meeting via Zoom. Commissioner Kaleikini confirmed that the first notice was in May and that payments had stopped in July 2024. K. Albinio added that earlier notices had also been sent prior to the most recent ones.

Chair Watson asked C. Homa if the company was still operating and using the location primarily for storage. C. Homa confirmed that Ken's Towing remained a full-fledged business, with the Hilo site used for storing tow trucks and the main operations based in Kea'au. She explained that her father had previously managed the Hilo location, and in his absence, she had taken over responsibilities, including catching up on lease payments. When asked if she intended to keep the Hilo site, C. Homa affirmed that she did. Chair Watson proposed deferring the Commission's action for one month to allow C. Homa time to develop a payment plan and avoid litigation costs, citing her father's recent health issues. C. Homa agreed and thanked the Commission for the opportunity.

K. Albinio stated that item F-4 involved the termination of a parcel adjacent to the one previously discussed, noting that both parcels had separate general leases but were part of the same issue. Commissioner Kaleikini supported deferring the matter to next month but questioned C. Homa about the lack of responses to inquiries since May. C. Homa clarified that she had been in contact with Cheyenne at DHHL since early in the year, had responded to a letter, and maintained correspondence, though she was unsure why this was not reflected in DHHL's records. K. Albinio acknowledged the oversight and mentioned that the responsible employee was currently on leave. Commissioner Kaleikini emphasized the importance of C. Homa preparing a plan for the next meeting, and Cynthia expressed her thanks. Chair Watson concluded the discussion with appreciation.

DEFERRED
Items F-3 and F-4 were deferred until next month due to being in similar situations. And will allow the lessees to prepare a payment plan for their deficiency.

ITEM F-4 **Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i, Tax Map Key Nos.: (3) 2-2-058: 027 & 028 (p)**

RECOMMENDED MOTION/ACTION
Income Property Manager Kahana Albinio presented the following:
Motion the Hawaiian Homes Commission for Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiākea, Hilo, Island of Hawai'i.

DEFERRED

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

August 18-19, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Ashley Tabalno, Land Agent
Land Management Division

Subject: Approval to Terminate General Lease No. S-4311, Kenneth L. Antonio, dba Ken's Towing Services, Waiakea, Hilo, Island of Hawaii, Tax Map Key Nos.: (3) 2-2-058: 027 & 028 (p)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") authorize the following:

1. Termination of General Lease No. S-4311 issued to Kenneth L. Antonio, dba Ken's Towing Services, Tax Map Key Nos. (3) 2-2-058: 027 & 028 (p), located in Waiakea, Hilo, Island of Hawaii (See Exhibit "A"), for failure to pay lease rent owing in the amount of $13,200.00 covering the period of January 2025 through August 2025 as required by General Lease No. S-4311.

2. Authorize the Department of the Attorney General to initiate legal proceedings, if necessary, against Kenneth L. Antonio, dba Ken's Towing Services, to enforce the termination and forfeiture of General Lease No. S-4311 and to collect delinquent rent and other outstanding obligations.

3. Authorize the Chairman to promptly initiate the redisposition of the property to prevent unauthorized occupancy and potential damage to the building. The industrial parcel shall then be redisposed through the standard General Lease disposition process, which shall include, but not be limited to, the following:

    a. Establish all applicable terms and conditions in accordance with the requirements of Chapter 171, HRS, as amended, or Section 220.5 of the Hawaiian Homes Commission Act of 1920, as amended.

    b. Authorize the expenditure of budgeted funds to obtain an appraisal report for the subject parcel designated for non-residential industrial development.

c. Retain outside legal counsel, if necessary, to assist with negotiating the final terms and conditions of the lease agreement.

DISCUSSION:

The following are pertinent information for General Lease No. S-4311:

Lessee:	Kenneth L. Antonio, dba Ken's Towing Services
Location:	Hilo Industrial Development, Waiakea, Hilo, Island of Hawaii
Tax Map Key Nos.:	(3) 2-2-058: 027 & 028 (p)
Land Area:	(Parcel A) 0.4132 acres,18,000 square feet
	(Parcel B) 0.6476 acres, 28,212 square feet
Lease Term:	55 years; 6/23/1970-6/22/2025
Annual Rent:	$19,800.00
Re-openings:	6/25/2020
Character of Use:	General Industrial Use

On May 16, 2025, a Notice of Default was delivered to the owner via Certified Mail (see Exhibit "B") which allowed the tenant 60 days to cure the default.

On July 16, 2025, a Notice of Termination was delivered to the owner via Certified Mail (see Exhibit "C") as the tenant did not comply with the May 16, 2025, Notice of Default.

General Lease No. S-4311 was originally issued to Industrial Steel Corporation for a term of forty (40) years from June 23, 1970, up until June 22, 2010. On October 7, 1999, the State of Hawaii, Department of Land and Natural Resources approved the assignment of said lease to Kenneth L. Antonio, dba Ken's Towing Services.

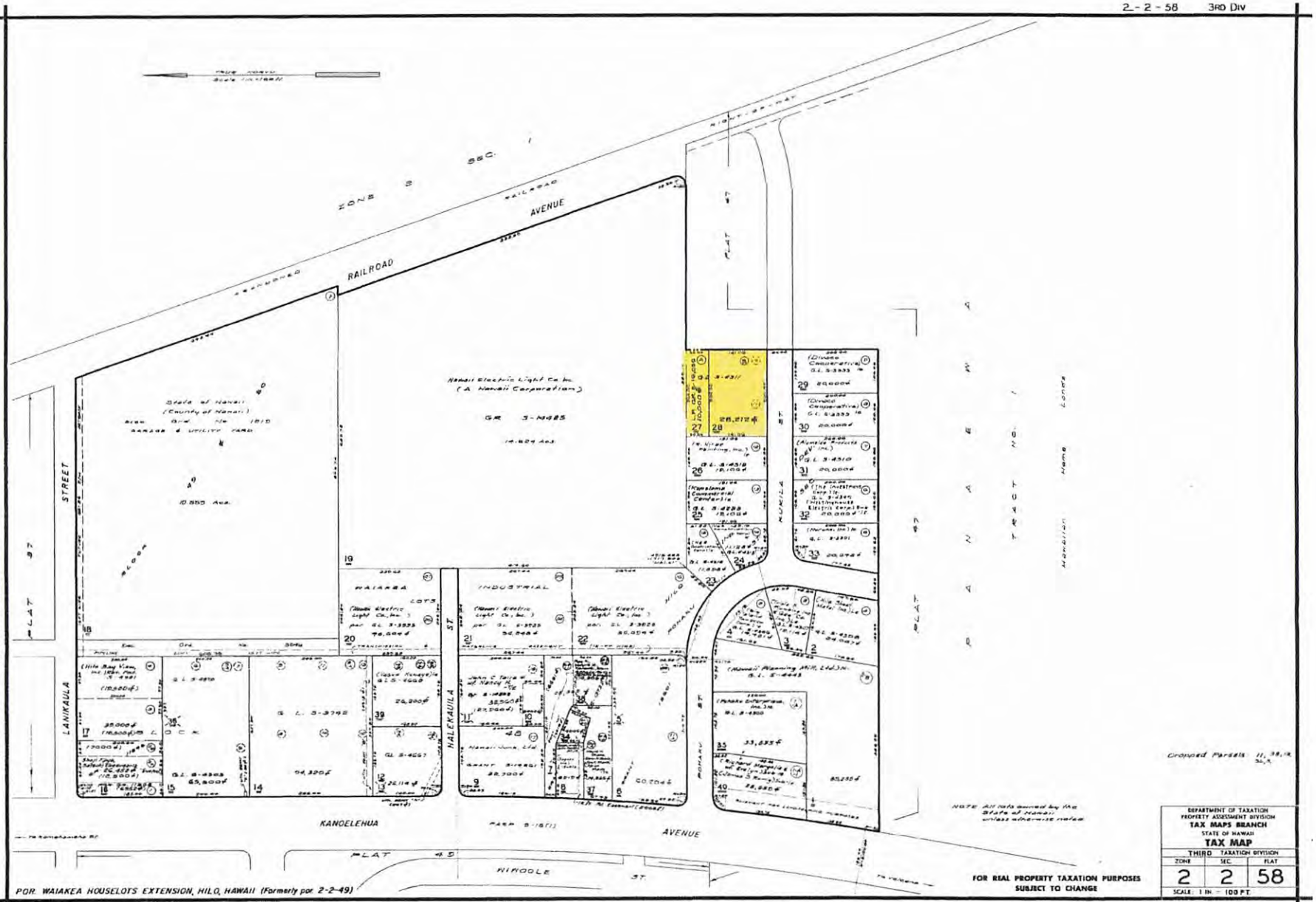
General Lease No. S-4311 was transferred to DHHL from the State of Hawaii, Department of Land and Natural Resources (DLNR) on November 29, 2012.

RECOMMENDATION

The Land Management Division respectfully recommends approval of the requested motion/action as stated.

Exhibit "A"
Item No. F-4

2 - 2 - 58 3RD DIV



DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII

TAX MAP

THIRD TAXATION DIVISION

ZONE	SEC.	PLAT
2	2	58

SCALE: 1 IN. = 100 FT.

Exhibit "B"
Item No. F-4

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ke Hope Kia'āina o ka Moku'āina o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ke Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

May 16, 2025

CERTIFIED MAIL
7021 2720 0000 5336 3858
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, HI 96749

Dear Mr. Antonio:

NOTICE OF DEFAULT

Subject: General lease No. 4311, Waiakea, South Hilo, Island of Hawaii, Tax Map Key No. (3)2-2-058:028

NOTICE IS HEREBY GIVEN, pursuant to Section 171-20, Hawaii Revised Statutes, as amended, and the terms and conditions of General Lease No. 4311, that you are in default of your lease for the following:

1. Failure to pay base monthly rent in the amount of $1,650.00. As of May 15, 2025, your account has an outstanding balance of $8,250.00.
2. Failure to keep the demised premises and improvements in a strictly clean, sanitary and orderly condition.

DEMAND IS HEREBY MADE that you remedy these defaults within sixty (60) days from the date of Receipt of this Notice. If you fail to remedy this default, the Hawaiian Homes Commission may order the termination of your lease and exercise any such rights as the Commission has under the law or under the terms of your lease.

The Department of Hawaiian Home Lands must retain a Certified Public Accountant to prepare a cash flow statement if this default is not cured within thirty (30) days of receipt of this Notice. This cash flow statement complies with the covenants of the Department of Hawaiian Home Lands General Bond Resolution. All costs and expenses as a result of this action will be borne by you even if this default is cured within the sixty (60) day's time period.

If the above noted defaults have been cured prior to your receipt of this Notice, kindly disregard it. Should you have any questions, please contact Cheyenne Kapua, Land Agent, Land Management Division, at (808) 730-0338 or by email at cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

Exhibit "C"
Item No. F-4

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

KALI WATSON
CHAIRPERSON, HHC
Ke Luna Hoʻokele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Hoʻokele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka ʻOihana ʻĀina Hoʻopulapula Hawaiʻi
P. O. BOX 1879
HONOLULU, HAWAII 96805

July 16, 2025

CERTIFIED MAIL
7021 2720 0000 5336 3919
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Mr. Antonio,

NOTICE OF TERMINATION

Subject: General Lease No. S-4311, Waiakea, South Hilo, Island of Hawaii, Tax Map Key No. (3) 2-2-058:028

NOTICE IS HEREBY GIVEN, The Department of Hawaiian Home Lands (DHHL) will pursue termination of General Lease No. S-4311 for failure to pay lease rent in the amount of $11,550.00 as required by General Lease No. S-4311.

A Notice of Default was issued on May 16, 2025, and delivered via Certified Mail. Demand was made by Notice of Default that you cure the delinquency within sixty (60) days of receipt of the Notice. The 60-day period has elapsed without cure.

Section 171-39, Hawaii Revised Statutes (HRS), as amended, provides that any lease may be terminated upon violation of any condition or term of the lease and that DHHL may take possession. DHHL will recommend termination of General Lease No. S-4311 to the Hawaiian Homes Commission at the regular meeting on August 18-19, 2025.

You may appear before the Hawaiian Homes Commission on August 18. The meeting will begin at 9:30am in the Hale Ponoi building at the Department of Hawaiian Home Lands in Kapolei.

Should you have any questions, please contact Ashley Tabalno at (808) 730-0340 or by email at ashley.n.tabalno@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

Notice of Commission Action
September 10, 2025
Exhibit "B"

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

September 10, 2025

CERTIFIED MAIL
9589 0710 5270 1951 6512 25
RETURN RECEIPT REQUESTED

Kenneth L. Antonio, Sr.
Ken's Towing Services, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Mr. Antonio,

NOTICE OF COMMISSION ACTION

Subject: General Lease No. S-4311, Waiakea, South Hilo, Island of Hawaii, Tax Map Key No. (3) 2-2-058:028

At the Hawaiian Homes Commission meeting held on August 18, 2025, the Commission took action regarding your General Lease. The Commission requires that you:

1. Submit a *good faith payment* toward your outstanding balance, and
2. Provide a written *payment plan* detailing how you intend to bring your account current.

Please be advised that if we do not receive both your payment and proposed payment plan by **September 15, 2025**, The Department of Hawaiian Home Lands (DHHL) will pursue termination of General Lease No. S-4311 at the Hawaiian Homes Commission meeting on **October 20, 2025**.

Should you have any questions, please contact Ashley Tabalno at (808) 730.0340 or by email at ashley.n.tabalno@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

DEPARTMENT OF HAWAIIAN HOME LANDS

Billing Number
17134

KENNETH L. ANTONIO, SR. dba KEN'S TOWING SERVICES, INC.
16-257 MIKAHALA STREET
KEAAU, HI 96749

Customer Number	Location
GL4311ha	1316
Bill From	**Bill To**
8/13/25	9/12/25
Due Date	**Amount Due**
10/1/25	16,500.00

Previous Balance	Payments Received	Adjustments	Credits	Current Charges	Amount Due
14,850.00	0.00	0.00	0.00	1,650.00	16,500.00

Trans Date	Trans Number	Type	Description	Amount
9/11/2025	25037	Invoice	OCTOBER 2025 CHARGE	1,650.00

Current Due	Balance over 30 days	Balance over 60 days	Balance over 90 days	Balance over 180 days
3,300.00	1,650.00	1,650.00	4,950.00	4,950.00

Please detach the bottom portion and return it with your payment

Note: A $25.00 fee will be charged for returned checks.

Please write the "Customer Number" on the check when you submit the payment. If you have any questions or concerns, you may contact the Land Management Division at (808) 730-0335. Thank you.

Remit To
DHHL
PO BOX 1721
HONOLULU
HI 96806

Customer
GL4311ha
KENNETH L. ANTONIO, SR. dba KEN'S TOWING SERVICES, INC.
16-257 MIKAHALA STREET KEAAU, HI 96749

Billing Number
17134

Due Date	Amount Due
10/1/25	16,500.00

Please make check payable to "Department of Hawaiian Home Lands" and issue separate checks to pay any loan accounts with DHHL to ensure proper credit to your accounts.

Reminder: Please update your insurance and remit current Certificate of Liability Insurance, naming the Department of Hawaiian Home Lands as an additional insured. Mahalo!

Amount Enclosed: $_____ Check Number:_____ Check Date_____

Notice of Termination
September 29, 2025
Exhibit "C"

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

September 29, 2025

CERTIFIED MAIL
9589 0710 5270 1951 6512 70
RETURN RECEPT REQUESTED

Kenneth L. Antonio Sr.
Ken's Towing Service, Inc.
16-257 Mikahala Street
Keaau, Hawaii 96749

Dear Lessee:

NOTICE OF TERMINATION

Subject: General lease No. S-4311, Waiakea, Island of Hawaii,
Tax Map Key No. (3)2-2-058:027 & 028 (p)

On August 18, 2025, Chair Watson deferred the Commission's decision to terminate your lease to allow you **one month** to develop a payment plan. More than a month has passed, and you were reminded of this deadline in a letter dated September 10, 2025, which you acknowledged receiving and reading via email on September 15, 2025. Because you have taken no action, the Department will now proceed with the termination of your General Lease No. S-4311.

Should you have any questions, please contact Cheyenne Kapua, Land Agent, at (808)730-0338 or by email at cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
October 20-21, 2025

To: Chairperson and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Cheyenne Kapua, Land Agent
Land Management Division

Subject: Approval to Annual Renewal of Revocable Permit(s), East and South Hawai'i, Hawai'i Island, Various TMK Nos.

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes commission (HHC) approve the following actions:

A) Renewal of all East and South Hawaii Island Revocable Permit(s) as listed on Exhibit "A" and identified by approximate location on the East and South of the Hawai'i Island Map Exhibit "A-1" that are in compliance as of November, 1, 2025.

B) The revocable permit annual renewal period shall be on a month-to-month basis, for up to twelve (12) months, or at the next scheduled HHC meeting On East Hawaii Island whichever comes sooner but no longer than October 31, 2026.

C) Authorize the Chairman to negotiate and set forth other terms and conditions that may be deemed appropriate and necessary.

DISCUSSION

This submittal represents annual renewals for all of the East and South Hawai'i Island Revocable Permits only, which shall effectively expire October 31, 2025. As a means of maintaining a process by which PERMITTEES can be assured that their permits have been renewed, notification letters will be transmitted accordingly.

For information purposes Exhibit "A" references all Revocable Permits on East and South Hawaii Island by order of acreage, land use, and commencement date. While permits generate additional revenue to the Trust, its primary purpose provides DHHL with the ability to efficiently manage its land through the issuance of these short-term dispositions which are typically not needed for long-term dispositions (such as homesteading or general leases) over 20-year period or as dictated by DHHL's respective island plans. DHHL's total Hawaii Island land inventory covers approximately 127,000 acres or 63% of DHHL's statewide inventory. The short-term dispositions(s) withing Eastern, Central, and Southern portions cover approximately 8,670 acres

or approximately 7.0% of its inventory.

Revocable Permits help in having a presence on DHHL lands thereby reducing costs for land management activity functions (i.e. signage, landscaping, fencing, removing trash and derelict vehicles, and prevents trespassing on unencumbered lands) that DHLL would bear fi the lands were to sit vacant. Permittees are required to assume responsibility for the land, post insurance, indemnify the department, and manage and maintain the land.

In 2013, during the interim process approved by the HHC, all RPs that complied with the terms and conditions of their permits were converted to Right-of-Entry (ROE) permits until the new RP Program was approved and adopted. ROE permits are intended for short-term dispositions prior to other longer-term arrangements and should be used on an as-needed basis for specific projects. They are not suitable for the month-to-month use of Hawaiian home lands.

In 2024, all ROE's in compliance with the terms and conditions of the permits were reverted to Revocable Permits under the new approved and adopted RP Program. With this approval of the new Revocable Permit Program, LMD recommended that all Right-of-Entry permits carried over from the old program or permits issues or renewed under the Interim Process should be converted to Revocable Permits, which is the proper documentation for the short-term disposition authorized under Section 171-55, HRS, as amended.

Staff conducted site visits to all East & South Hawai'i Island revocable permit parcels and affirms full compliance and recommends the renewal of all revocable permits. See Exhibit "B"

The table below reflects the revenue generated from the RP permit(s) on the East & South of the Hawai'i Island.

FY 2025		Total
Agriculture	$264	1
Caretaker/Landscape	$1,508	1
Commercial	$30,240	1
Community	$0	-
Industrial	$0	-
Office	$0	-
Pastoral	$10,368	4
Preservation	$0	-
Recreation	$0	-
Research	$0	-
Stabling	$0	-
	$42,380	7

Rental fees for agricultural and pastoral use permits vary and are typically established at less than fair market rates (discounted) but not less than $240/annum due to various site issues such as, insufficient/no infrastructure, no legal access, substandard lot size or irregular shape, etc.

LMD respectfully recommends increasing rental rates that meet the methodology as described under the new revocable permit program and deemed as necessary. Increase if applied do fluctuate to

meet the methodology of calculation.

AUTHORIZATION

171-55, Hawaii Revised Statues, as amended, a "permit on a month-to-month basis may continue for a period not to exceed one year from the date of issuance, provided that the commission may also allow the permit to continue on a month-to-month basis for additional one-year periods"

RECOMMENDATIONS

Land Management Division respectfully requests approval of the motion as stated.

Revocable Permits- East & South Hawai'I Island, as of October 2025							Denotes Beneficiary		Denotes Delinquent
NO.	ACRE	USE	PERMITTEE	ADDRESS	TMK	DATE STARTED	CURRENT ANNUAL RENT	PROPOSED ANNUAL RENT	Comments: rent amount and reasons (site issues - insufficients/no infrastructure, no legal access, substandard lot size or irregular shape, etc.) why no long-term disposition
593	280	Pastoral	Gilbert Mederios, jr.	P.O. Box 754 Naalehu Hawaii 96772	(3)-9-3-001:002(p) Kama'ao-Pu'u'eo	2/9/1998	$ 504.00	–	Rent is Current; portion of a larger parcel that is designated for General Ag Use. Insufficient infrastructure, irregular shape.
594	2250	Pastoral	Dean, Kyla, and Kimo Kaniho	P.O. Box 517 Kailua-Kona, Hawaii 96745	(3)9-3-001:002(p) Kama'ao-Pu'u'eo	7/15/2004	$ 3,156.00	–	Rent is Current; portion of a larger parcel that is designated for General Ag Use. Insufficient infrastructure, irregular shape.
595	2	Agricultual	Guy Kaniho	74-4341 Kukulu Place Kailua-Kona, Hawaii 96740	(3)-3-8-001:007(p) Humu'ula	2/26/2007	$ 264.00	–	Rent is Current; portion of a larger parcel that is designated for General Ag Use.
596	300	Pastoral	Jamie & Calvin Mattos	2265 Ainaloa Drive Hilo Hawaii, 96720	(3)2-8-011:011(p) Honomu-Kuha	2/1/2010	$ 5,220.00	–	Rent is Current; portion of a larger parcel that is designated for General Ag Use.
597	2.21	Landscape	Ginger Patch Center	P.O. Box 831116 Peppekeo Hawaii 96783	(2-2-060:001 Waiakea	8/2/2010	$ 1,508.04	–	Rent is Current; portion of a larger parcel that is designated for General Ag Use. Insufficient infrastructure, irregular shape.
598	326.76	Pastoral	Pernell & Hawk Hanoa	P.O. Box 488 Pahala Hawaii 96777	(3)-9-5-019:016 & 9-5-005:002 Wailau	1/26/2000	$ 1,488.00	–	Rent is Current; parcel designated for General Ag Use. Insufficient infrastructure, irregular shape.
599	0.62	Commercial	Connect Point Church	168 Holomua Street Hilo, Hawaii 96720	(3)2-2-060:049 Waiakea	11/18/2019	$ 30,240.00	–	Rent is Current; parcel designated for industrial use. Offering for industrial use forthcoming.

EXHIBIT "A"
Item No. F-9

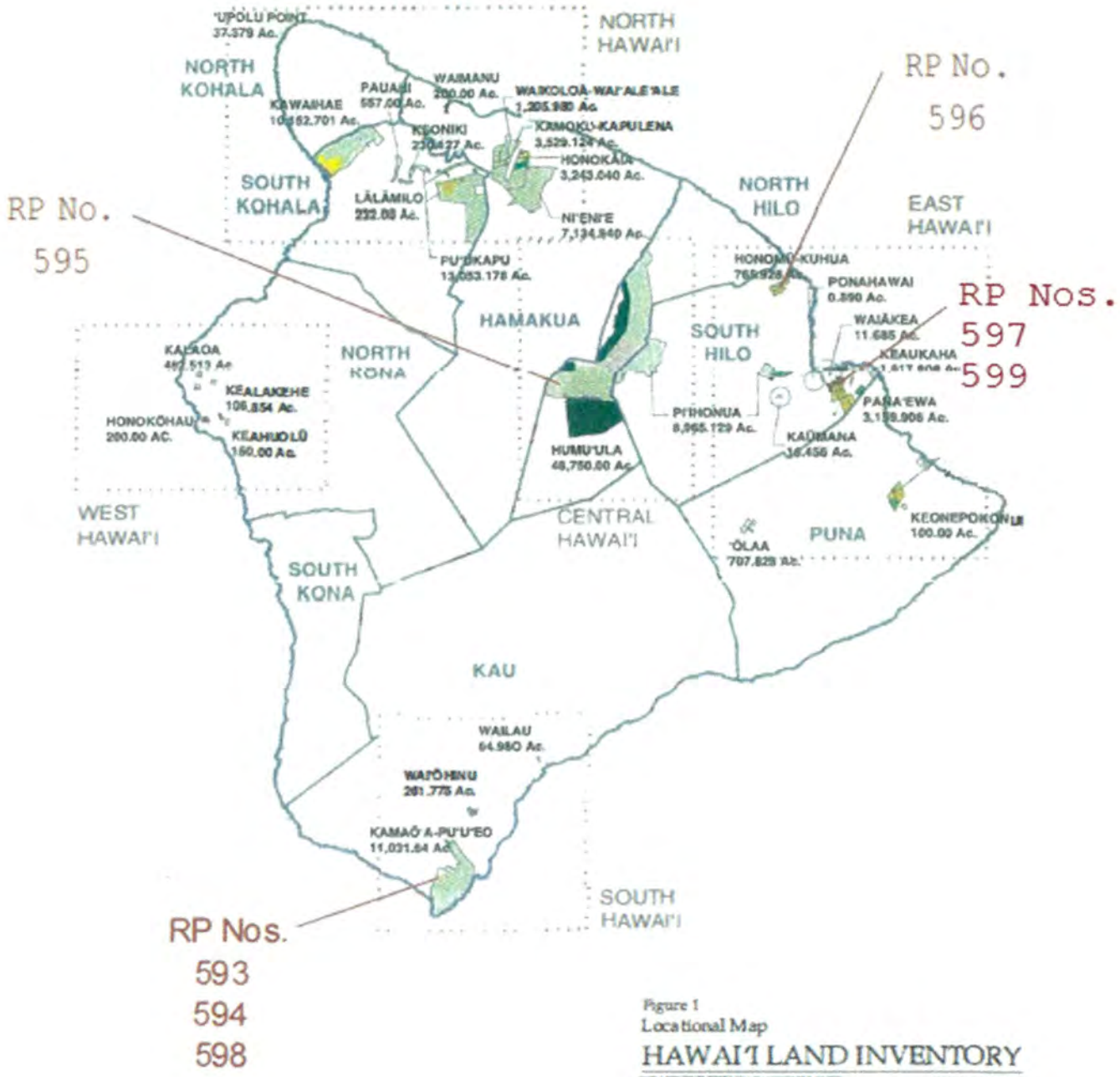


Figure 1
Locational Map
HAWAI'I LAND INVENTORY

EXHIBIT "A-1"
Item No. F-9

Property Inspection
Exhibit "B"
Item No. F-9

PROPERTY INSPECTION 2025

LI/GL/ROE/RP NO.: 593	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Gilbert Mederios	**TMK/ZONING:** (3)9-3-001:002 (p)	**PERMITTED USE:** Pastoral
LOCATION: Island of Hawaii	**AREA:** Kama'ao-Pu'u'eo, Hilo	**COI/BOND: COI Expires 12/4/2025**
RENTAL CURRENT: $504/Annual $42/Monthly	**DCCA COMPLIANT:**	**DATE:**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE	Good Condition		
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Good Condition		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

PROPERTY INSPECTION 2025

LI/GL/ROE/RP NO.: 594	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Dean, Kyla, Kimo Kaniho	**TMK/ZONING:** (3)9-3-001:002(p)	**PERMITTED USE:** Pastoral
LOCATION: Island of Hawaii	**AREA:** Kama'ao-Pu'u'eo, Hilo	**COI/BOND:**
RENTAL CURRENT: $3,156.00/Annu. $263.00 /Monthly	**DCCA COMPLIANT:**	**DATE:**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE			
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Good Condition		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

PROPERTY INSPECTION 2025

LI/GL/ROE/RP NO.: 595	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Guy Kaniho	**TMK/ZONING:** (3)3-8-001:007(p)	**PERMITTED USE:** Agricultural
LOCATION: Island of Hawaii	**AREA:** Humu'ula, Hilo	**COI/BOND: Insurance Expires 7/20/2026**
RENTAL CURRENT: $264.00 /Annu. $22.00/Monthly	**DCCA COMPLIANT:**	**DATE:**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE	Good Condition		
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Good Condition		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

PROPERTY INSPECTION 2025

LI/GL/ROE/RP NO.: 596	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Jamie & Calvin Mattos	**TMK/ZONING:** 3)2-8-011:011(p)	**PERMITTED USE:** Pastoral
LOCATION: Island of Hawaii	**AREA:** Honomu-Kuhua, Hilo	**COI/BOND: Insurance Expires 2/18/2026**
RENTAL CURRENT:$5,220.00 /Annu. $435.00/Monthly	**DCCA COMPLIANT:**	**DATE:**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE	Good Condition		
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Good Condition		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

RP Property Inspection

LI/GL/ROE/RP NO.: 597	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Ginger Patch Center	**TMK/ZONING:** (3)2-2-060:001	**PERMITTED USE:** Commercial
LOCATION: Island of Hawaii	**AREA:** Waiakea, Hilo	**COI/BOND: Will Expire 10/25/2025**
RENTAL CURRENT: $1,5080.04/Annu. $125.67/ Monthly	**DCCA COMPLIANT:** Not in good stand.	**DATE: 9/30/2025**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE			
2. Fence or wall	NONE			
3. Site work	NONE			
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	In great condition. Grass and trees are maintained.		
2. Housekeeping	NONE			
3. Parking/Driveway	NONE		Surrounding areas is in great conditions as well!	
4. Land Use Compliance	NONE			
5. Environmental Compliance Concerns	NONE			
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

Revocable Permit No. 597

Revocable Permit No. 597

PROPERTY INSPECTION 2025

LI/GL/ROE/RP NO.: 598	**ADDRESS:**	**BY:** Cheyenne Kapua
NAME: Pernell & Hawk Hanoa	**TMK/ZONING:** (3)9-5-019:016 & 9-5-005:002	**PERMITTED USE:** Pastoral
LOCATION: Island of Hawaii	**AREA:** Wailau, Hilo	**COI/BOND: Insurance Expires 11/16//2025**
RENTAL CURRENT: $1,488.00/Annu. $124.00 /Monthly	**DCCA COMPLIANT:**	**DATE:**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE	Good Condition		
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE			
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Good Condition		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

RP Property Inspection

LI/GL/ROE/RP NO.: 599	**ADDRESS: 168 Holomua Street, Hilo, Hawaii 96720**	**BY:** Cheyenne Kapua
NAME: Connect Point Church	**TMK/ZONING:** (3)2-2-060:049	**PERMITTED USE:** Commercial
LOCATION: Island of Hawaii	**AREA:** Waiakea, Hilo	**COI/BOND: N/A**
RENTAL CURRENT: 30,240/Annu. $2,520/Monthly	**DCCA COMPLIANT:** Good Standing	**DATE: 9/30/2025**

ITEM	ACTION NEEDED	COMMENTS	DHHL ACTION TAKEN	COMPLETED
BUILDINGS, IMPROVEMENTS & OPERATIONS:				
1. Repair/Painting	NONE	Good Condition		
2. Fence or wall	NONE	Good Condition		
3. Site work	NONE	Good Condition		
4. Tenant sign(s)	NONE	Good Condition, visible		
5. Other Info/Illegal Structure(s)				
GENERAL				
1. Landscaping	NONE	Good Condition		
2. Housekeeping	NONE	Clean and Orderly		
3. Parking/Driveway	NONE	Good Condition		
4. Land Use Compliance	NONE	COMPLIANT		
5. Environmental Compliance Concerns	NONE	None Observed		
6. Miscellaneous				
SUBLESSEE(S) OF RECORD				

Revocable Permit No. 599

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

TO: Chairperson and Members, Hawaiian Homes Commission

FROM: Linda Chinn, Acting Administrator
Land Management Division

SUBJECT: Affirmation of the Hawaiian Homes Commission Action of June 16-2016 to remove Chaminade University of Honolulu (CUH) and recognize the Association of Hawaiian Civic Club (AOHCC) as Co-Licensee, License Agreement No. 642, East Kapolei, Oahu Island, Tax Map Key No. (1) 9-1-016:108 (p)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant its approval to the Affirmation of its decision of June 16, 2016 under Agenda Item No. F-4, to removing Chaminade University of Honolulu (CUH) and recognizing the Association of Hawaiian Civic Clubs (AOHCC) as a co-licensee of License Agreement No. 642 and deem the Second Amendment to be fully executed without the signature of a representative of Hawaii Maoli (HM) subject to the following

1. All other terms and conditions of License Agreement No. 642 shall remain in full force and effect; and

2. Authorize DHHL to address any outstanding compliance matters with the AOHCC.

APPLICANT

Association of Hawaiian Civic Clubs ("AOHCC")

LOCATION

East Kapolei, Oahu, identified as a portion of Tax Map Key No. (1) 9-1-016:108 (p) (See Exhibit "A")

AREA

Approximately 25,000 sq. feet

DISCUSSION

Pertinent Information on License Agreement No. 642

- The parties involved in this matter include:
  - Chaminade University of Honolulu (CUH)
  - Hawai'i Maoli (HM), a non-profit 501(C)(3) tax-exempt organization incorporated and domiciled in the State of Hawai'i since 1997
  - Association of Hawaiian Civic Clubs (AOHCC), a non-profit 501(C)(4) tax-exempt organization incorporated and domiciled in the State of Hawai'i since 1959 and is a confederation of individual and autonomous Hawaiian Civic Clubs established across Hawai'i and the continental United States

- HM was established by the Executive Committee of the AOHCC to support fundraising activities of the AOHCC, and AOHCC officers served as the first members of the HM board of directors (See Exhibit "B"); for the purposes of License Agreement No. 642, HM served as the licensee on behalf of the AOHCC as it is a 501(C)(3) tax-exempt organization

- On May 25, 2006, DHHL issued License Agreement No. 642 for the subject parcel to CUH and HM for a term of thirty (30) years for the purpose of developing a multi-purpose facility including classroom and meeting space intending to serve as an educational and cultural resource; the license agreement recognizes that the "facility will also serve as the administrative office, archive and library for the Association of Hawaiian Civic Clubs."

- On March 27, 2008, CUH and HM executed the First Amendment to License Agreement No. 642 that amended the premises to include Pad #1 and Pad #2 totaling 24,328 square feet

- On December 14, 2014, CUH and AOHCC signed a Bill of Sale agreement transferring the existing buildings and all improvements located on License Agreement No. 642 to AOHCC (See Exhibit "C")

- On June 16, 2015, the Hawaiian Homes Commission approved a second amendment to License Agreement No. 642 to remove CUH and to add the AOHCC to the license as a co-licensee with HM

- On April 11, 2023, AOHCC and HM entered into an agreement to cease its partnership and seek to release HM from License Agreement No. 642

- As of October 2025, the second amendment document remains unexecuted

Background

On June 16, 2015, the Hawaiian Homes Commission approved a second amendment to License Agreement No. 642 to remove CUH and add AOHCC to the license (See Exhibit "D"). It was not until 2023 that LMD discovered that the Second Amendment document was not processed and executed.

The amendment document was prepared and forwarded to all parties for signature. CUH, AOHCC as well as DHHL all signed the document (See Exhibit "E"). Hawaii Maoli, despite multiple requests from DHHL to sign the document, did not return the document (See Exhibit "F").

The AOHCC and HM entered into a Memorandum of Agreement dated April 11, 2023 for the transfer of the property at East Kapolei (See Exhibit "G"). The AOHCC is requesting that the Hawaiian Homes Commission affirmed and acknowledged that AOHCC is a Co-Licensee of License Agreement No. 642 and that the 2nd Amendment to LI 642 is in effect without the signature of HM.

AUTHORIZATION

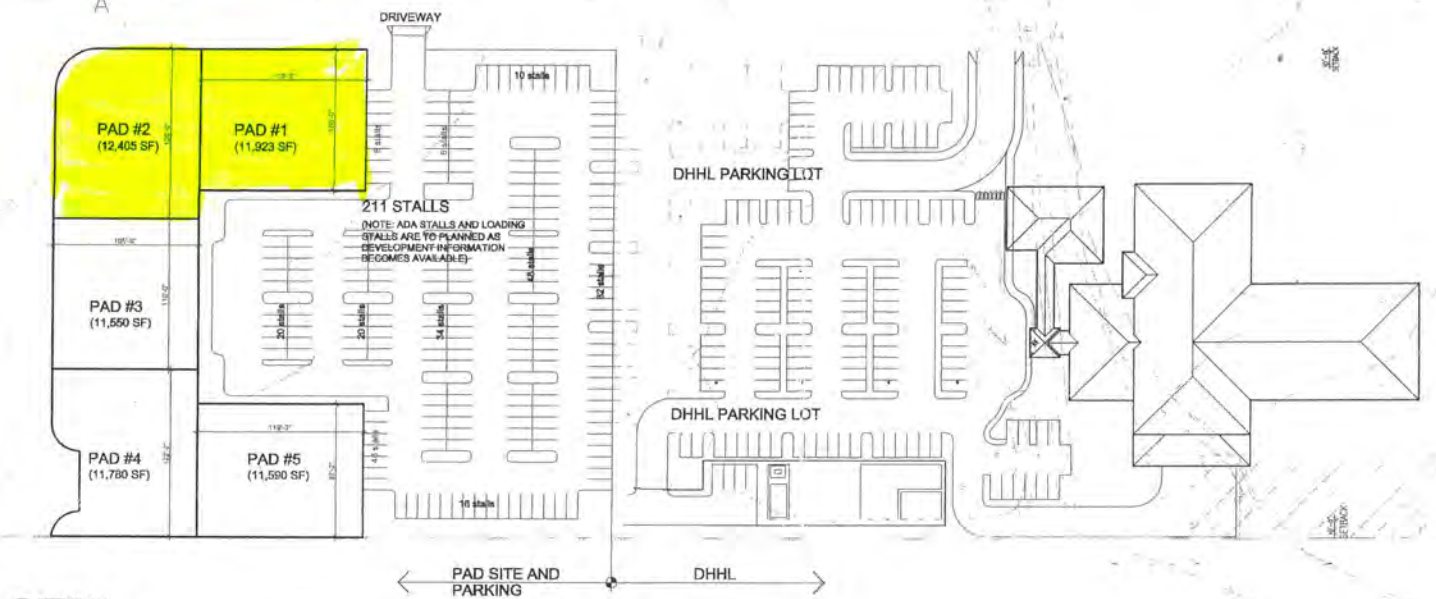
§207 of the Hawaiian Homes Commission Act, as amended.

RECOMMENDATION

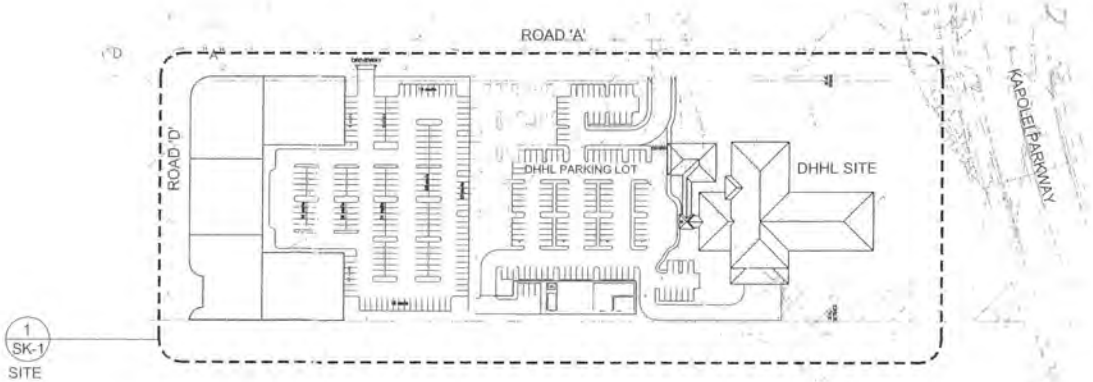
Land Management Division respectfully recommends approval of the requested motion/actions as stated.

ITEM NO. F-10

EXHIBIT "A"



1 SITE PLAN



1 / SK-1 SITE PLAN

A LOCATION PLAN

NEXT DESIGN

1132 Bishop Street
Suite 145
Honolulu, Hawaii 96813
Telephone: (808) 440-2780
Fax: (808) 440-2790

The Department of Hawaiian Home Lands Office Building

T.M.K. # 1-9-1-016:108 (Por)

Steven Eldridge, State of the Union 4/30/2006

NO	DATE	DESCRIPTION

DRAWN BY:

SCALE: AS NOTED

DATE: 06-15-06

JOB NO:

SHEET TITLE: SITE PLAN - PAD SITES

SHEET NO: SK-1

ITEM NO. F-10

EXHIBIT "B"

Association of Hawaiian Civic Clubs
P. O. Box 1135
Honolulu, Hawai`i 96807

DEPT. OF HAWAIIAN HOME LANDS
MAY 31 12 25 PM '05

May 27, 2005

JUN 2 RECEIVED LAND MANAGEMENT DIVISION

Hawaiian Homes Commission
C/o Micah Kane, Chairman
P. O. Box 1879
Honolulu, Hi. 96805

Aloha! Commission Members and Chairman Kane

The Association of Hawaiian Civic Clubs in partnership with Chaminade University of Honolulu, has received a federal Department of Housing and Urban Development (HUD) grant.

The purpose of the grant is to use the grant money and the resources of Chaminade University of Honolulu to acquire and develop a facility for the Association of Hawaiian Civic Clubs to use. The facility will be designed to serve as a community center that will house our administrative offices, provide a resources center, computer center, video center and classroom/meeting space. The center allows us to expand the services that we provide for our members and others.

We request that the Hawaiian Homes Commission provide us with an acre of land next to your proposed Kapolei office complex. In this way, the services that we offer will also be available to homesteaders residing in the Kapolei area.

As you are aware, we were founded by Prince Jonah Kuhio Kalanianaole in 1918, two years before the Hawaiian Homes Commission Act was enacted. As a result, we are family, (Ohana). Many of our members are homestead leases and many homesteaders are civic club members. Throughout the years, because of this bond, the Association of Hawaiian Civic Clubs have consistently supported in positive ways, the activities and concerns of the Department of Hawaiian Homes Lands, the State Council of Homesteads Association and homestead members.

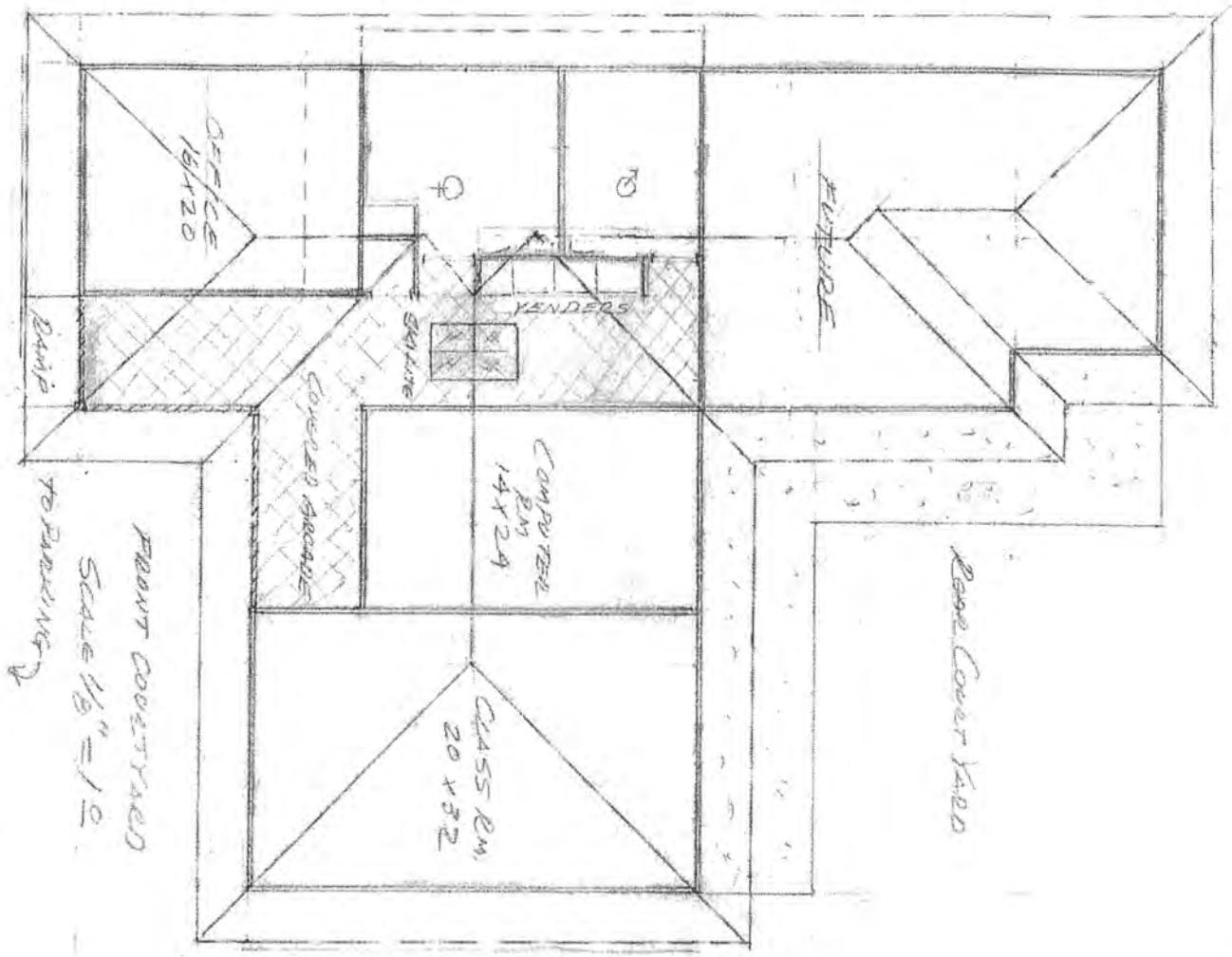
We anticipate that our relationship will continue and believe that having a facility in Kapolei will increase that bond and allow us to expand the services that we provide to the Hawaiian people and others.

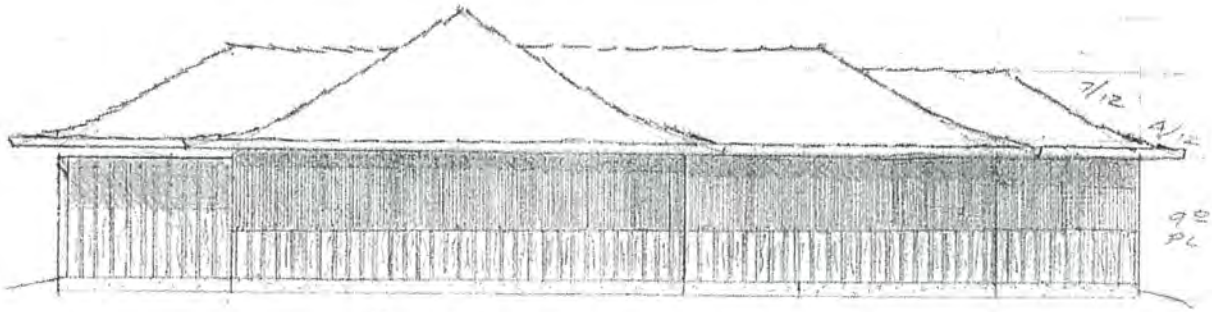
Your approval of our request will be greatly appreciated.

Mahalo & Aloha!

Antoinette Lee

Antoinette Lee, President

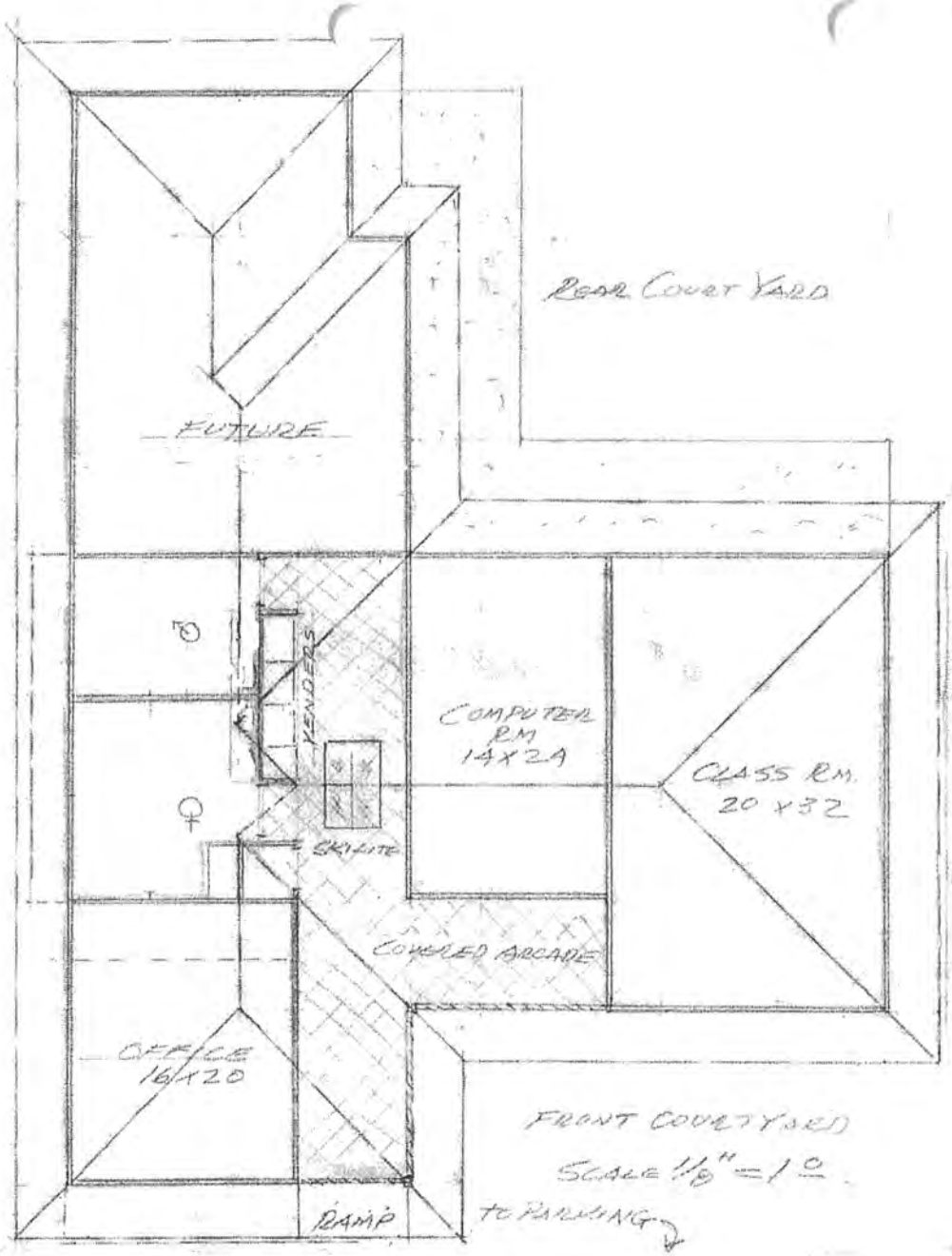




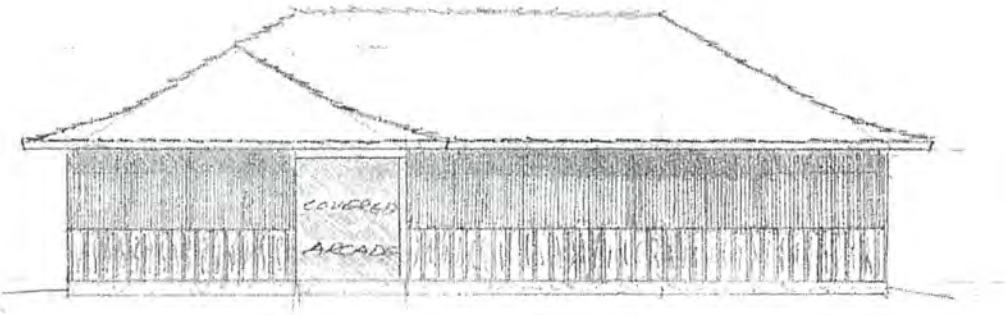
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'0

Kapolei - Design Concept

80' x 60' @ say 5,000 S.F (lot/footprint)



FRONT COURTYARD
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

Kapolei Design Concept

Appendix A: Organizational Chart(s)

ASSOCIATION OF HAWAIIAN CIVIC CLUBS
P. O. Box 1135 ~ Honolulu, Hawai`i ~ 96807

ORGANIZATIONAL CHART

Board of Directors ---------- **Hawai`i Maoli 501(c)(3)**

HAWAI`I COUNCIL
- HCC of Hamakua
- HCC of Hilo
- HCC of Ka`u
- HCC of Laupahoehoe
- Ho`opuloa HCC
- Kohala HCC
- Kona HCC
- Kuakini HCC of Kona
- Prince David Kawananakoa HCC
- South Kohala HCC
- Waimea HCC

MAUI COUNCIL
- Central Maui HCC
- Ho`olehua HCC
- Lahaina HCC*
- Lana`i HCC*
- Moloka`i HCC*

O`AHU COUNCIL
- `Ahahui Siwila Hawai`i O Kapolei
- Ali`i Pauahi HCC
- `Ewa-Pu`uloa HCC
- HCC of Honolulu
- HCC of Wahi`awa
- HCC of Waimanalo
- Kailua HCC
- Ka Lei Maile Ali`i HCC
- Kalihi-Palama HCC
- King Kamehameha HCC
- Ko`olauloa HCC
- Ko`olaupoko HCC
- Kualoa-Heeia HCC
- Lanihuli HCC
- Nanaikapono HCC
- Pearl Harbor HCC
- Prince Kuhio HCC
- Princess Kai`ulani HCC
- Queen Emma HCC
- Wai`alua HCC
- Wai`anae HCC
- Waikiki HCC

KAUA`I COUNCIL
- Hanalei HCC
- Kaua`i HCC*
- Kaumuali`i HCC

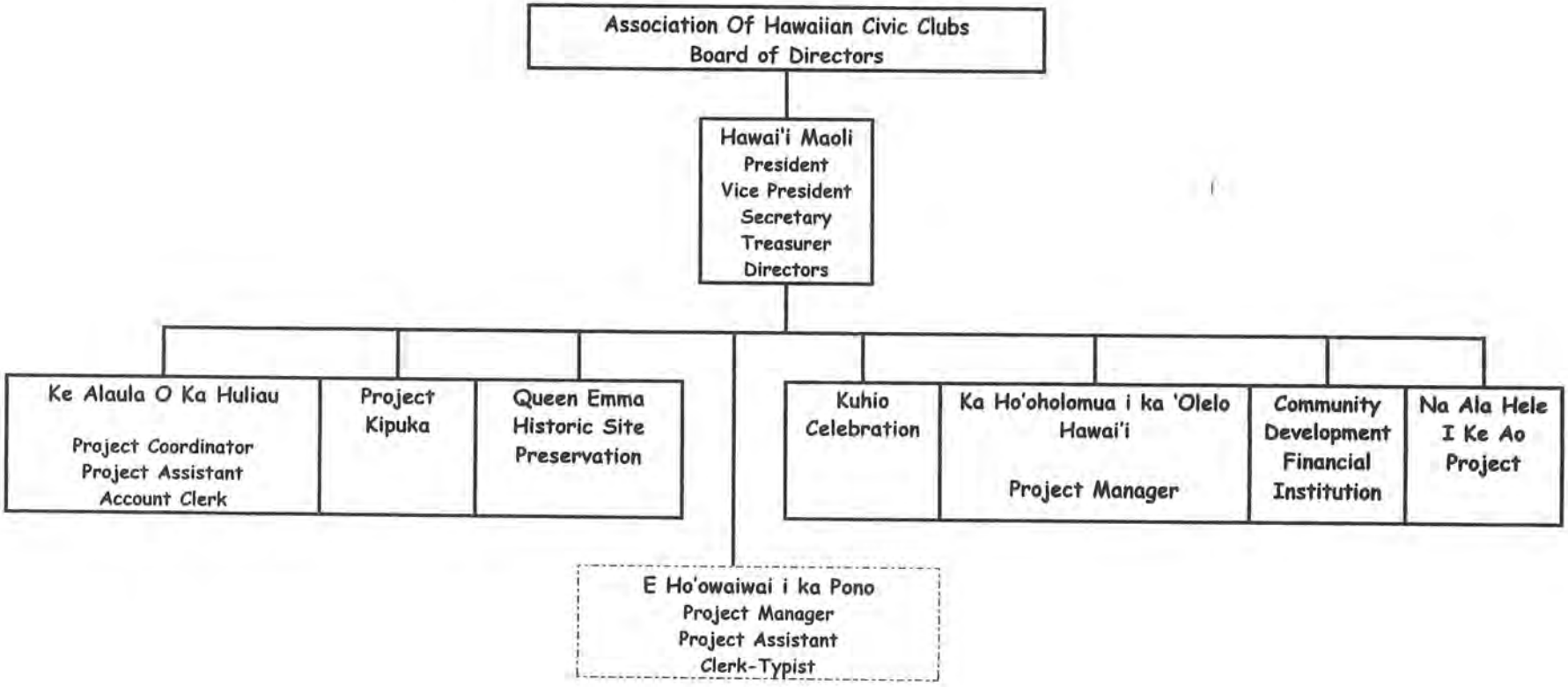
MAINLAND COUNCIL
- `Ahahui Kiwila Hawai`i O San Diego
- `Ahahui O Lili`uokalani HCC
- `Ainahau O Kaleponi HCC
- HCC of Southern Nevada
- Hui O Hawai`i O Utah
- Kauwahi Anaina Hawai`i
- Las Vegas HCC
- Na Keiki O Hawai`i HCC
- Pi`ilani HCC of Colorado
- Ke Ali`i Maka`ainana HCC

* Inactive Clubs

HAWAI'I MAOLI

P.O.Box 1135, Honolulu, Hawai'i 96807

Organizational Chart



ITEM NO. F-10

EXHIBIT "C"

BILL OF SALE

KNOW ALL BY THESE PRESENTS:

That CHAMINADE UNIVERSITY OF HONOLULU, a Hawaii nonprofit corporation, whose address is 3140 Waialae Avenue, Honolulu, Hawaii 96816 ("**Vendor**"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to Vendor paid by the Association of Hawaiian Civic Clubs, whose address is P.O. Box 1135, Honolulu, HI 96807 ("**Vendee**"), receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, set over and deliver unto said Vendee whatever right, title or interest Vendor may have in:

> The existing buildings and all improvements (the "**Buildings**") located on that certain property located at Kapolei, Oahu, identified as a portion of Tax Map Key No. (1) 9-1-016-108, containing approximately 24,328 square feet and identified as Pads #1 and #2 in **Exhibit "A"** attached hereto and hereby made a part hereof for all purposes (the "**Property**").

TO HAVE AND TO HOLD the same unto Vendee and Vendee's successors and assigns, absolutely and forever.

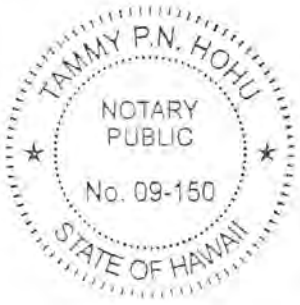
And Vendor, in consideration of the premises, does hereby covenant with Vendee and Vendee's successors and assigns, that Vendor will and Vendor's successors and assigns shall WARRANT AND DEFEND the same unto Vendee and Vendee's successors and assigns against the lawful claims and demands of all persons whomsoever.

Notwithstanding the foregoing, it is understood and agreed that the foregoing warranty is limited to ownership only, that Vendor makes no representations or warranties with respect to the state of repair of said Buildings, that Vendee has agreed to accept possession of the Buildings in an AS IS condition with ALL FAULTS and that Vendee agrees it assumes all risk for and will be responsible for and pay for any damages to the Buildings or the Property from and after the date hereof.

The Property is subject to License Agreement No. 642 dated May 25, 2006, by and between the State of Hawaii, by its Department of Hawaiian Home Lands, as Licensor, and Chaminade University of Honolulu and Hawai'i Maoli, collectively, and jointly, as Licensee, as amended by First Amendment to License Agreement No. 642 dated March 27, 2008 (collectively, the "**License Agreement**"). Vendee hereby covenants and agrees that it will continue to use the Buildings and the Property for the purposes permitted in the License Agreement and for which Vendor was awarded Grant Number AHIAC-03-HI-02 by the United States Department of Housing and Urban Development, and Vendee shall indemnify, defend and hold Vendor harmless from any claims made against Vendor for any violations by Vendee of the uses permitted under said License Agreement.

STATE OF HAWAII)
) ss.:
CITY AND COUNTY OF HONOLULU)

On this 29th day of December, 2014, before me personally appeared Bernard J. Ploeger, S.M., to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacity(ies) shown, having been duly authorized to execute such instrument in such capacity(ies).



Tammy P.N. Hohu
(Print or Type Name of Notary)

(Signature of Notary)

Notary Public, State of Hawaii
My Commission Expires: 4/26/2017

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Bill of Sale

Doc. Date: 12/29/2014 or ☐ Undated at time of notarization.

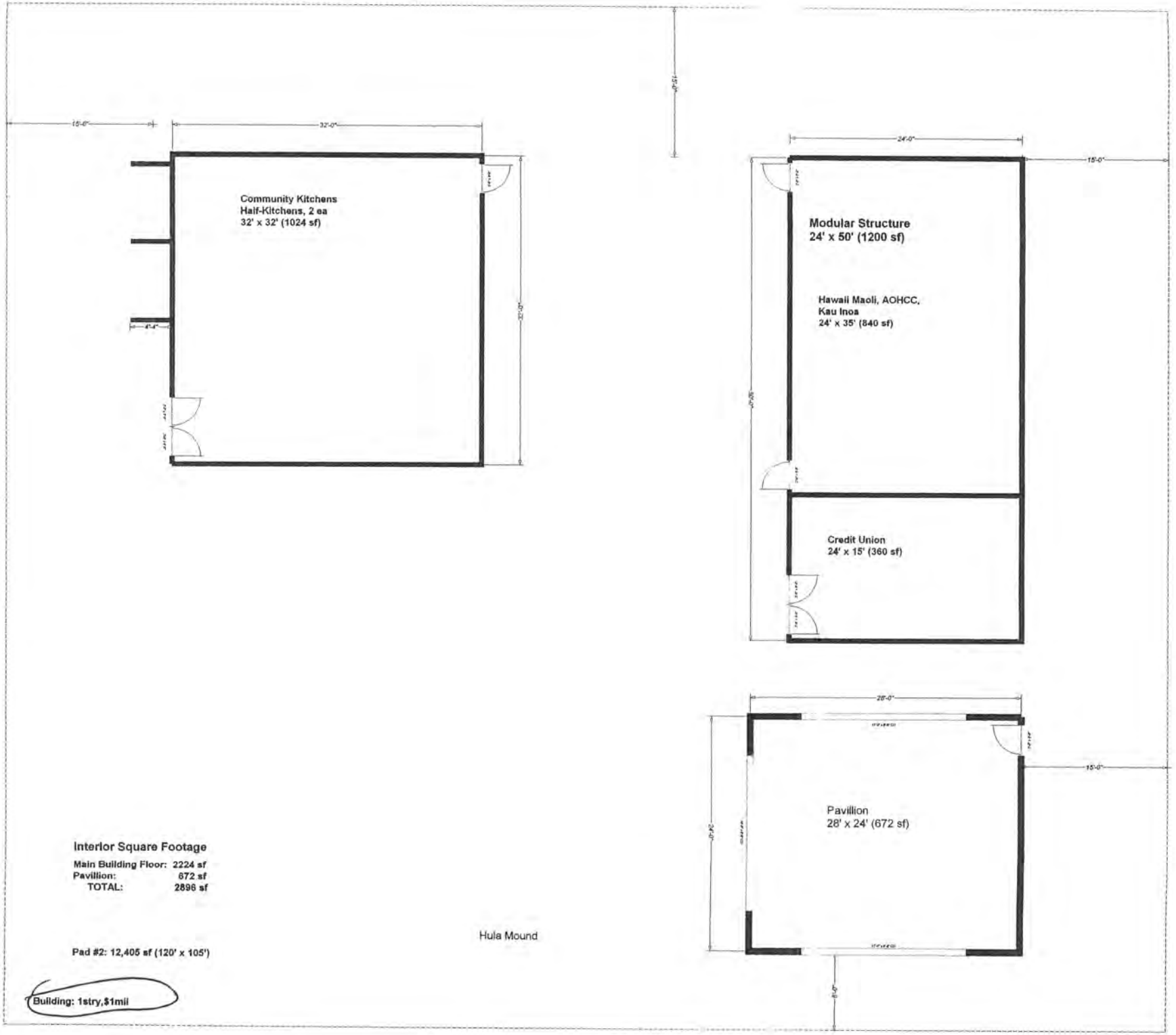
No. of Pages: 5 Jurisdiction: First Circuit
(in which notarial act is performed)

Signature of Notary

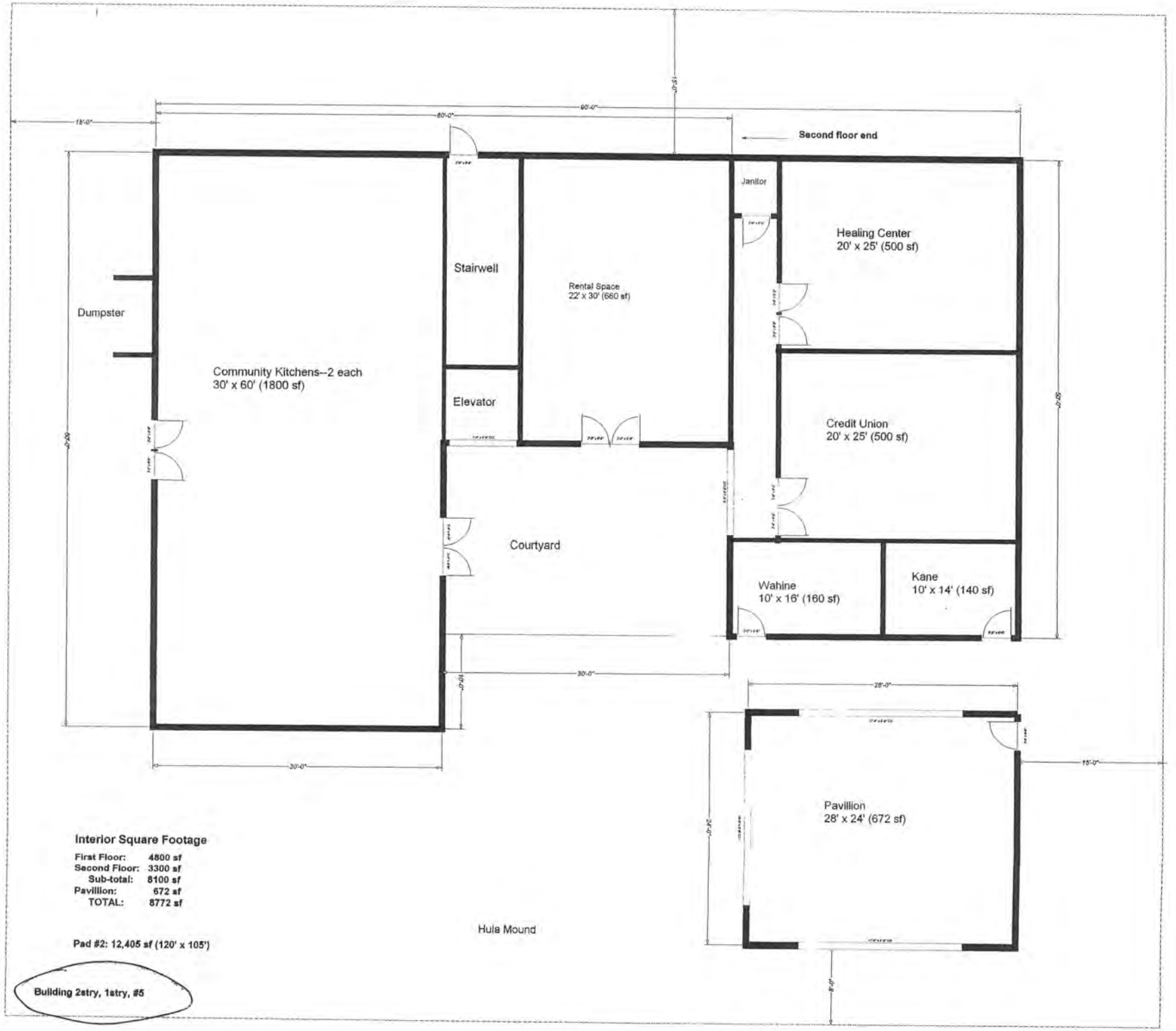
12/29/2014
Date of Notarization and
Certification Statement

Tammy P.N. Hohu
Printed Name of Notary

(Official Stamp or Seal)


Community Kitchens
Half-Kitchens, 2 ea
32' x 32' (1024 sf)
Modular Structure
24' x 50' (1200 sf)
Hawaii Maoli, AOHCC,
Kau Inoa
24' x 35' (840 sf)
Credit Union
24' x 15' (360 sf)
Pavillion
28' x 24' (672 sf)
Interior Square Footage
Main Building Floor: 2224 sf
Pavillion: 672 sf
TOTAL: 2896 sf
Hula Mound
Pad #2: 12,405 sf (120' x 105')
Building: 1stry,$1mil

2,911 sq feet



Interior Square Footage

First Floor:	**4800 sf**
Second Floor:	**3300 sf**
Sub-total:	**8100 sf**
Pavillion:	**672 sf**
TOTAL:	**8772 sf**

Pad #2: 12,405 sf (120' x 105')

Building 2stry, 1stry, #5

Second Floor

Proposed Uses and Square Foot Requirements

Revised:10/16/06

Use/Function	Minimum Sq Ft Reqs	Comments
Community Kitchens--2 ea*	~~2000~~ 1980	Per Joy Barua reccomendation 44 x 45
Credit Union	800	3-4 staff, No Vault--free standing safe 20 x 40
Reception / Waiting Area	168	Reception counter, 6-8 chairs for visitors, security 12 x 14
HM / Kau Inoa / AOHCC	2000	Offices, Conf. Rooms, library 40 x 50
Multi-Purpose Rooms**	2025	mtgs, conf, classrms (25 people per), comp.enhanced, hula halau 45x45
Video Center*	700	Training / Production 20 x 35
Video Conferencing Center*	500	Long distance meetings 22 x 23
Wellnes Center	900	education / exercise / child care (Tutu & me) 30 x 30
Rental Space	1600	Alu Like? 2 spaces @ 800 or, 3 spaces @ 600 sq.ft. 20 x 80
Business Center	300	computers,fax, mail bxs,desks,postage meter,office supplies,mtg rms 24 x
Copy Center*	500	copy machines, graphic station, computers.Combine with Bus.Center 1 x 34
Bathrooms--Public & Staff	1000	as needed per design
Storage	500	work into layout, approx. 3 - 5% of floor area
Utility Closets / Rooms	70	Elec., Mechanical etc. as required
Hallways and entries	2600	work into layout, approx. 20% of floor area
TOTAL INTERIOR SQ.FT.	15663	
EXTERIOR SPACE		
Hula Mound / audience area	2100	Mound=20x30=600sf , open area=1500sf
Pavillion	2200	
Imu		
Storage		
Dumpster / Trash Bins	96	
Propane tank	48	
Native Plants Garden		
Delivery Driveway		
Parking Spaces		
TOTAL EXTERIOR SQ.FT.	4444	
TOTAL Sq.Ft.	20107	

Notes:
* Dimensions as stated in HM proposal
**Dimension noted in HM proposal have been increased
ADA Compliance

5 buildings @ 3132 sf ea +/-

34 x 24
16 x 21

Hawaii Maoli Kapolei Project Timeline

NOT FOR DISTRIBUTION--IN-HOUSE USE ONLY. SUBJECT TO CONTINUED REVISIONS

Revised 12/13/06

Activities	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Secure Pad #2, DHHL License	X																			
Clarify/Confirm Building use	X																			
Develop conceptual drwgs		X	X																	
Prepare/Issue Design RFQ				X																
Evaluate/Select Architect					X															
Planning/Design					X	X	X													
Issue RFQ to General Contract.							X													
Award Contract/ Issue NTP								X												
Secure Building Permit								X	X	X	X									
Ground Blessing											X									
Order Long-lead FF&E											X									
Construction of Building											X	X	X	X	X	X	X	X	X	
Owners FF&E install																		X		
Contractor provide orientation																			X	
Final City&County Inspection																			X	
State issue Cert of Occupancy																			X	
Dept of Health certifies Kitchen																			X	
Warranty period starts																			X	
Accept Cham. Kipuka Bldg																			X	
Final Pay to contrac less retent																			X	
Tenants Occupy																				X
Monthly maint/OH commence																				X

Prepared by: C. Isaacs

12/14/2006

8:10 AM

ITEM NO. F-10

EXHIBIT "D"

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

June 15-16, 2015

To: Chairman and Members, Hawaiian Homes Commission

Through: Linda Chinn, Administrator
Land Management Division

From: Kahana Albinio, Property Development Manager
Land Management Division

Subject: Approval to Amend License No. 642, Hawaii Maoli and Chaminade University, East Kapolei

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") grants its approval to amend License No. 642, subject to the following conditions:

1) Remove and release Chaminade University of Honolulu ("CUH"), a Hawaii non-profit educational organization as joint-licensee, pursuant to its December 29, 2014 request letter attached as Exhibit "A";

2) Authorize and recognize as a joint-licensee the Association of Hawaiian Civic Clubs ("AHCC");

3) Maintain the existing status of Hawaii Maoli ("HM"), a Hawaii non-profit 501(c)(3) organization as joint-licensee;

4) All other terms and conditions of License No. 642 shall continue and remain in full force and effect; and

5) The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises;

ITEM NO. F-2

DISCUSSION

The intent of License No. 642 was to provide the joint-licensees as Hawaii non-profit organizations with the ability to construct, manage, and operate a multi-purpose facility on Hawaiian home lands which would serve as a and educational and cultural resource center providing access to computers, a video center, and classroom/meeting space for educational and cultural for trust beneficiaries and the greater community. In addition, the facility would also serve as the administrative office, archive and library for the Association of Hawaiian Civic Clubs.

The following are pertinent information on License No. 642:

Joint Licensees:	Hawaii Maoli a Hawaii non-profit 501(c)(3) organization, and Chaminade University of Honolulu, a Hawaii non-profit educational organization
Location:	Kapolei, Island of Oahu
Tax Map Key No.:	(1) 91016108(por.) "Pads 1 & 2" (Exhibit "B")
Land Area:	0.559 Acre (24,328 sq.ft.)
Term:	30 years; 05/25/2006 - 05/24/2036
Annual Fee:	Amount equal to twenty percent (20%) of LICENSEE'S net revenues generated by its use of the license area after deduction of all operating expenses related to the license area.
Site Improvements:	2,241/sq.ft. building with Office, Interview Room, Class Room Computer/Resource Room space

The following is a chronology of significant events to date:

May 2005	Letter from Toni Lee, President of Hawaii Civic Club on receipt of a federal HUD grant to develop facility for the "AHCC"

August 2005	Letter from Charlie Rose, Executive Director, "HM" on the relationship of "HM" to "AHCC"
	HHC approves issuance of a license to "HM"/"CUH" jointly. "CUH's" intended purpose was to turn the improvements over to "HM" after completion of its multi-purpose facility construction project.
February 2008	HHC approves license amendment to add another pad to the license premises to allow for a credit union, conference center and certified kitchen to enhance the benefits to the community.
December 2014	"CUH" requested to be removed as joint-licensee from License Agreement No. 642. To date "CUH's" removal has not been formally processed with the department.

An informal meeting between the department staff, and representatives from "HM" and "AHCC" respectively was held recently to discuss and better clarify the nexus of moving forward as joint-licensees to continue efforts in providing an educational and cultural resource service to trust beneficiaries and the greater community.

The meeting resulted with both entities reaching an understanding to work cohesively and collaboratively as respective joint-licensees under the terms and conditions of License Agreement No. 642. "AHCC's" May 27, 2015 letter attached as Exhibit "C" indicates its desire to being added to the license as joint-licensee. In addition "HM's" June 4, 2015 letter attached as Exhibit "D," indicates its concurrence to having "CUH" removed and replaced by "AHCC" as joint-licensee.

RECOMMENDATION

Land Management Division requests approval of the motion as stated.

Chaminade University
OF HONOLULU

DEPT. OF HAWAIIAN HOME LANDS

2014 DEC 30 AM 8:49

December 29, 2014

2014 DEC 31 AM 7:37

Chair Jobie Masagatani
Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawaii 96805

Re: Letter of request – License Agreement Number 642

Aloha Jobie,

Chaminade University of Honolulu would like to be removed from License Agreement No. 642, as it pertains to the portion of property at Tax Map Key (1) 9-1-16: 108. Please let me know if you need any additional information.

Mahalo,

Bernard J. Ploeger, SM

Bro. Bernard J. Ploeger, SM, PhD
President

cc: Kahana Albinio - DHHL

EXHIBIT "A"

ITEM NO. F-2

Office of the President • Phone: (808) 735-4741 • officeofthepresident@chaminade.edu
Chaminade University of Honolulu • 3140 Waialae Avenue • Honolulu, Hawai'i 96816-1578 • www.chaminade.edu

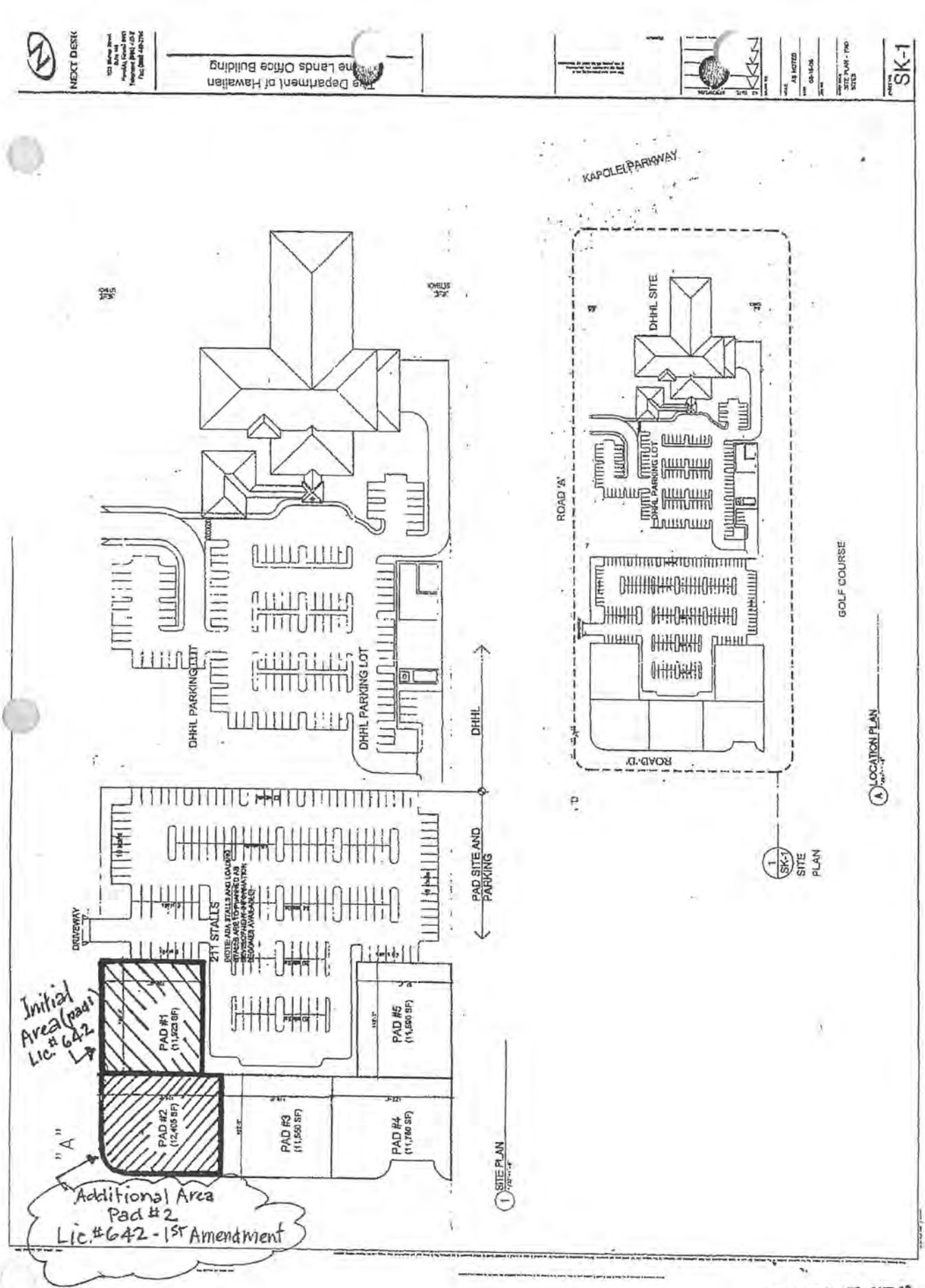


EXHIBIT "B"

ITEM NO. F 2

(First Amendment ~~to Lic. Agmt.~~ No. 642)

Association of Hawaiian Civic Clubs
P. O. Box 1135
Honolulu, Hawai`i 96807
e-mail: president@aohcc.org phone (808) 753-1895, www.aohcc.org

May 27, 2015

Ms. Linda Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

Dear Ms. Chinn,

I am Annelle Amaral, President of the Association of Hawaiian Civic Clubs and am hereby requesting that the License No. 642 for Kipua, be transferred to the Association of Hawaiian Civic Clubs from Chaminade University and Hawaii Maoli. The Association is willing to assume and be responsible for all terms and conditions contained in the License.

The Hawaiian Civic Club of Honolulu was founded 95 years ago by Prince Kuhio and a group of prominent Hawaiians when he was a Delegate to the US Congress trying to pass the Hawaiian Homestead Act. There are now 67 affiliate clubs in Hawaii and 16 states of the continent chartered by an Association that was developed in 1959. There are five councils in the counties of the State and one on the continent. While clubs and councils meet quarterly or even more often, the Association meets quarterly with its board of directors and at an annual convention with delegates from all of the clubs to take up issues and positions that impact on Native Hawaiians.

I am attaching a "bill of sale" signed by Brother Bernard J. Ploeger, SM, President of Chaminade University transfering all rights, interests, and title that Chaminade may have in Kipuka located at Kapolei, Oahu, identified as a portion of Tax Map Key No. (1) 9-1-016-108) containing approximately 24,328 square feet and identified as Pads #1 and #2 to the Association of Hawaiian Civic Clubs. We request that we be added to the land license with our non-profit 501 c 3 sponsor, Hawaii Maoli.

Mahalo for your consideration. Attached you will find the "bill of sale" from Chaminade and a list of the Board of Directors of the AHCC, elected Nov. 1, 2014.

O wau iho no,

Annelle C. Amaral, President

EXHIBIT "C"
ITEM NO. F-2

Association of Hawaiian Civic Clubs
P. O. Box 1135
Honolulu, Hawai`i 96807
e-mail: president@aohcc.org phone (808) 753-1895, www.aohcc.org

Board of Directors
Association of Hawaiian Civic Clubs
Nov. 2014 to November, 2016

1. Annelle Amaral, President
2. Hailama Farden, First Vice President
3. Daniel Naho'opii, Second Vice President
4. Paul Richards, Treasurer
5. Soulee Stroud, Immediate Past President
6. Luana Sala, Recording Secretary
7. Dreana Kalili, Corresponding Secretary

O'ahu Council:

1. Ross Puahala, President
2. Isaiah Ka'aihue, Director
3. Marlene Sai, Director
4. Charles Kapua, Director

Kaua'i Council:

1. Sarah Peters, President
2. Alice Brown, Director

Maui Council:

1. Lui Hokoana, President
2. Edwina Cacoulidis, Director

Hawaii Council:

1. Geri Bell, President
2. Edith Kawai, Director

Mainland Council:

1. Charlene Lui, President
2. Malene Livesay, Director
3. Carol Johnson, Director
4. Dolly Crawford, Director

HAWAI'I MAOLI

June 4, 2015

Ms. Linda Chinn, Administrator
Land Management Division
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

Aloha Linda,

Mahalo for taking the time to meet with Hawai'i Maoli and the Association of Hawaiian Civic Clubs regarding License No. 642. We certainly appreciate all the work you have done to help us move our process forward.

We are in agreement with Chaminade University of Honolulu's request to be removed from license No. 642.

We request that the Association of Hawaiian Civic Clubs be added to License No. 642. Hawai'i Maoli will be the 501c3 for the license, and share the license and the building with the Association of Hawaiian Civic Clubs.

Hawai'i Maoli was established by members of the Association of Hawaiian Civic Clubs in 1997 as a 501c3 nonprofit corporation. Members of the Hawai'i Maoli Board of Directors are also members of Hawaiian Civic Clubs. Because of its relationship to the Association of Hawaiian Civic Clubs, Hawai'i Maoli also supports the purposes and objectives of the Association.

It is the mission of Hawai'i Maoli to promote the social and economic self-sufficiency and prosperity of Kanaka Maoli communities, the Association of Hawaiian Civic Clubs individual Hawaiian Civic Clubs, and upon request Hawaiian Serving Institutions and Agencies, Royal Societies, and Ali'i Trusts, private and public organizations. Hawai'i Maoli also serves organizations that request our support as a 501c3 fiscal sponsor, grant reviewer and/or partnerships.

A copy of our current lease is also attached for your reference. We thank you again for assisting both of our organizations to work together to achieve economic success in serving the needs of our Hawaiian communities through our Kīpuka.

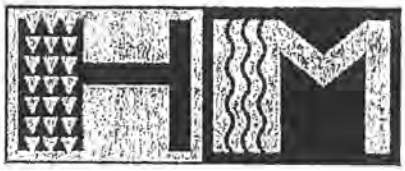
If you have any questions, please feel free to contact me at (808) 284-2414 or via email at maile@hawaiimaoli.org.

Me ka 'oia'i'o,

Dr. VerlieAnn Malina-Wright
President

Maile Alau
Executive Director

EXHIBIT "D"
ITEM NO. F-2



HAWAI'I MAOLI BOARD 2015 - 2017

President: Dr. VerlieAnn Malina-Wright: *Prince Kūhiō HCC.* Strategic Visionary Kupuna with 50 years education experience from Pre-school to PhD. Retired, Kamehameha Schools, Continuing Education Programs; Kula Kaiapuni 'o Anuenue, Hope Po'okumu; and UH Manoa, adjunct faculty. Leadership: World Indigenous Nations-Higher Ed Consortium, CoChair; National Indian Education Association, Past President; and Pacific American Foundation Hawaii, Board Chair.

1st Vice President: Kuni Agard: *Prince Kūhiō HCC.* He has extensive experience in technology, sales and marketing and owns OnPoint LLC, a consulting firm specializing in business process, online presence and IT integration. Kuni enjoys golf, photography and sings with the Kamehameha Alumni Glee Club.

1st Vice President: Elena Farden: *Kuini Kapi'olani HCC.* Elena is the cultural education and Events Specialist for the Ka'iwakiloumoku Hawaiian Cultural Center at Kamehameha Schools. She has strengths in strategic planning, budget and forecasting, and sustainable business strategies. She sits on the Kōmike 'Enehana (Information Technology Committee) for the Association of Hawaiian Civic Clubs and works hard to integrate technology and culture.

Secretary: Tadia Rice: *Kailua HCC.* Management consultant, organizational dynamics expert, lifetime experiences agent of change across industries in communications, entertainment and international relations. She has appeared on stage, in films, television and radio. Consultant Specialist in emerging democracy issues and bi-lateral trade agreements with the United States and South Africa. President, Speakers Association of Hawaii; and member of Non-Profit Boards world-wide. Hawaii Women's Correctional Center, Volunteer, Personal Development Life Skills. Haumana, Halau Ha`a Hula O Kekauilani Na Pua Hala O Kailua.

Treasurer: Kapono Ciotti. *Prince Kuhio HCC.* For over 15 years Educator and an advocate for indigenous and specifically Native Hawaiian educational rights. Leader of World Indigenous Nations Higher Education Consortium, Hualani Foundation and other networks among indigenous educators spanning globally across the Pacific, Africa, Latin America, Europe and beyond. Education Consultant to multi-million dollar Native Hawaiian Education Act grants. Currently serves as CEO / Head of school at Wai'alae Elementary Public Charter school.

#

Directors:

Darlene Kehau Butts: *Ke Ali'i Maka'ainana Hawaiian Civic Club of Washington, D.C.,* Kalaimoku for the Mainland Council of the Association of Hawaiian Civic Clubs. Kehaulani is Owner/Chef of Makakoa Enterprises, a Hawaiian food catering company in Stafford, VA. Hawai`i State Society of Washington, D.C., Board Member, and Kamehameha Lei Draping Ceremony. Coordinator. She has worked as a teacher, career coach, family counselor, and business process re-engineering consultant.

Marlene Livesay: *Pelekikena, Hui Hawai`i O Tenesi HCC.* Mainland Council Kalaimoku 2nd term Harris & Holt Martial Arts Academy, Office Administrator and Assistant Instructor, Clarksville, TN. Frontline customer service specialist and marketing activist. Co-instructor in beginner, intermediate and advanced martial arts levels. Manage daily after school program, instruct a cardio self-defense class for active duty military wives and/or dependents of

transitioned military with PTSD. Provide a safe place to practice coping and strength building skills. Finance Chair, balanced budget to the MCAHCC.

Tom Masterson: *Kailua HCC.* International-Asia business and community affairs with 40 years experience in senior management positions in industry, finance, and service companies. He now helps companies grow and improve their organizations. Member of Hong Kong Business Association of Hawaii, Kailua Chamber of Commerce, Windward Community College Ambassador and Native Hawaiian Chamber of Commerce.

Mana Moriarty, ESQ: *Prince Kūhiō HCC.* Attorney at Ogomori & Yoshimoto, LLP where he assists in all areas of the practice including construction law, government contracts, and insurance defense and coverage. Mr. Moriarty formerly served as a Research Attorney at the Senate Majority Research Office of the Hawaii State Senate. International School of Beijing experience. W.S. Richardson school of Law, UH Manoa.

Sarah Shaw Pomalka'i Wong Moriarty, ESQ. *Prince Kūhiō HCC.* ProService Hawaii, HR Consultant, compliance with labor and employment laws where she helps ProService's clients make tough employment decisions that are in compliance with labor and employment laws. Labor and employment law, Attorney at Kobayashi, Sugita & Goda for five years. W.S. Richardson school of Law, UH Manoa.

Soulee Stroud *Hawai'i O Utah HCC.* Immediate Past President of the Association of Hawaiian Civic Clubs. Soulee has been a community organizer for over 20 years, working in the areas of education and minority issues, especially in his home state of Utah working with Coalition of Minority Advisory Committee Utah Board of Education. He and his wife Bonnie founded Stroud Jewelers in 1991, and their son now manages the store in Salt Lake City, Utah.

Executive Director: Maile Alau

Information Technologies and Communications Specialist: Kaipo Granito

ITEM NO. F-10

EXHIBIT "E"

STATE OF HAWAI'I

DEPARTMENT OF HAWAIIAN HOME LANDS

SECOND AMENDMENT TO LICENSE AGREEMENT NO. 642

THIS AGREEMENT, dated this _____ day of _____, 2023, is made by and between the State of Hawai'i, by its DEPARTMENT OF HAWAIIAN HOME LANDS, ("LICENSOR"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawai'i whose mailing address is P. O. Box 1879, Honolulu, Hawai'i 96805, and CHAMINADE UNIVERSITY OF HONOLULU, a Hawaii domestic non-profit corporation, whose business and mailing address is 3140 Waialae Avenue, Honolulu, Hawai'i 96816 and HAWAI'I MAOLI, a Hawaii domestic non-profit corporation, whose mailing address is P. O. Box 1135, Honolulu, Hawai'i 96807, (hereinafter collectively and jointly called "LICENSEES'") to amend that certain Department of Hawaiian Home Lands' License Agreement No. 642, dated May 25, 2006, further amended by First Amendment to License Agreement No. 642, dated March 27, 2008, filed with the Department of Hawaiian Home Lands, ("LA 642").

WHEREAS, LICENSEES were granted the use of approximately 11,923 square feet of Hawaiian home lands ("Pad 1") located on Hawaiian home lands at Kapolei, O'ahu, identified as a portion of Tax Map Key No. (1) 9-1-016:108, to construct, manage, and operate a resource center providing access to computers, a video center, classroom, and meeting space for educational and Hawaiian cultural activities. The site would also serve as the administrative offices, archive, and library for the ASSOCIATION OF HAWAIIAN CIVIC CLUBS. This portion together with the non-exclusive use other lands adjacent thereto, identified as a portion of the same tax map parcel, would be used for open space, landscaping, parking and other uses in common with other agencies, tenants and occupants ("common areas"), as designated and authorized at the sole discretion and determination of LICENSOR;

WHEREAS, LICENSEES requested and were granted approval to use an additional land area of 12,405 square feet, identified as "Pad 2" within the same tax map parcel to expand its planned facilities to include other uses such as a credit union, conference/meeting hall, certified kitchen, and office spaces for rent;

WHEREAS, the First Amendment to LA 642 was executed on March 27, 2008, and filed with the Department of Hawaiian Home Lands;

WHEREAS, CHAMINADE UNIVERSITY OF HONOLULU, a joint LICENSEE under LA 642, has requested to be removed and released from LA 642 since their role in this project to facilitate the construction of a community facility was completed. By way of a Bill of Sale, the ownership of the community facility was transferred to the ASSOCIATION OF HAWAIIAN CIVIC CLUBS;

DHHL-LAND

WHEREAS, the ASSOCIATION OF HAWAIIAN CIVIC CLUBS, a Hawaii domestic non-profit corporation, has requested to be named a joint LICENSEE with HAWAI'I MAOLI under LA 642 with the support of HAWAI'I MAOLI; and

WHEREAS, at its meeting held on June 15, 2015, the HAWAIIAN HOMES COMMISSION approved their request subject to certain conditions.

NOW, THEREFORE, LICENSOR and LICENSEES hereby agree to amend LA 642 as follows:

1. CHAMINADE UNIVERSITY OF HONOLULU will be removed and released as a joint LICENSEE under LA 642 with HAWAI'I MAOLI; provided, however, that CHAMINADE UNIVERSITY OF HONOLULU shall not be relieved of its indemnity obligations under Paragraph 8 and 9 of LA 642, nor shall it be relieved of any liabilities arising prior to the date of this Second Amendment.

2. The ASSOCIATION OF HAWAIIAN CIVIC CLUBS will be added and recognized as a joint LICENSEE under LA 642 with HAWAI'I MAOLI. The ASSOCIATION OF HAWAIIAN CIVIC CLUBS accepts and assumes all obligations under LA 642 to be performed or observed by the LICENSEE under LA 642 subsequent to the date of this Second Amendment.

3. HAWAI'I MAOLI shall maintain the existing status as a Hawaii non-profit 501(c)(3) organization.

4. All other terms, conditions and covenants contained in LA 642, not amended herein, shall remain unchanged, in full force and effect.

5. The Chairman of HAWAIIAN HOMES COMMISSION is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

[The Page Ends]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

Approved by the Hawaiian Homes Commission on June 15, 2015

APPROVED AS TO FORM:

Alyssa-Marie Yukiko Kau

Deputy Attorney General
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

By: Kali Watson

Kali K. Watson
Chairman
Hawaiian Homes Commission

LICENSOR

HAWAI'I MAOLI, a Hawaii domestic non-profit corporation

By: _____
Its

ASSOCIATION OF HAWAIIAN CIVIC CLUBS, a Hawaii domestic non-profit corporation

By: Treanahew Kalili
Its President

LICENSEES

CHAMINADE UNIVERSITY OF HONOLULU, a Hawaii domestic non-profit corporation

By: [signature]
Its

FORMER LICENSEE

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

Approved by the Hawaiian Homes Commission on June 15, 2015

APPROVED AS TO FORM:

Melissa-Mae Yukiko Kau

Deputy Attorney General
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

By: Kali Watson
Kali K. Watson
Chairman
Hawaiian Homes Commission

LICENSOR

HAWAI'I MAOLI, a Hawaii domestic non-profit corporation

By: _____
Its

ASSOCIATION OF HAWAIIAN CIVIC CLUBS, a Hawaii domestic non-profit corporation

By: Treasa Lee Kalili
Its President

LICENSEES

CHAMINADE UNIVERSITY OF HONOLULU, a Hawaii domestic non-profit corporation

By: _____
Its

FORMER LICENSEE

DRAFT

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 14th day of November, 2023, before me appeared Lynn M Babington, to me personally known, who, being by me duly sworn, did say that he is the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.

TAMMY P N. HOHU NOTARY PUBLIC Comm. No. 09-150 STATE OF HAWAII

Tammy P.N. Hohu
Notary Public, State of Hawaii

Printed Name: Tammy P.N. Hohu
My commission expires: 4/26/2025

Document Date:	Undated @ time of notary	# of Pages:	1
Notary Name:	Tammy P.N. Hohu		1st Circuit
Doc. Description:	SOH-DHHL Second Amendment to License Agreement No 642		

TAMMY P N. HOHU NOTARY PUBLIC Comm. No. 09-150 STATE OF HAWAII

Tammy P.N. Hohu
Notary Signature

NOTARY CERTIFICATION

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 17th day of January, before me appeared DreanaLee Kalili, to me personally known, who, being by me duly sworn, did say that he is the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.

NANCY F FUJIO NOTARY 90-113 PUBLIC STATE OF HAWAII

Notary Public, State of Hawaii

Printed Name: Nancy F. Fujio
My commission expires: 3-6-26

NANCY F. FUJIO NOTARY 90-113 PUBLIC STATE OF HAWAII

Document Date: Undated # of Pages: 7
Notary Name: Nancy F. Fujio 1st Circuit
Doc. Description: SOH DHHL
Second Amendment to License Agreement No. 642

Notary Signature

NOTARY CERTIFICATION

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 17th day of January, before me appeared Dreana Lee Kalili, to me personally known, who, being by me duly sworn, did say that he is the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.

NANCY F. FUJIO NOTARY 90-113 PUBLIC STATE OF HAWAII

Notary Public, State of Hawaii

Printed Name: Nancy F. Fujio
My commission expires: 3-6-26

NANCY F. FUJIO NOTARY 90-113 PUBLIC STATE OF HAWAII

Document Date: Undated # of Pages: 7
Notary Name: Nancy F. Fujio 1st Circuit
Doc. Description: SOH DHHL
Second Amendment to License Agreement No. 642

Notary Signature

NOTARY CERTIFICATION

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this _____ day of _____, before me appeared_____, to me personally known, who, being by me duly sworn, did say that he is the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.

_____
Notary Public, State of Hawaii

Printed Name: _____
My commission expires: _____

Document Date:	_____	# of Pages:	___
Notary Name:	_____	___	Circuit
Doc. Description:	_____		
_____			
_____			
Notary Signature			
NOTARY CERTIFICATION			

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this _____ day of _____, before me appeared_____, to me personally known, who, being by me duly sworn, did say that he is the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.

_____
Notary Public, State of Hawaii

Printed Name: _____
My commission expires: _____

Document Date:	_____	# of Pages:	___
Notary Name:	_____	___	Circuit
Doc. Description:	_____		
	_____		
	_____		
Notary Signature			
NOTARY CERTIFICATION			

ITEM NO. F-10

EXHIBIT "F"

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

KALI WATSON
CHAIRMAN, HHC
Ke Luna Hoʻomalu

KATIE L. DUCATT
DEPUTY TO THE CHAIRMAN
Ka Hope Luna Hoʻomalu

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka ʻOihana ʻĀina Hoʻopulapula Hawaiʻi
P. O. BOX 1879
HONOLULU, HAWAII 96805

December 15, 2023

Mr. Kuni Agard
President
Hawaii Maoli
P. O. Box 1135
Honolulu, Hawaii 96807

Dear Mr. Agard:

Subject: License Agreement No. 642, East Kapolei, Island of Oahu
Tax Map Key No. (1) 9-1:016:108 (p)

The Department of Hawaiian Home Lands (DHHL) is writing this letter to you and request that you execute the enclosed Second Amendment to License No. 642, removing Chaminade University as a co-Licensee and adding Association of Hawaiian Civic Clubs ("AHCC") as a co-Licensee of this License Agreement No. 642.

Back in June 2015, the Hawaiian Homes Commission (HHC) granted Chaminade's request to be removed from this license agreement since its role in assisting in the construction and federal funding of this community project was completed. In the same approval, the Hawaiian Homes Commission authorized and recognized AHCC as a co-Licensee. We recently discovered that the amendment approved by the HHC has yet to be processed for documents and execution.

DHHL is enclosing for your information the approval granted by HHC of the request from Brother Bernard J. Ploeger in his letter dated December 29, 2014. We are also attaching two (2) copies of the Second Amendment to License Agreement No. 642 documenting the removal of Chaminade and including AHCC as a co-licensee to this license. Please sign, have your signature acknowledged by a notary, and return both copies to this office for further processing.

We apologize for this delay in getting this document executed by all parties involved and should you have any questions, please contact Peter "Kahana" Albinio, Jr., General Professional, at Land Management Division. He can be reached at (808) 620-9451 or by email at peter.k.albinio.jr@hawaii.gov.

Aloha,

Richard Kuitunen, Administrator
Land Management Division

Enc.

c: AHCC

ITEM NO. F-10

EXHIBIT "G"

MEMORANDUM OF AGREEMENT
BETWEEN THE ASSOCIATION OF HAWAIIAN CIVIC CLUBS AND HAWAI'I MAOLI
FOR TRANSFER OF THE KIPUKA PROPERTY AT
91-1270 KINOIKI STREET IN KAPOLEI, O'AHU, HAWAI'I

This agreement is made and entered into and effective as of this 11th day of April 2023, by and between the Association of Hawaiian Civic Clubs ("AOHCC") and Hawai'i Maoli ("HM"), collectively referred to as the Parties.

RECITALS

WHEREAS, the AOHCC is a non-profit 501 (C)(4) tax-exempt organization incorporated and domiciled in the State of Hawai'i since 1959 and is a confederation of individual and autonomous Hawaiian Civic Clubs established across Hawai'i and the continental United States; and

WHEREAS, HM is a non-profit 501 (C)(3) tax-exempt organization incorporated and domiciled in the State of Hawai'i since 1997; and

WHEREAS, the Parties acknowledge that HM was established by the Executive Committee of the AOHCC to support fundraising activities of the AOHCC, and that the AOHCC officers, namely Arthur Hoke, Charles Rose, Antoinette Lee, Patrick Sniffen and H. K. Bruss Keppeler, served as the first members of the HM board of directors; and

WHEREAS, the Parties entered into a partnership with Chaminade University of Honolulu and received a grant from the United States Department of Housing and Urban Development to develop a community facility to be controlled and used by the Parties; and

WHEREAS, the Parties received additional funding and resources, including a grant-in-aid from the State of Hawai'i in 2005, for the development of this community facility; and

WHEREAS, HM and Chaminade University of Honolulu executed License Agreement No. 642 with the State of Hawai'i Department of Hawaiian Home Lands on May 25, 2006, for a parcel of approximately 5,000 square feet located in Kapolei and identified as a portion of Tax Map Key No. (1) 9-1-16:108 for a term of thirty (30) years for the purpose of developing a multi-purpose facility including classroom and meeting space intending to serve as an educational and cultural resource; and

WHEREAS, the license agreement recognizes that the "facility will also serve as the administrative office, archive and library for the Association of Hawaiian Civic Clubs."; and

WHEREAS, on March 27, 2008, HM and Chaminade University of Honolulu executed the First Amendment to License Agreement No. 642 that amended the premises to include Pad #1 and Pad #2 totaling 24,328 square feet; and

WHEREAS, in 2009, the community facility was complete and occupied by the Parties for the intended purposes and this facility is herein referred to as the Kipuka Property at 91-1270 Kinoiki Street in Kapolei ("Kipuka");

WHEREAS, on June 16, 2015, the Hawaiian Homes Commission, the governing body of the Department of Hawaiian Home Lands, approved a subsequent amendment to the license agreement to remove Chaminade University of Honolulu and to add the AOHCC to the license as a co-licensee with HM; and

WHEREAS, for various reasons, the Parties have agreed to cease its partnership and seek to release HM from the license for Kipuka.

AGREEMENT

In consideration of these recitals, the Parties hereby understand and agree as follows:

1. HM Responsibilities. HM shall:

a. Transfer any documents pertaining to the operation and maintenance of any of the buildings, improvements, and appurtenances, including any property and other tax records, to the AOHCC within ninety (90) calendar days of execution of this agreement;

b. In cooperation with the AOHCC, request release from License Agreement No. 642 from the Hawaiian Homes Commission, including providing reasonable testimony to and appearance before the Hawaiian Homes Commission supporting this request;

c. Upon approval by the Hawaiian Homes Commission of the release of HM from License Agreement No. 642, relinquish any claims to ownership and property rights to Kipuka, including amendments to any documentation to effectuate the relinquishing of these claims;

d. Relinquish any claims to any revenue, past, current, or future, generated from Kipuka; and

e. Agree that it is precluded from filing any claims for redress related to Kipuka.

2. AOHCC Responsibilities. The AOHCC shall:

a. Pay to HM consideration in the form of SEVENTY-FIVE THOUSAND DOLLARS AND NO/00 ($75,000.00), in exchange for the responsibilities to be performed by HM set forth in this Agreement;

i. A sum of TWENTY-FIVE THOUSAND DOLLARS AND NO/00 ($25,000.00) shall be paid upon execution of this Agreement; and

ii. A sum of FIFTY THOUSAND DOLLARS AND NO/00 ($50,000.00) shall be paid upon performance of all responsibilities set forth in this Agreement, provided that this payment shall not be made before an amendment to License Agreement No. 642 reflecting the release of HM therefrom is executed.

3. Approval. This Agreement shall be approved by representatives of each of the Parties duly authorized to enter into this Agreement.

4. Amendment. This Agreement may be amended in writing upon agreement between the Parties.

5. Term. This Agreement shall be in effect upon execution and shall terminate upon performance of all responsibilities set forth in this Agreement to the complete satisfaction of the Parties.

The Parties hereto have caused this Agreement to be duly executed as of this 11th day of April, 2023.

DreanaLee K. Kalili
Pelekikena/President
Association of Hawaiian Civic Clubs

Kuni Agard
President
Hawai'i Maoli

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Linda Chinn, Acting Administrator
Land Management Division

From: Kalei Young, Supervising Land Agent
Land Management Division KY

Subject: Approval to Issue a Revocable Permit to E-Opala Corp., Mapunapuna, Oahu Island, TMK No. (1) 1-1-064:034

APPLICANT:

E-Opala Corporation

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a Revocable Permit to E-Opala covering the subject area as identified and described below to store & operate a computer recycling business on DHHL property in Mapunapuna, Oahu:

Approval and issuance of this Revocable Permit (ROE) shall be subject to the following conditions:

1. Authorize the issuance of a Revocable Permit to E-Opala Corporation, covering the parking lot area to store vehicles, equipment related to recycling computer parts, keep the area, including the warehouse structure, secure from squatters and vandals, and other directly related activities under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

   A. The standard terms and conditions of the most current ROE Permit form, as may be amended from time to time.

      1) Permittee shall use the Premises to park vehicles, store equipment related to recycling computer equipment. No other use shall be allowed without DHHL's prior written approval.

      2) Monthly rental fee shall be Gratis

2. This Revocable Permit shall conform to Federal, State, and County (government agencies) standards. Permittee shall obtain applicable permits and approvals from government

agencies prior to the commencement of any work on the property that requires such permits and approvals.

3. Any construction or alteration of the permit area shall require DHHL approval.

4. All utilities shall be paid by E-Opala Corporation. Approval by the DHHL Main Kapolei Office and the City & County of Honolulu is needed to access potable water and address sewer requirements. Electricity needs the approval of Hawaiian Electric Company (HECO).

5. No residential use on the site is permitted.

6. No new construction shall be allowed without the prior approval of DHHL. Should construction be allowed by DHHL all Federal, State and City & County of Honolulu approvals and building permits shall be obtained.

7. DHHL reserves the right to have E-Opala Corporation do an Environmental Assessment (EA) if Staff feels an EA is warranted.

8. The Revocable Permit document shall be subject to other standard terms and conditions of similar ROE's issued by DHHL.

9. Review and approval by the State of Hawaii, Department of the Attorney General.

10. Such other terms and conditions deemed prudent and reasonable by the Chairman of the Hawaiian Homes Commission (HHC) and/or the HHC to serve the best interests of the trust and its Beneficiaries.

LOCATION:

Hawaiian Home Lands in Mapunapuna, Island of Oahu. TMK No. (1) 1-1-064:034 a.k.a. 2646 Kilihau St., Mapunapuna, Oahu

AREA:

Approximately 8,964 *sf* of land.

DISCUSSION:

DHHL owns the subject warehouse at 2646 Kiliahu Street. This premises was leased to Pacific Dive Shop, Inc. The State of Hawaii Department of the Attorney General's (AG) office filed a claim to evict the lessee due to multiple lease violations. On August 8, 2025, a "mysteriously set" fire destroyed the interior of the building. The AG's obtained a writ of possession on August 13, 2025. With the help of the State of Hawaii Sheriff's Department, DHHL gained possession of the premises on August 25, 2025.

1. The cement frame of building is still standing. However, the remaining structure and its parking lot are located next to the notorious danger zone known as the Airport Viaduct. Large homeless encampments, drug trafficking, burglaries, and squatters will certainly migrate onto this property and likely devalue the other DHHL owned lands and warehouses.

2. To prevent this from occurring the Land Management Division proposes that E Opala Corporation be allowed to use the parking lot, set up security cameras around the perimeter of the remaining structure, maintain the gate & fence that lines the permitter of the premises.

3. E Opala Corporation, leases a DHHL owned warehouse 65 yards away at 2726 Kilihau St. For security reasons the proximity works favorably for both DHHL and the permittee.

PLANNING AREA:

TMK No. (1) 1-1-064:031, Mapunapuna, Oahu (See Exhibit "A")

LAND USE DESIGNATION:

Industrial– see Oahu Island Plan (2014) handout_page. 1 (See Exhibit"B")

CURRENT STATUS:

Occupied by E-Opala Corporation on a 30-Day Limited Right of Entry permit.

CHARACTRER OF USE:

Light Industrial: Recycling used computer equipment.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

Exemption Class No. 1, "Operations, repairs or maintenance of existing structures, facilities, equipment… no expansion or change of use beyond that previously existed."

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)
The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the Beneficiary population.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

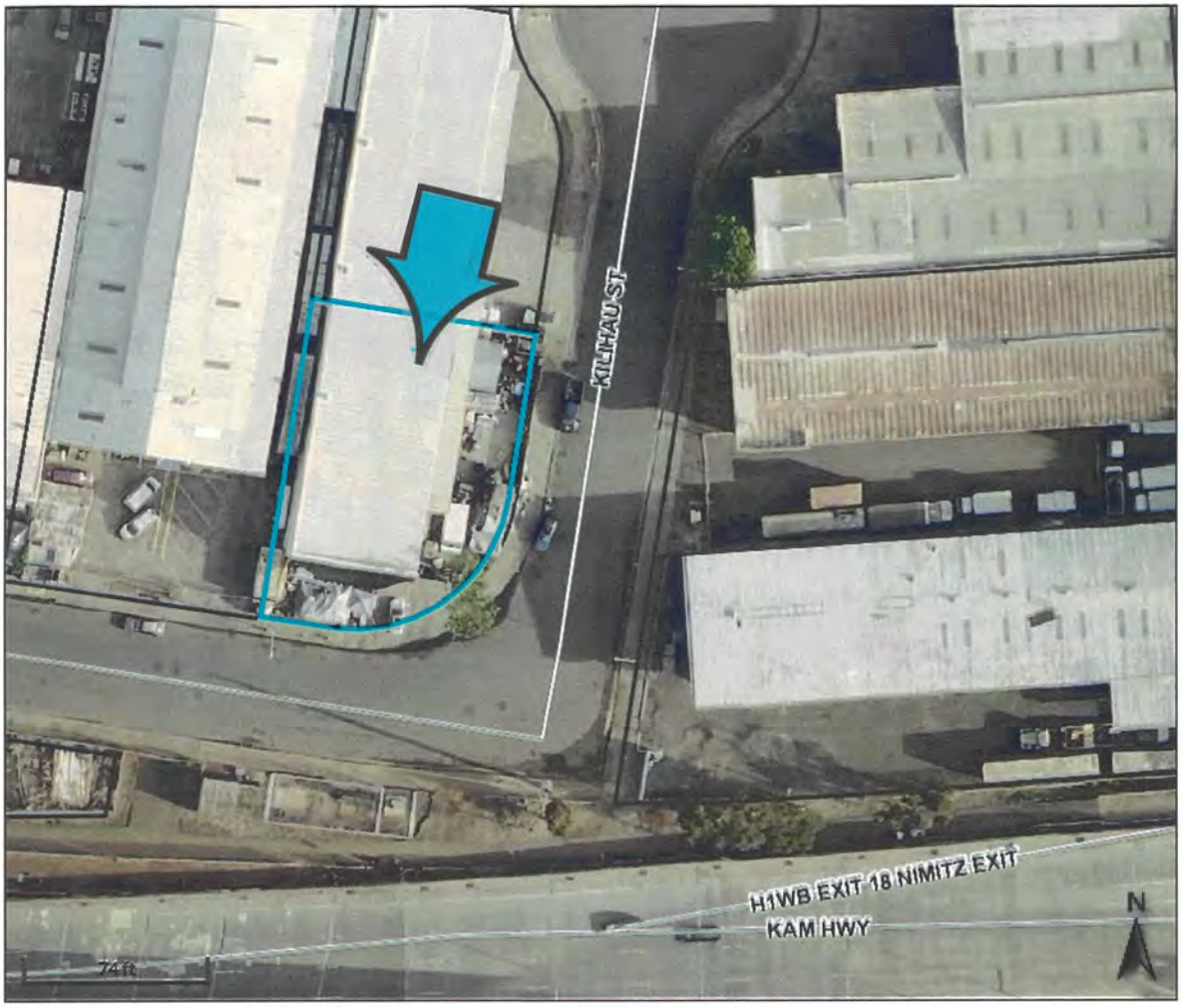
Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities, and community services in a native Hawaiian-friendly environment.

RECOMMENDATION:

Land Management Division (LMD) respectfully requests approval of the motion as stated.

CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division



Overview

Legend

Roads
Parcels

Parcel ID	110640340000	**Situs/Physical Address**	2646 KILIHAU ST	**Assessed Land Value**	$1,639,800	**Last 2 Sales**	
Acreage	0.2324			**Assessed Building Value**	$407,300	**Date**	**Price**	**Reason**	**Qual**
Class	INDUSTRIAL			**Total Property Assessed Value**	$2,047,100	n/a	0	n/a	n/a
				Total Property Exemptions	$0	n/a	0	n/a	n/a
				Total Net Taxable Value	$2,047,100				

Brief Tax Description LOT 1 "SHAFTER FLATS INDUSTRIAL DEVELOPMENT, UNIT III" 10,122 SF
(Note: Not to be used on legal documents)

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Date created: 10/10/2025
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EXHIBIT "A"

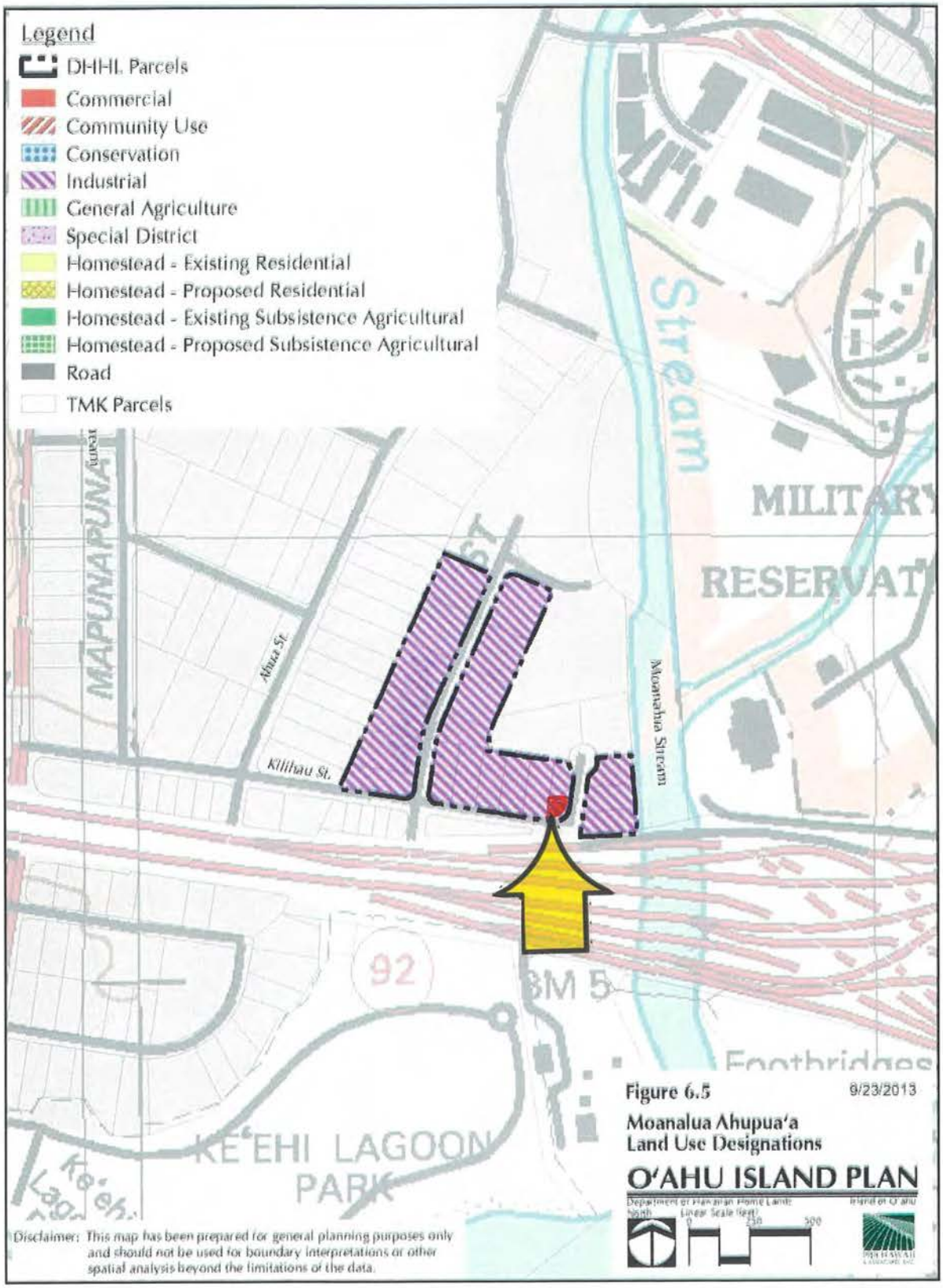


Figure 6-5 Moanalua Ahupua'a Land Use Designations

EXHIBIT "B"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Linda Chinn., Acting Administrator
Land Management Division

From: Kalei Young, Supervising Land Agent
Land Management Division KY

Subject: Approval to Issue a Revocable Permit to Sun Isle West, Inc., Mapunapuna, Oahu Island, TMK No. (1) 1-1-064:032

APPLICANT:

Sun Isle West, Inc.

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a Revocable Permit to Sun Isle West Inc., covering the subject area as identified and described below, to store equipment & operate a moving business on DHHL property in Mapunapuna, Oahu.

Approval and issuance of this Revocable Permit (RP) to Sun Isle West, Inc. shall be subject to the following conditions:

1. Authorize the issuance of a Revocable Permit to Sun Ilse West, Inc., covering approximately 16,086 s.f. of warehouse and parking lot area to operate a moving company, maintain the parking lot and secure the warehouse structure from squatters and vandals, and other directly related activities under the terms and conditions, which are by this reference incorporated herein and further subject to the following:

   A. The standard terms and conditions of the most current RP form, as may be amended from time to time.

      1) Permittee shall use the Premises to operate moving company business, store other related equipment and vehicles. No other use shall be allowed without DHHL's prior written approval.

      2) Monthly permit fee shall be $3,000.00 per month.

2. This Revocable Permit shall conform to Federal, State, and County (government agencies) standards. Permittee shall obtain applicable permits and approvals from government

agencies prior to the commencement of any work on the property that requires such permits and approvals.

3. Any construction or alteration of the permit area shall require DHHL approval.All utilities shall be paid by Sun Isle West, Inc. Approval by the DHHL Main Kapolei Office and the City & County of Honolulu is needed to access potable water and address sewer requirements. Electricity needs the approval of Hawaiian Electric Company (HECO).
4. No residential use on the site is permitted.

5. No new construction shall be allowed without the prior approval of DHHL. Should construction be allowed by DHHL all Federal, State and City & County of Honolulu approvals and building permits shall be obtained.

6. DHHL reserves the right to have Sun Isle West do an Environmental Assessment (EA) if Staff feel an EA is warranted.

7. The Revocable Permit document shall be subject to other standard terms and conditions of similar RP's issued by DHHL.

8. Review and approval by the State of Hawaii, Department of the Attorney General.

9. Such other terms and conditions deemed prudent and reasonable by the Chairman of the Hawaiian Homes Commission (HHC) and/or the HHC to serve the best interests of the trust and its Beneficiaries.

LOCATION:

Hawaiian Home Lands in Mapunapuna, Island of Oahu. TMK No. (1) 1-1-064:034 a.k.a. 2646 Kilihau St., Mapunapuna, Oahu

AREA:

Approximately 21,448 *sf* of land, and 16,086 *sf* of Warehouse space

DISCUSSION:

DHHL owns the subject warehouse at 2645 Kilihau Street. The premises was leased to Hawaii Pro Sound, Inc. The State of Hawaii Department of the Attorney General's (AGs) helped DHHL gain possession of the property as the lease expire March 11, 2025. However, the lessee did not vacate the premises as required. With the help of the State of Hawaii Sheriff's Department, DHHL gained possession of the premises on September 30, 2025.

1. Sun Isle West subleased approximately 5,000 *sf* of the 16,086 *sf* building. The remaining warehouse space still has junk left in the building. It is located close to the notorious danger zone known as the Airport Viaduct. Large homeless encampments, drug trafficking, burglaries, and squatters will certainly migrate onto this property and likely devalue other DHHL owned lands and warehouses.

2. To prevent homeless from overrunning the property, the Land Management Division proposes that Sun Isle West be allowed to clean up and conduct business at remaining vacant space left by Hawaii Pro Sound, set up security cameras around the perimeter, maintain the gate & fence that lines the permitter of the premises.

PLANNING AREA:

TMK No. 1-1-064:034, Mapunapuna, Oahu (See Exhibit "A")

LAND USE DESIGNATION:

Industrial– see Oahu Island Plan (2014) handout page. 1 (See Exhibit"B")

CURRENT STATUS:

Occupied by Sun Isle West, Inc. on a 30-Day Limited Right of Entry permit.

CHARACTRER OF USE:

Light Industrial

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

Exemption Class No. 1, "Operations, repairs or maintenance of existing structures, facilities, equipment… no expansion or change of use beyond that previously existed."

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)
The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the Beneficiary population.

- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

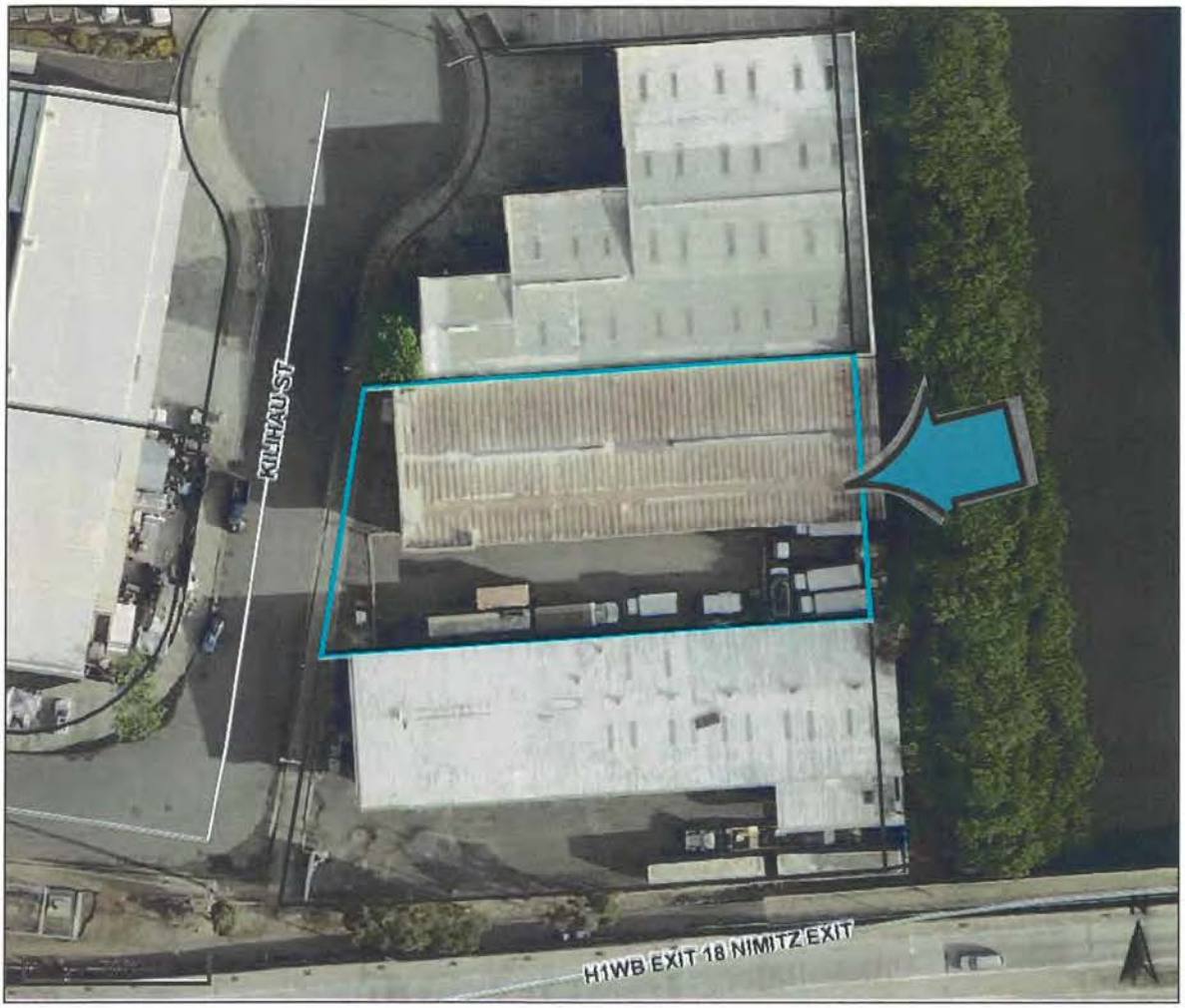
Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities, and community services in a native Hawaiian-friendly environment.

RECOMMENDATION:

Land Management Division (LMD) respectfully requests approval of the motion as stated.

CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division



Overview

Legend

Roads
Parcels

Parcel ID	110640320000	**Situs/Physical Address**	2645 KILIHAU ST	**Assessed Land Value**	$3,340,000	**Last 2 Sales**			
Acreage	0.4924			**Assessed Building Value**	$621,300	**Date**	**Price**	**Reason**	**Qual**
Class	INDUSTRIAL			**Total Property Assessed Value**	$3,961,300	n/a	0	n/a	n/a
				Total Property Exemptions	$3,961,300	n/a	0	n/a	n/a
				Total Net Taxable Value	$0				

Brief Tax Description LOT 4 SHAFTER FLATS INDUSTRIAL DEVELOPMENT UNIT III 21,448 SF DES SUBJ/E FOR STORM DRAIN PURP
(Note: Not to be used on legal documents)

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EXHIBIT "A"

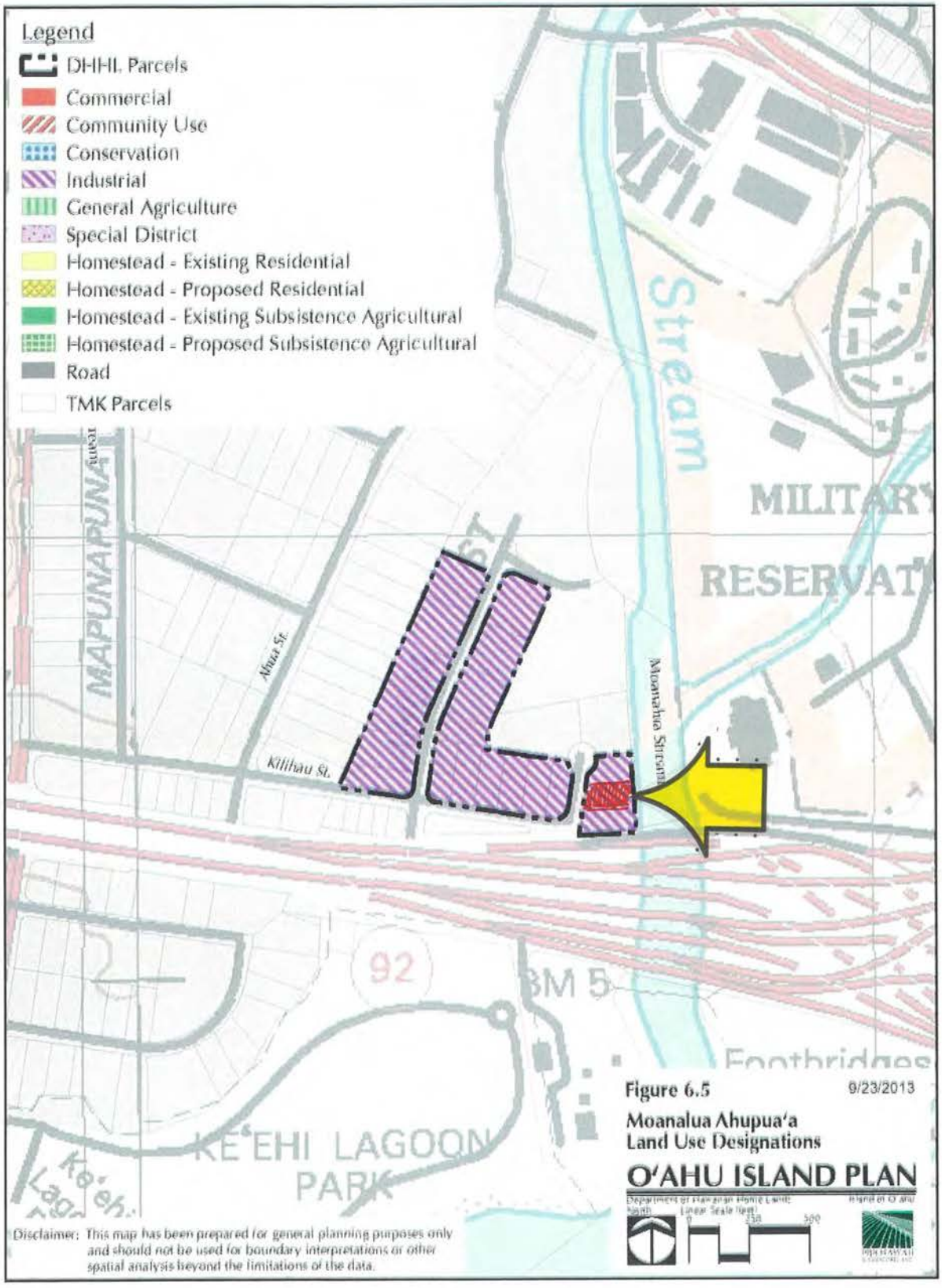

Figure 6-5 Moanalua Ahupua'a Land Use Designations

EXHIBIT "B"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

Through: Linda Chinn, Acting Administrator
Land Management Division

From: Peter "Kahana" Albinio, Jr., Manager, Income Property Branch
Land Management Division KA

Subject: Approval to Third Amendment to the Memorandum of Agreement between the East Hawaii Homestead Community Association relating to the Community Benefit Agreement, General Lease No. 245, Hilo Powers Partners, LLC, Waiakea, Hawaii Island, Tax Map Key No. (3) 2-2-047:070 & 074

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to the Third Amendment of the Memorandum of Agreement between East Hawaii Island Hawaiian Homes Community, subject to the conditions as follows:

1) **Update to Secondary Recipient List**
Current Secondary Recipient List

	Hawaiian Homes Community Association	**Fund Allocation by %age**	**Fund Allocation by $Dollars**
1	Panaewa Hawaiian Home Lands Community Assocation	30%	$30,000
2	Keaukaha Panaewa Community Alliance on behalf of Keaukaha/Panaewa Farmers Association	29%	$29,000
3	Keaukaha Community Association, Inc.	15%	$15,000
4	Piihonua Hawaiian Homestead Community Association	8%	$8,000
5	Kaumana Hawaiian Homes Community Assn.	8%	$8,000
6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

Proposed Revised Secondary Recipient (changes in **BOLD** *)

	Hawaiian Homes Community Association	**Fund Allocation by %age**	**Fund Allocation by $Dollars**
1	Panaewa Hawaiian Home Lands Community Assocation	30%	$30,000

2	**KEAUKAHA PANAEWA FARMERS ASSOCIATION ***	29%	$29,000
3	**KEAUKAHA COMMUNITY ASSOCIATION ***	15%	$15,000
4	Piihonua Hawaiian Homestead Community Association	8%	$8,000
5	Kaumana Hawaiian Homes Community Assn.	8%	$8,000
6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

2) **Amendment to Section III.2.b.**

Current language

Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, b) that it has complied with all reporting requirements with the Department of Commerce and Consumer Affairs, the IRS and all relevant regulatory agencies, and (c) that it has maintained its 501(c)(3) status, and that there are no tax liens, lawsuits or similar actions pending against it.

Proposed Amendment

Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, and (b) that it has maintained its 501(c)(3) or Hawaii Domestic Non-Profit status, and that there are no tax liens, lawsuits or similar actions pending against it. Every Community Association recipient as noted shall after its respective board election submit minutes, results, resolutions of new board members to DHHL to confirm. Upon confirmation, allocated funds will be distributed.

3) **All other terms and conditions** of the Memorandum of Agreement shall remain in full effect and force.

DISCUSSION

The secondary recipients identified in the subject Memorandum of Agreement (MOA) have convened to review and deliberate on the proposed amendments. Each recipient has expressed concurrence with the proposed changes. As of the date of this written submission (October 13, 2025), attached hereto as Exhibit "A" are signed letters of concurrence from two (2) secondary recipients, evidencing their collective agreement on the matter. LMD is hopeful that it receives the remaining concurrence letters from secondary recipients when this submittal is presented to the Commission for its consideration and approval.

RECOMMENDATION

Land Management Division respectfully requests approval of the motion as stated.

EXHIBIT "A"
AGENDA ITEM NO. F-13

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

October 8, 2025

Keaukaha Community Association
Ms. Kaaka Swain, President
410 Baker Avenue
Hilo, Hawaii 96720
SENT VIA ELECTRONIC MAIL TO: kcapresident1924@gmail.com
NO HARD COPY TO FOLLOW

Dear Ms. Swain:

Subject: Amendment to Memorandum of Agreement ("MOA") between East Hawaii Island Hawaiian Homes Community Associations and Department of Hawaiian Home Lands

This letter is to confirm and inform you of the proposed amendments to the subject Memorandum of Agreement (MOA), as discussed during our meeting on September 30, 2025, at the East Hawaii District Office in Hilo. The proposed changes are outlined below:

1. **Update to Secondary Recipient List**
   Current Recipient List

	Hawaiian Homes Community Association	Fund Allocation by %age	Fund Allocation by $Dollars
1	Panaewa Hawaiian Home Lands Community Association	30%	$30,000
2	Keaukaha Panaewa Community Alliance on behalf of Keaukaha/Panaewa Farmers Association	29%	$29,000
3	Keaukaha Community Association, Inc.	15%	$15,000
4	Piihonua Hawaiian Homestead Community Association	8%	$8,000
5	Kaumana Hawaiian Homes Community Assn.	8%	$8,000
6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

Proposed Revised Secondary Recipient (changes in **BOLD** *)

	Hawaiian Homes Community Association	Fund Allocation by %age	Fund Allocation by $Dollars
1	Panaewa Hawaiian Home Lands Community Association	30%	$30,000
2	**KEAUKAHA PANAEWA FARMERS ASSOCIATION ***	29%	$29,000
3	**KEAUKAHA COMMUNITY ASSOCIATION ***	15%	$15,000
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5	Kaumana Hawaiian Homes Community Assn.	8%	$8,000
6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

☒ Concur **☐ Do Not Concur**

2. Amendment to Section III.2.b.

Current language
Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, b) that it has complied with all reporting requirements with the Department of Commerce and Consumer Affairs, the IRS and all relevant regulatory agencies, and (c) that it has maintained its 501(c)(3) status, and that there are no tax liens, lawsuits or similar actions pending against it.

Proposed Amendment
Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, and (b) that it has maintained a 501(c)(3) OR Hawaii Domestic Non-Profit status, and that there are no tax liens, lawsuits or similar actions pending against it. Every Community Association recipient as noted have the option to submit, after its respective board election, minutes, results, resolutions of new board members to DHHL to confirm. Upon confirmation, allocated funds will be distributed.

☒ Concur **☐ Do Not Concur**

If you agree with the proposed amendments, please indicate your concurrence or non-concurrence by marking the appropriate box then sign, date, and return a copy of this letter. Your signed

response will be used to prepare a recommendation for the Hawaiian Homes Commission to review and approve at its next meeting on **October 20–21, 2025**. Once approved, LMD will draft and process the formal amendment to the MOA.

Should you have any questions, please contact Cheyenne Kapua, East Hawaii Land Agent, Land Management Division at 808.730.0338 or by email at Cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

AGREED AND ACCEPTED:

KEAUKAHA COMMUNITY ASSOCIATION

By _____
Kaaka Swain, President

October 10, 2025
Date

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

October 8, 2025

Keaukaha Panaewa Farmers Association
Ms. Maile Lu'uwai, President
P.O. Box 6844
Hilo, Hawaii 96720
SENT VIA ELECTRONIC MAIL TO: maileluuwai@gmail.com
NO HARD COPY TO FOLLOW

Dear Ms. Lu'uwai:

Subject: Amendment to Memorandum of Agreement ("MOA") between East Hawaii Island Hawaiian Homes Community Associations and Department of Hawaiian Home Lands

This letter is to confirm and inform you of the proposed amendments to the subject Memorandum of Agreement (MOA), as discussed during our meeting on September 30, 2025, at the East Hawaii District Office in Hilo. The proposed changes are outlined below:

1. **Update to Secondary Recipient List**
   Current Recipient List

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6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

Proposed Revised Secondary Recipient (changes in **BOLD** *)

	Hawaiian Homes Community Association	Fund Allocation by %age	Fund Allocation by $Dollars
1	Panaewa Hawaiian Home Lands Community Association	30%	$30,000
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3	**KEAUKAHA COMMUNITY ASSOCIATION ***	15%	$15,000
4	Piihonua Hawaiian Homestead Community Association	8%	$8,000
5	Kaumana Hawaiian Homes Community Assn.	8%	$8,000
6	Makuu Farmers Association	5%	$5,000
7	Ka'u Hawaiian Home Lands Assn.	5%	$5,000
	Total	**100%**	**$100,000**

☒ **Concur** ☐ **Do Not Concur**

2. Amendment to Section III.2.b.

Current language
Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, b) that it has complied with all reporting requirements with the Department of Commerce and Consumer Affairs, the IRS and all relevant regulatory agencies, and (c) that it has maintained its 501(c)(3) status, and that there are no tax liens, lawsuits or similar actions pending against it.

Proposed Amendment
Each Association shall provide verification on an annual basis, that a) it is in good standing with the Department of Commerce and Consumer Affairs, and (b) that it has maintained a 501(c)(3) OR Hawaii Domestic Non-Profit status, and that there are no tax liens, lawsuits or similar actions pending against it. Every Community Association recipient as noted have the option to submit, after its respective board election, minutes, results, resolutions of new board members to DHHL to confirm. Upon confirmation, allocated funds will be distributed.

☒ **Concur** ☐ **Do Not Concur**

If you agree with the proposed amendments, please indicate your concurrence or non-concurrence by marking the appropriate box then sign, date, and return a copy of this letter. Your signed

response will be used to prepare a recommendation for the Hawaiian Homes Commission to review and approve at its next meeting on **October 20–21, 2025**. Once approved, LMD will draft and process the formal amendment to the MOA.

Should you have any questions, please contact Cheyenne Kapua, East Hawaii Land Agent, Land Management Division at 808.730.0338 or email at Cheyenne.l.kapua@hawaii.gov.

Aloha,

Linda Chinn, Acting Administrator
Land Management Division

AGREED AND ACCEPTED:

Keaukaha Panaewa Farmers Association

By _____ October 10, 2025
Maile Lu'uwai, President Date

STATE OF HAWAI`I

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20 and 21 &, 2025

To: Chairman and Members, Hawaiian Homes Commission

Thru: Linda Chinn, Administrator Land Management Division

From: Joseph Kualii Camara, Property Development Agent, Land Management Division JC

Subject: Agenda Item F-14, For Information Only – Status on License No. 811 to Mauna Kea Watershed Alliance, Upper Piihonua, Hawaii Island, Tax Map Key No. (3) 2-6-018:002 (Por)

RECOMMENDED MOTION/ACTION

For information only.

Discussion

The purpose of this submittal is to provide the HHC with information and status update of License 811 to Mauna Kea Watershed Alliance for the management of the 1,100-acre Waipahoehoe Management Unit (WAIMAU). This License area represents the most intact and pristine native forest habitat and watershed remaining in the entire DHHL land trust. The purpose of this License is to restore and conserve the natural resources in WAIMAU and is in alignment with and implements the Aina Mauna Legacy Program plans and objectives for this area. The License to a Watershed Partnership allows the area to be managed without depending on limited DHHL staff time and funding. License 811 is a 10–15-year land disposition that was approved by the Hawaiian Homes Commission and initiated in 2016.

ʻĀina Mauna Legacy Program Plan Implementation

One of the main goals of the `Āina Mauna Legacy Program Plan (the "Plan"), as adopted by the Hawaiian Homes Commission ("HHC") in 2009, is to restore and conserve the trust resources that exist in the region that include, but are not limited to, the Native Hawaiian koa forest, sensitive environmental resources, and other cultural and historic resources.

Through License 811, MKWA has been able to apply for and receive numerous grants and State funding for the management of WAIMAU, providing non DHHL funding for infrastructure improvements and natural resource management including, ungulate fencing of License area, Priority weed control of gorse and other invasive species, Live removal of feral cattle and other ungulate management, and reforestation of portions of the license.

Mauna Kea Watershed Alliance Background

MKWA works with landowners across 500,000 acres on Mauna Kea to support and implement efforts to conserve and increase watershed function and native forest restoration. MKWA is one of 11 statewide watershed partnerships which have been the most successful model for landscape level conservation across property boundaries in Hawaii.

Power Point Presentation and Discussion

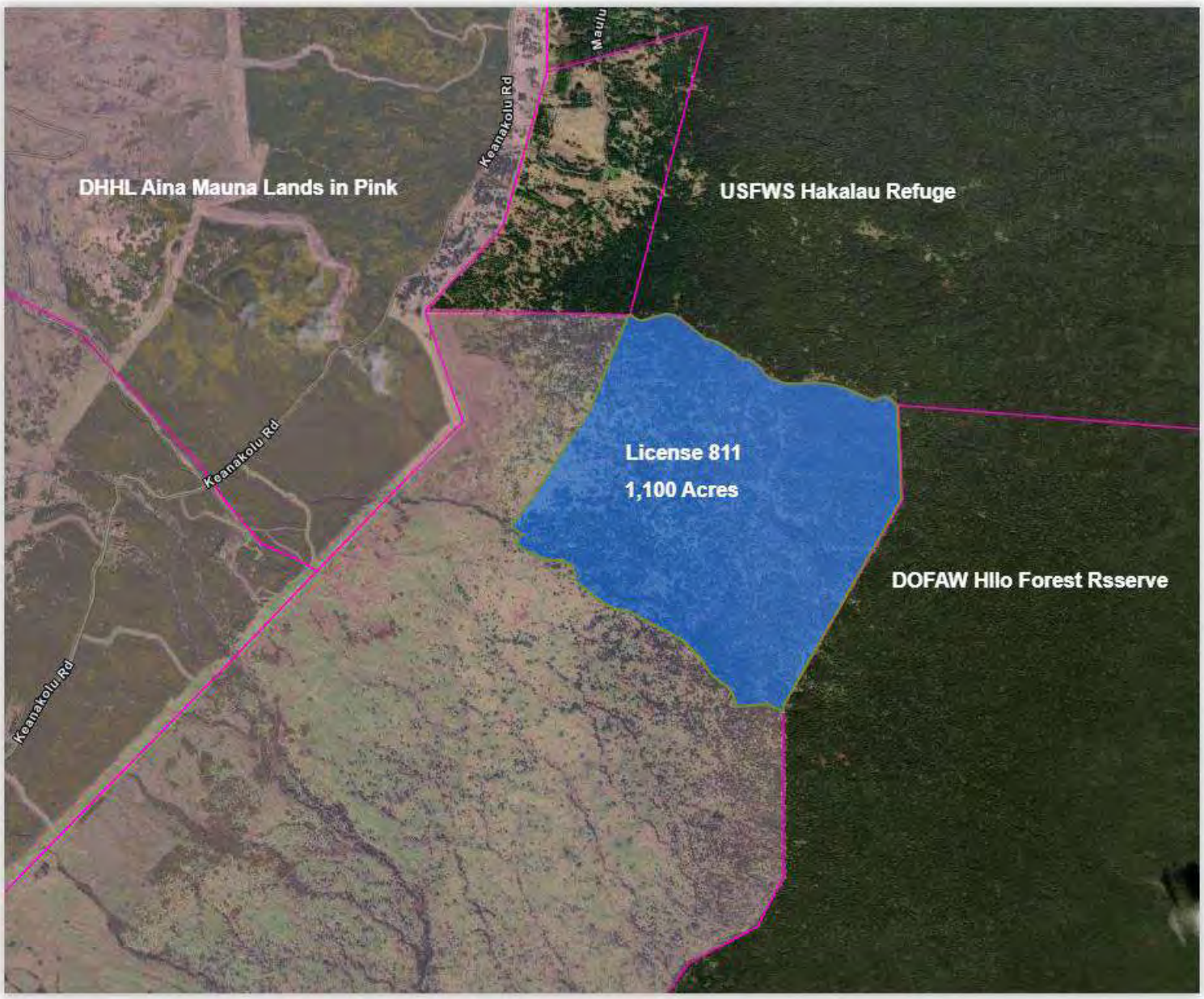
MKWA alliance will do a presentation on the background and status of License 811 and provide in formation on MKWA and the statewide watershed partnership programs.

RECOMMENDATION

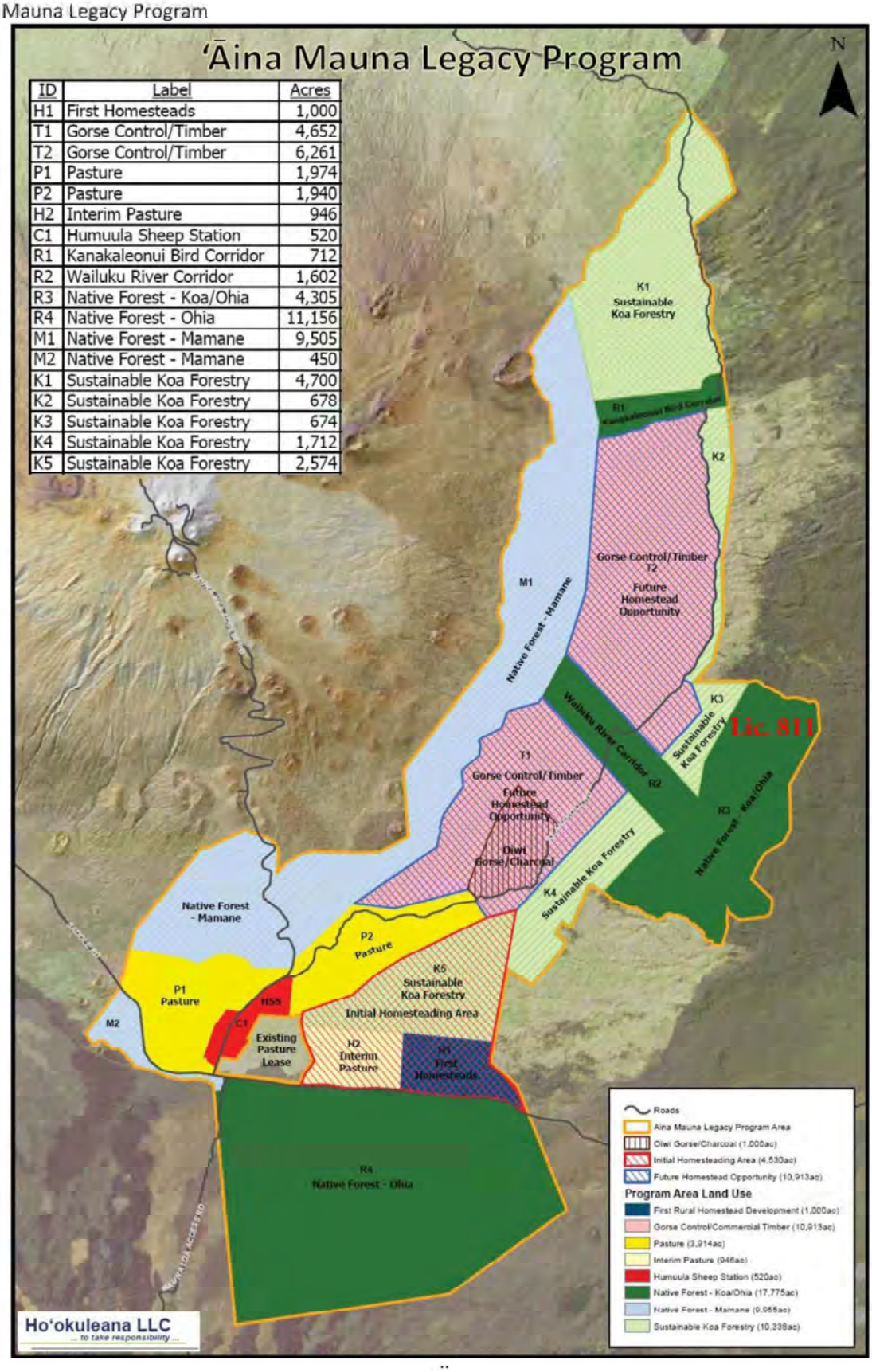
For information only. Aina Mauna Legacy Program can be found on DHHL website online at:

https://dhhl.hawaii.gov/wp-content/uploads/2011/05/Aina_Mauna_Legacy_Program_FINAL.pdf

License Area Maps



ʻĀina Mauna Legacy Program



Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

G ITEMS

FINAL ENVIRONMENTAL ASSESSMENT

'ELEPAIO FOOD CAMPUS MASTER PLAN

Ahupua'a of Lualualei, District of Wai'anae, O'ahu

South View of Pu'u Mā'ili'ili from Mā'ili'ili Road

Prepared For

'Elepaio Social Services
86-260 Farrington Highway
Wai'anae, O'ahu, Hawai'i 96792

September 2025

FINAL ENVIRONMENTAL ASSESSMENT

ʻELEPAIO FOOD CAMPUS MASTER PLAN

Ahupuaʻa of Lualualei, District of Waiʻanae, Oʻahu

Prepared in Partial Fulfillment of Chapter 343, Hawaiʻi Revised Statutes and Hawaiʻi Administrative Rules Chapter 11-200.1, Department of Health, State of Hawaiʻi

Prepared For

ʻElepaio Social Services
86-260 Farrington Highway
Waiʻanae, Oʻahu, Hawaiʻi 96792

Prepared By

Gerald Park Urban Planner
95-595 Kaname'e Street #324
Mililani, Hawaiʻi 96789

And

Office of Facilities Planning and Design
Waiʻanae Coast Comprehensive Health Center
96-260 Farrington Highway
Waʻianae, Oʻahu, Hawaiʻi 96792

September 2025

PROJECT PROFILE

Proposed Action:	Food Campus Conceptual Master Site Plan
Location:	Ahupua'a of Lualualei District of Wai'anae, O'ahu, Hawai'i
Street Address:	86-134 Mā'ili'ili Road Wai'anae, O'ahu, Hawai'i
Tax Map Key:	[1] 8-6-001: 012, 024, 025, 026, 027, 028
Land Area:	012: 7,405 0.17 024: 215,186 4.94 025: 217,800 5.0 026: 217,800 5.0 027: 217,800 5.0 028: 217,800 5.0 1,093,791 SF 25.11 AC
Landowner:	Department of Hawaiian Home Lands State of Hawai'i
Existing Use:	Lot 012: Shade House, Collection Area Lot 024: Parking, Workshops, Culture Area Lots 025,026,027,028: Vacant
State Land Use Designation:	Urban (U) and Conservation (C)
General Plan for O'ahu:	Rural
Sustainable Communities Plan (SCP):	Wai'anae
SCP Land Use Map / C&C Zoning	*Preservation / P-1 Restricted Preservation* *Agriculture / P-2 General Preservation*
SCP Open Space Map:	*Agriculture / Preservation*
Department of Hawaiian Home Lands Wai'anae and Lualualei Regional Plan:	Community Use Public
Special Management Area:	Outside Special Management Area
Contact Person:	John Griego, AIA, Director Facilities Planning and Design Wai'anae Coast Comprehensive Health Center 86-260 Farrington Highway Waianae, Hawaii 96792 Telephone: (808) 697-3704 E: jgriego@wcchc.com

Note: Substantive revisions to the text of the Draft Environmental Assessment are in ***bold italic type***. Deleted text is bracketed with a [~~strikethrough~~].

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SECTION 1
DESCRIPTION OF THE PROPOSED ACTION

'Elepaio Social Services, a non-profit subsidiary of the Wai'anae Coast Comprehensive Health Center ("WCCHC" or COMP"), proposes to construct a resiliency hub lfor the community to be located in the *ahupua'a* of Lualualei, District of Wai'anae, O'ahu, Hawai'i.

'Elepaio Social Services ("'Elepaio") has prepared a master plan for new facilities and structures to be located on partially improved land to the north and east of the COMP. Consisting of 6 lots, the land is bounded by Pu'u Mā'ili'ili on the north, agricultural / residential lots and Pu'u Mā'ili'ili on the east, Mā'ili'ili Road and Mā'ili'ili Drainage Channel on the south, and the COMP on the west. A Vicinity Map is shown as Figure 1.

A Tax Map shown as Figure 2 and Table 1 summarize the area of the six lots. All lots are owned by the Department of Hawaiian Home Lands ("DHHL"). The COMP currently is allowed use of TMK 8-6-001: 012 and 024 under Department of Hawaiian Home Lands Revocable Permit No. 407. The permit expired in June 2007 but was continued on a month-to-month basis. In April 2024, the DHHL issued Right of Entry No. 728 ("ROE 728") to the COMP for lots 012, 024, 025, 026, 027, and 028. The ROE expires one year from commencement but can be extended for additional one-year periods (ROE No. 728).

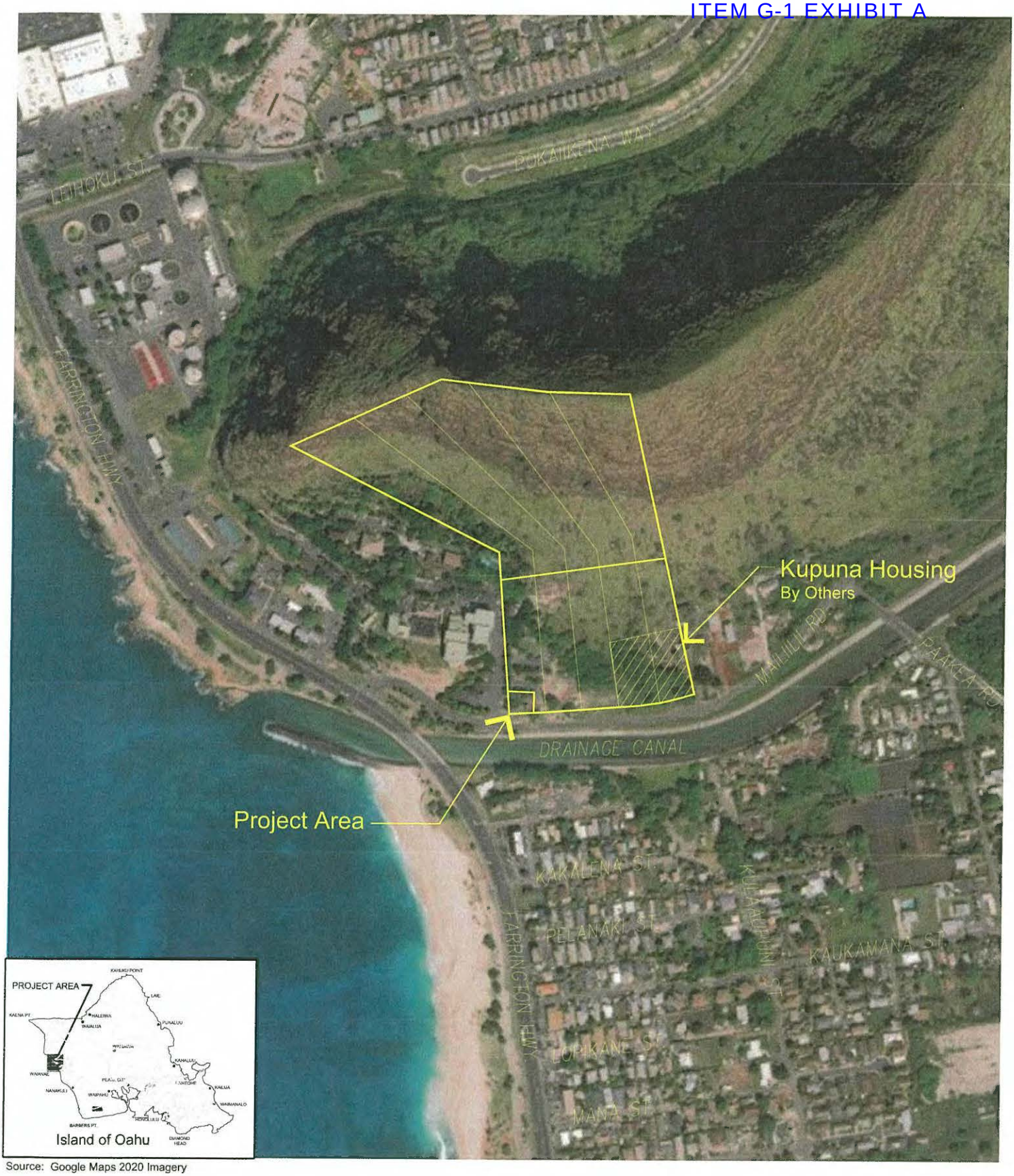
Table 1. Parcel Data

Tax Map Key	Square Feet	Acres	Use
8-6-001: 012	7,504	0.17	Shade House, Collection Area
8-6-001: 024	215,186	4.94	Workshops, Parking, Culture Center
8-6-001: 025	217,800	5	Vacant
8-6-001: 026	217,800	5	Vacant
8-6-001: 027	217,800	5	Vacant
8-6-001: 028	217,800	5	Vacant
Total	1,093, 791	25.1	

Source: O'ahu Tax Map; ROE No. 728.

The project is proposed on land comprising the southern portion of the lots fronting Mā'ili'ili Road. The area to be developed is shown on Figure 3 and comprises approximately 10.5 acres with the remainder dedicated to nature trails and fire mitigation.

Approximately 3.5 acres in the lower sections of lots 027 and 028 are set aside for *kupuna* housing. The housing project is proposed by the King Lunalilo Trust and use of the land has been approved by the Department of Hawaiian Homelands. The *kupuna* housing area is outlined on Figure 1 Vicinity Map and called out as Kupuna Housing. The Kupuna Housing project is a separate action and not included in this environmental assessment.



Source: Google Maps 2020 Imagery

Figure 1
Vicinity Map

Food Campus Conceptual Master Site Plan

Gerald Park
Urban Planner
December 2024

LINEAL SCALE (FEET)
250 125 0 125 250 500

NORTH

Lualualei, District of Wa'ianae, O'ahu

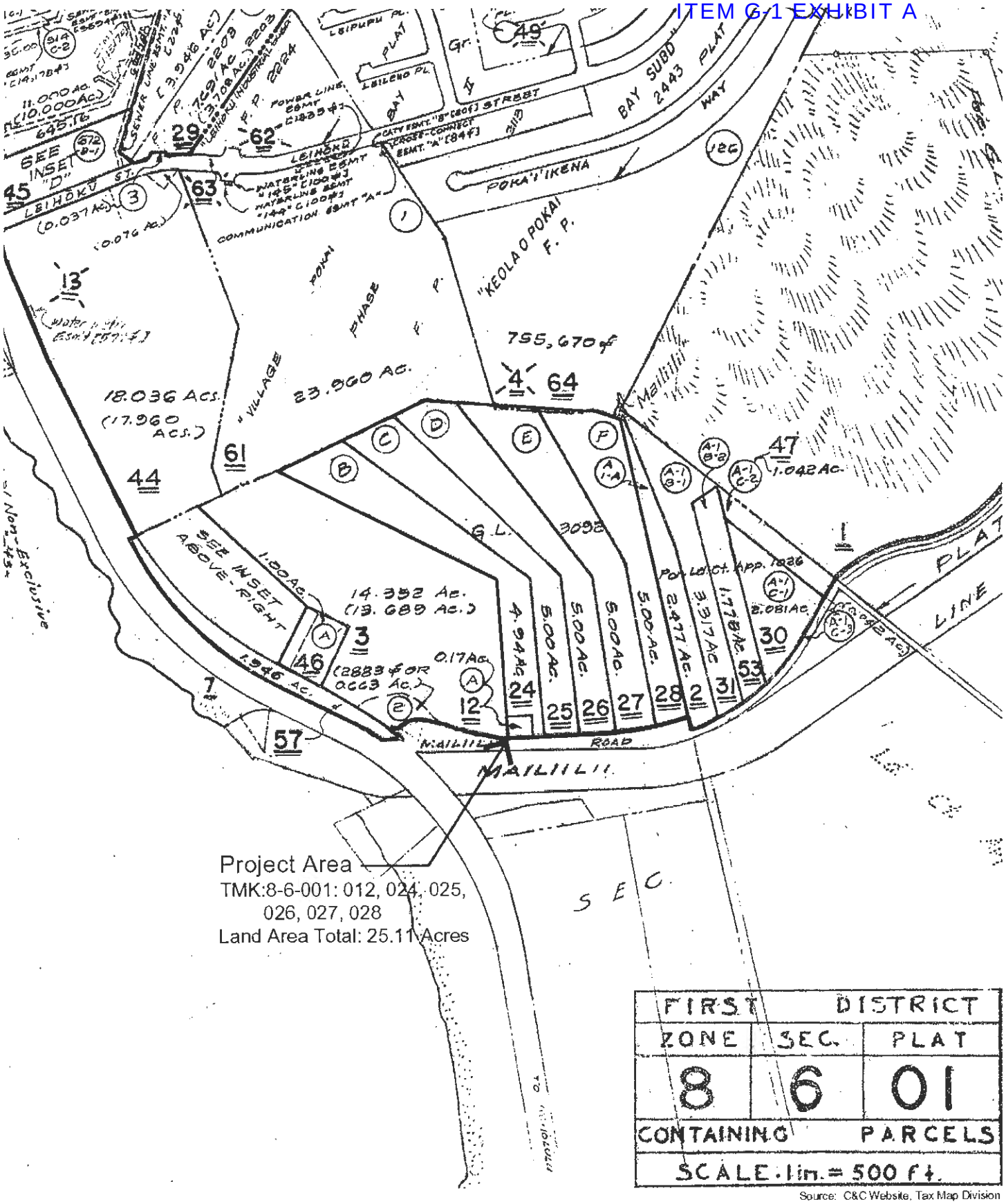


Figure 2
Tax Map
'Elepaio Food Campus
Master Plan

A. Scope of the Master Plan

The Waiʻanae Coast Comprehensive Health Center has been providing medical and emergency services to Leeward Coast residents since 1972. For 50+ years, its focus has been on physical and behavioral health care. The Covid 19 pandemic of 2020 was a game changer. "During the COVID epidemic, the Health Center diversified its service mix and began addressing the basic human needs of its the broader community through major food distribution systems, while also integrating a wider range of social service coordination through its recently launched ʻElepaio Social Services. The center acquired temporary food storage space at Waianae Mall and would regularly distribute food through drive-through food delivery reaching more than 10,000 people a month and through home delivery to Kupuna and other high-risk families." (WCCHC, 2024).

As the social services arm of the COMP, ʻElepaio has as its goals:

Goal 1. To strengthen community preparedness and response through the creation of the first emergency food warehouse facility on the Waiʻanae Coast as part of its community resilience hub.

Goal 2. To improve food banking optimization by streamlining and shifting the supply chain focus to local food systems, thereby strengthening the Waʻianae food system and food security for its community.

Goal 3. To develop a dynamic workforce to support the emergency food warehouse which will create more jobs for the community.

Goal 4. To provide food and minimize hunger by merging different systems from food growing and harvesting, processing and packing, cooking, and distributing foodstuffs to the community from a centralized food hub.

Goal 5. To teach the cultural significance of food as medicine.

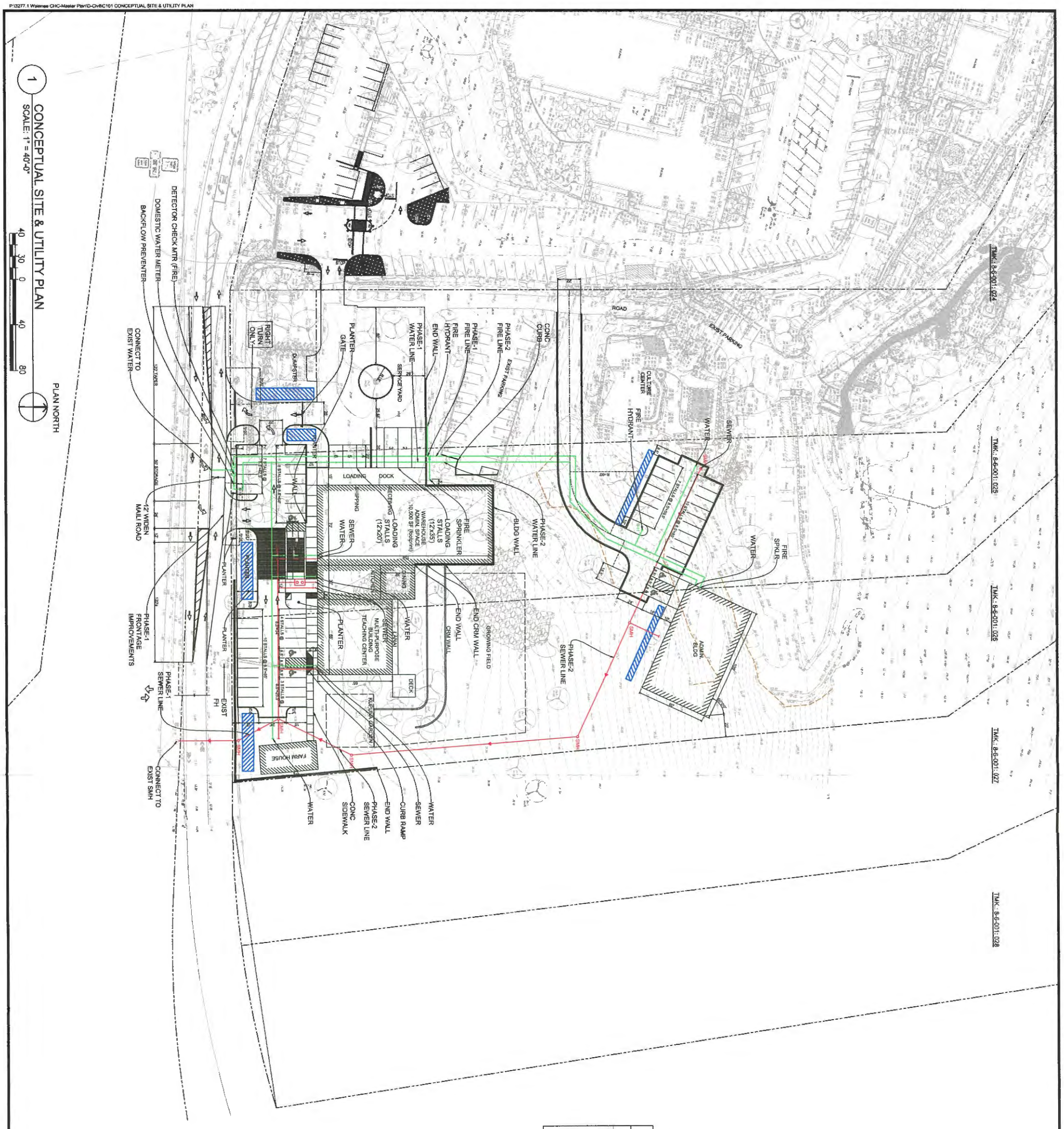
The proposed Food Campus will physically expand ʻElepaio's current food storage and distribution network, grow food for security and sustainability, provide a community center that can shelter residents during emergencies, and offer training for future job opportunities.

The ʻElepaio Food Campus Master Plan ("Plan") is shown as Figure 3 As indicated by its title, it is a conceptual plan depicting proposed uses, their respective locations, and building "footprints". Further technical studies such as geotechnical investigation and engineering drawings such as a grading plan will help "fix" actual building locations. Architectural, structural, mechanical, and electrical plans for the respective structures have not been prepared for this early stage of the regulatory and development processes. Said drawings will evolve during the design development stage. A Conceptual Site and Utility Plan is shown as Sheet C101. The purpose of the Plan is to depict the layout of water and wastewater systems for the proposed uses, drainage improvements, and road improvements. It is also the basis for preliminary site improvement cost estimates.

The Food Campus Conceptual Master Plan is treated as the proposed action for this environmental assessment.

ELEPAIO FOOD CAMPUS
MASTER PLAN - JANUARY 2025

P:\3277.1 Waianae CHC-Master Plan\D-CIVIL\C101 CONCEPTUAL SITE & UTILITY PLAN



LEGEND

DESCRIPTION	EXISTING	NEW
WATERLINE	W 6	
SEWER LINE	S 15	
STORM WATER RETENTION SYSTEM	D 24	

Rev.	Date	Brief	Made By	Approved

Designed: ATO
Drawn: CJP
Checked: TAA
Date: JULY 2024
Job No.: 21-3277.1
Drawing No.: C101
Sheet - of - Sheets

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
ENTRY IMPROVEMENTS
86-260 FARRINGTON HWY, WAIANAE, OAHU, HAWAII 96792
TAX MAP KEY: 8-6-001: 003
CONCEPTUAL SITE & UTILITY PLAN

THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
SIGNATURE
JULY 2024
DATE
LICENSE EXPIRES: 30 APRIL 2026
ALAN T. OKAMOTO REGISTERED PROFESSIONAL ENGINEER No. 5483-C HAWAII, U.S.A.

HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
PACIFIC GUARDIAN TOWER
1440 KAPIOLANI BOULEVARD, SUITE 1120
HONOLULU, HAWAII 96814
PHONE: (808) 942-0066 FAX: (808) 947-7546

B. Development Phasing

The proposed Food Campus will be developed in three phases over a projected 6-7 years. Improvements associated with each phase are described below. The order of improvements listed for both phases is not a priority listing for construction.

1. Phase 1 (Year 2025 – 2027)

Phase 1 improvements will prepare the site for the improvements to follow, rough in water and wastewater systems, construct drainage improvements, and improve Māʻiliʻili Road. The Food Warehouse will be constructed in this phase.

a. Sitework: Establish Grades and Infrastructure Easements

There are no permanent structures to be demolished on the lots proposed for the Food Campus.

Sitework will entail grubbing, grading, stockpiling and hauling, drilling, and rock hammering associated with rock removal. Blasting also may be required based on geo-technical conditions. When blasting, adjoining residents will be notified of the day and time of the occurrence. A warning siren will sound prior to blasting.

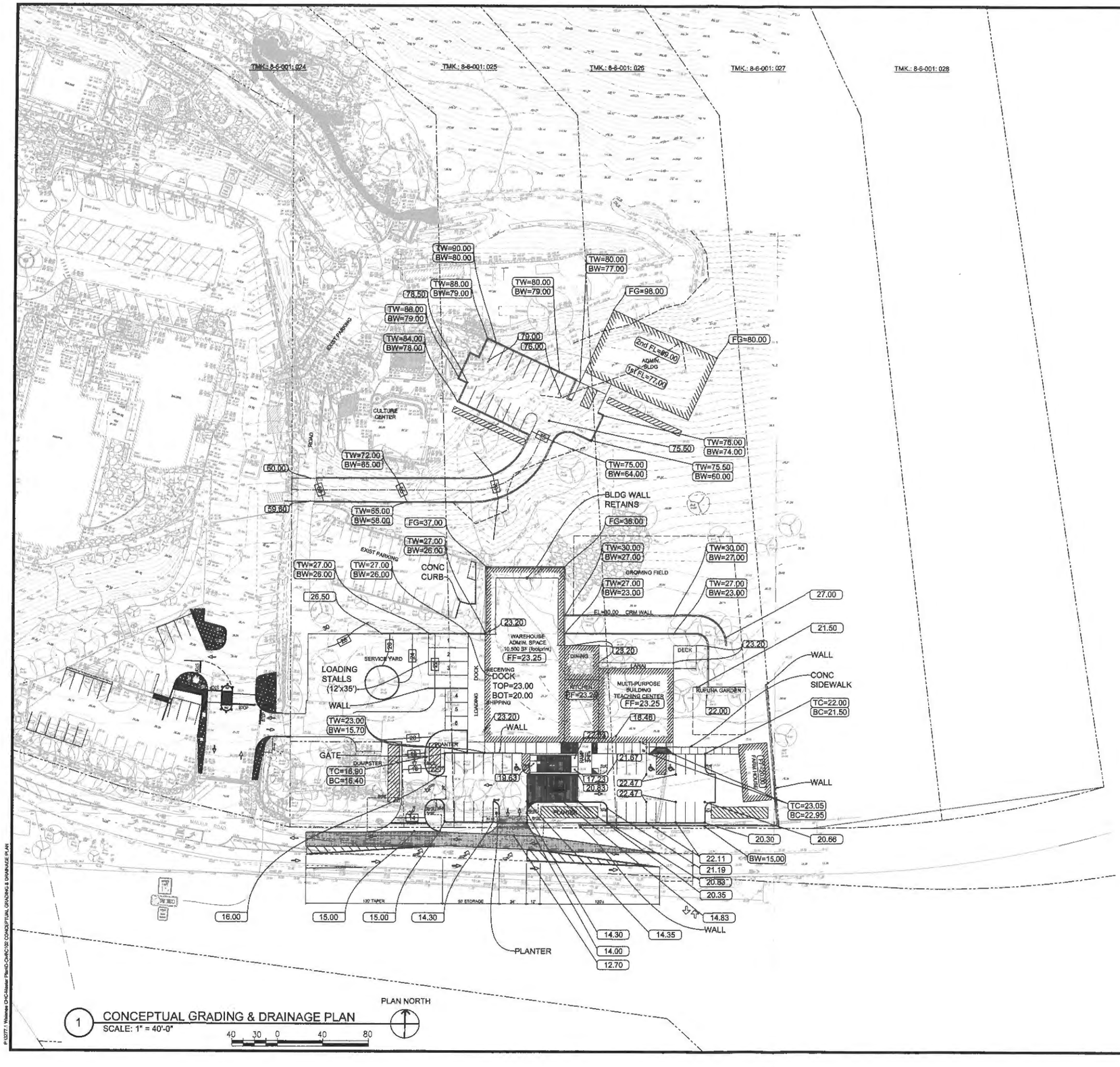
Approximately 2 acres (87,000 square feet) will be grubbed and graded for the improvements to follow. Because of the steep grades, earthwork is anticipated and will be specified relative to the building design and footprints. Earthwork quantities (excavation and embankment) will be quantified as construction plans and drawings for specific improvements are prepared. A Conceptual Grading and Drainage Plan is shown as Sheet C102.

b. Install Primary Infrastructure

There are no water and wastewater systems serving the lots to be developed. Two primary utility / infrastructure improvements are proposed for water and wastewater systems. A 4-inch water main (trunk main) will be installed along the west side of lot 025. The trunk main will connect to an existing Board of Water Supply service line in Māʻiliʻili Road. Distribution lines (2-inch) from the trunk main will branch off and supply the respective Food Campus uses and users. Approximately 540 lineal feet of waterline will be installed.

The Food Campus will be built in 3 phases spanning 6 to 7 years (See Table 2 Construction Improvements). Phase I domestic water use is projected at 510 gallons per day (gpd), Phase II at 690 gpd, and Phase III at 1,830 gpd for a projected total of 3,030 gpd by 2032. ***The Board of Water Supply commented the existing water system is adequate to accommodate the food campus center master plan development. The availability of water will be confirmed when the building permit application is submitted for approval (BWS Comment).***

A trunk sewer (6-inch and 8-inch lines) will be installed along the east side of lot 026. Service laterals will connect the proposed buildings to the trunk main. Wastewater will gravity flow to the municipal sewer in Māʻiliʻili Road. Approximately 400 lineal feet of sewer and 7 manholes will be constructed. A Conceptual Site and Utility Plan is shown as Sheet C101.



1 CONCEPTUAL GRADING & DRAINAGE PLAN
SCALE: 1" = 40'-0"

LEGEND		
EXISTING	DESCRIPTION	NEW
	SPOT GRADE	25.00
	CONTOUR	25
	DRAINAGE FLOW	
	DRAIN INLET (D.I.)	
	DRAIN MANHOLE (DMH)	DMH
	TRENCH DRAIN (TD)	
	STORM WATER RETENTION SYSTEM (SWRS)	
	FINISH FLOOR	FF
	FINISH GRADE	FG
	TOP WALL	TP
	BOTTOM WALL	BW
	SIDEWALK CULVERT (SC)	SC
	DRAIN LINE (DL)	D12

HIDA, OKAMOTO & ASSOCIATES, INC.
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PHONE: (808) 942-0066 FAX: (808) 947-7546

ALAN T. OKAMOTO REGISTERED PROFESSIONAL ENGINEER No. 5482-C HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONTRIBUTION OF THIS DOCUMENT IS INTENDED FOR THE OWNER'S USE FOR OBSERVATION

SIGNATURE
JULY 2024
DATE

LICENSE EXPIRES: 30 APRIL 2026

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
ENTRY IMPROVEMENTS
86-260 FARRINGTON HWY, WAIANAE, OAHU, HAWAII 96792

TAX MAP KEY: 8-6-001: 003

CONCEPTUAL GRADING & DRAINAGE PLAN

Rev.	Date:	Brief	Made By	Approved

Designed:	ATO
Drawn:	OJP
Checked:	TAA
Date:	JULY 2024
Job No.:	21-3277.1

Drawing No.
C102
Sheet - of - Sheets

P:\3277.1 Waianae CHC-Master Plan\C-Civil\C102 CONCEPTUAL GRADING & DRAINAGE PLAN

Wastewater flow is projected at 470 gpd, 640 gpd, and 1,660 gpd for the 3 development phases, respectively, for a total flow of 2,770 gpd by 2032.

Irrigation water for the Growing Field and general site landscaping is estimated at 2,000 gallons per day for Phase I and part of Phase II. When completed water use is estimated at 4,000 gpd.

WCCHC is consulting with the Department of Environmental Services, City and County of Honolulu about drawing treated wastewater from the Wai'anae Wastewater Treatment Plant for irrigation and fire mitigation. The Plant provides secondary wastewater treatment which will have to undergo additional treatment per State Department of Health guidelines for the treatment and use of recycled water (State Department of Health, 20022). ***The Board of Water Supply recommended the developer investigate the feasibility of using non-potable water for irrigation of the proposed agricultural fields. If non-potable water is either unavailable or infeasible, a report of the investigation should be submitted to us before we will consider the use of potable water (BWS Comment).***

Permanent drainage structures are not proposed. The terrain will be sloped to convey runoff into swales and strategically placed percolation basins at different elevation where it can percolate into the ground. Landscaped areas and the Growing Field will also aid in collecting and retaining runoff on-site.

Aerial power and communication lines along Mā'ili'ili i Road will extend to the development and placed underground. Overhead systems along Mā'ili'ili Road will remain intact.

On-site infrastructure piping and electrical conduits will be placed underground where they cannot be seen. The exceptions would be surface swales and retention basins for diverting and retaining on-site surface runoff and water system check valves and pressure reducers which would rise above grade.

Fire flow lines and fire hydrants will be installed within required distances from the proposed buildings.

c. Improve Mā'ili'ili Road

Improvements to Mā'ili'ili Road will be required. Said improvements would include striping a new left-turn storage lane at the new entry to the Food Warehouse parking area, widening a section of Mā'ili'ili Road by 12 feet, and providing right-turn ingress / egress lanes at two intersections. Approximately 5,000 square feet of frontage improvements is proposed.

d. Access

The existing entry driveway to the COMP from Mā'ili'ili Road will serve as the principal access route for trucks to the Food Warehouse. An existing two-way driveway to lots 012 and 024 just inside the entry will accommodate delivery vehicles. A Service Yard for vehicle maneuvering and a loading dock will be constructed on the west side of the Food Warehouse. Two truck stalls and one small vehicle access door will be provided at the loading dock.

From the Yard, delivery vehicles will egress via a new, 20-foot wide, one-way driveway, right turn only at Mā'ili'ili Road. Vehicles from uses above the Warehouse and from the parking area fronting the Warehouse can also exit through this driveway.

A 24-foot wide driveway from Māʻiliʻili Road will access a parking area to be constructed in front of the Food Warehouse. The two-way entry and parking area can also function as a food pickup drive-thru.

The existing *mauka-makai* driveway on Lots 012 and 024 will be improved to accommodate increases in vehicle traffic. A 24-foot wide road will be constructed off the *mauka/makai* driveway to gain proposed uses and structures planned for the upper sections of the Project Area and provide access for a fire apparatus.

Parking for the various uses is estimated as follows. The parking formula used for determining the number of parking stalls was 1 stall / 200 square feet. The Food Warehouse and Multi-Purpose Building will share parking.

	Regular	Accessible
Food Warehouse	36	4
Farm House	2	0
Hawaiian Cultural Center	15	1
Kitchen	6	1
Dining Area	12	1
Multi-Purpose Building	Share with Food Warehouse	
Administration Building	32	2

e. Food Warehouse (Keyed Note 1)

The Food Warehouse is the principal use of the Food Campus and the key facility for food security and distribution. It is located in the center of the Food Campus with accessible routes from Māʻiliʻili Road for delivery vehicles, employees, volunteers, and the public

The Warehouse will be operated by the Hawaiʻi Food Bank. Space in the 10,500 square foot structure is allocated for a loading dock / receiving area, sorting and packaging, refrigerator and freezer cold storage, distribution, operations office, meeting room, breakroom, and restrooms. A wash area for vegetables harvested from the Growing Fields and space for a produce prescription program operated by ʻElepaio Social Services will be provided.

The Warehouse is situated adjacent to the growing fields, teaching kitchen, and dining . It will also function as a community pantry where residents can pick up packaged food.

f. Growing Fields (Keyed Note 5)

An approximately 2.0± acre site is planned as Growing Fields for raising produce, fruits, and Native Hawaiian staples. The crops to be grown will be determined by a Garden Manager and others. Produce grown on site will be harvested for use in the Teaching Kitchen, Farmers Market, Meals on Wheels, and food distribution events. Participants in the Teaching Kitchen will plant, tend, and harvest vegetables for use in the cooking program.

Livestock, fowl, and other animals will not be raised on the Food Campus

It is anticipated that the Growing Field will help increase fruit and vegetable consumption of WCCHC patients, improve health outcomes, reduce healthcare costs of program participants, and decrease food insecurity.

g. Farm House (Keyed Note 7)

The "Farm House" will house the Growing Field Manager and staff. The 1,000 square foot structure will provide office space, a meeting room, restrooms, and a tool room for storing garden tools, equipment, and irrigation supplies.

h. Hawaiian Cultural Center (Keyed Note 13)

The existing Hawaiian Cultural Center has been partially improved. Improvements include a Native Hawaiian open-sided thatched roof *hale* (Hale O' Palani), stacked stone walls bounding a grass lawn used for small gatherings, hula performances, reflection / meditation, and a small garden for raising Native plants.

A hula mound and healing garden --- "Ka Aina Hoopulapula O' Kamaki Kanahele" --- are proposed. Infrastructure improvements would include providing electrical power, wastewater, and irrigation lines. Approximately 1.5 acres is allocated for existing and proposed improvements.

2. Phase 2 (Year 2027 – 2029)

a. Teaching Kitchen and Dining Area (Keyed Note 2 and 3)

A certified Teaching Kitchen and Dining Area of approximately 3,500 square feet will be built adjoining the Food Warehouse. The Kitchen will teach hands-on skills and methods for cooking healthy and nourishing vegetable-based meals in the home. Participants will also plant, tend, and harvest vegetables from the Growing Field and cook them in the Kitchen, in effect a field to table learning experience.

The Dining Area is for food campus and COMP employees and workers and also a setting for teaching meal services. Meals may be made available from the Teaching Kitchen. The Kitchen also will prepare packaged meals for a Meals on Wheels program.

b. Multi-Purpose Building (Keyed Note 4)

A 6,500 square foot Multi-Purpose Building will be constructed as a place of assembly, a learning place, and a gathering place for non-emergency and emergencies. 'Elepaio Social Services will use the building for promoting its community wellness programs and provide access to services, resources, and opportunities for the communities it serves. 'Elepaio already has conducted workshops on emergency preparedness, financial literacy, and food preparation and these workshops are expected to continue. It is anticipated that the facility will be promoted as a safe, secure, gathering place for the community.

During emergencies, the building can function as an operations center for emergency responders and provide shelter and food for those in need. The shelter portion is sized to accommodate 100 persons.

3. Phase 3 (Year 2029 – 2032)

a. Administration Building (Keyed Note 12)

An approximately 10,000 square foot, two-level office building for 'Elepaio Social Services.

The structure would provide space for administrative officers, operations support, community programs and staff, conference / meeting rooms, and training rooms.

Construction Improvements are summarized in Table 2.

Table 2. Construction Improvements

Food Campus Proposed Improvements		
	Area	Type of Construction
Phase 1		
Site Improvements	10.5± acres	Grubbing, grading, trenching Establish building pads and vehicle routes Infrastructure layout Conduit placement for service points
Food Warehouse	10,500 sf	Slab on grade w/ steel frame, metal siding and roof
Growing Field	2.0± acres	No structures proposed
Farm House	1,000 sf	2X wood framing with T1-11 prefinished exteior sheathing, metal roof
Hawaiian Cultural Center	1.5± acres	Healing garden, hula mound, infrastructure
Phase 2		
Teaching Kitchen and Dining Room	3,500 sf	Slab on grade w/steel frame, metal siding and roof
Multi-Purpose Building	4,500 sf	2X wood framing with T1-11 prefinished exterior sheathing, metal roof
Phase 3		
Administration Building	8,000 sf	Frame slab on grade

Source: 'Elepaio Food Campus Master Plan, 2025.

4. Associated Improvements

- The Food Warehouse would be approximately 30-feet in height. All other buildings will not exceed 25 feet in height.
- Planting areas around buildings / grounds will be landscaped for beautification, shade, screening, and drainage control. Irrigation system to be installed in landscaped areas
- WCCHC is in discussion with the City and County of Honolulu about the possibility of using treated, recycled water from the Wai'anae Wastewater Treatment Plan for irrigating the Growing Fields and landscape plantings. Recycled water will be pumped to below grade cisterns above the Food Campus and gravity flow to the Growing Fields below.

  The Wai'anae WWTP treatment facilities would have to be retrofitted with a filtration system for irrigating vegetables (R-2 water), constructing a pump station and piping,

and constructing storage vessels. Costs associated with producing and piping irrigation water will be borne by the COMP.

The second option is to seek temporary use of potable water from the municipal system for irrigating the Growing Field until such time that a recycled water system is constructed and operational.

- The Administration Building, Teaching Kitchen, Dining Area, Multi-Purpose Building, and office spaces in the Food Warehouse will be air conditioned.
- Fire sprinklers will be installed in the Food Warehouse, Teaching Kitchen, Multi-Purpose Building, and Administration Building.

C. Economic Characteristics

Projected cost estimates for the proposed improvements and the build year(s) are summarized in Table 3.

Table 3. Projected Cost and Timeline

Project	Cost ($M)	Year 1-2-3-4-5-6
Site Plan and Infrastructure	1	1 and 2
Fire Mitigation	0.5	1 and 2
Recycled Water System	1.5	1 and 2
Food Warehouse w/ Mezzanine	7.5	1 and 2
Growing Field	0.3	1 and 2
Hawaiian Cultural Center	0.25	1 and 2
Farm House	0.45	3 and 4
Teaching Kitchen / Dining Area	2.8	3 and 4
Multi-Purpose Building	3.5	3 and 4
Administration Building	12	4 to 6
TOTAL	**$29.80**	**7 Years**

Source: 'Elepaio Food Campus Master Plan, 2025.

Construction will be funded primarily by the COMP through Federal, State, and County grants, contributions from charitable foundations, corporate giving programs, and donations from community organizations, and individuals. Site work and infrastructure costs may be shared with the Department of Hawaiian Home Lands.

Construction will commence after all permits and approvals are received. A 7-year buildout is projected.

The COMP and 'Elepaio Social Services have as their goal to provide economic opportunities in the community and provide job opportunities to achieve that goal. The COMP currently employs about 700 persons and 'Elepaio Social Services 18 persons.

Development of the Food Campus will create job opportunities for Leeward Coast residents and organizations well into the future. An employment study was not prepared for this environmental assessment. Forty full-time jobs are projected based on the opening and staffing of a facility. It is not a projection of long-term employment.

Facility	FTE
'Elepaio Food Campus Office	16
Food Warehouse	6
Growing Field / Farm House	6
Hawaiian Cultural Center	2
Teaching Kitchen / Dining Room	2
Multi-Purpose Building	8
Total:	40

SECTION 2
EXISTING CONDITIONS

For this environmental assessment, it was determined early on that field investigations would be limited in area by the land's topography, steep terrain, accessibility, and investigator safety. As such field surveys were based on the State land use district designations for each lot. All lots bear two land use designations: Urban and Conservation. Field surveys covered the areas designated Urban as these areas are designated for urban uses. Areas designated Conservation were not surveyed for reasons given above.

A. Existing Uses and Structures

Lots 012 and 024 have been partially improved for COMP use. Lot 012, the smaller of the two lots, has been partially grubbed, graded, and landscaped. Improvements are limited to a paved entry, a *mauka/makai* paved driveway to Lot 024, and an enclosure for trash bins, temporary green houses, and a collection area for construction debris and landscaping materials (Photograph 1).

Improvements on Lot 024 are more extensive. A large paved parking lot with 28 stripped stalls, several smaller areas for parking, a plant nursery and maintenance area with greenhouses, shipping containers used for workshops and material storage, and equipment parking areas have been constructed or placed on the site. A Cultural Area (Photograph 2) and associated parking are located on Lot 024.

Three of the four other lots are vacant, undeveloped, and free of structures. Photograph 3 shows the general location of the Food Warehouse on lot 025 as seen from above. The tree and grass covered rocky terrain is typical for the four lots.

The owner of TMK 8-6-001: 002 on the east of Lot 028 has built or caused to be built 2 or more structures overlapping into lot 028. It also appears that a portion of Lot 028 is used for parking large semi-trucks or for storage containers.

Photograph 1. East View of Lot 012.

Photograph 2. View of *Hale* and Portion of Hawaiian Cultural Center.

Photograph 3. South View of Food Warehouse Location From Above.

B. Environmental Characteristics

1. Climate

The climate of Waiʻanae can be characterized as hot and dry. Annual rainfall averages less than 25 inches along the coastline to 80-100 inches at the higher elevations of the Waiʻanae Mountain. Daily temperatures range between 72^{O} and 80^{O} Fahrenheit and can reach the low to mid-90's during the summer. Prevailing winds blow from the northeast direction at an average 10-13 miles per hour (Gerald Park Urban Planner, 2000).

2. Topography

The lots of interest form the north face of Puu Māʻiliʻili and front on approximately 1,000 lineal feet of Māʻiliʻili Road. Street frontage for the lots is estimated at Lot 012, 150 feet; Lot 024, 50 feet; Lots 025, 026, and 028, 200 feet; and Lot 027, 250 feet.

Ground elevation rises from 12 feet at Māʻiliʻili Road to about 235 feet at the top of parcel 028. Lower areas across the lots are relatively flat up to the 40 – 50-foot elevation. The terrain begins to steepen across the middle of the lots then rises sharply from about the 125-foot elevation .

Measured from street grade to the upper end of the Project Area, ground slope ranges from 19% at Lot 024, 25% at Lot 026, and 29% at Lot 028.

3. Soils

Soil Conservation Service (1972) soils map for the area identifies four soil types over the lots. The soils appear as bands stacked on each other crossing the lots in an east-west direction. Beginning at Māʻiliʻili Road the soils are "stacked" on top of each preceding layer.

- Pulehu clay loam 0 to 3 percent slopes (Symbol: PsA)

  This soil occurs on the flat lands adjoining Māʻiliʻili Stream Channel, Māʻiliʻili Road, and the lower slopes of the lots. This soil is about 60" thick, loamy in its surface and subsurface layers, and rests on a bed of alluvium. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight.

- Keaau stony clay 2 to 6 percent slopes (Symbol: KmaB)

  This soil generally occurs on lowlands of coastal plains. The soil is about 36" thick and sits on limestone and consolidated coral sand. Runoff is slow and the erosion hazard is slight.

- Lualualei extremely stony clay 3 to 35 percent slopes (Symbol: LPE)

  This soil is about 50" thick and rests on coral and gravel sand. Runoff is medium to rapid, and the erosion hazard moderate to severe.

- Rockland (Symbol: RrK)

  This soil is found on level or steep slopes. Where it occurs, it covers 25 to 90 percent of the ground surface. Outcrops are mainly basalt and andesite rock. This soil has a high shrink-sell potential and buildings are susceptible to sliding when the ground is saturated and foundations and retaining walls are subject to cracking.

4. Geology

The Waia'nae Range is the prominent geological feature spanning the Wai'anae Coast from Ka'ena Point on the west to Makakilo on the east. It is the oldest of the two volcano that gave rise to the island of O'ahu. The younger Ko'olau Range formed the Windward side and lava from both created the broad Schofield Plateau between both ranges.

Broad amphitheater shaped valleys (Nanakuli, Lualualei, Wai'anae, and Makaha) separated by discontinuous ridges---Kamalie'unu Ridge between Makaha and Wa'ianae Valleys and Pāhe'ehe'e Ridge between Wai'anae and Lualualei Valleys. Puu Mā'ili'ili at one time may have been part of Pāhe'ehe'e Ridge.

Another geological feature are valleys choked with enormous accumulations of alluvium deposited by streams that once emanated from dikes, gullies, and waterfalls in the Wai'anae Range. The accumulation is the result of not having sufficient water for transporting sedimentary material out of the valleys.

Alluvium, limestone, and coral sand underlying the soil "bands" comprising the project area relate the geological history of the area. Limestone and coral sand indicate that the ocean was much higher than existing and alluvium deposits are sedimentary material from weathering of the Waianae Range. Areas of Rockland are younger lavas consisting of andesite or basalt and have little to no soil cover.

5. Water Resources

a. Surface Water

There are no surface water features on the premises. Mā'ili'ili Stream flows from east to west within a concrete lined, trapezoid-shaped channel. The channel outlets into the Pacific Ocean through a boulder lined groin at Farrington Highway.

The stream was first channelized 1966-67 with additional unknown improvements completed in 1974 (Timbol & Maciolek, 1978; U.S. Senate, 1971).

b. Ground Water

According to groundwater maps prepared by Mink and Lau (1990), the lots overlie the Lualualei aquifer of the Wai'anae aquifer sector (See Table 4). The Lualualei aquifer is characterized by a confined sedimentary aquifer above a confined dike aquifer. The sedimentary aquifer is comprised of moderately brackish water, is currently being used (but not for drinking), and is highly vulnerable to contamination. The dike confined aquifer also is not used for drinking, is comprised of moderately brackish water, and has a low vulnerability to contamination.

Table 4. Aquifer Classification System

Aquifer Code	30302116	30302122
Island Code	3 - Oahu	3 - Oahu
Aquifer Sector	03 - Waianae	03 - Waianae
Aquifer system	02 - Lualualei	02 - Lualualei
Aquifer Type, hydrogeology	1 - Basal	1 - Basal
Aquifer Condition	1 - Confined	2 - Unconfined
Aquifer Type, geology	6 - Sedimentary	2 - Dike
Status Code	**13311**	**23223**
Developmental Stage	1 - Currently Used	2 - Potential Use
Utility	3 - Neither	3 - Neither
Salinity (in mg/L Cl^-)	3 - Moderate (1,000-5,000)	3 – Moderate (1,000-5000)
Uniqueness	1 - Irreplaceable	2 - Replaceable
Vulnerability to Contamination	1 - High	3 - Low

Source: Mink and Lau, 1990.

In the absence of soil borings, the depth to groundwater cannot be determined at this time.

c. Marine Waters

The State Department of Health Water Quality Standard Map for O'ahu (2014) classifies the ocean waters at the Mā'ili shoreline as Marine Waters Class A. Hawaii Administrative Rules, Title 11, Chapter 54 states the following:

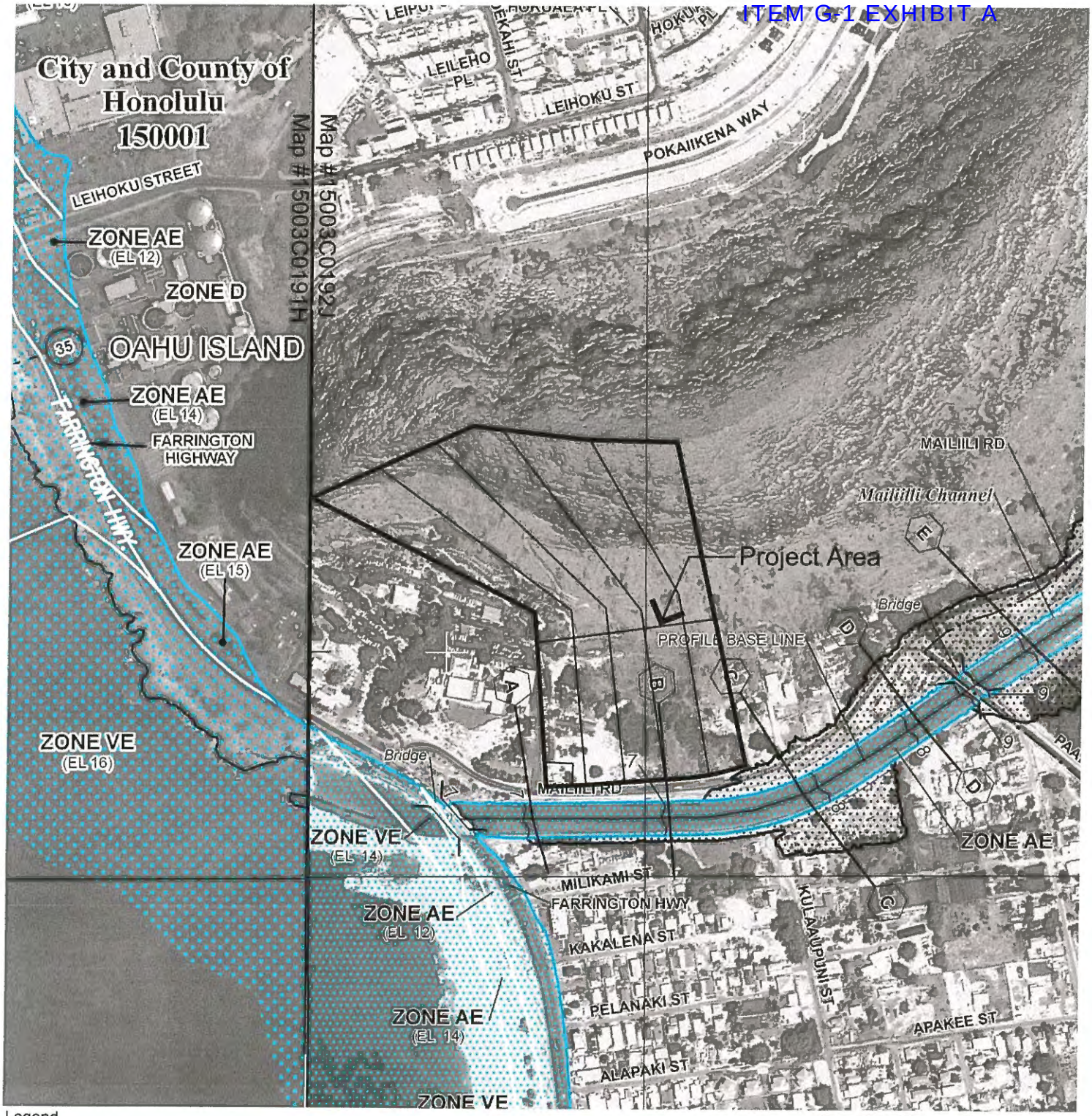
> "It is the objective of Class A waters that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class. No new sewage discharge will be permitted within embayments. No new industrial discharges shall be permitted within embayments, with the exception of: ....." [Note: Industrial discharge is not associated with the Project].

The ocean and Mā'ili Beach are less than 1,000 feet from Lot 012 which is nearest to the ocean.

6. Flood Hazards

The Flood Insurance Rate Map ("FIRM") panel for this section of Wai'anae shows the lots to be in a Non-Special Flood Hazard Area which is "an area in a low to moderate risk flood zone". Within this area the lots are designated Zone X which is defined as "areas determined to be outside the 0.2% annual chance floodplain" (the 500-year floodplain). The FIRM panel is shown as Figure 4.

Although overland flooding poses a low to moderate risk low lying areas on both sides of Mā'ili'ili Road are inside a tsunami evacuation zone (Department of Emergency



Legend

Special Flood Hazard Zone Subject to Inundation by the 1% Annual Chance Flood
Zone AE Base Flood Elevation Determined.
Zone VE Coastal Flood Zone with Velocity Hazard (Wave Action); Base Flood Elevations Determined.

Floodway Areas in Zone AE

Other Flood Areas
Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas
Zone X Areas determined to be outside the 0.2% annual Chance Floodplain.
Zone D Areas in which flood hazards are undetermined, but possible.

Source: Federal Emergency Management Agency
Flood Insurance Rate Map
Map #15003C0192J, Jan. 19, 2011
Map #15003C0191H, Nov. 5, 2014

LINEAL SCALE (FEET)
250 125 0 125 250 500

NORTH

Gerald Park
Urban Planner
December 2024

Figure 4
FIRM Map
'Elepaio Food Campus Master Plan

Management Public Information System, TsunamiReady@honolulu.gov). Elevations along the road shoulder is approximately12 feet above mean sea level.

A second zone called the Extreme Tsunami Evacuation zone extends inland from the Tsunami Evacuation Zone. Lot 024 is entirely within the Extreme Tsunami Evacuation Zone. For the remaining lots the boundary for this zone is the 60-foot contour (estimated). The boundary is slightly higher for Lots 027 and 028. Tsunami Evacuation Zones are shown as Figure 5.

Sea level rise in coastal areas affecting public and private properties is a concern for the City and County of Honolulu. Modeling and analyses of sea level rise specific to the project and property were not performed for this assessment. In lieu of intensive analyses, the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (December, 2017) was reviewed and its companion tool, the Hawai'i Sea Level Rise Viewer, used to gauge potential sea level rise.

The Report models three hazards attributable to sea level rise for the state of Hawai'i---passive flooding, annual high wave flooding, and coastal erosion. The DHHL lots should not be affected by high wave flooding and coastal erosion because of their location away from the shoreline and Pacific Ocean. Passive flooding, however, could pose conditions in need of mitigation.

The Report projects sea level rise for four time periods (See Table 5). The projections are not hard and fast but provide parameters for identifying areas vulnerable to variations in sea level rise. Changes in global climate conditions can influence the projections.

Table 5. Upper Boundaries of Global Sea Level Rise Projections

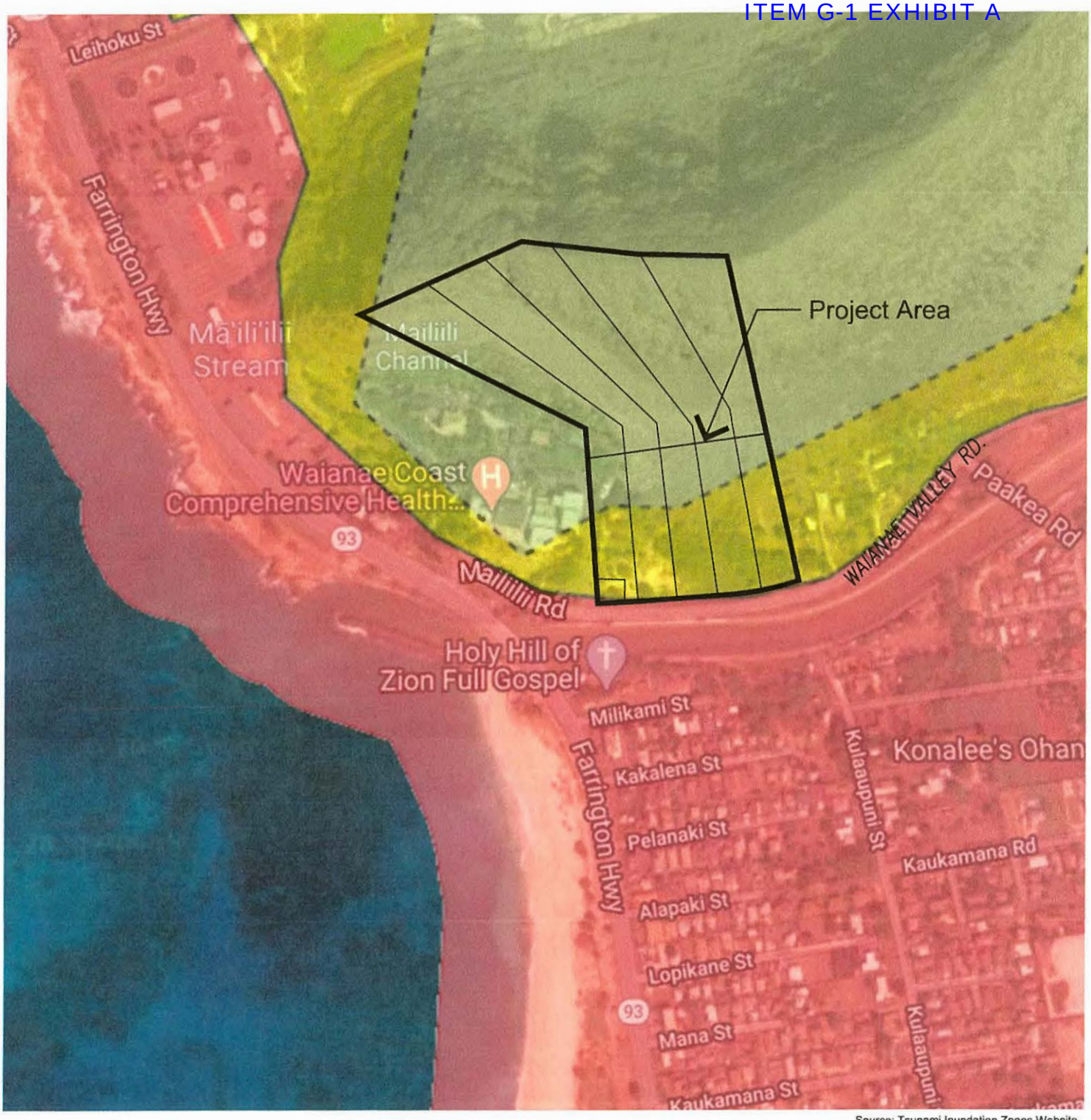
Global Sea Level Rise Projection		
Year	**Feet**	**Meters**
2030	0.5	0.16601
2050	1.1	0.3224
2075	2	0.5991
2100	3.2	0.9767

Source: Hawai'i Sea Level Rise Vulnerability and Adaptation Report (December 2017)

The Sea Level Rise Viewer shows that the lots are outside the Sea Level Rise Exposure Area for a 3.2 foot rise in sea level resulting from passive and annual flooding (See Figure 6).

7. Natural Resources

A natural resources assessment of the property did not reveal the presence of rare, threatened, or endangered flora or fauna (AECOS, 2019). Excerpts from the survey are presented below and the entire report is attached as Exhibit A. The survey did not span the entire acreage of the five lots. By design it was limited to below the 200-foot contour of Pu'u Mā'ili'ili because of the near-vertical cliff face and talus slope at the base.



Source: Tsunami Inundation Zones Website, https://tsunami.coast.noaa.gov/#/

Legend

- Fire Station
- Hospital
- EMS
- Police
- Public/Private School
- Safe Zone
- Extreme Tsunami Evacuation Zone
- Tsunami Evacuation Zone
- Major Street
- Street

LINEAL SCALE (FEET) 250 125 0 125 250 500

NORTH

Gerald Park Urban Planner December 2024

Figure 5
Tsunami Inundation Zones
'Elepaio Food Campus Master Plan

LEGEND

APPROXIMATE AREA OF 3.2 FOOT RISE IN SEA LEVEL

Source: Hawaii Sea Level Rise Viewer, http://www.pacioos.hawaii.edu/shoreline/slr-hawaii/

Figure 6
Sea Level Rise Exposure Area
'Elepaio Food Campus
Master Plan

Gerald Park
Urban Planner
December 2024

LINEAL SCALE (FEET)
250 125 0 125 250 500

NORTH

Lualualei, District of Wa'ianae, O'ahu

Vegetation

Vegetation across the undeveloped lots comprises *kiawe (Prosopis pallida)* forest in the lowlands, becoming open savannah of kiawe and *buffle grass (Cenchrus cilliaris*) up the slope, and then grassland or grassland with widely scattered shrubs, mostly koa haole *(Leucaena leucocephala*) and *klu (Vachellia farnesiana)* near the top of the talus apron. Sparse evidence of wildfire damage to vegetation was seen in a few places.

A total of 134 taxa are included in the listing. These break down as 47 ornamentals (plants not naturalized; another 31 or so are native or Polynesian introduced species planted as ornamentals), 14 are native (12 indigenous and 2 endemic), and 8 are early Polynesian introductions. Of potential conservation concern would be the two endemics: *koki'o ke'oke'o (Hibiscus arnottianus*) and *lo'ulu (Pritchrdia sp.). Koki'o ke'oke'o* is a common landscape plant. ***The two endemic species are not found on the proposed 'Elepaio Food Campus but are located in a garden and walking trails above the COMP.*** All of the indigenous natives are common plants in the Islands.

Birds

A total of 190 individual birds of 18 species representing 11 separate families was recorded. All of the species detected during the course of this survey are alien to the Hawaiian Islands. Avian diversity and densities were in keeping with the habitats present on the site. Three species: *Red-vented Bulbul (Pycnonotus cafer), Zebra Dove (Geopelia striata),* and *Japanese White-eye (Zosterops janonicas)* accounted for 56 percent of all birds recorded. The most frequently counted species was Red-vented Bulbul.

Mammals

Barking dogs were heard from an area on the eastern side of the site and from areas within a housing area south of Mā'ili'ili Stream. Additionally tracks and scat of dogs were encountered within the undeveloped portion of the study area. Several small *Indian mongoose (Herpestes javanicus)* were seen. No other mammals were recorded though it is highly probable that one or more of the four alien Muridae species currently established on the Island of O'ahu---roof rat *(Rattus rattus),* brown rat *(Rattus norvegicus),* Polynesian rat *(Rattus exulans hawaiiensis)* and European house mouse *(Mus Musculus)*---uses resources on the property on a seasonal and temporal basis.

It is possible that the endangered Hawaiian Petrel *(Pterodroma sandwichensis)* and the threatened Newell's Shearwater *(Puffinus newelli)* may overfly the site during the nesting season. These two species have recently been deterred over the Island of Oahu. Additionally, Wedge-tailed Shearwaters *(Ardenna pacifica),* a coastal nesting non-listed indigenous seabird could also potentially overfly the site on a seasonal basis; no suitable nesting habitat for any of these three seabird species is found on the Project site.

The O'ahu population of White-Tern *(Gygis alba*) is listed as an endangered species by the State of Hawai'i; it is not listed under federal statute. This ephemeral species was not recorded during this survey nor was it expected. The current resident population of White-Terns on O'ahu is found on the leeward side of the island concentrated in the Waikīkī area.

No owl species were recorded during this survey. Two resident owl species occur on O'ahu: the introduced Barn Owl *(Tyto alba)* and the endemic sub-species of the Short -eared Owl or

Pueʻo (Asia flammeus sandwichensis). This latter species has become increasingly scarce on the Island and the Oʻahu population is listed as an endangered species by the State of Hawaiʻi (it is not listed under federal statute). Pueʻo is a ground nesting diurnal species and does nest in the greater Waiʻanae area. Grassland occupies much of the undeveloped portion of the Project site and could be used by Short-eared Owls.

It is possible that Hawaiian hoary bats overfly the project area.

8. Archaeological Resources

A Field Inspection of the properties was performed to document the presence or absence of historical features on the ground surface and to assist in future planning endeavors. Excerpts of the inspection report are presented below and the entire report is attached as Exhibit B. Three potential archaeological historic properties were identified. The features are described below and their locations shown on Figure 7.

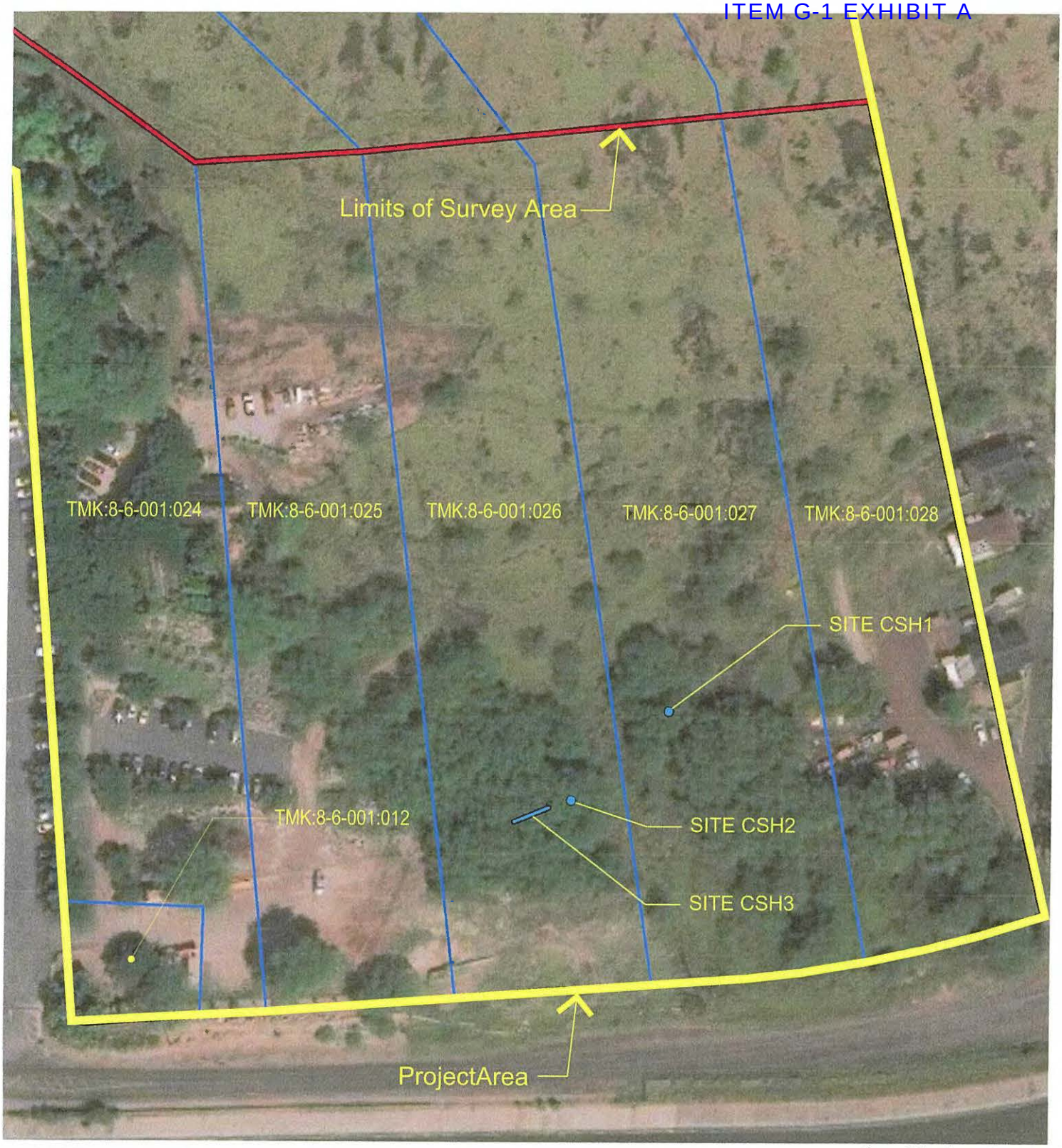
- CSH 1 comprises a basalt and concrete mortared structural remnant in relatively poor condition. The observable intact portion is approximately 2.86 m long by 1.5 m wide with a maximum height of 70 cm. CSH 1 is two to three courses high and one course wide. A rectangular post hole was observed within the feature. Piles of large tires and trash hindered investigation of the immediate vicinity.

- CSH 2 comprises a circular basalt and concrete mortared structural remnant. It is 4.3 m in diameter, with a maximum height of 1.2 m. and a maximum width of 75 cm. CSH 2 is five to seven courses high and one to two courses wide. A post hole or chimney-like structure is within the southwest portion of the feature with an abutment of basalt and concrete mortar adjacent to the hole on the interior of the feature. Thick wire extends from portions of the concrete mortar near the hole. What appears to be a clean edge, four courses high, may represent an entrance or doorway to the enclosed circular area. CSH 2 exhibits similar construction style and materials to the CSH! Structural remnant. CSH 2 is in overall fair condition with some collapse of the northeast portion and cracking of the concrete mortar throughout the feature.

- CSH 3 is an L-shaped basalt boulder alignment in good condition. The long axis is 11 m long and extends northeast to southwest. The short axis is 2.4 m long and extends southeast from the southwest end of the long axis. The maximum height of the boulders is 72 cm. The northeast end of CSH 3 is 1.8 m from the post hole/chimney structure of CSH 2.

In addition to the potential historic properties, a boulder-filled limestone sinkhole and walking trails were also identified. The sinkhole may be modified, as the observable portion appeared vertical and straight; however; portions of the sinkhole were obscured by boulders and vegetation. The sinkhole is approximately 3 m long by 2.3 m wide with a maximum observable depth of 180 cm below surface.

Based on background research the potential for traditional Hawaiian subsurface archaeological historic properties is low. No LCAs were awarded with or in the vicinity of the project area, and two previous archaeological surveys adjacent to the current project area yielded negative results.



LEGEND

ARCHAEOLOGICAL SITE

Source: Cultural Surveys Hawaii, Inc.

Figure 7
Archaeological Features Location Map
'Elepaio Food Campus
Master Plan

Gerald Park
Urban Planner
December 2024

LINEAL SCALE (FEET)
50 25 0 25 50 100

NORTH

Lualualei, District of Wa'ianae, O'ahu

The trails are maximum 3 m wide and are likely modern and associated with development of the Health Center.

Three houses with adjacent parking areas were documented along the eastern boundary of the project area. Two buildings partially within the project area are over fifty years old. These buildings, which appear to "straddle" the boundary between TMKs [1] 8-6-001: 028 (within the project area) and [1] 8-6-0011; 002 (outside the project area. Both buildings may need to be assessed as architectural historic properties.

9. Cultural Resources

Cultural Surveys Hawai'I (2020) prepared a cultural assessment for the COMP which broadly covered the entire *ahupua'a* of Lualualei. The purpose of the assessment was to investigate and compile information of traditional cultural practices associated with the area. The investigative phase included a literature review, archaeological survey and reports for the site and adjoining areas, informant interviews and written testimonies.

The description of cultural resources presented below is excerpted from Section 7 Traditional Cultural Practices of the cultural assessment. The description has been paraphrased for brevity. Italicized names are that of individuals who shared their knowledge of traditional cultural gathering practices both past and ongoing, cultural sites, and cultural associations. The cultural assessment is attached as Exhibit C.

Habitation and Subsistence

- The eastward slopes of the southern end of the Wai'anae Mountains were famous for cultivating *'uala* (sweet potato). Sweet potatoes were also cultivated on the "the other side of the Wai'anae Mountains on the dry slopes of Nānākulii, Lualualei, and Wai'anae-kai, and other small valleys as far as Makua" (Handy 1940:15). Although there was some *kalo* (taro) cultivated in the valleys of Wai'anae-uka, sweet potatoes grown on the *kula* lands were the main food of the people there; with the exception of Wai'anae-kai, the sweet potato was the staple for the inhabitants of this area. The lowlands of Wai'anae District provided *uala* and *niu* (coconut)and the inland valley was planted in *kalo* and *wauke* (paper mulberry). The upland forest regions provided various woods needed for weapons and canoes. By the1790s, a variety of introduced vegetables were likely planted in the valley as well.

- Lualualei was a region of importance in the sandalwood trade. Shortly after 1800, the Hawaiian Islands began exporting sandalwood to Asia. The demands placed on the *maka'āinana* to harvest wood for trade caused many agricultural fields to be fallow and unused. By 1811, sandalwood merchants began actively exploiting the Hawai'i market and huge amounts of sandalwood were shipped to China. Traditionally, Hawaiians used sandalwood for medicinal purposes and as a scent to perfume their *kapa*. The bulk of the sandalwood trade was controlled by Kamehameha I and few other chiefs. By 1829, the bottom fell out of the trade business, as he majority of the sandalwood trees had been harvested. The population of Lualualei would undoubtedly have been affected by the population shifts and disruption of traditional lifestyles and subsistence patterns caused by sandalwood gathering.

- *James Brito* and *Maile Keli'ipio-Acoba* mentioned that he area where WCCHC is located is known as Green Lanterns which is named after a bar known as Green Lanterns which

was formerly located in the vicinity of where the bus stop is. People refer to the beach [Māʻili Beach?] as Green Lanterns and the middle of the beach as Tumble Lands.

- *Brito* stated Pōkaʻi Bay was "one of the best places for learning how surf, however, he added that Pōkaʻi Bay cannot surf no more. They built that breakwater wall."

- *Brito* also recalled hunting for pig on Mount Kaʻala and goats on the mountain near Makaha.

Marine Resources

- Waiʻanae District was renowned for its ocean resources, especially for deep sea fishing off Kaʻena Point, where the ocean currents meet. The meaning of Waiʻanae ("mullet water") also implies an abundance of fish—hence the word *ʻanae*, which is the full-grown mullet. Today Waiʻanae is still considered to be one of the best fishing grounds on Oʻahu.

- The informants talked about area beaches as a traditional and current place for gatherings, camping, and fishing. They also mentioned the many species of fish ---*ʻanae, moi, awa,* tilapia*, kala, āholehole, menpachi, and āweoweo*--- found in ocean and fresh waters and certain locations.

- *Carl Jennings* mentioned there was a "fishing Koa [shrine] fronting this area." He also stated that prior to aircraft being used for spotting fish such as *akule* and *ʻanae*, the "Mauna (mountain)" that the WCCHC was built upon was a *kilo iʻa* site that Hawaiians used "as a visual vantage point to spot fish." He added that "in the old days the Kilo site is that second ledge at the very front of the Mauna roughly 150 feet elevation." He also noted that "till today fishermen drive up to the Comp area and walk out fronting the Hospital Building and use the old hele [helicopter] pad sight [site] as a Kilo to spot akule."

- *Brito and Keliipio-Acoba* recalled gathering *limu* along the shores to include *limu kohu, limu wawaeʻiole, limu kala, limu līpeʻepeʻe, and ogo. Keliipio-Acoba* noted that "I think the *ogo* is gone, *limu kohu* is gone, I haven't see *wawaʻeiole* for long tim.e"

Moʻolelo and Wahi Pana

- Numerous *moʻolelo* attest to Lualualei Ahupuaʻa's important place in Hawaiian history. The demigod Māui is connected with the arid, leeward side of the island. Māui and his mother, Hina, are associated with Heleakalā in Lualualei and with Haleakalā on the island of Maui. The sun passes over Haleakalā every morning, thus "the house of the rising sun." Heleakalä, in contrast, is on the west side of Oʻahu, where the peaks receive the "ray of the setting of the sun", this is the path the sun takes before it sets in the west. Here, the west side of Heleakalā is burnt; the sun setting, which is the reason Mäui had to slow down or snare the sun for his mother, who was drying her *kapa*. The Māui legends on both islands are manifested in the landscape. These two mount peaks are very prominent, with no obstruction blocking the sunrise and sunset.

- Mr. Jennings mentioned that the "Mauna" where the WCCHC is located, which is known as Puʻu Māʻiliʻili, was "named by the old timers as one of the Twin Mountains." Ms. *Keliipio-Acoba* also stated that Puʻu Māʻiliʻili is associated with the *moʻolelo* about Puu o

Hulu and the Legend of the Twin Sisters. Pu'u Mā'ili'ili is one of the twin sisters, Mā'ili'ili from the legend.

- A myriad of cultural sites, or wahi pana, exist for Waianae Moku; however, for the ahupuaa of Lualualei, peeaks, pohaku, and termples were of particular importance. Variuos mountain peaks surround Lualualei Ahupuaa, including Puu Heleaka, the puu that separateds Nanakuli from Lualualei. Pukui and Ebert (1986) define Heleakala as "where the sun is snared." This translation is fitting, since the mountain peak faces the sunset. It is also the location where Hina, the moon goddess and demigod Maui;s mother, once lived in a cave and made kapa (Sterling and Summer,1978:62).

- Two *pōhaku* of importance can be found in Lualualei; a large rock said to be Māui (MAllister Site 148) and a petroglyph stone. The Māui Pōhaku is in the vicinity of Pu'u o Hulu. A shelter and spring northeast of the rock was supposedly where Māui the demigod lived and obtained water. The petroglyph stone is near a dried swamp in a public park at the edge of a beach. The stone was removed and stored by the Bishop Museum.

- *Jan Becket* led CSH to the remnant of a *hōlua* on Pāhe'ehe'e Ridge, *mauka* of Pu'upāhe'ehe'e Heiau. The site may have been associated with ceremonial or religious practices.

Religious Practices

- McAllister (1933) identified five *heiau*, or possible *heiau*, in the vicinity of the *ahupua'a* of Lualualei. These include Nīoi'ula Heiau (Site 149), Kakioe Heiau (Site 151), Pu'upāhe'ehe'e Heiau (Site 152), Kū'īlioloa Heiau (Site 153) and Site 150 (house sites or a possible *heiau* in the middle of Lualualei at the foot of the cliffs of Pāhoa).

- *Glen Kila* was not aware of any heiau in the vicinity of the project area.

- *Ms. Keli'ipio-Acoba* talked about Nīoi'ula Heiau and Kolekole Pass and their association with Night Marchers. She stated "there are stories of night marchers because this valley was actually a valley of a lot of battles going up and over Kolekole Pass." She also noted "Nīoi'ula was a sacrificial heiau."

- *Becket* led CSH on a *huaka'i* to Pu'upāhe'ehe'e Heiau, located on the Wai'anae side of Pu'upāhe'ehe'e Ridge and Kū'īlioloa Heiau at the tip of Kāne'īlio Point. He pointed out remnant features at each and the association with Hawaiian gods.

Land Commission Awards

Land Commission Awards in Lualualei are shown as Figure 5 in the Cultural Impact Assessment (Exhibit C). There are no LCAs in the vicinity of the subject DHHL lots.

10. Visual Resources

The Coastal View Study (Chu and Jones, 1987) "address the issue of "preserving, maintaining, and where desirable improving and restoring shoreline open spaces and scenic resources". The scope of the study "includes an inventory of significant coastal views and

coastal land forms which together, make up the shoreline scenic resources on Oahu". Coastal areas are categorized by viewsheds generally corresponding to geographic locale.

Coastal views in the Waiʻanae Viewshed are separated into Section A, Makaha and Section B, Pokai Bay. The five lots are in the Pokai Bay section extending from Maili Point on the east to Lahilahi Point on the west a distance of approximately 5.0 miles.

Although much of the coastal land in the Pokai Bay section consists of beach parks (Pokai Bay, Lualualei, and Māʻili) and public property (Waiʻanae Boat Harbor, Waiʻanae High School, Waiʻanae Regional Park (undeveloped), Military, and other PF (Public Facility) designations), surprisingly "few coastal views from the highway can be found due to building placement and strands of vegetation. Roadway views are generally oriented *mauka* in the direction of the Waianae Mountains".

"Pedestrian coastal views are numerous from all beach areas. Important pedestrian viewing points include the Waianae Boat Harbor, Pokai Bay, Lualualei and Lahilahi Beach Parks". Puu Maiiliili is described as a vivid landmark and one of the prominent landforms in the viewshed.

The Study also mentioned "lateral and mauka views may be vulnerable to the industrial, Commercial, and Public Facilities designated at the base of significant land formations along the Waianae coast, especially in the area opposite Lualualei Beach Park (Puu Mailili). As a positive example The Comprehensive Health Center, which is tucked into the Puu Mailiili land form, represents a well-conceived design solution and should serve as a prototype in similar situation."

C. Land Use Controls

State Land Use District:	Urban (U) and Conservation C)
Oʻahu General Plan	Rural (Waiʻanae District)
Development Plan Area:	Waiʻanae
Sustainable Communities Plan (SCP):	Waiʻanae
Community Growth Boundary:	*Outside Community Growth Boundary*
SCP Land Use Map:	*Agriculture and Preservation*
SCP Open Space Map:	*Agriculture and Preservation*
Public Infrastructure Map:	Emergency Alternate Route
Zoning:	P-1 Restricted Preservation
	P-2 General Preservation
DHHL Waianae and Lualualei Regional Plan:	Community Use Public
Special Management Area:	Outside Special Management Area

The State Land Use Commission under the authority of Chapter 205, Hawaiʻi Revised Statutes classifies all land in the State of Hawaii as Agricultural, Conservation, Rural, and Urban. Uses in the Agricultural District are regulated by the Land Use Commission; uses in the Conservation District by the Board of Land and Natural Resources, uses in the Rural District by the Land Use Commission, and uses in the Urban District by the respective county government. The zoning powers of the respective counties also govern uses in other than the Conservation District.

- The 6 lots individually bear dual classifications of Urban and Conservation. The boundary between land use districts generally follows where the property lines for all

lots "bend" in the *makai* direction towards Waiʻanae Town.. The "bend" does not follow a single contour but ranges from a high elevation of 200' at lot 028 to a low of 135' at lot 024. Land below the "bend" and facing the direction of Māʻili is designated Urban. Land above the "bend" and facing the direction of Waiʻanae is designated Conservation (See Figure 8).

Land designated Urban is under the authority of the City and County of Honolulu and its applicable plans, ordinances, and regulations. Land in the Conservation District is in the Limited Subzone. The Board of Land and Natural Resources, State of Hawaiʻi has jurisdiction over Conservation designated land.

City land use policies and controls for Oʻahu are vertically aligned or tiered for managing growth and land uses beginning with the Oʻahu General Plan, community development plans and sustainable community plans, and zoning. Special districts and special management area rules provide supplementary controls for defined areas where natural resources and man-made features should be protected and managed.

The Oʻahu General Plan (2022) is the first tier. It sets forth broad objectives and policies in eleven key areas to include Population, Natural Environment and Resource Stewardship, Transportation and Utilities, Physical Development and Urban Design, and Public Safety and Community Resilience. The Population component and its objectives and policies are key to managing growth. The component establishes a population distribution pattern for eight geographic regions comprising the county. Each region has an upper and lower limit (percentage) of the island wide population for a targeted year (currently 2025). The General Plan also includes a Conceptual Development Pattern on Oahu (Figure 3) map depicting the eight districts and the desired development pattern for and within the respective district.

- The Conceptual Development Pattern Map designates developed areas within the District of Waiʻanae "Rural". The designation is based on the distribution of resident population described in the key area of Population Objective B, Policies 3 and 4 and Table 1. Distribution of Resident Population.
- The Waiʻanae District is a Policy 3 area.
- Mountainous areas are labeled Non-Designated Areas.

Development Plans or Sustainable Communities Plans prepared for the eight geographic regions in the County comprise the second tier. Although encompassing eight regions where each area's values, vision, and policies for accommodating growth are different, the plans collectively support the General Plan. The Waiʻanae Sustainable Communities Plan (2012) 1) describes the role of the district in Oahu's development pattern, 2) articulates a vision for the near-term future, 3) prescribes policies, planning principles, and guidelines for land use and infrastructure, and 4) identifies measures for implementing the plan. The key plan feature is its vision statement:

"The Vision for the future of the Waiʻanae District is that all members of our community from the *Kūpuna* (Grandparents/Elders) to the *Moʻomʻo*ʻ (children, including those yet unborn) have their essential needs met."

The vision comprises ten elements or goals. The elements (paraphrased) are:

- Adapt the concept of ahupuaʻa as the framework for land use planning

LEGEND

- Agricultural
- Conservation
- Rural
- Urban

Source: Department of State Land Use-Website
https://histategis.maps.arcgis.com

LINEAL SCALE (FEET)
250 125 0 125 250 500

NORTH

Gerald Park
Urban Planner
December 2024

Figure 8
State Land Use
'Elepaio Food Campus
Master Plan

- Delineate four major land use categories
- Restrict coastal development *makai* of Farrington Highway
- Preserve land north of Kepuhi Point as open space
- Restore streams and stream corridors
- Preserve cultural sites and landscapes
- Improve transportation systems
- Plan and develop town centers and community gathering places
- Develop and support community-based businesses
- Partner with government agencies to better manage natural and cultural resources.

Collectively and with supporting policies and guidelines the vision seeks to preserve and protect the physical environment from degradation, provide access to the mountain, valley, and sea, and provide residents with economic opportunities.

The Waiʻanae Sustainable Communities Plan ("WSCP") reaffirms the Rural designation of the General Plan. The Plan acknowledges that growth will take place and establishes a Community Growth Boundary spanning the district. The boundary identifies areas where growth and infill can occur (inside the boundary) and areas where agriculture, open space, and natural resources should be maintained and preserved (areas outside the boundary).

- The DHHL lots are outside the Community Growth Boundary.

The Plan also prescribes land uses by category, policies, and guidelines applicable for the District. The categories are Rural Residential, Medium Density Residential, Resort, Industrial, Golf Course, Agriculture, Preservation, and Military. Two symbols---Country Town and Rural Community Commercial Center---denote commercial areas.

- The land use categories for the DHHL lots are Agriculture and Preservation as shown on Exhibit A-1 Land Use (See Figure 9).
- Land in the state land use Urban district is designated Agriculture and land in the Conservation District is designated Preservation.

"The Preservation lands consist generally of the steeper lands, mountainous lands, coastal ridges, and puʻu, including such prominent coastal features as as Puʻu Heleakalā, Puʻu o Hulu, Puʻu Māʻiliʻili, Puʻu Pāheʻeheʻe, Puʻu Kamaileʻunu, and Mauna Lanhilahi. Land uses within these areas should be limited to those uses that are compatible with the preservation and conservation of natural ecosystems and traditional and cultural sites and resources. Access to preservation lands should be ensured for cultural practices."

- The Waiʻanae Sustainable Communities Plan Land Use Map (Exhibit A-1) designates the entirety of the DHHL lots Agriculture and Preservation (See Figure 9).
- The Waiʻanae Sustainable Communities Plan Open Space Map (Exhibit A-2) designates the entirety of the DHHL lots Agriculture and Preservation. The Open Space Map designations apply to the same land area as the Land Use Map designations.

The Waiʻanae Sustainable Communities Plan Public Infrastructure Map ("PIM") symbolizes an "Alternate Emergency Route" between Nānākuli and Māʻili (Symbol R018). Located *mauka* of Farrington Highway and Puʻu O Hulu the approximately 5-mile long Emergency

Source: City & County of Website
http://honoluludpp.org/Portals/0/pdfs/planning/Waianae/2012WaianaeSCPReduced.pdf

LEGEND

- Community Growth Boundary
- Special Area Plan Boundary
- Rural Residential
- Medium Density Residential
- Resort
- Industrial
- Golf Course
- Agriculture
- Preservation
- Military
- Country Town
- Rural Community Commercial Center

LINEAL SCALE (FEET)
1500 750 0 750 1500 3000

NORTH

Gerald Park
Urban Planner
December 2024

Figure 9
Waianae Sustainable Community-Land Use Plan
'Elepaio Food Campus Master Plan

Route traverses Lualualei Naval, Pa'ale'a, and Mā'ili'ili Roads. The Route connects with Farrington Highway at both ends.

Zoning comprises the third tier of the City's land use management system. As shown on city zoning maps, land is zoned by use and density (for example AG-1 Restricted Agriculture with a minimum lot size of 5 acres). The Land Use Ordinance (which incorporates the zoning maps) prescribes the types of uses permitted in zoning districts and associated development standards. The LUO also establishes requirements for parking, specific use standards, signs, development in flood districts and special districts, and administration and enforcement procedures.

- The DHHL lots are zoned P-1 Restricted Preservation and P-2 General Preservation(See Figure 10).
- The P-1 zoning applies to land in the state Conservation District and WSCP Preservation designated area. The P-2 zoning applies to land in the state Urban District and WSCP Agriculture designated area.

Oahu's shoreline and coastal areas are located within a Special Management Area ("SMA") and developments in the SMA are subject to County review and permitting. The SMA is defined generally as land extending inland from the shoreline supporting valuable coastal resources that need to be preserved, protected, and where possible restored. Development in the SMA is reviewed and approved by the City and County of Honolulu through Chapter 25, Special Management Area, Revised Ordinances of Honolulu.

- The lots are located outside the SMA thus SMA permitting does not apply.

The Department of Hawaiian Home Lands Waianae and Lualualei Regional Plan 2018 designates the DHHL lots Community Use Public (Figure 11). The Plan, which does not identify uses for this land use designation, talks about Community Uses thusly:

> "There are approximately 85 acres proposed for Community Use. These include Community Use lands benefitting the community as a whole as well as uses benefitting the homesteaded communities specifically".

Approximately 57 acres will benefit the community as a whole. These include existing uses that will be retained with no changes such as the Wai'anae Coast Comprehensive Health, a church, and a water storage facility as well as the Kamehameha School's Learning Center (Ka Pua) in Mā'ili....."

- The proposed Food Campus appears consistent with the Community Use land use designation.

D. Public Facilities and Services

1. Circulation

Mā'ili'ili Road, a paved, all-weather surface, two-way road connects the interior of Lualualei Valley with Farrington Highway. The 20-foot wide driving surface features two ten-foot wide lanes. There are no paved shoulders, curbs, gutters, and sidewalks. Speed limit signs were

LEGEND

B-1	BUSINESS (NEIGHBORHOOD)	I-2	INDUSTRIAL (GENERAL)
B-2	BUSINESS (GENERAL)	P1	PRESERVATION (RESTRICTED)
R-5	RESIDENTIAL (5,000 SF. LOT.)	P-2	PRESERVATION (GENERAL)
Country	COUNTRY	F-1	MILITARY

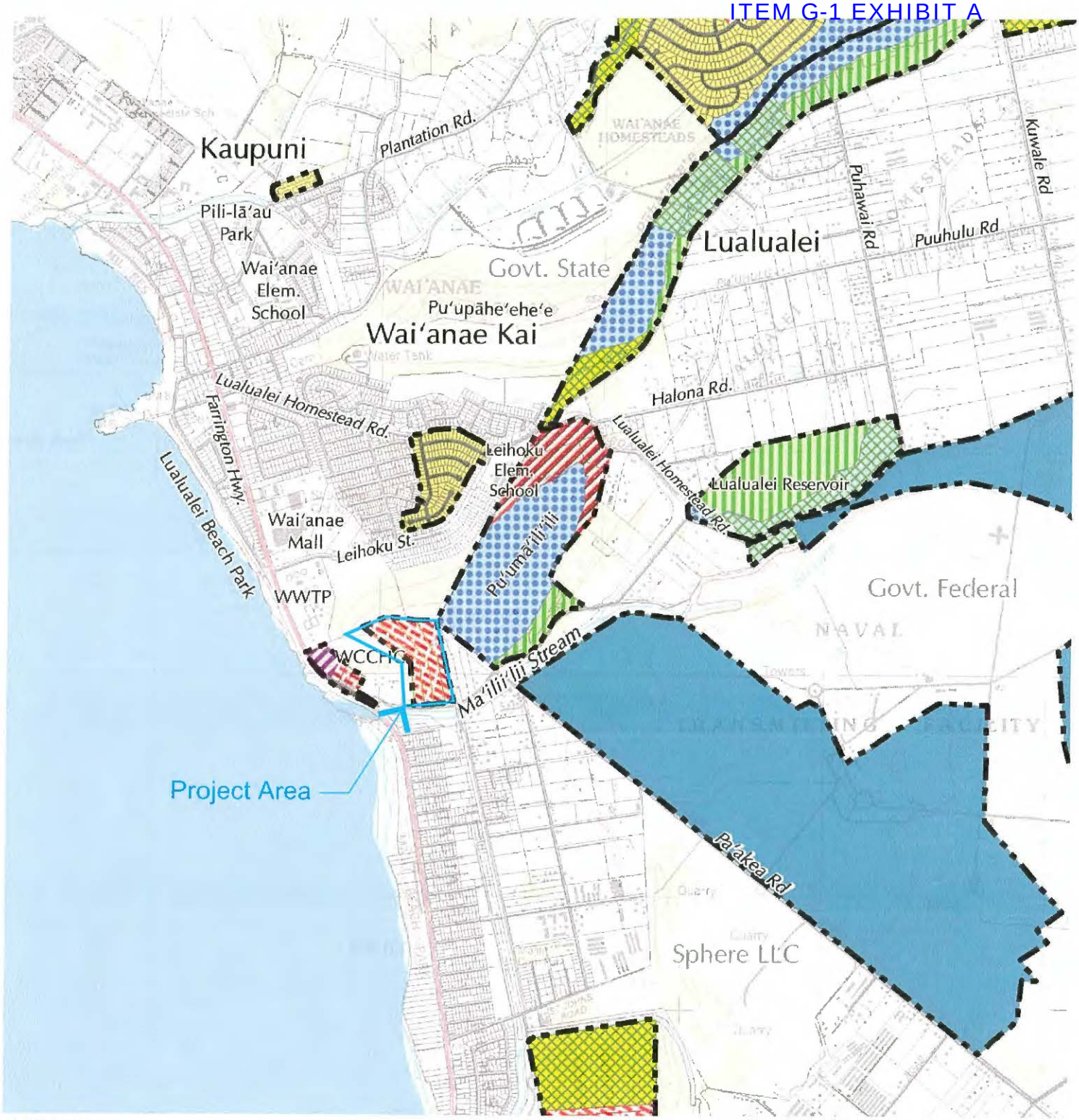
Source: City & County of Honolulu-Website, http://cchnl.maps.arcgis.com/apps/webappviewer/index.html?id=31b9607333e94c64ba581461892f32e8

LINEAL SCALE (FEET) 250 125 0 125 250 500

NORTH

Gerald Park Urban Planner December 2024

Figure 10
Zoning
'Elepaio Food Campus Master Plan



LEGEND

- DHHL Parcels

Proposed Land Use Designations

- Commercial
- Community Use - Homestead
- Community Use - Public
- Conservation
- Industrial
- General Agriculture
- Special District
- Homestead - Existing Residential
- Homestead
- Homestead - Existing Agriculture
- Other
- Road

LINEAL SCALE (FEET) 1000 500 0 500 1000 2000

NORTH

Source: DHHL Website, https://dhhl.hawaii.gov/wp-content/uploads/2013/04/Handout_Waianae-Waianae-Kai-Lualualei-Land-Use.pdf

Figure 11
DHHL Land Use Designations
Wai'anae & Lualualei

'Elepaio Food Campus Master Plan

Gerald Park
Urban Planner
December 2024

Lualualei, District of Wa'ianae, O'ahu

not observed but a 25 mph is assumed. The outbound travel lane is marked for "sharrow" use. Vehicle movement at its intersection with Farrington Highway is controlled by traffic signals.

2. Water System

Domestic water is provided by the Honolulu Board of Water Supply (BWS). BWS maps show a 12" service line in the Māʻiliʻili Road right-of-way. The service line connects to a 12" main in Farrington Highway. There are no service laterals or water meters at the undeveloped lots.

A fire service line is located within the outbound lane shoulder. Fire hydrants were noted near the entrance to the COMP and the boundary of Lot 025 and 026.

3. Wastewater System

The six lots are not sewered. Water use and sewer flow estimates are shown in Table 6.

Table 6. Water Use and Sewer Flow Estimates

FOOD CAMPUS MASTER PLANNING									
PHASE	BUILDING	FOR DESIGN				FOR DPP SEWER CONNECTION APPLICATION		
		SEWER Gallon per min	Gallon per day	WATER Gallon per min	Gallon per day	Category	Units	Quantity
I	Food Warehouse (Comm)	32.4	150	36	160	Warehouse	No of Employees	6
	Mezzanine Office (Comm)	27	320	30	350	Office	No of Employees	16
II	Teaching Kitchen (Comm)	5.4	300	6	330	School	No of Students	12
	Dining (Comm)	0	60	0	60	Restaurant	No of Seats per day	12
	Multi Purpose Facility (Comm)	23.4	160	26	170	Office	No of Employees	8
	Farm House (Res)	4.5	120	5	130	Office	No of Employees	4
III	Teaching Center (Comm)	33.3	1000	37	1110	School	No of Students	40
	Admin (Comm)	32.4	600	36	660	Office	No of Employees	30
	Hawaiian Cultural Center (Comm)	3.6	60	4	60	Office	No of Employees	4
	Total	162	2770	180	3030			
	Commercial				2900	gpd		
	Residential				130	gpd		

4. Underground Injection Control

Underground Injection Wells are used for injecting water or other fluids into a groundwater aquifer. State Department of Health rules (Hawai'i Administrative Rules, Title 11, Chapter 23) stipulate conditions governing the location, construction, and operation of injection wells so that injected fluids do not migrate and pollute underground sources of drinking water. Chapter 23 also states criteria for classifying aquifers into those that are designated underground sources of drinking water (USDW) and those that are not (or exempted).

The boundary between USDW and exempt aquifers is generally referred to as the "UIC Line". The UIC Line is delineated for all islands for general information purposes only. Restrictions on injection wells differ, depending on whether the area is inland (*mauka*) or seaward (*makai*) of the UIC line (http://health.hawaii.gov/sdwb).

The lots are below or *makai* of the UIC line.

5. Drainage

A Drainage Master Plan Report (Hida, Okamoto & Associates, 2020) was prepared for the COMP and the adjoining DHHL properties. The Master Plan demarcated the entire area into 26 Tributary Areas (See Exhibit 1 Existing Condition Run-Off Map). Tributary Areas 19 to 26 are the DHHL lands most likely to be developed.

This area is covered by rock and grass. There are no drainage improvements present except for temporary features such as exposed, shallow culverts constructed on lots 12 and 24 Tributary Area 23). Stormwater runoff from Tributary Areas 19 to 24 (Q=46.58 cfs), flows to Mā'ili'ili Road and Mā'ili'ili Stream Channel. Stormwater from Tributary Areas 25 and 26 (Q=25.05 cfs) flows to Mā'ili'ili Road and Mā'ili'ili Stream Channel.

Drainage and ponding conditions on Mailili Road have not been observed for a rain event during preparation of this report. More than likely, runoff ponds at low road sections until draining into Mā'ili'ili Stream Channel or evaporating / percolating into the ground. ***The Drainage Master Plan is attached as Exhibit D.***

6. Solid Waste Facilities

Residential solid waste collection and disposal is provided by the City and County of Honolulu. There is no refuse collection for the undeveloped lots..

7. Healthcare Facilities

The Wai'anae Coast Comprehensive Health Center in Waianae and Kaiser Permanente in Nanakuli are the major health care providers on the Waianae Coast. Both provide primary health care, behavioral health, specialty care, and patient and community services. The Waianae Coast Comprehensive Health Center also operates a 24-hour emergency room and imaging services.

There is no hospital on the Wai'anae Coast, Queen's Hospital West located off Fort Weaver Road in the town of Waipahu about 16± miles to the east is the nearest hospital.

8. Protective Services

Police and Fire services originate from stations located on the west side of Wai'anae Town. Police service is based at the Wai'anae Sub-station near the corner of Farrington Highway and Pokai Bay Drive about 1.0 miles away.

The Wai'anae Fire Station (Station 26) is located on Farrington Highway about 0.5 mile past the Police Station. An Engine Company and Ladder Company are based at the station.

9. Recreation Facilities

There are no ocean or mountain recreation areas on the subject parcels. The archaeological study noted the presence of several walking trails in the upper elevations. The trails are associated with a 1.5 mile network of trails and gardens at the COMP. The trail is for use by COMP patients and also open to the public.

SECTION 3
SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with the Waianae Coast Comprehensive Health Center Office of Planning and Design, Department of Hawaiian Home Lands planning office staff, consulting engineers, and resource consultants. State and County agencies were contacted for information relative to their jurisdiction and expertise. Time was spent in the field noting site and nearby conditions and features. Pre-assessment consultation with agencies, organizations, food growers along the Wai'anae coast, and adjoining property owners sought input for preparing the environmental assessment. From the discussions, field investigations, and consults existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- The lots are owned by the Department of Hawaiian Home Lands;
- The site is generally unimproved land of varying slope;
- There are no rare, threatened or endangered flora or fauna present;
- Three historical features were discovered;
- The properties are not in a flood hazard area;
- The properties are not within a sea level rise exposure area;
- The properties are in an Extreme Tsunami Evacuation Zone;
- There is no on-site water, wastewater, and drainage systems;
- Potable water, wastewater, and power systems are available from Mā'ili'ili Road;
- There is a need for irrigation water; and
- There is no direct vehicle access to the properties from Mā'ili'ili Road.

The land conversion process and associated improvements will be carried out in three phases over 6-7 years. It is anticipated that 'Elepaio can commence and build out the improvements within the time frame subject to funding, availability of construction labor, material costs, and other externalities. Short-term or construction related impacts will be repeated for each of the proposed improvements. The improvements, their location, the duration of construction, and mitigating measures should minimize adverse environmental impacts disclosed in this assessment.

B, Short-term Impacts

1. Air Quality

Construction will temporarily affect air quality and the acoustical environment. Demolition, grubbing, grading, stockpiling, backfilling and associated earth moving activities will raise fugitive dust that can settle in adjoining areas. Windy conditions coupled with cleared areas of exposed soil can create severe dust problems. The general contractor will employ dust control measures to prevent the work site and construction equipment and activities from becoming significant dust generators. Frequent water sprinkling and erecting dust screens around the perimeter of the work site are commonly employed for dust control. The site work contractor may implement alternative methods adaptable to the scope of the improvements

and site features and conditions. Control measures will comply with Chapter 60.1, Air Pollution Control, Title 11, Department of Health, State of Hawaii (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m^3 per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by passing automobiles. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

2. Noise

Construction noise, like fugitive dust, cannot be avoided. Exposure to noise will vary by construction phase, the duration of each phase, the type of activity, and equipment used during the different phases. Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source will be generated by heavy machinery during the site work phase. After this phase is completed, reductions in sound levels, frequency, and duration can be expected as the building walls, roof, parking area, and interior improvements are constructed.

Layers of rock will be encountered on and below the ground surface. Dislodging / breaking up rocky material may require limited blasting, drilling, and rock hammering.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the preservation zoning for the site, it is classified a Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district attributable to stationary noise sources and equipment related to construction activities is 55 dBA during daytime (7:00 AM to 10:00 PM) and 45 dBA during nighttime (10:00 PM to 7:00 AM) (Chapter 46, Community Noise Control, 1996). As disclosed above, construction noise will exceed the 55 dBA threshold during sitework.

In general, construction activities cannot exceed the permissible noise levels for more than ten percent of the time within any twenty-minute period except by permit or variance. Any noise source that emits noise levels in excess of the maximum permissible sound levels cannot be operated without first obtaining a noise permit from the State Department of Health. Although the permit does not attenuate noise per se it regulates the hours during which excessive noise is allowed.

The general contractor will be responsible for obtaining and complying with conditions attached to the permit. Work will be scheduled between the hours of 7:00 AM to 3:30 PM Mondays through Fridays. The contractor will also ensure that construction equipment with motors is equipped with mufflers in proper operating condition.

Noise will be audible over the entire construction period. All construction activities will comply with Chapter 46 Community Noise Control, Title 11, Administrative Rules, Department of Health, State of Hawaii (and revisions thereto).

Residents living adjacent to the project area and across Mā'ili'ili Stream Channel will be exposed to noise for the duration of construction. Noise will be "loudest" during site work and diminish as structures are erected. The structure and its walls should confine noise to inside

the building as interiors are built out. Physical separation between the various job sites and the aforementioned residential areas also will aid in noise attenuation.

3. Erosion

Site work will create opportunities for erosion (fugitive dust and suspended sediment in runoff). Grubbing, grading, and stockpiling of excavated and imported material will be performed in accordance with the erosion control ordinance of the City and County of Honolulu and grading and erosion control plans approved by the Department of Planning and Permitting, City and County of Honolulu.

The project will comply with construction and post-construction BMP requirements pursuant to the City and County of Honolulu "Rules Relating to Water Quality".

Construction work will exceed one (1) acre thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will be required from the State Department of Health. A Notice of Intent to discharge hydrotesting water effluent for the water system will be submitted to the State Department of Health for review and approval prior to the discharge.

4. Natural Resources

Adverse effects on plant species are not anticipated. Site work will cut into the toe of the slope and trees, shrubs, and ground cover will be removed. Plant species in this area are common to O'ahu and the State of Hawai'i. None of the species observed are rare, threatened, or endangered or proposed for said status. Two endemic species were identified but both are common to the islands.

Terrestrial mammals (except for a cat) were not observed during the field survey. The Hawaiian hoary bat, the only native terrestrial mammal was neither observed nor effort made to record them at night. ***Woody trees over 15 feet in height will not be removed during the hoary bat pupping season (June 1 to September 15). Barbed wire will not be used for fencing.***

Endangered seabirds may overfly the project area. Night lights can disorient seabirds resulting in their downing and harm from collision and predation from dogs and cats if downed. Security lights mounted on building exteriors will be activated by motion sensors, shielded with light reflectors, and light directed downward to illuminate the ground and not the sky. Night-time construction is not proposed.

Prior to clearing and grubbing activities, a Short-eared Owl nesting survey should be conducted by a qualified biologist.

5. Archaeological Resources

The State Historic Preservation Division ("SHPD") will be consulted about the findings of the archaeological field investigation and measures for mitigating effects on the three features.

Should site work activities encounter human remains or subsurface deposits, all work in the immediate area will stop and historic authorities promptly notified of the finds. If human

remains are uncovered and appear to be of recent origin, the Honolulu Police Department will be summoned to inspect the finds.

6. Traffic

On and off-site construction will affect traffic flow on Mā'ili'ili Road and Farrington Highway. The contractor will implement measures to minimize inconvenience to motorists, buses, pedestrians, and bicyclists during construction. These measures include but are not limited to:

- Keeping one traffic lane open at all times when working in the roadway;
- Posting warning signs on both ends of the work area to alert motorists of road work and to slow traffic speed;
- Positioning barricades, traffic cones and / or other directional devices in the roadway to guide vehicles around work areas;
- Posting off-duty police officers for traffic control;
- Limiting construction to the hours between 7:30 AM and 3:00 PM, Monday through Friday;
- Covering open trenches with steel plates at the end of the work day;
- Posting lighted safety devices during night hours.; and
- Preparing a Traffic Management Plan if required.

Construction vehicles hauling workers and material will contribute traffic to roads leading to/from the project site. Material deliveries will be scheduled at times that would minimize impacts on local traffic. Materials will be off-loaded on-site. Appropriate traffic control measures will be implemented should materials be unloaded in or adjoining the right-of-way.

It is anticipated that Food Campus Phase 1 improvements to include site work and infrastructure, the Food Warehouse, and the Growing Field will precede construction of the Kupuna Housing project. Construction impacts associated with these improvements will not affect the housing project if there is none.

C. Long-term Outcomes

'Elepaio will manage the Food Campus. Until space is made available for its operations 'Elepaio will continue leasing space at the Waianae Mall. They currently deliver meals and food to eleven schools (keiki pantries) serving 5,000 *keiki* per week and four drive-through *kupuna* pantries serving 1,100 persons per week.

Long-term 'social welfare' impacts below are not original for this assessment. The outcomes have been expressed by others in print or other media. The outcomes, however, are anticipated outcomes of 'Elepaio Social Services' objectives for the Food Campus, their vision and activities for community resiliency, providing food and reducing hunger, and sustaining the health and welfare of Leeward Coast households.

Social Welfare / Community

- The Food Campus is a non-profit community-based center.
- Achieve the goals set forth for the project.
- Reduce hunger for Leeward Coast households.
- Strive to improve the health and well-being of Leeward Coast households.
- Provide a resilience hub supportive of city plans and policies for community resiliency.

- Contribute to food security and control with on-site growing fields.
- Develop a sustainable farm-kitchen-table system to withstand food shortages and economic downturns.
- Promote food nutrition and food as medicine.
- Provide food assistance to *kupuna*, *keiki*, and households.
- Establish a food banking program in partnership with the Hawaii Food Bank.
- Raise Native Hawaiian staple foods.
- Teach cooking using vegetables as a staple ingredient.
- Provide food for non-emergency and emergency scenarios.
- Shelter residents during emergencies and / or natural disasters.
- Provide a meeting facility for community outreach programs, family, and community activities.
- Continue community outreach programs in communities and at the Food Campus.
- Integrate food distribution with healthcare services (provided at the COMP).

Environmental

- Soil management will minimize erosion and dust generation from the Growing Field.
- The proposed activities are not significant noise generators and long-term impacts are not anticipated.
- Post-construction best management practices and maintenance, repair, or replacement of same should retain storm runoff on site.
- Follow up archaeological work would determine the significance of the three identified archaeological features and appropriate measures for mitigating impacts to the features.
- Adverse long-term impacts on natural resources are not anticipated.
- ***Exterior lights should be shielded to minimize interaction with nocturnally flying seabirds.***
- ***The Endangered Species Act status of any lo'ulu palm should be determined in the event of or prior to removal.***
- There are no traditional cultural practices associated with the Food Campus.
- COMP maintenance personnel will continue on-going vegetation management of grasslands above the COMP and Food Campus.
- Recycled water use will promote water conservation and minimize demand for potable water.

Economic

- Relocate 'Elepaio from the Wai'anae Mall to the Food Campus thereby vacating rental costs. 'Elepaio would occupy the mezzanine floor in the Food Warehouse and relocate to the Administration Building when it is completed.
- Provide job training and employment opportunities for Leeward Coast residents.
- Hire full and part-time workers to staff current and future 'Elepaio programs and Food Campus operations.

Visual

- The structures will present new objects to be seen from Mā'ili'ili Road, residential areas across Mā'ili'ili Stream Channel, from locations along Farrington Highway approaching the COMP, and from Mā'ili Beach Park. The buildings will be designed to resemble existing structures at the COMP.
- Structures close to Mā'ili'ili Road will appear to be lower in height because of the lower ground elevation. Landscaping along the Road and in the parking area

should aid in screening the buildings from view.

- The two-level Administration Building will be clearly visible because of its location at a higher elevation. In architectural scale and form it should resemble the exterior design of the newer medical buildings at the COMP (Emergency, Family Medical, and Adult Medical).
- On-site and perimeter landscaping will screen or partially screen structures from public view.
- Structures will not exceed the building height for the zoning district thus minimizing visual impacts associated with heights.
- Buildings are clustered near the center of the Campus providing view corridors towards Puu Māʻiliʻili and preserving open space on both sides of the cluster.

Vehicle Traffic

- According to the Hawaii Food Bank, the proposed Food Warehouse is similar in size to their facilities on the Neighbor Islands. It is projected that two to four "box" trucks operating daily is sufficient for distributing food in the mornings and picking up food from suppliers in the afternoon before returning to the Warehouse. Four to eight vehicle trips per day (2 per truck) is not expected to adversely affect vehicle circulation on Māʻiliʻili Road. The vehicle fleet can be adjusted based on supply and demand.
- Suppliers delivering food to the Warehouse will contribute minimal traffic to the area. Deliveries are projected at 4-5 times per week.
- Traffic queuing on Māʻiliʻili Road can be expected during drive-up food distribution drives to be conducted once or twice per month. Off duty police officers can be hired for off-site traffic control with on-site assistance from volunteers.
- ʻElepaio Social Services will prepare a traffic management plan for food distribution days if required.
- The Food Campus should not adversely affect traffic circulation on Māʻiliʻili Road Proposed improvements should provide for safe ingress / egress from the Food Campus and provide for safe north and south bound traffic movement. The street frontage will be widened 12-feet on the *mauka* side of the public entry to the Food Campus. The widening provides a left turn storage land into the Food Campus for northbound traffic and unimpeded through access to Farrington Highway for southbound traffic.

Facilities

- Regularly scheduled maintenance will sustain the useful life of the buildings and its components, equipment, and operational systems.
- Repair, renovation, painting, and replacement of building elements and systems can be expected over the building life cycle.
- Long-term costs for building maintenance will be funded by the Waiʻanae Coast Comprehensive Health Center.

Land Use

- Convert underused, vacant land to beneficial uses proposed by the ʻElepaio Food Campus Master Plan.
- The development would Infill the area if the Community Growth Boundary is modified to comport with the state land use Urban district.
- The DHHL lands are designated for Agriculture by the WSCP but not rated for productive agricultural uses by Agricultural Lands of Importance to the State of Hawaii ("ALISH") and Important Agricultural Lands ("IAL") for Oʻahu maps. Lands in the state land use

Urban district are not eligible for IAL consideration.

- The project would not achieve its objectives without proper WSCP and zoning amendments.

As discussed in a previous section of this assessment State and County land use controls are not vertically aligned and consistent for the six lots. The Master Plan improvements are allowed in the State land use Urban District but the Growing Field is not. Additionally, the Master Plan uses are not expressly allowed under the current City and County of Honolulu Wai'anae Sustainable Communities Plan Land Use Map and County zoning.

Two amendments to the Wa'ianae Sustainable Communities Plan are needed to implement the Master Plan. The amendments would be limited to land in the state land use Urban district. One amendment would be to adjust the Community Growth Boundary for the area to be consistent with the Urban district boundary. The second amendment would be to revise the Land Use Map Agriculture designation to Rural Residential but excluding the area set aside for the Kupuna Housing project. Although designated agriculture, the property is not identified as agricultural land important to the State of Hawaii or important agricultural land by the City and County of Honolulu's Important Agricultural Lands study.

The Food Campus is not a residential use but a small scale, food-based, low intensity use suitable for the location and land area on which it is proposed. It is not likely that an alternative WSCP designation that allows for development---Resort, Medium Density Residential, Industrial, Country Town, or Rural Community Commercial Center and the uses associated with said designations would be appropriate for this location.

The Wai'anae Coast Comprehensive Health Center is designated Rural Residential and the proposed amendment would extend this land use pattern to residential areas across Mā'ili'ili Stream Channel. It is unknown what land use designation would be sought for the Kupuna Housing project.

The Food Campus is not a permitted use *per se* in a Rural Residential area. However, it is postulated that the proposal is a low-density community support facility that should be allowed. Said designation would preclude high density residential uses or uses that are not compatible with the area. The WSCP includes the following statements which are interpreted as supportive for a Rural Residential designation with an agriculture component.

> "Future urban and suburban development in the Wai'anae District shall be limited to the Rural Residential areas, and shall not be allowed to intrude into the Agricultural area or the Preservation area. (see Land Use Map in Appendix A), nor *makai* of Farrington Highway."
>
> "Continued small-scale agriculture uses on small farm lots within the Community Growth boundary should be encouraged".

Zoning for the area to be developed needs to be changed from P-2 General Preservation to a zone that permits the proposed uses. Based on the urban type uses and development components a change of zone to the B-2 Community Business District will be sought. The Food Warehouse, Teaching Kitchen / Dining Area, Multi-purpose Building, and the Administration Building are permitted under B-2 zoning. The Food Campus will operate as a non-profit, food-based resiliency hub not a profit motivated commercial enterprise.

The Growing Field poses a zoning challenge because agricultural activities are not a permitted use in the B-2 zoning district. Instead of dismissing this issue or disallowing this use, 'Elepaio Social Services will develop and implement agricultural performance standards for mitigating environmental impacts on adjoining areas resulting from small scale agricultural use.

The question for the Growing Field should be would small scale agricultural use promote a greater public good in the context of the total project and its goals? The arching public good is fighting hunger in the community and the Food Campus is the vehicle for creating a resilience hub on the Leeward Coast.

Resolution of the above land use issues is provided by a statement from the Department of Hawaiian Lands. The statement reads:

> Pursuant to the Hawaiian Homes Commission Act of 1921, as amended, the Hawaiian Homes Commission exercises land use authority over Hawaiian Home Lands. The proposed project is located on Hawaiian Home Lands and is therefore not subject to the regulatory authority of the State Land Use Commission or the City and County of Honolulu. The proposed project will comply with any land use requirements setforth by the Hawaiian Homes Commission.

Department of Hawaiian Home Lands authority to exempt development of its lands from County land use controls is referenced in the Wai'anae Sustainable Communities Plan as such:

> "Overall, the timing and conditions for the development of DHHL's Wai'anae lands are not subject to the Policies of the Wai'anae Sustainable Communities Plan, nor to review and approval by the City Council because DHHL is exempt from City and County zoning and land use regulations (Section3.8.2.2)".

SECTION 4
ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

A No Action alternative will maintain the environmental status quo of the six lots, their existing uses (or nonuse), and preclude the occurrence of all impacts, short and long term, beneficial and adverse disclosed in this Assessment.

B. Alternate Locations for the Proposed Uses

The COMP's Board of Directors have approved the Master Plan for the Project. Siting the proposed improvements at alternate locations would not result in environmental impacts significantly different from what is disclosed in this Assessment.

Locating the Growing Field near the Kupuna Housing project cannot be avoided because of the interface between the other uses. It is anticipated that acceptable agricultural practices can mitigate potential environmental impacts on the Kupuna Housing project.

SECTION 5
PERMITS AND APPROVALS

Permits and approvals that may be required for the proposed project are listed below. Additional construction permits and approvals may be required depending on the final design and construction plans.

City and County of Honolulu

Board of Water Supply

Building Permit Application

Department of Planning and Permitting

Grubbing, Grading, and Stockpiling Permit
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway, and Demolition
Permit to Excavate Public Right-of-Way (Trenching)
Sustainable Communities Plan Land Use Amendment
Change of Zone
Conditional Use Permit (Joint Development)
Sewer [~~Connection~~] ***Application [Department of Environmental Services Comment]***

Department of Transportation Services

Street Usage Permit

Honolulu Fire Department

Building Plan Review

State of Hawaii

Department of Health

Variance from Pollution Controls (Noise Permit)
Disability and Communication Access Board Approval
National Pollutant Discharge Elimination System General Permit
Permit to Discharge Hydrotesting Water

Department of Land and Natural Resources

Historic Site Review (Chapter 6E)

SECTION 6
CONSULTATION

A. Pre-Assessment Consultation

Pre-assessment consultation for this environmental assessment was conducted from August 1, 2024 to September 3, 2024. The purpose of the outreach program was to solicit input from stakeholders with an interest in the project. The request was mailed to state, county, and federal agencies, organizations, elected officials, neighboring landowners, and food growers along the Waiʻanae coast.

A sample outreach letter, list of stakeholders, and comments received are found in Exhibit B.

B. Agencies and Organizations to Be Consulted in the Environmental Review Process

The Draft Environmental Assessment for the 'Elepaio Food Campus Master Plan was published in the Environmental Review Program's Environmental Notice of June 8, 2025. Publication commenced a 30-day public review period ending on July 8, 2025. Notice of the availability of the Draft Environmental Assessment in the Environmental Notice was mailed to the parties listed below requesting their comments. An asterisk * identifies those that submitted written comments during the review period. All comment letters and responses are reproduced in Exhibit C.

State of Hawaiʻi

Department of Health
Clean Air Branch
*Department of Land and Natural Resources
State Historic Preservation Division
Office of Conservation and Coastal Lands
Commission on Water Resources Management
Division of Forestry and Wildlife
Department of Transportation, Highways Division
*Office of Hawaiian Affairs
Office of Planning and Sustainable Development

City and County of Honolulu

*Board of Water Supply
Department of Emergency Management
*Department of Environmental Services
*Department of Facilities Management
Department of Land Management
*Department of Planning and Permitting
Department of Transportation Services
*Honolulu Fire Department
Honolulu Police Department
Office of Climate Change, Sustainability and Resilience
Office of Economic Revitalization

United States of America

U.S. Army Corps of Engineers, Pacific Ocean Division
U.S. Department of the Interior
*Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office

Elected Officials

The Honorable Darius K. Kila, Representation 44th Representative District
~~[The Honorable Cedric A Gates, Representative 45th Representative District]~~
The Honorable Christopher Muraoka, Representative 45th Representative District
The Honorable Samantha DeCorte, Senator, 22nd Senatorial District
The Honorable Andria Tupola, Councilmember, District 1

Utilities

Hawaiian Electric Co.
*Hawaiian Telcom
Hawai'i Gas

Organizations

Hawaii Food Bank
King Lunalilo Trust
Wai'anae Coast Neighborhood Board No. 24
Nānākuli-Mā'ili Neighborhood Board No. 36
MA'O Organic Farm
Hoa 'Āina O Mākaha
Ka'ala Farm
Kahumana Organic Farm

Native Hawaiian Organizations

'Āina Momona
Association of Hawaiian Civic Clubs
Association of Hawaiians for Homestead Lands
Au Puni O Hawaii
Council for Native Hawaiian Advancement
Kamealoha
Koa Ike
Makaha Hawaiian Civic Club
Native Hawaiian Church
Wai'anae Hawaiian Civic Club
Wai'anae Kai Homestead Association
Wa'ianae Valley Homestead Association
Princess Kahanu Estates Association
Ahupua'a o Nānākuli Hawaiian Homestead Association
Nānākuli Hawaiian Homestead Community Association

Property Owners (East Side)

Guoming Li (8-6-001: 002)
Walter Durapan and Meldene Balecha TR (8-6-001: 031)
Min Gun Choi TR (8-6-001: 053)
Alexander and Victoria Agustin (8-6-001: 030)
Jo Anne Cariaga (8-6-001: 047)
Maile Point Properties (8-7-003: 004)

SECTION 7
DETERMINATION OF SIGNIFICANCE

Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200.1 (Environmental Impact Statement Rules) establishes criteria for determining whether an action may have significant effects on the environment (§11-200.1-13). The relationship of the proposed project to these criteria is summarized below.

1) Irrevocably commit a natural, cultural, or historic resource;

   Three surface historic features were recorded in the Project Area. Two of the features are in the general location of the proposed Food Warehouse. The third feature is on a lot to be developed by others. The COMP will consult with the State Historic Preservation Division for disposition of the sites and appropriate mitigation measures to minimize potential impacts.

   Should subsurface features be unearthed, work in the immediate area will cease and historic authorities notified for proper treatment of the finds.

   The cultural assessment did not disclose on-going traditional and customary cultural practices associated with the lots.

2) Curtail the range of beneficial uses of the environment;

   Most of the area is vacant and unused land. The proposed project will develop a food-based resiliency hub. In total, the Food Campus will help residents cope with hunger, raise produce, distribute food, and provide a shelter during emergencies.

3) Conflict with the State's environmental policies or long-term environmental goals established by law;

   The project will not conflict with the State's environmental policies or long-term environmental goals. The resiliency hub supports City plans for constructing hubs in all of Oahu's communities.

4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

   The project will not result in substantial adverse effect on the economic welfare, social welfare, and cultural practices of the community and the state. Conversely, reducing hunger and providing food to those in need, providing training and classes for job opportunities, and building facilities for community use and emergency sheltering would benefit Leeward Coast households.

5) Have a substantial adverse effect on public health;

   Public health will not be adversely affected during construction. Construction related impacts on public health can and will be mitigated through public health regulations,

best management practices, other measures adaptable to the site and scale of a particular improvement.

In the long term, growing, teaching, and distributing food provides residents with the tools and outreach for positively improving their health. It is anticipated that actions by individual households to improve their lot, collectively improves overall public health in the community.

6) Involve adverse secondary impacts, such as population changes or effects on public facilities;

Adverse secondary impacts on population and effects on public facilities are not anticipated.

Irrigation water

7) Involve a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded.

8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

Cumulative adverse environmental effects are neither anticipated nor a commitment for larger actions are not expected beyond the Master Plan timeframe. Should the time come and there is pressing community need to physically add or expand the Food Campus, said action should be subject to environmental assessment.

9) Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat;

Rare, threatened, or endangered flora and fauna were not observed on the properties. In the event said type of species or habitat are discovered during site work, work in the immediate area will cease and a botanist or wildlife specialist summoned to examine the finds.

10) Have a substantial adverse effect on air or water quality or ambient noise levels;

Substantial adverse effects on air, water quality, ambient noise levels are not anticipated in the short and long term.

11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Based on available information, the project is not located in an environmentally sensitive area as cited in this criterion. The environmental assessment disclosed that lower sections of the development are located in an Extreme Tsunami Evacuation Zone.

12) Have a substantial adverse effect on scenic vistas and view planes, day or night, identified in county or state plans or studies, or,

Buildings at the Food Campus will not totally block views of Puu Mailiili thus substantial effect on views is not anticipated. Depending on viewing location, some structures and trees may interfered with views of its lower south facing slope but not views of its sheer cliff face and top ridgeline.

Structures or portions thereof (a roof for example) would be visible from nearby residential areas and roadways crossing this part of Maili. This impact cannot be avoided and over time the proposed improvements succeed vacant land becoming an urban landscape.

13) Require substantial energy consumption or emit substantial greenhouse gases.

Substantial energy consumption or emission of greenhouse gases are not anticipated.

REFERENCES

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EXHIBIT A

Natural Resources Assessment

Natural resources assessment for future expansion lots (TMKs 8-6-01:012, 024, 025, 026, 027, and 028) Waiʻanae Coast Comprehensive Health Center (WCCHC) Māʻili, Waiʻanae District, Island of Oʻahu

December 19, 2019 | ***DRAFT*** | *AECOS* No. 1594

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Introduction

The Waianae Coast Comprehensive Health Center (WCCHC), located at the north end of Māʻili on leeward Oʻahu (Figure 1), is in the process of developing expansion plans potentially involving six adjacent lots: TMKs 8-6-01:012, 024, 025, 026, 027, and 028. This report presents results of a natural resources survey of these adjacent parcels on the south slope of Puʻumāʻiliʻili, an isolated ridge separating Māʻili from Waiʻanae (actually from a separate small valley at the south end of Waiʻanae Valley.

The remnant ridge named Puʻumāʻiliʻili is steep, cliffed along much of its face and bordered by a steep talus apron. The expansion lots all border on Mailiili Road, which runs up into Lualualei Valley along Māʻiliʻili Stream. The properties extend up the slope of Puʻumāʻiliʻili to the very ridge top (see Figure 2). Much of this land, therefore, is too step to be developed.

[1] Rana Biological Consulting, Kailua-Kona, Hawaiʻi.

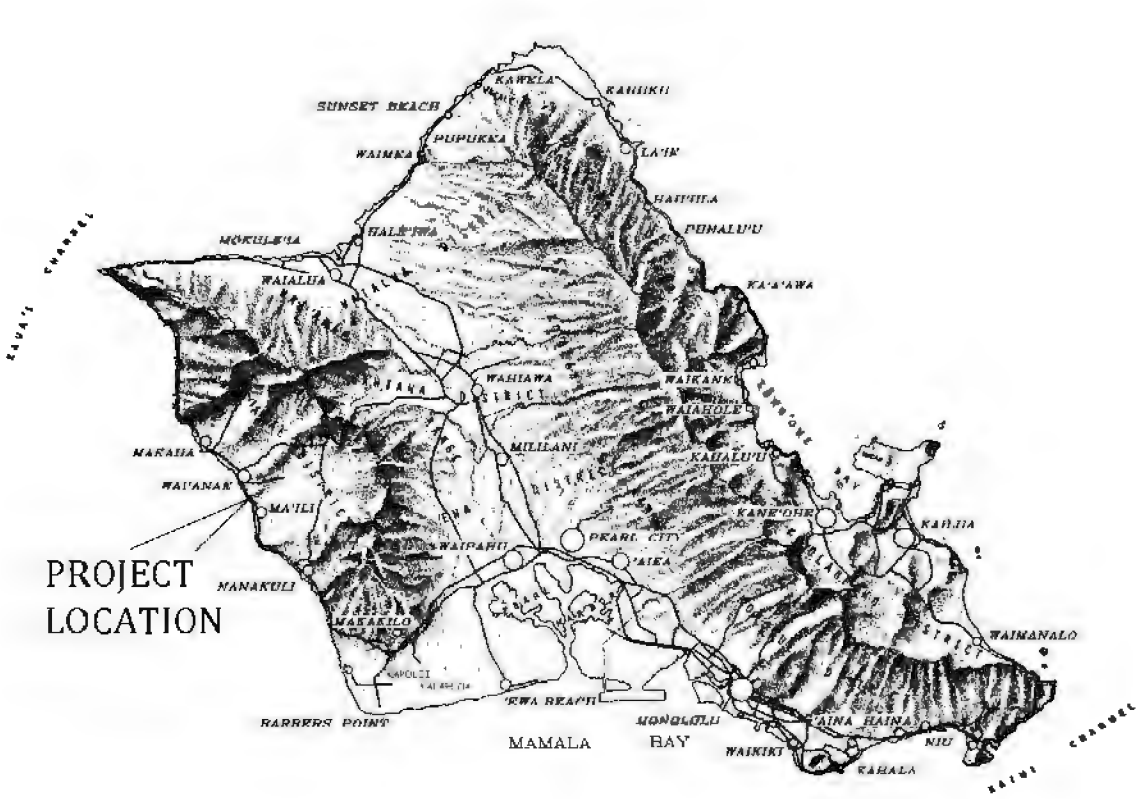

Figure 1. Island of Oʻahu showing location of the survey area on the Waiʻanae coast.

Methods

Plant Survey

A survey area map was loaded on a Trimble 6000 Series GNSS unit (GeoXH) for use during the botanical survey conducted by Eric Guinther on November 19, 2019. The GNSS unit recorded the progress track of the botanist, providing real time feedback on location and adequacy of coverage during a wandering (pedestrian) transect survey. Because much of the area as defined by the property lines is inaccessible terrain, the survey area was limited to those places that could be traversed: namely the talus slope below the cliff face. No attempt was made to examine or record plants growing on the cliff face or ridgetop as these areas would not be included in any site development plans. The southeast corner of the eastern-most parcel is occupied by a development

presumably not associated with the WCCHC. Highly disturbed, this area would not harbor plants of conservation concern.

Figure 2. Area surveyed (white circles) for the Waiʻanae Coast Comprehensive Health Center expansion lots (outlined in red). Contour interval in feet.

Because much of the land behind (*mauka*) of the WCCHC buldings and parking lots is given over to a garden and various maintenance facilities, the plant survey was divided into two phases: (1) the undeveloped land of the subject parcels and (2) the landscaped garden setting in back of the highest health center buildings on parcel TMK: 8-6-01:024. Plant species encountered in the Phase 1 area were identified and notes taken to develop a relative abundance for each species. Plants encountered in the Phase 2 survey were only identified for the reason that relative abundances of planted specimens is of minimal descriptive interest. Any plant not immediately recognized during either survey phase was photographed and/or a representative feature (flower, fruit, etc.) collected for later identification at the laboratory.

Figure 3. The surveyed parcels are moderately sloping at the low end, but eventually include these cliffs all the way to the top of Puʻumāʻiliʻili.

Plant species names in this report follow *Manual of the Flowering Plants of Hawaiʻi* (Wagner, Herbst, & Sohmer, 1990; Wagner & Herbst, 1999) for native and naturalized flowering plants, *Hawaiʻi's Ferns and Fern Allies* (Palmer, 2003) for ferns, and *A Tropical Garden Flora* (Staples & Herbst, 2005) for ornamental

plants. More recent name changes for naturalized plant species follow Imada (2012).

Bird and Mammal Survey

Reginald David conducted the birds and mammals survey during the morning of November 19, 2019. Six roughly equidistant, avian point-count stations were sited within the survey area. A single eight-minute avian point-count was made at each of the stations. The avian counts were conducted in the early morning hours with the aid of Leica 8 X 42 binoculars and by listening for vocalizations. Weather conditions were ideal, with unlimited visibility and winds between 2 and 15 kilometers-per-hour. Avian phylogenetic order and nomenclature used in this report follows the AOS Check-List of North and Middle American Birds 2018 and the Sixtieth Supplement to the American Ornithological Society's Check-List of North American Birds (Chesser et al., 2018, 2019).

Figure 4. The steepness of the upper slope of the talus apron is evident in the picture of the WCCHC taken from the far northeast end of the survey. This upper slope of the talus apron supports mostly buffelgrass.

The survey of mammals was limited to visual and auditory detection, coupled with visual observation of scat, tracks, and other animal sign. A running tally was kept of all terrestrial vertebrate mammalian species detected within the survey area. Mammal scientific names follow *Mammal species of the world: a taxonomic and geographic reference* (Wilson and Reeder, 2005).

Results

Vegetation

Vegetation across the undeveloped lots comprises *kiawe* (*Prosopis pallida*) forest in the lowland (Figure 5), becoming open savannah of *kiawe* and buffel grass (*Cenchrus ciliaris*) up the slope (see Figure 4, above) , and then grassland or grassland with widely scattered shrubs, mostly *koa haole* (*Leucaena leucocephala*) and *klu* (*Vachellia farnesiana*) near the top of the talus apron (Figure 3, above). Sparse evidence of wildfire damage to vegetation was seen in a few places. The lowest parts of parcels TMK: 8-6-01: 012 & 024 is a graded empty lot used for overflow parking.

Figure 5. The lowest part of the subject parcels supports a *kiawe* forest where buffelgrass and Guinea grass are co-dominants in the understory.

Flora

Table 1 is a listing of all the species of flowering plants observed during the survey. A total 0f 134 taxa are included in the listing. These break down as

Table 1. Flora listing for WCCHC expansion lots at Māʻili, Oʻahu.

Species listed by family	Common name	Status	Abundance	Notes
FERNS AND FERN ALLIES				
NEPHROLEPIDACEAE				
Nephrolepis multiflora (Roxb.) F.M. Jarrett ex C.V. Morton	sword fern	Nat	--	<2>
GYMNOSPERMS				
ARAUCARIACEAE				
Araucaria columnaris (G. Forst.) J.D. Hook.	Cook-pine	Nat	--	<2>
CUPRESSACEAE				
Cupressus sempervirens L.	Italian cypress	Orn	--	<2>
CYCADACEAE				
Cycas sp.	sago palm	Orn	--	<2>
FLOWERING PLANTS				
DICOTYLEDONES				
ACANTHACEAE				
Graptophyllum pictum (L.) Griff.	caricature plant	Orn	--	<2>
Barleria repens C. Nees	pink-ruellia	Nat	--	<2>
AIZOACEAE				
Trianthema tetragonioides (Pall.) Kuntze	---	Nat	Oa	<1>
AMARANTHACEAE				
Alternanthera pungens Kunth	khaki weed	Nat	U	
Amaranthus viridis L.	slender amaranth	Nat	O	<1>
Amaranthus spinosa L.	spiny amaranth	Nat	R	
ANACARDIACEAE				
Mangifera indica L.	mango	Nat	--	<2>
ANNONACEAE				
Annona sp.	---	Orn	--	<2, 3>
APOCYNACEAE				<2>
Allamanda cathartica L.	bush allamanda	Orn	--	<2>
Catharanthus roseus (L.) G. Don	Madagascar periwinkle	Nat	--	<2>
Plumeria obtusa L.	Singapore plumeria	Orn	--	<2>
Plumeria rubra L.	graveyard flower	Orn	R	<2>
ASCLEPIADACEAE				
Calotropis gigantea (L.) W.T. Aiton	crownflower	Orn	--	<2>
Stapelia gigantea N.E. Brown	giant toad plant	Nat	U	

Table 1 (continued).

Species listed by family	Common name	Status	Abundance	Notes
ASTERACEAE (COMPOSITAE)				
Calyptocarpus vialis Less.	---	Nat	U	<2>
Tridax procumbans L.	coat buttons	Nat	--	<2>
Youngia japonica (L.) DC.	Oriental hawksbeard	Nat	--	<2>
BIGNONIACEAE				
Jacaranda mimosifolia D. Don	jacaranda	Orn	--	<2>
Tecoma castanifolia (D. Don) Melchior	---	Orn	R	
BORAGINACEAE				
Cordia subcordata Lam.	*kou*	**Ind**	--	<2>
CAPPARACEAE				
Cleome gynandra L.	wild spider flower	Nat	R	
CARICACEAE				
Carica papaya L.	papaya, *mīkana*	Nat	--	<2>
CASUARINACEAE				
Casuarina equisetifolia L.	coast ironwood	Nat	--	<2>
Casuarina glauca Spreng.	long-leaf ironwood	Nat	--	<2>
CLUSIACEAE				
Clusia rosea N. Jacq.	autograph tree	Nat	--	<2>
CONVOLVULACEAE				
Ipomoea obscura (L.) Ker-Gawl	---	Nat	--	<2>
Merremia aegyptia (L.) Urb.	hairy merremia	**?Pol**	U	
CUCURBITACEAE				
Coccinia grandis (L.) Voigt	scarlet-fruited gourd	Nat	R	
Momordica charantia L.	balsam pear	Nat	U	
EBENACEAE				
Diospyros blancoi A. de Cand.	velvet apple, *comagong*	Orn	--	<2>
EUPHORBIACEAE				
Aleurites moluccana (L.) Willd.	*kukui*	**Pol**	--	<2>
Codiaeum variegatum (L.) Blume	croton	Orn	--	<2>
Euphorbia heterophylla L.	*kaliko*	Nat	--	<2>
Euphorbia hirta L.	garden spurge	Nat	U	<2>
Phyllanthus debilis Klein ex Willd.	niruri	Nat	--	<2>
FABACEAE				
Albizia lebbeck (L.) Benth.	siris tree	Nat	--	<2>
Albizia saman (Jacq.) F. Muell.	monkeypod, rain tree	Nat	R	<2>
Caesalpinia pulcherrima (L.) Swartz	*ʻohai aliʻi*	Orn	R	<2>

Table 1 (continued).

Species listed by family	Common name	Status	Abundance	Notes
FABACEAE (cont.)				
Desmanthus pernambucanus (L.) Thellung	virgate mimosa	Nat	Oa	
Indigofera spicata Forssk.	creeping indigo	Nat	--	<2>
Leucaena leucocephala (Lam.) deWit	*koa haole*	Nat	Oc	
Macroptilium lathyroides (L.) Urb.	cow pea	Nat	--	<2>
Prosopis pallida (Humb. & Bonpl. ex Willd.) Kunth	*kiawe*	Nat	AA	
Tamarindus indica L.	tamarind	Orn	--	<2>
Vachellia farnesiana (L.) Willd.	*klu*	Nat	O	
GOODENIACEAE				
Scaevola taccada (J. Gaertn.) Roxb.	*naupaka kahakai*	**Ind**	--	<2>
LAMIACEAE				
Leonotis nepetifolia (L.) R. Br.	lion's ear	Nat	U	<2>
MAGNOLIACEAE				
Magnolia grandiflora L.	magnolia	Orn	--	<2>
MALVACEAE				
Abelmoschus exculentus (L.) Moench	okra	Orn	--	<2>
Abutilon grandifolium (Willd.) Sweet	hairy abutilon	Nat	--	<2>
Abutilon incanum (Link) Sweet	*koʻoloa keokeo*	**Ind**	Ca	<2>
Hibiscus arnottianus A. Gray	*kokiʻo keʻokeʻo*	**End**	--	<2>
Hibiscus rosa-sinensis L.	Chinese hibiscus	Orn	--	<2>
Malvastrum coromandelianum (L.) Garcke	false mallow	Nat	U	
Sida ciliaris L.	---	Nat	--	<2>
Sida fallax Walp.	*ʻilima*	**Ind**	O	<2>
Sida rhombifolia	Cuba jute	Nat	--	<2>
Thespesia populnea (L.) Sol. ex Corrêa	*milo*	**Ind**	O	
Waltheria indica L.	*ʻuhaloa*	**Ind**	Ca	<1, 2>
MELIACEAE				
Azadirachta indica Adr. Juss.	neem	Orn	--	<2>
Toona ciliata M. Roem.	Australian red cedar	Nat	--	<2>
MORACEAE				
Artocarpus altilis (Z.) Fosb.	breadfruit, *ʻulu*	Orn	--	<2>

Table 1 (continued).

Species listed by family	Common name	Status	Abundance	Notes
FABACEAE (cont.)				
Ficus carica L.	edible fig	Orn	--	<2, 3>
Ficus microcarpa L. fil.	Chinese banyan	Nat	--	<2>
Ficus religiosa L.	bo tree	Orn	--	<2>
MORINGACEAE				
Moringa oleifera Lam.	horseradish tree, *malunggay*	Orn	--	<2>
MYRTACEAE				
Psidium guajava L.	common guava	Nat	--	<2>
NYCTAGINACEAE				
Boerhavia coccinea Mill.	false *alena*	Nat	O	<1>
Boerhavia glabrata Blume	*alena*	**Ind**	R	
Bougainvillea spectabilis Wild.	bougainvillea	Orn	O	<2>
OLEACEAE				
Jasminum sambac (L.) W. Aiton	*pīkake*	Orn	--	<2, 3>
OXALIDACEAE				
Oxalis corniculata L.	yellow wood sorrel	**Pol**	--	<2>
PASSIFLORACEAE				
Passiflora sp.	---	Nat	--	<2, 3>
PLUMBAGINACEAE				
Plumbago auriculata Lam.	blue plumbago	Orn	--	<2>
PORTULACEAE				
Portulaca oleracea L.	pigweed	Nat	--	<2>
ROSACEAE				
Rosa sp.	*lokelani*	Orn	--	<2, 3>
RUBIACEAE				
Ixora sp.	ixora	Orn	--	<2>
Morinda citrifolia L.	*noni*	Nat	--	<2>
RUTACEAE				
x*Citrofortunella microcarpa* (Bunge) Wijnands	*kalamansi*	Orn	--	<2>
Citrus aurantiifolia (Christm.) Swingle	lime	Orn	--	<2>
Citrus reticulata Blanco	Mandarin orange	Orn	--	<2>
Citrus sinensis (L.) Osbeck	sweet orange	Orn	--	<2>
Murraya paniculata (L.) W. Jack	mock orange	Nat	--	<2>
SAPOTACEAE				
Chrysophyllum oliviforme L.	satinleaf	Nat	--	<2>

Table 1 (continued).

Species listed by family	Common name	Status	Abundance	Notes
SOLANACEAE				
Capsicum annuum L.	*nīoi*	Nat	--	<2>
VERBENACEAE				
Vitex rotundifolia L. fil.	*pōhinahina*	**Ind**	R	<2>
FLOWERING PLANTS				
MONOCOTYLEDONES				
AGAVACEAE				
Cordyline fruticosa (L.) A. Chev.	*ki*, ti	**?Ind**	--	<2>
Dracaena fragrans (L.) Ker Gawl.	fragrant dracaena	Orn	--	<2>
Dracaena sanderiana M.T. Masters	sanderiana	Orn	--	<2>
ALOEACEAE				
Aloë vera (L.) N.L. Burm.	aloë	Orn	--	<2>
ARACEAE				
Colocasia esculenta (L.) Schott	*kalo*	**Pol**	--	<2>
Dieffenbachia maculata (Lodd.) G. Don	dieffenbachia, dumb cane	Orn	--	<2>
Monstera delicosa Liebm.	monstera	Orn	--	<2>
Philodendron	zanadu	Orn	--	<2>
Spathiphyllum wallisii Regel	spathiphyllum	Orn	--	<2>
Xanthosoma robustum Schott	*ʻape*	Nat	U	<2>
ARECACEAE				
Cocos nucifera L.	coconut palm	**Pol**	--	<2>
Dypsis lutescens (H. Wendl.) Beentje & J. Dransfield	golden-fruited palm	Orn	--	<2>
Licuala grandis H. Wendl.	juv. licuala	Orn	--	<2, 3>
Pritchardia sp.	*loʻulu*	**End**	--	<2, 3>
Rhaphis sp.	*lady palm*	Orn	--	<2, 3>
Veitchia merrillii (Beccari) H. E. Moore	Manila palm	Orn	--	<2>
Wodyetia bifurcata Irvine	foxtail palm	Orn	--	<2>
BROMELIACEAE				
Aechmea blanchetiana (Baker) Smith		Orn	--	<2>
CYPERACEAE				
Cyperus gracilis R. Br.	McCoy grass	Nat	--	<2>
Cyperus polystachyos Rottb.	---	**Ind**	--	<2>
Cyperus rotundus L.	nut grass	Nat	--	<2>
Kylinga nemoralis (J. R. & G. Forster) Dandy ex. Hutchinson & Dalziel.	*kiliʻoʻopu*	Nat	--	<2>

Table 1 (continued).

Species listed by family	Common name	Status	Abundance	Notes
LILIACEAE				
Crinum cf. *asiaticum* L.	giant lily	Orn	--	<2, 3>
MUSACEAE				
Musa sp.	banana, *maiʻa*	**Pol**	--	<2, 3>
PANDANACEAE				
Pandanus tectorius S. Parkinson ex Z	*hala*	**Ind**	--	<2>
POACEAE				
Axonopus compressus (Swartz) P. Beauv.	brd-lvd carpet grass	Nat	--	<2>
Bothriochloa pertusa (L.) A. Camus	pitted beardgrass	Nat	--	<2>
Cenchrus ciliaris L.	buffelgrass	Nat	AA	<2>
Cynodon dactylon (L.) Pers.	Bermuda grass	Nat	R	<2>
Chloris barbata (L.) Sw.	swollen fingergrass	Nat	Uc	
Dichanthium aristatum (Poir.) Hubb.	Angleton grass	Nat	--	<2>
Digiteria insularis (L.) Mez ex Ekman	sourgrass	Nat	--	<2>
Eleusine indica (L.) Gaertn.	wiregrass	Nat	U	<2>
Eragrostis pectinacea (Michx.) Nees	Carolina lovegrass	Nat	U	<2>
Heteropogon contortus (L.) P. Beauv. ex Roem. & Schult.	*pili*	**Ind**	R	
Megathrysus maximus (Jacq.) B.K. Simon & W.L. Jacobs	Guinea grass	Nat	AA	<2>
Paspalum conjugatum Berguis	Hilo grass	Nat	--	<2>
Sacchrum officianarum L.	sugar cane, *kō*	**Pol**	--	<2>
Stenotaphrum secundatum (Walter) Kuntze	St. Augustine grass	Nat	--	<2>
Zoysia		Orn	--	<2, 3>
STRELITZIACEAE				
Strelitzia reginae Drylander	bird-of-paradise	Orn	--	<2>
ZINGIBERACEAE				
Alpinia purpurata (Vieil.) K. Schum.	red ginger	Orn	--	<2>
Curcuma longa L.	*ʻolena*	**Pol**	--	<2>
Hedychium coronarium J. König	white ginger	Nat	--	<2>

Key to Table 1.

STATUS = distributional status for the Hawaiian Islands:

Ind = indigenous; native to Hawaii, but not unique to the Hawaiian Islands.

Table 1 (continued).

Nat = naturalized, exotic, plant introduced to the Hawaiian Islands since the arrival of Cook Expedition in 1778, and well-established outside of cultivation.
Orn = a cultivated plant; a species not thought to be naturalized (spreading on its own) in Hawaiʻi.
Pol = an early Polynesian introduction. Introduced before 1778.
ABUNDANCE = occurrence ratings for plant species:
R – Rare seen in only one or perhaps two locations.
U - Uncommon seen at most in several locations
O - Occasional seen with some regularity
C - Common observed numerous times during the survey
A - Abundant found in large numbers; may be locally dominant.
AA - Very abundant a dominant, vegetation-defining species.
Lower case letters (u, c, a) following qualitative rating of abundance indicate localized abundance is greater than occurrence rating. For example, Ra would be a plant encountered only once or twice, but very numerous where encountered.
-- Distribution in the survey area limited to the garden.
NOTES: <1> – Particularly abundant in disturbed areas; ruderal plant..
<2> - Observed in the garden area either as a weed or as a planting.
<3> - Plant lacking key diagnostic characteristics (flower, fruit); identification, therefore, uncertain.

follows: 47 are ornamentals (plants not naturalized; another 31 or so are native or Polynesian introduced species planted as ornamentals), 14 are natives (12 indigenous and 2 endemic), and 8 are early Polynesian introductions. Of potential conservation concern would be the two endemics: *kokiʻo keʻokeʻo* (*Hibiscus arnottianus*) and *loʻulu* (*Pritchardia* sp.). *Kokiʻo keʻokeʻo* is a common landscape plant; the *loʻulu* palms are discussed further below. All of the indigenous natives are common plants in the Islands.

Avian Survey

A total of 190 individual birds of 18 species, representing 11 separate families, was recorded during station counts (Table 2). All of the species detected during the course of this survey are alien to the Hawaiian Islands.

Avian diversity and densities were in keeping with the habitats present on the site. Three species: Red-vented Bulbul (*Pycnonotus cafer),* Zebra Dove (*Geopilia striata*), and Japanese White-eye (Zosterops japonicas), accounted for 56 percent of all birds recorded during station counts. The most frequently recorded species was Red-vented Bulbul, which accounted for 29 percent of the total number of individual birds recorded during station point counts.

Table 2. Avian species detected during point-counts at the Waianae Coast Comprehensive Health Center, November 2019.

Common Name	*Scientific Name*	ST	*RA*
	PHASIANIDAE - Pheasants & Partridges		
	Phasianinae - Pheasants & Allies		
Gray Francolin	*Francolinus pondicerianus*	A	0.67
Erckel's Francolin	*Pternistis erckelii*	A	0.33
Red Junglefowl	*Gallus gallus*	A	1.17
	COLUMBIFORMES		
	COLUMBIDAE - Pigeons & Doves		
Rock Pigeon	*Columba livia*	A	0.83
Spotted Dove	*Streptopelia chinensis*	A	0.50
Zebra Dove	*Geopelia striata*	A	5.50
	PASSERIFORMES		
	PYCNONOTIDAE - Bulbuls		
Red-vented Bulbul	*Pycnonotus cafer*	A	9.33
Red-whiskered Bulbul	*Pycnonotus jocosus*	A	0.83
	ZOSTEROPIDAE - White-eyes		
Japanese White-eye	*Zosterops japonicus*	A	2.83
	TURDIDAE - Thrushes		
White-rumped Shama	*Copsychus malabaricus*	A	0.17
	STURNIDAE - Starlings		
Common Myna	*Acridotheres tristis*	A	1.83
	FRINGILLIDAE - Fringilline and Carduline Finches & Allies		
	Carduelinae - Carduline Finches and Hawaiian Honeycreepers		
House Finch	*Haemorhous mexicanus*	A	1.33
	PASSERIDAE - Old World Sparrows		
House Sparrow	*Passer domesticus*	A	0.33
	CARDINALIDAE - Cardinals & Allies		
Northern Cardinal	*Cardinalis cardinalis*	A	1.67
	THRAUPIDAE - Tanagers		
Red-crested Cardinal	*Paroaria coronata*	A	0.83
Saffron Finch	*Sicalis flaveola*	A	0.67
	ESTRILDIDAE - Estrildid Finches		
Common Waxbill	*Estrilda astrild*	A	2.67
Java Sparrow	*Lonchura oryzivora*	A	0.17

Key to table 2

ST Status
A Alien – Introduced to the Hawaiian Islands by humans
RA Relative Abundance - Number of birds detected divided by the number of point counts (~8)

Mammalian Surveys

We recorded numerous dogs (*Canis familiaris*) barking from the area on the eastern side of the site. Dogs were also heard barking from areas within a housing area south of Maiʻiliʻilii Stream. Additionally tracks and scat of dogs were encountered within the undeveloped portion of the study area. Several small Indian mongooses (*Herpestes javanicus*) were seen in and around a green waste dump. No other mammals were recorded, though it is highly probable that one or more of the four alien Muridae species currently established on the Island of Oʻahu—roof rat (*Rattus rattus*), brown rat (*Rattus norvegicus*), Polynesian rat (*Rattus exulans hawaiiensis*), and European house mouse (*Mus musculus*)—use resources on the property on a seasonal and temporal basis.

Discussion

Botanical Resources

The WCCHC boasts perhaps the finest garden area on the leeward coast and certainly the finest of any health facility in the Islands. We recorded 97 species of plants in the garden area survey; no doubt some plants were missed, and the garden appears to extend further down slope into the building complex beyond our survey area.

The botanical survey revealed no plants of particular interest or conservation value growing on the expansion area parcels. The flora is typical of lowland, leeward Oʻahu. Native herbaceous species present are common species and no plants listed under either state or federal endangered species programs (HDLNR, 1998; USFWS, nd-a) are present on or immediately adjacent to the site.

Although the garden area has numerous plantings of native and early Polynesian introduced plants (14 as plantings or natural weeds not found elsewhere in the survey area) and signage promotes Hawaiian sense of place, the collection is not especially oriented towards native plants (the *ʻulu* collection may be an exception, although these are introduced plants). The primary concern with regard to future alterations to the layout that might occur (that this survey was intended to discover) is the presence of any listed species growing in the garden. As a rule, only a Hawaiian endemic is likely to be so rare in nature as to be listed by the state or federal government. With respect to endemics (species unique to Hawaiʻi), only two were noted: *Hibiscus arnottianus* and *Pritchardia* sp.

H. arnottianus or *kokiʻo keʻokeʻo* is a native white hibiscus that is a popular landscape plant and is not a listed species. However, *H. arnottianus* subspecies *immaculatus* is a listed species with a distinct flower (USFWS, nd-b). The specimen observed at WCCHC is not this protected subspecies.

Twenty-six species of *Pritchardia* palms or *loʻulu* are found in the Hawaiian Islands, two of which are introduced (Hodel, 2012). These palms can be very difficult to identify, especially planted in gardens, as most are unique to a particular island or part of an island and species differences can be subtle. The many *loʻulu* in the WCCHC garden appear to be natives—the two introduced *Pritchardia* in Hawaiʻi are widely planted and usually recognizable as distinct from the native species. USFWS (nd-a) lists 17 species from Hawaiʻi, and 11 of these are endangered species. Hodel (2012) describes five species from Oʻahu, two of which have small populations on the Waiʻanae mountain (*P. martii* and *P.*

kaalae); *P. kaalae* is one of the listed species (USFWS, nd-b). However, in the absence of information on how or from where the WCCHC garden specimens were acquired and without investing in an effort to collect anatomical details, identification is not possible. The WCCHC site is not within the known range of any native *loʻulu* species.

- Although further effort and research might allow us to identify the *loʻulu* species in the WCCHC garden, caution suggests the following approach: because an endangered species retains statutory protections even where planted in garden, removal of any *loʻulu* in the garden should not proceed without acquiring information on the *Pritchardia* species involved. Mitigation for removal would typically entail moving the specimen to another location in the garden, under USFWS supervision.

No other plants of conservation or enjoying statutory protection were noted at WCCHC. No trees listed by the City & County of Honolulu, Exceptional Tree Program occur on the subject parcels (C&C, 2017).

Avian Resources

As previously mentioned a total of 18 avian species—all established alien birds— was recorded during the course of this survey (Table 2).

Seabirds

It is possible that the endangered Hawaiian Petrel (*Pterodroma sandwichensis*) and the threatened Newell's Shearwater (*Puffinus newelli*) may overfly the site during the nesting season. These two species have recently been detected over the Island of Oʻahu (Young et al. 2019). The primary cause of mortality in both species is thought to be predation by alien mammalian species at the nesting colonies (USFWS, 1983; Simons and Hodges, 1998; Ainley et al., 2001). Collision with man-made structures is considered to be the second most significant cause of mortality of these seabirds in Hawaiʻi. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. When disoriented, seabirds can collide with man-made structures and, if not killed outright, the dazed or injured birds are easy targets of opportunity for feral mammals (Hadley, 1961; Telfer, 1979; Sincock, 1981; Reed et al., 1985; Telfer et al., 1987; Cooper and Day, 1998; Podolsky et al., 1998; Ainley et al., 2001; Hue et al., 2001; Day et al., 2003). Additionally, Wedge-tailed Shearwaters (*Ardenna pacifica*), a coastal nesting non-listed indigenous seabird could also potentially overfly the site on a seasonal basis; no suitable nesting habitat for any of these three seabird species is found on the Project site.

The Oʻahu population of White-Tern (*Gygis alba*) is listed as an endangered species by the State of Hawaii; it is not listed under federal statute. This ephemeral species was not recorded during this survey, nor was it expected. The current resident population

of White Terns on O'ahu is found on the leeward side of the Island concentrated in the Waikiki area (VanderWerf, 2003).

Owls

No owl species were recorded during this survey. Two resident owl species occur on Oʻahu: the introduced Barn Owl (*Tyto alba*) and the endemic sub-species of the Short-eared Owl or *Pueʻo* (*Asio flammeus sandwichesis*). This latter species has become increasingly scarce on the Island and the Oʻahu population is listed as an endangered species by the State of Hawaiʻi (it is not listed under federal statute). This species is not habitat restricted on Oʻahu, though there certainly is less suitable nesting habitat than there once was. This owl faces daunting odds on an Island as heavily human populated as Oʻahu. *Pueo* is a ground nesting diurnal species and the shear number and densityof mammalian predators on the Island make it very difficult for this species to successful nest except within protected areas with a strong mammalian predator control program in place. This species does nest in the greater Waianae area and grassland occupies much of the undeveloped portion of the Project site and could be used by Short-eared Owls.

Hawaiian hoary bats

It is possible that Hawaiian hoary bats overfly the project area and clearing of trees during early in the construction process is a potential impact to bats. The removal of trees may temporarily displace individual bats roosting there. As bats use multiple roosts within their home territories, the potential disturbance resulting is likely to be minimal. However, during the pupping season, females carrying their pups may be less able to rapidly vacate a roost site if a tree is felled. Additionally, adult female bats sometimes leave their pups in the roost tree while they forage. Very small pups may be unable to flee a tree that is being felled. Potential adverse effects from such disturbance can be avoided or minimized by not clearing woody vegetation taller than 4.6 m (15 ft), between June 1 and September 15, the bat pupping season.

Recommendations

- In the event and prior to removing any *loʻulu* palm (*Pritchadia* sp.), the species of the palm be established to ascertain as certain as possible that it is not one of the ESA-listed species.

- Prior to clearing and grubbing activities, a Short-eared Owl nesting survey should be conducted by a qualified biologist.

- It is recommended that the all lights installed be shielded to reduce the potential for interactions of nocturnally flying seabirds with external lights and man-made structures (Reed et al., 1985; Telfer et al., 1987).

- To avoid potential deleterious impacts to roosting bats, it is recommended that no woody vegetation taller than 4.6 m (15 ft), be removed between June 1 and September 15.

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EXHIBIT B

Archaeological Literature Review and Field Inspection

Draft
Archaeological Literature Review and Field Inspection Report for the Waiʻanae Coast Comprehensive Health Center Project, Lualualei Ahupuaʻa, Waiʻanae District, Oʻahu TMKs: [1] 8-6-001:012, 024, 025 & 026, 027 and 028

Prepared for
Gerald Park Urban Planner
On behalf of the
Waianae Coast Comprehensive Health Center

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Management Summary

Reference	Archaeological Literature Review and Field Inspection Report for the Wai‘anae Coast Comprehensive Health Center Project, Lualualei Ahupua‘a, Wai‘anae District, O‘ahu TMKs: [1] 8-6-001:012, 024, 025 & 026, 027 and 028 (Farley et al. 2019)
Date	November 2019
Project Number(s)	Cultural Surveys Hawai‘i, Inc. (CSH) Job Code: LUALUALEI 35
Investigation Permit Number	CSH completed the fieldwork component of this study under archaeological fieldwork permit number 19-07, issued by the Hawai‘i State Historic Preservation Division (SHPD) per Hawai‘i Administrative Rules (HAR) §13-13-282.
Agencies	State of Hawai‘i Department of Hawaiian Homelands (DHHL); SHPD (potentially)
Land Jurisdiction	DHHL
Project Proponent	Wai‘anae Coast Comprehensive Health Center (WCCHC)
Project Location	The project is in Lualualei Ahupua‘a, Wai‘anae District, O‘ahu. It is depicted on a portion of the 1998 Waianae U.S. Geological Survey (USGS) topographic quadrangle (Figure 1), a tax map plat (Figure 2), and a 2015 aerial photograph (Figure 3).
Built Environment	As documented during the field inspection, the project area is largely undeveloped, save for a couple of graded parking lots/driveways in the southern (i.e., rectangular) portion of the project area (Figure 4 through Figure 18). The project area is bound by the existing WCCHC on the west, by Mā‘ili‘ili Road on the south, by several houses with associated parking areas/driveways on the east, and by undeveloped land on the north. Two of the houses along the eastern boundary appear to be partially within the project area, as they appear to “straddle” the boundary between TMKs: [1] 8-6-001:028 (within the project area) and [1] 8-6-001:002 (outside the project area) (see Figure 8 and Figure 9).
Historic Architecture	According to the City and County of Honolulu Department of Budget and Fiscal Services Real Property Assessment Division website, two buildings partially within the project area are over fifty years old. These buildings, which appear to “straddle” the boundary between TMKs: [1] 8-6-001:028 (within the project area) and [1] 8-6-001:002 (outside the project area), have “year built” dates of 1938 and 1942. Hence, they may need to be assessed as architectural historic properties.
Natural Environment	The project area is on the Wai‘anae Coast, approximately 200 m inland, just north of Mā‘ili‘ili Stream, and partially along the slopes of Pu‘u Mā‘ili‘ili. Elevation within the project area ranges between 14 m (45.9 ft) and 64 m (210 ft) above mean sea level. Average temperature in the project area is 23.5° C (74.4° F) (Giambelluca et

al. 2014), and rainfall averages 556 mm (21.9 inches) annually, with the majority falling between October and March (Giambelluca et al. 2013). Vegetation observed within the project area during the field inspection includes *kiawe* (*Prosopis pallida*) and exotic grasses.

According to the U.S. Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) database (2001) and soil survey data gathered by Foote et al. (1972), the project area's soils consist, from southeast to northwest, of Pulehu clay loam, 0 to 3 percent slopes (PsA); Keaau stony clay, 2 to 6 percent slopes (KmaB); Lualualei extremely stony clay, 3 to 35 percent slopes (LPE); and Rock land (rRK) (Figure 21). The Pulehu series is described as follows:

> This series consists of well-drained soils on alluvial fans and stream terraces and in basins. These soils occur on the islands of Lanai, Maui, Molokai, and Oahu. They developed in alluvium washed from basic igneous rock. The soils are nearly level to moderately sloping….
>
> These soils are used for sugarcane, truck crops, pasture, homesites, and wildlife habitat. The natural vegetation consists of bermudagrass, bristly foxtail, fingergrass, kiawe, klu, lantana, koa haole, and sandbur.

The Keaau series is described as follows:

> This series consists of poorly drained soils on coastal plains on the island of Oahu. These soils developed in alluvium deposited over reef limestone or consolidated coral sand. They are nearly level and gently sloping….
>
> These soils are used for sugarcane and pasture. The natural vegetation consists of kiawe, bermudagrass, bristly foxtail, and fingergrass.

The Lualualei series is described as follows:

> This series consists of well-drained soils on the coastal plains, alluvial fans, and on talus slopes on the islands of Kauai, Oahu, Molokai, and Lanai. These soils developed in alluvium and colluvium. They are nearly level and gently sloping….
>
> These soils are used for sugarcane, truck crops, pasture, wildlife habitat, urban development, and military installations. The natural vegetation consists

	of kiawe, koa haole, bristly foxtail, uhaloa, and fingergrass. Rock land is described as follows: Rock land (rRK) is made up of areas where exposed rock covers 25 to 90 percent of the surface. It occurs on all five islands. The rock outcrops and very shallow soils are the main characteristics. The rock outcrops are mainly basalt and andesite. This land type is nearly level to very steep…. Rock land is used for pasture, wildlife habitat, and water supply. The natural vegetation at the lower elevations consists mainly of kiawe, klu, piligrass, Japanese tea, and koa haole. Lantana, guava, Natal redtop, and molassesgrass are dominant at the higher elevations. This land type is also used for urban development.
Project Description	The WCCHC seeks to expand its physical plant eastward into adjoining lots owned by the DHHL (TMKs: [1] 8-6-001:012, 024, 025 & 026, 027 and 028).
Project Acreage	Approximately 13.25 acres (5.36 hectares)
Historic Preservation Regulatory Context	The proposed project is a state/municipal “governmental” project needing review under Hawai‘i Revised Statutes (HRS) §6E-8 and HAR §13-275. There is no federal involvement that would trigger compliance with federal historic preservation review legislation (e.g., Section 106 of the National Historic Preservation Act). This literature review and field inspection (LRFI) report is part of an environmental assessment that is being conducted for a master plan for the WCCHC.
Document Purpose	This investigation was designed—through historical, cultural, and archaeological background research and a field inspection of the project area—to determine the likelihood that historic properties may be affected by the proposed project and, based on findings, to consider cultural resource management recommendations. This document is intended to facilitate the project’s planning and to support the project’s historic preservation and environmental review compliance. This investigation does not fulfill the requirements of an archaeological inventory survey (AIS) investigation, per HAR §13-276. This information could also support consultation with the SHPD regarding the project’s necessary historic preservation review steps pursuant to HAR §13-275. This information is intended to support consultation with the SHPD Archaeology Branch, but may also

	support consultation with the SHPD Architecture Branch, if warranted.
Fieldwork Effort	The field inspection was conducted between 6 and 9 August 2019 by Thomas Martel, B.A., and Alison Welser, M.A., under the general supervision of Project Director Ena Sroat, B.A., and Principal Investigator Matt McDermott, M.A. This work required approximately 3 person-days to complete. In general, the project area is on moderately to steeply sloping land, with natural accumulations of gravel to boulder sized basalt. Bulldozer push piles and vegetation clearance piles were observed throughout the lower elevations (i.e., southern portion) of the project area, as were large deposits of modern trash (see Figure 10). The modern trash included tires, an abandoned automobile, bottles, construction materials, and other assorted debris. Three potential archaeological historic properties were identified within the project area during the field inspection. Designated as CSH 1–3, they comprise structural remnants (CSH 1 and 2) and a boulder alignment (CSH 3). Their distributions are depicted on Figure 22, and they are described below. **CSH 1** comprises a basalt and concrete mortared structural remnant in relatively poor condition (Figure 11). The observable, intact portion is approximately 2.86 m long by 1.5 m wide, with a maximum height of 70 cm. CSH 1 is two to three courses high and one course wide. A rectangular post hole, measuring 33 cm by 21 cm, was observed within the feature (Figure 12). Piles of large tires and trash hindered investigation of the immediate vicinity. Approximately 5 m *makai* (southwest) of CSH 1 is a rubble pile of basalt and mortar, possibly related to the feature. **CSH 2** comprises a circular basalt and concrete mortared structural remnant (Figure 13). It is 4.3 m in diameter, with a maximum height of 1.2 m, and a maximum width of 75 cm. CSH 2 is five to seven courses high and one to two courses wide. The basalt stones that comprise CSH 2 range from 8–15 cm in width and 9–59 cm in length. A post hole or chimney-like structure is within the southwest portion of the feature, with an abutment of basalt and concrete mortar adjacent to the hole on the interior of the feature (Figure 14). Thick wire extends from portions of the concrete mortar near the hole. What appears to be a clean edge, four courses high, on the southeast side of CSH 2 may represent an entrance or doorway to the enclosed circular area. The portion of the wall adjacent to the clean edge is in poor condition. CSH 2 exhibits similar construction style and materials to the CSH 1 structural remnant, which is approximately 28 m northeast. CSH 2 is in

	overall fair condition, with some collapse of the northeast portion and cracking of the concrete mortar throughout the feature. **CSH 3** is an L-shaped basalt boulder alignment in good condition (Figure 15). The long axis is 11 m long and extends northeast to southwest. The short axis is 2.4 m long and extends southeast from the southwest end of the long axis. The maximum width of CSH 3 is 1.5 m at the northeast end, and the maximum height of the boulders is 72 cm. The northeast end of CSH 3 is 1.8 m from the post hole/chimney structure of CSH 2. Approximately 1 m southwest of CSH 3, aligned with its long axis, is an approximately 3-m-long possible alignment of basalt stones (Figure 16). In addition to the potential historic properties described above, a boulder-filled limestone sinkhole and walking trails were also identified during the field inspection. The sinkhole may be modified, as the observable portion appeared vertical and straight; however, portions of the sinkhole were obscured by boulders and vegetation (Figure 17). The sinkhole is approximately 3 m long by 2.3 m wide, with a maximum observable depth of 180 cm below surface (cmbs). The trails are maximum 3 m wide and are likely modern and associated with development of the Health Center (Figure 18). In addition, three houses with adjacent parking areas were documented along the eastern boundary of the project area (Figure 19 and Figure 20). Two of these are partially within the project area and are potentially over fifty years old; hence, they may need to be assessed as architectural historic properties.
Background Research Methods	Background research included a review of previous archaeological studies on file at the SHPD; review of documents at Hamilton Library at the University of Hawai‘i at Mānoa, the Hawai‘i State Archives, the Mission Houses Museum Library, the Hawai‘i Public Library, and the Bishop Museum Archives; study of historic photographs at the Hawai‘i State Archives and the Bishop Museum Archives; and study of historical maps at the Survey Office of the Department of Land and Natural Resources (DLNR). Historical maps and photographs from the CSH library were also consulted. In addition, Māhele records were examined from the Waihona ‘Aina database (Waihona ‘Aina 2000). This research provided the environmental, cultural, historical, and archaeological background for the project area. Historical maps and aerial photographs (Figure 23 through Figure 33) provide a cultural context and chronology of the changing landscape of the project area and the surrounding vicinity.

Background Research Summary	In pre-Contact times, the district of Wai‘anae was known for its multitude of fish and for the independent lifestyle and attitudes of its inhabitants. This independence was a factor in many of the political struggles of the pre- and early post-Contact periods, when the district was the scene of battles and rebellions and often the refuge of dissident and/or contentious factions. This independent spirit is often attributed to the conditioning of generations having to cope with the marginal environments of many areas of Wai‘anae, including Lualualei, which were notorious for their inhospitable climates. Although the dry, arid coast of Wai‘anae presented a dismal forecast, the ocean provided an abundant supply of fish (Handy and Handy 1972:468). The lowlands provided *‘uala* (*Ipomoea batatas*; sweet potato) and *niu* (*Cocos nucifera*; coconut), while the inland valley areas were planted in *kalo* (*Colocasia esculenta*; taro) and *wauke* (*Broussonetia papyrifera*; paper mulberry). The upland forest regions provided various woods for making weapons and canoes. By 1811, sandalwood (*Santalum sp.; ‘iliahi*) merchants began actively exploiting the Hawai‘i market, and large amounts of sandalwood were exported to China. Traditionally, Hawaiians used sandalwood for medicinal purposes and as a scent to perfume their *kapa* (barkcloth). The sandalwood trade greatly impacted Hawaiian culture, and the traditional lifestyle of the Hawaiians was altered drastically. However, the sandalwood era was short-lived, and by 1829, the majority of the sandalwood trees had been harvested; the bottom fell out of the trade business. Although it is unclear how extensive Lualualei’s sandalwood resources were, the effects of sandalwood gathering, the population shifts, and the disruption of traditional lifestyles and subsistence patterns would undoubtedly have affected the population of Lualualei (‘Ī‘ī 1959; Kamakau 1992). The missionaries were the first to gather systematic population statistics throughout the various districts on each island. The first census figures were gathered from 1831–1832 and 1835–1836. Population figures for Lualualei were not given; however, population numbers for all of Wai‘anae were 1,868 and 1,654, respectively (Schmitt 1973:9). Following the western encroachment into the Wai‘anae Coast, a swift decline in population occurred as a result of disease and a “tendency to move to the city where there was more excitement” (McGrath et al. 1973:25). In 1855, the Wai‘anae tax collector recorded 183 taxpayers on the leeward coast, which is thought to

	represent a total population of about 800 people. This catastrophic depopulation facilitated the passing of large tracts of land into the hands of a few landholders and led to the decline of the traditional economy that once supported the region (Hammatt et al. 1993:10–11). The Organic Acts of 1845 and 1846 initiated the process of the Māhele, the division of Hawaiian lands that introduced private property into Hawaiian society. In 1848, the crown, the Hawaiian government, and the *ali‘i* (chiefly class) received their land titles. The common people (*maka‘āinana)* received their *kuleana* awards (individual land parcels) in 1850. It is through records for Land Commission Awards (LCAs) generated during the Māhele that the first specific documentation of life in Wai‘anae as it had evolved up to the mid-nineteenth century comes to light. At the time of the Māhele, the *ahupua‘a* of Wai‘anae, which included Lualualei, was listed as Crown lands and was claimed by King Kamehameha III as his personal property (Board of Commissioners 1929:28). The Kuleana Act of 1850 confirmed and protected the rights of native tenants. However, not everyone who was eligible to apply for *kuleana* lands did so, and, likewise, not all claims were awarded. Of the 12 land claims made in Lualualei, six were awarded. All six awards were upland in the *‘ili* of Pūhāwai, far *mauka* of the current project area; no quiet land titles were claimed near the coast (Waihona ‘Aina 2000). The first longhorn cattle were brought to O‘ahu from Hawai‘i Island in 1809 by John Young and Kamehameha I (Kamakau 1992:268). One of the first areas to be utilized for ranching on the Wai‘anae coast was Lualualei. The Hawai‘i Bureau of Land Conveyances (B.C.) 1845–1869 records (archived at the DLNR) show that William Jarrett leased approximately 17,000 acres of land from Kamehameha III in 1851; this was the beginning of Lualualei Ranch. The sugar industry came to the Wai‘anae coast in 1878, when the first sugarcane was planted in upper Wai‘anae Valley. With strong financial backing from King Kalākaua, Hermann A. Widemann, a German immigrant, was able to initiate the Waianae Sugar Plantation in 1879. This plantation would eventually extend into Lualualei. By 1892, at least 300 acres of cane were planted in Lualualei. In addition to the cultivated lands, a railroad, irrigation ditches and flumes, reservoirs, and plantation housing were constructed to support the sugar industry. Although it was never a large-scale plantation by modern standards, it was one of the first and last to be served by a

	plantation railroad. Some 15 miles of 30-inch, narrow gauge railroad delivered harvested cane to the mill. The sugar was shipped by inter-island vessels to Honolulu departing from Wai‘anae Landing until the Oahu Railway and Land Company (OR&L) railroad was extended to Wai‘anae and beyond in 1895. The railroad line generally ran along the *makai* (seaward) boundary of the sugarcane fields. By 1901, the Waianae Sugar Company had obtained a five-year lease on 3,332 acres of land at Lualualei to be used for raising cane and for ranching (Commissioner of Crown Lands 1902). Throughout the first half of the twentieth century, the Waianae Sugar Company continued cultivating their sugar lands in Lualualei. However, by the 1940s, Waianae Sugar Company could no longer compete with foreign labor. In addition to drought problems, labor unions, and land battles, this caused the undermining of Waianae Sugar Company. In 1946, the company was liquidated, and the land was sold. A 1906 Donn Hawaii Territory map indicates the current project area was outside the boundaries of the sugar plantation, within “Public Lands” (see Figure 25). However, several early twentieth century maps show a railroad line extending along the southern boundary of the project area, in the approximate location of present-day Mā‘ili‘ili Road (see Figure 26 through Figure 29). Operations at the OR&L began to slow down in the 1920s, when electric streetcars were built for public transportation within the city of Honolulu, and automobiles began to be used by families for transportation outside the city (Chiddix and Simpson 2004:185). However, the build-up to World War II turned this decline around, as the U.S. military utilized the OR&L lines to transport materials to build defense projects around the island. After the war, most of the 150+ miles of OR&L track was pried up. Locomotives were sold to businesses on the U.S. mainland, and railway cars were scrapped. After the overthrow of the Hawaiian monarchy in 1893, the Crown Lands and Government Lands were combined to become Public Lands. In 1895, the Republic of Hawaii decided to open up lands for homesteading in the hopes of attracting a “desirable class of immigrants”—Americans and those of Caucasian descent (Kuykendall and Day 1961:204). In 1902, the government ran ads in the local newspapers stating their intent to open up land in Lualualei for homesteads (Kelly 1991:328). Due to the lack of water, the lots were classified as second-class pastoral land rather than agricultural land. By the early 1920s, about 40 families had

	settled on homestead lots in Lualualei (Kelly 1991:331–332). Prominent families that obtained homestead lots at this time were Von Holt, McCandless, and Dowsett. As mentioned above, the 1906 Donn Hawaii Territory map (see Figure 25) indicates the current project area was within these "Public Lands." However, the Lualualei Homesteads are south of the project area, which appears to have remained completely undeveloped until the early 1950s. A 1953–1954 USGS topographic map indicates several buildings or structures along the southern boundary of the project area (see Figure 30). These structures are also depicted on the 1963–1969 USGS topographic map (see Figure 31); however, they appear to have been demolished by the time of the 1977 aerial photograph (see Figure 32).
Prior Archaeological Studies Summary	Previous archaeological studies in the vicinity of the current project are presented in Figure 33 and summarized in Table 1. Archaeological historic properties documented in the course of those studies are presented in Figure 34 and summarized in Table 2. They are discussed below. No previous archaeological studies have been conducted within the current project area; however, two prior studies are adjacent. In 1990, Bishop Museum (Sinoto and Pantaleo 1990) performed an archaeological reconnaissance survey immediately north of the northwest end of the current project area. No historic properties were identified, and Sinoto and Pantaleo (1990:4) propose that the "complete absence of surface archaeological features or other cultural elements may be due to the extent and nature of previous disturbance in the area." Alternatively, they suggest the area may not have been occupied during the pre-Contact period, since "normally, even with extensive disturbance, some evidence of former activities" remains. In 1993, Bishop Museum (Flood and Dixon 1994) conducted an archaeological reconnaissance survey immediately west of the project area within the current WCCHC parcel; no historic properties were identified. During the survey, two soil profiles that were exposed in road cuts were cleaned and illustrated. The exposed stratigraphy revealed "a total absence of cultural deposits," and Flood and Dixon (1994:i) concluded that any "cultural remains which may have been present in the project area would presumably have been obliterated by recent and previous construction-related activities." Soil Profile 1, the more eastern of the two profiles (and closer to the current project area), is presented in Figure 35.

	No historic properties have been identified previously within the current project area, nor in the immediate vicinity. The closest are SIHP #s 50-80-07-1886 and -6358, approximately 400 m east and northeast of the project area, respectively. SIHP # -1886 is a stone mound (Robins and Anderson 1998), and SIHP # -6358 is an L-shaped stone alignment (Tulchin et al. 2003). Both were interpreted as traditional Hawaiian features dating to the pre- or early post-Contact period.
Potential for Project Effect on Archaeological Historic Properties	Three potential archaeological historic properties, designated as CSH 1–3, were identified during the field inspection. They comprise two basalt and concrete mortared structural remnants (CSH 1 and 2) and an L-shaped basalt alignment (CSH 3). CSH 1 and 2 clearly date to the post-Contact period; however, the age of CSH 3 is uncertain. Based on background research, the potential for traditional Hawaiian subsurface archaeological historic properties is low. No LCAs were awarded within or in the vicinity of the project area, and two previous archaeological surveys adjacent to the current project area yielded negative results. Although these studies did not include subsurface testing, Flood and Dixon (1994) were able to document the stratigraphy within two road cuts. No archaeological deposits or cultural materials were identified within the road cuts, and Flood and Dixon (1994:i) concluded that “cultural remains which may have been present in the project area would presumably have been obliterated by recent and previous construction-related activities.” Sinoto and Pantaleo (1990) take this a step further, suggesting the area was not occupied during the pre-Contact period. A review of historical maps indicates a railroad line extended along the southern boundary of the project area, roughly in the location of present-day Mā‘ili‘ili Road, during the early twentieth century (until ca. 1940s). In addition, several structures or buildings were present within the project area, along its southern boundary, during the 1950s and 1960s. No evidence of the former buildings or the railroad were identified during the field inspection.
Historic Preservation Review Steps	Based on the findings of the current study, an AIS is warranted to formally document the three potential archaeological historic properties (CSH 1–3) identified during the field inspection and to investigate further a possible basalt stone alignment and a possible modified sinkhole, to determine if formal documentation is warranted. In addition, the two buildings partially within the project area are potentially over fifty years old and may need to be assessed as architectural historic properties.

Figure 1. A portion of the 1998 Waianae U.S. Geological Survey (USGS) topographic quadrangle, showing the project area

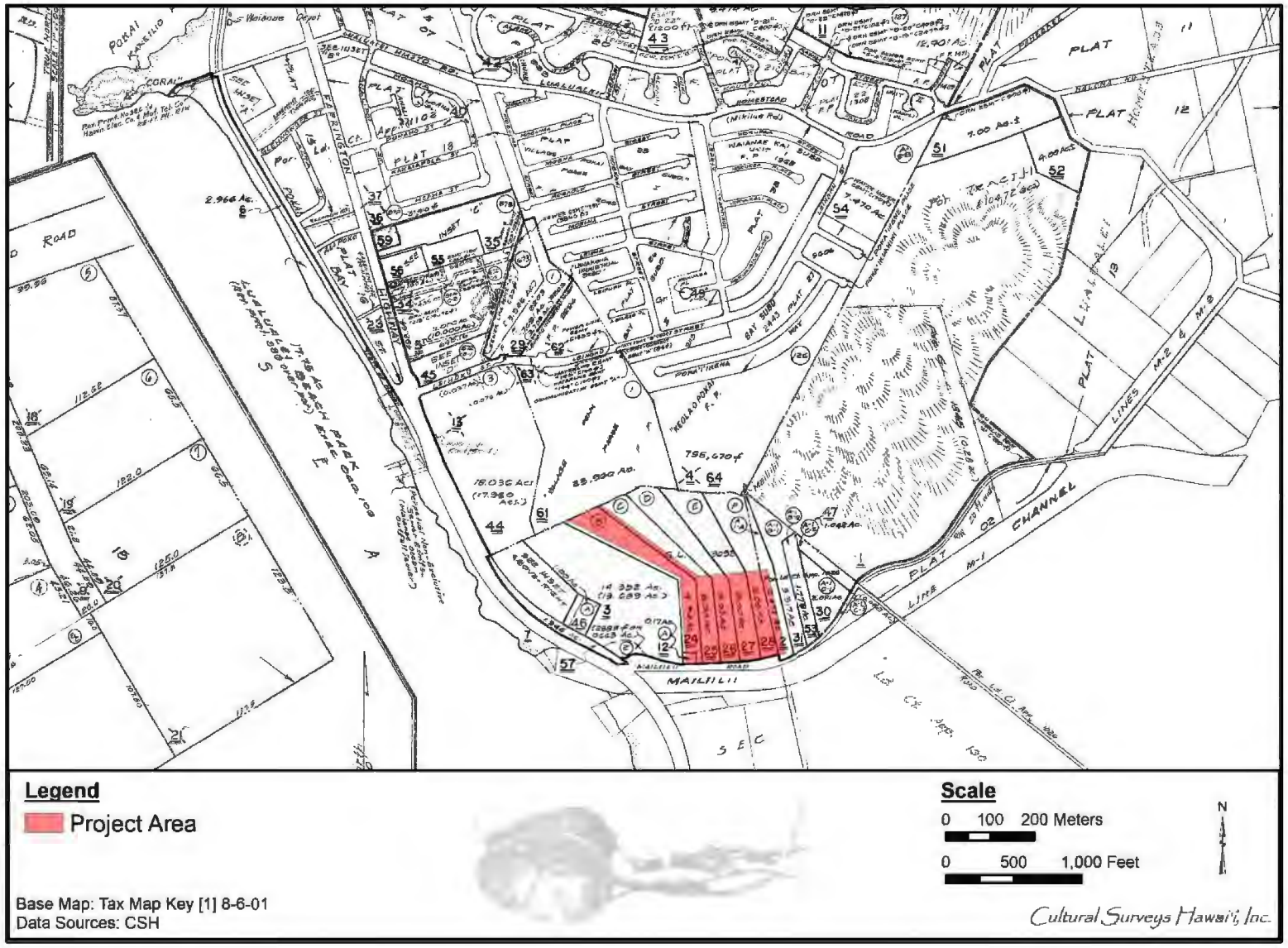

Figure 2. Tax Map Key (TMK) [1] 8-6-01, showing the project area

Figure 3. 2015 ESRI aerial photograph, showing the project area; green arrows indicate the location and direction of field inspection photographs shown in Figure 4 through Figure 8

Figure 4. Taken from the southern edge of the project area, view to north

Figure 5. Taken from near the southeast corner of the project area, view to northwest

Figure 6. Taken from the northeast corner of the project area, view to southwest

Figure 7. Taken from the northwest corner of the project area, view to southeast

Figure 8. Taken from the northeast corner of the project area, showing two buildings (left, indicated with red arrows) partially within the project area, view to south (see also Figure 9 below)

Figure 9. Portion of a 2015 ESRI aerial photograph with overlay of TMKs, showing two buildings (marked with red arrows) “straddling” the eastern project area boundary

Figure 10. Modern rubbish in the southeast corner of the project area, view to northwest

Figure 11. CSH 1, basalt and concrete mortared structural remnant, view to north

Figure 12. Plan view of rectangular post hole within CSH 1

Figure 13. CSH 2, circular basalt and concrete mortared structural remnant, view to west

Figure 14. Chimney-like structure is in the southwest portion of CSH 2, view to north

Figure 15. CSH 3, L-shaped basalt boulder alignment, view to north

Figure 16. Possible alignment of basalt boulders, view to northwest

Figure 17. Boulder-filled limestone sinkhole, view to north

Figure 18. Modern trail, view to west

Figure 19. The more southern of the two buildings partially within the project area, view to northeast (see also Figure 9 above)

Figure 20. The two northernmost buildings along the eastern boundary of the project area; the one on the right (marked with a red arrow) is partially within the project area, while the other is just outside the project area, view to northeast (see also Figure 9 above)

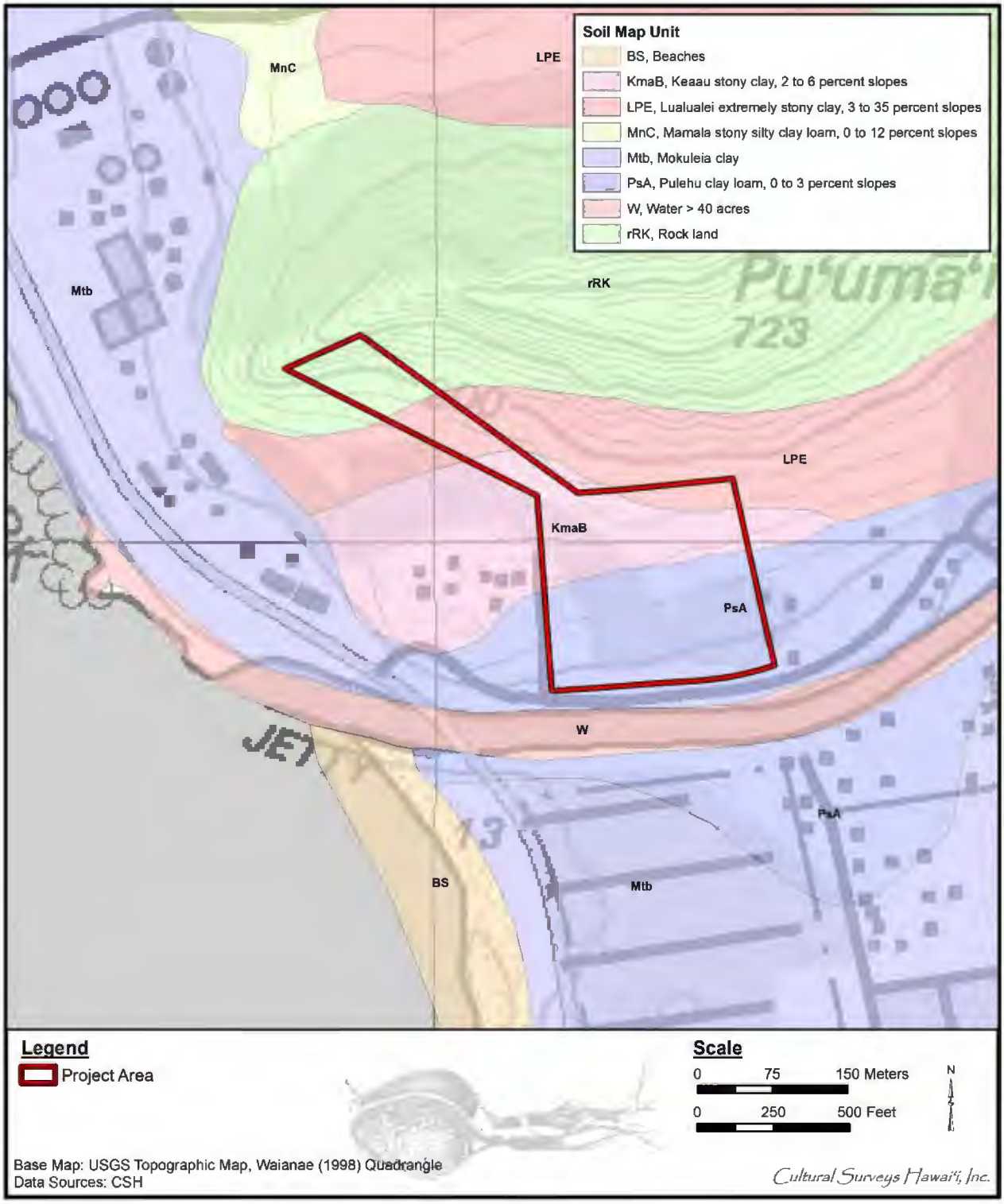

Figure 21. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (USDA SSURGO 2001)

Figure 22. 2015 ESRI aerial photograph, showing archaeologist's track log and potential archaeological historic properties (CSH 1–3) identified during the field inspection

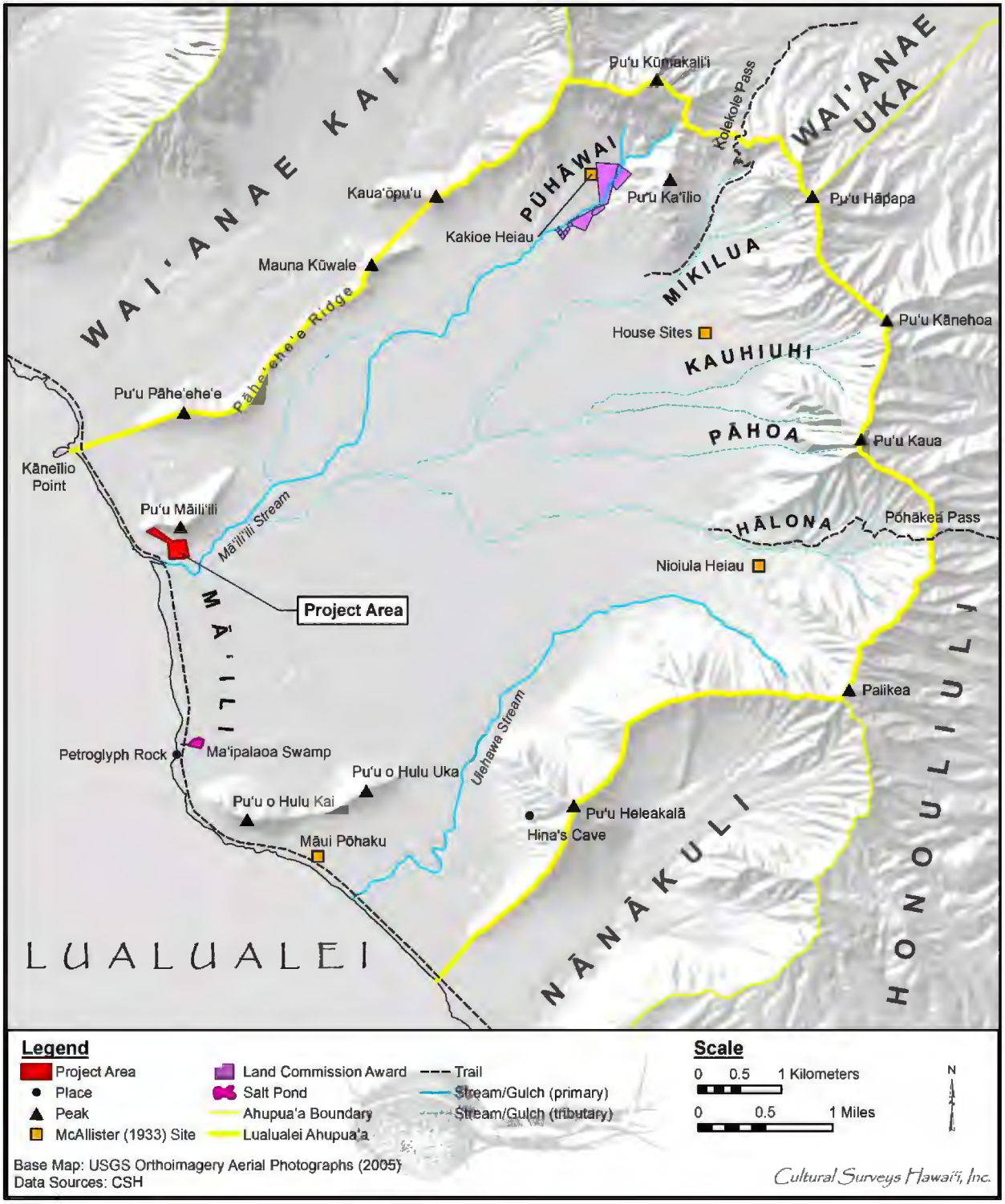

Figure 23. 2005 USGS orthoimagery aerial photograph, showing the project area, place names, land commission awards (LCAs), and McAllister (1933) archaeological sites

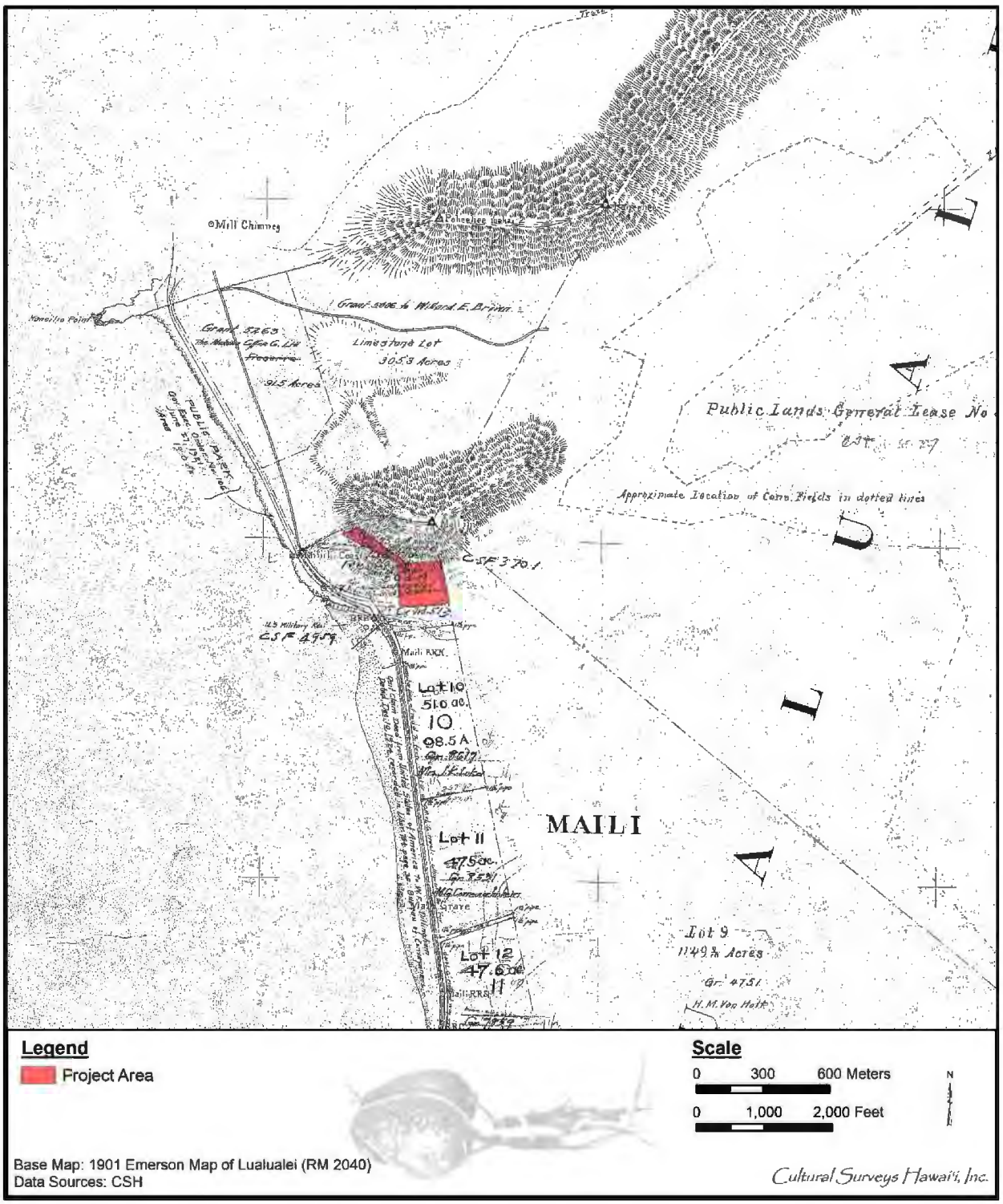

Figure 24. 1901 Emerson map of Lualualei (RM 2040), showing the project area

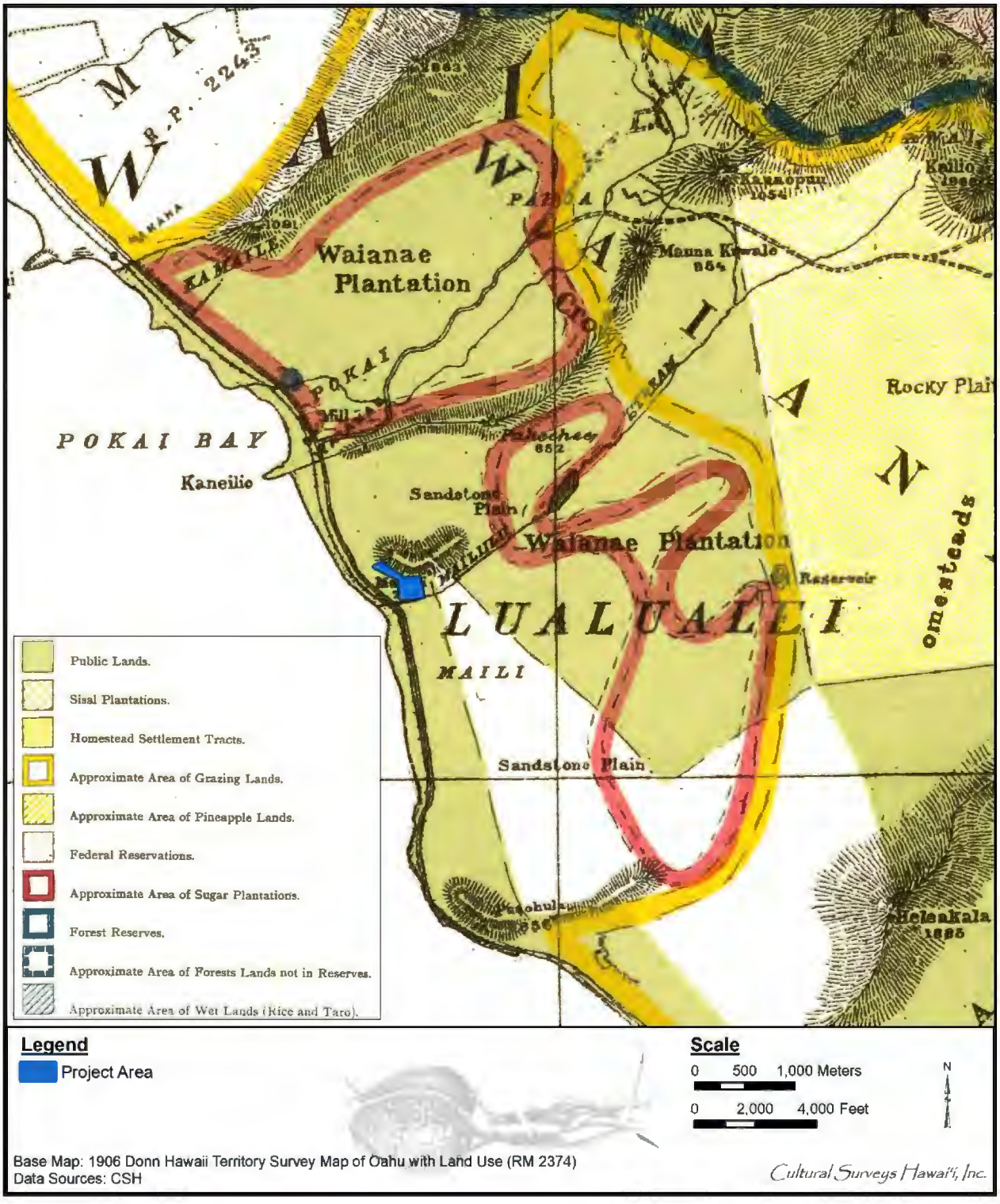

Figure 25. 1906 Donn Hawaii Territory survey map of O‘ahu with land use, showing the project area within public lands

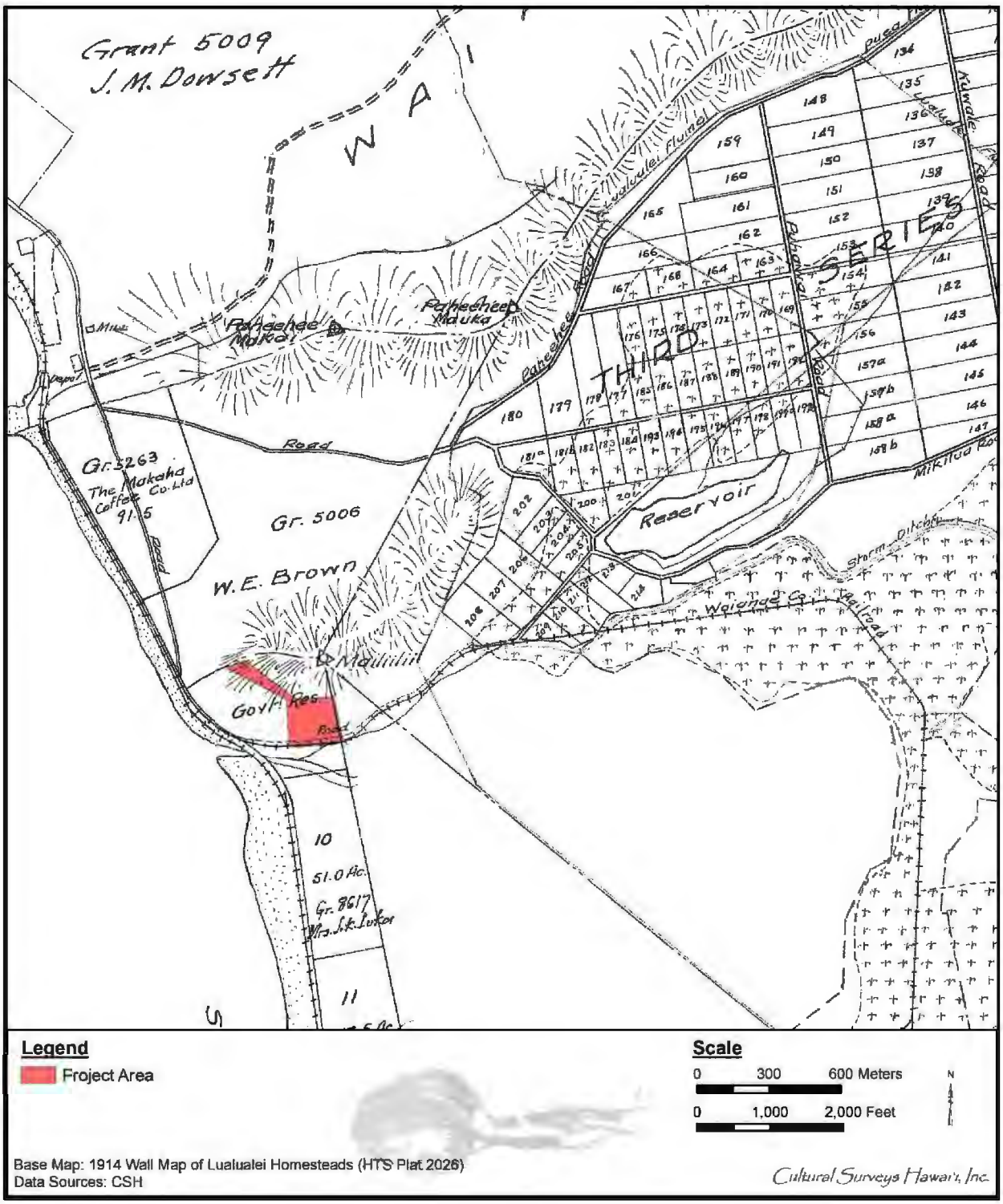

Figure 26. 1914 Wall map of Lualualei Homesteads (HTS Plat 2026), showing a railroad line along the southern boundary of the project area

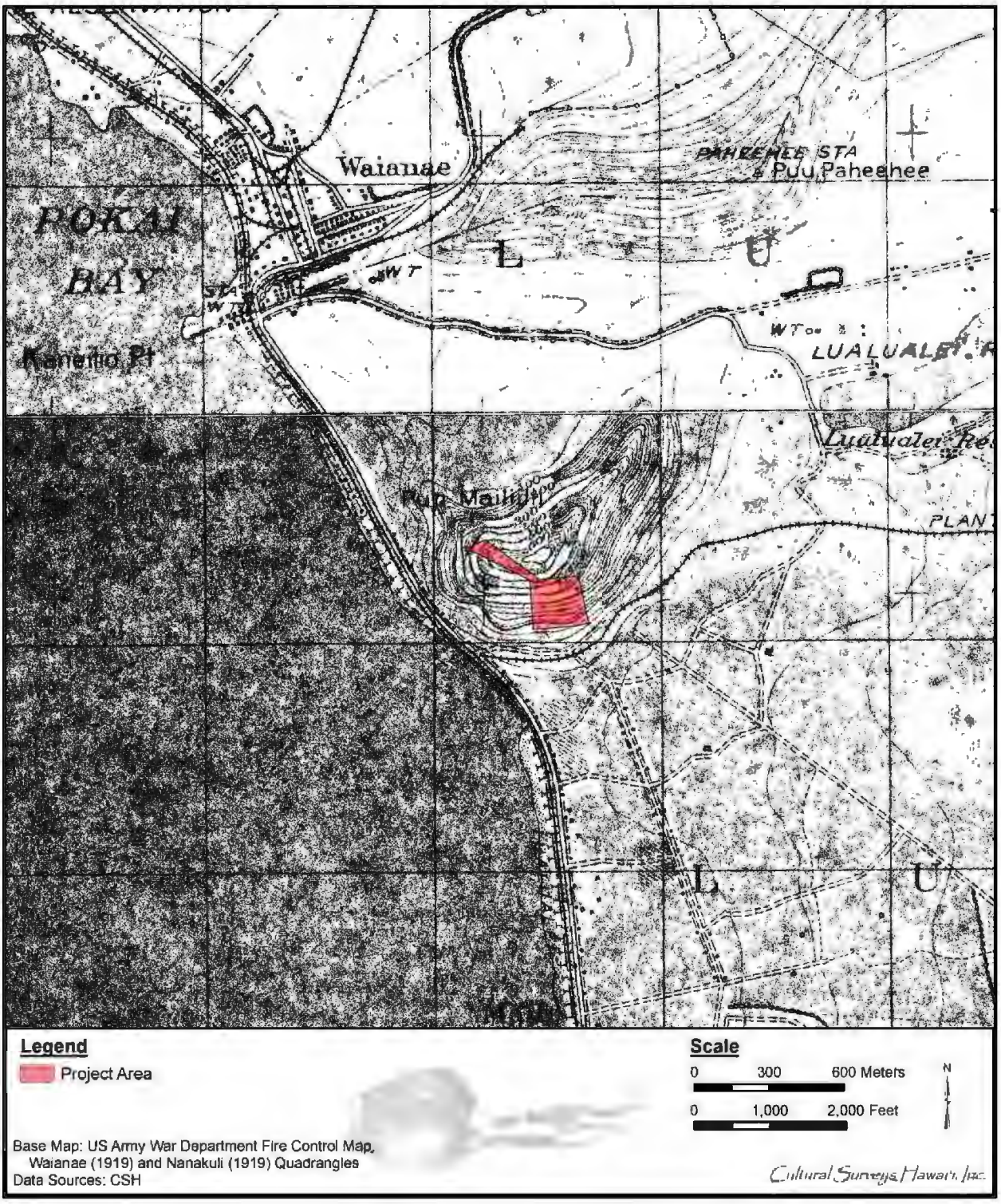

Figure 27. 1919 U.S. Army War Department fire control map, Waianae and Nanakuli quadrangles, showing the project area

Figure 28. 1935–1936 U.S. Army War Department terrain map, Waianae, Schofield, and Kaena quadrangles, showing the project area

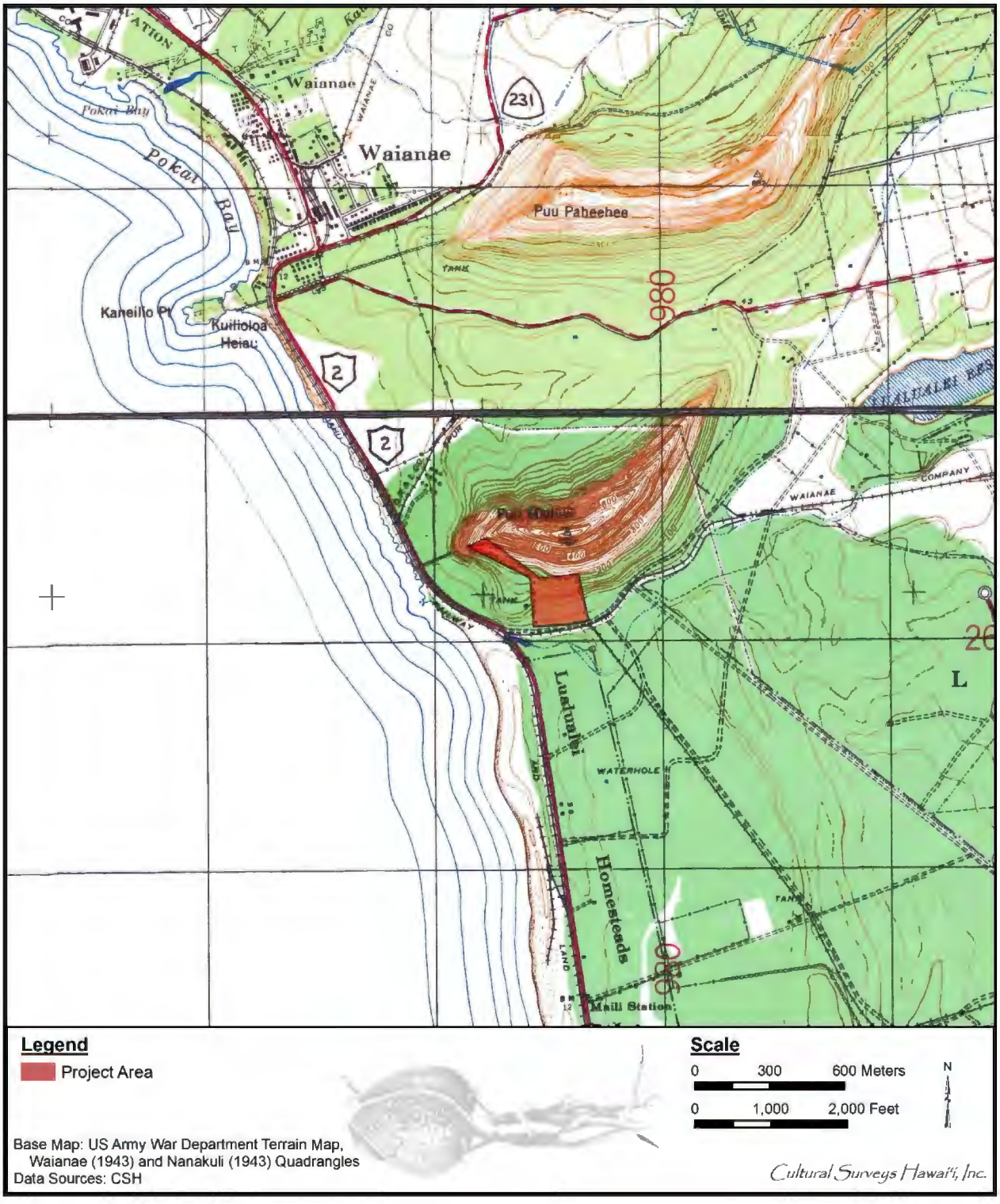

Figure 29. 1943 U.S. Army War Department terrain map, Waianae and Nanakuli quadrangles, showing the project area

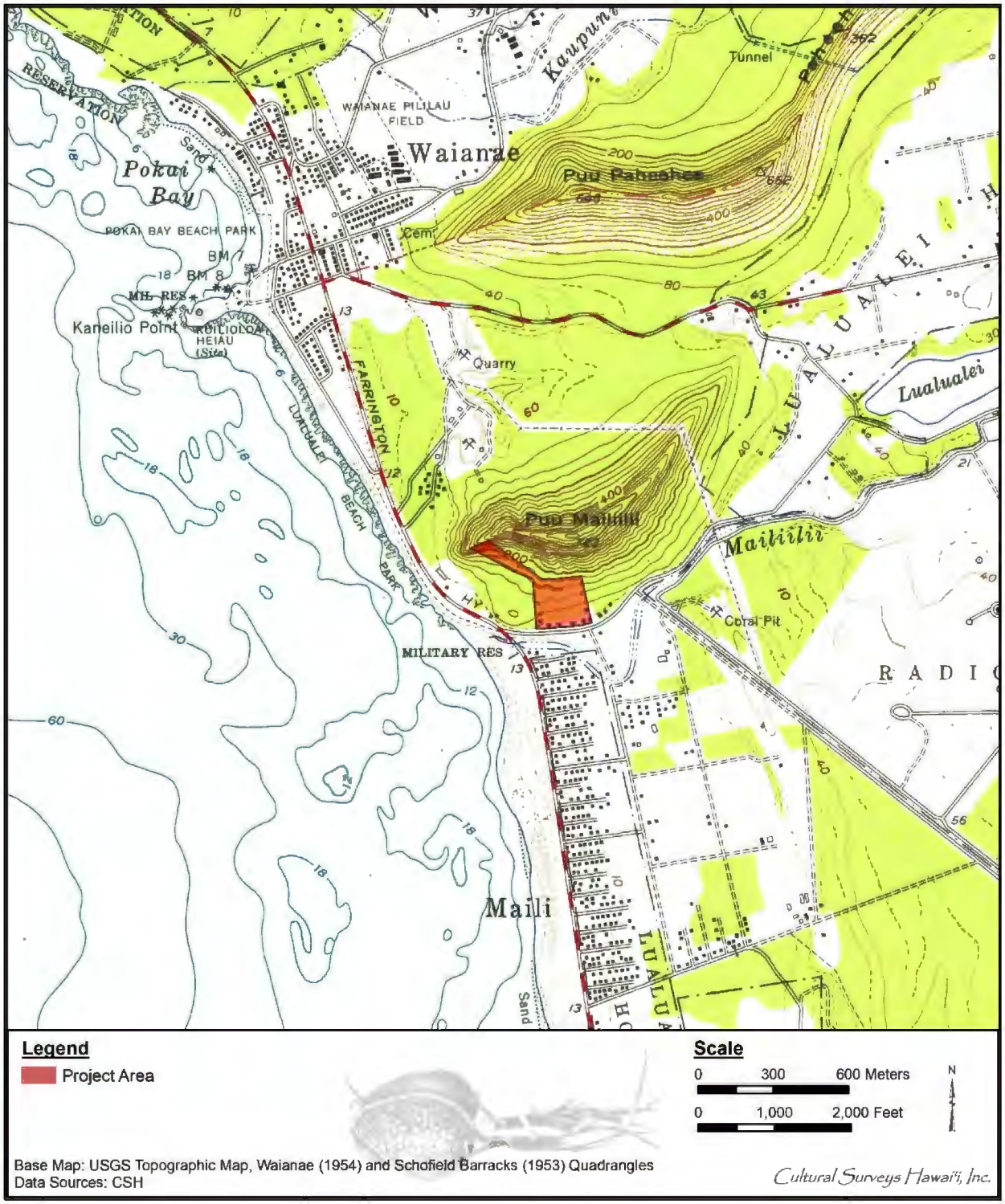

Figure 30. 1953–1954 USGS topographic map, Waianae and Schofield Barracks quadrangles, showing eight buildings or structures within the southern portion of the project area

Figure 31. 1963–1969 USGS topographic map, Waianae and Schofield Barracks quadrangles, showing ten buildings or structures within the southern portion of the project area

Figure 32. 1977 USGS orthophotoquad aerial photograph, Waianae quadrangle, showing the project area

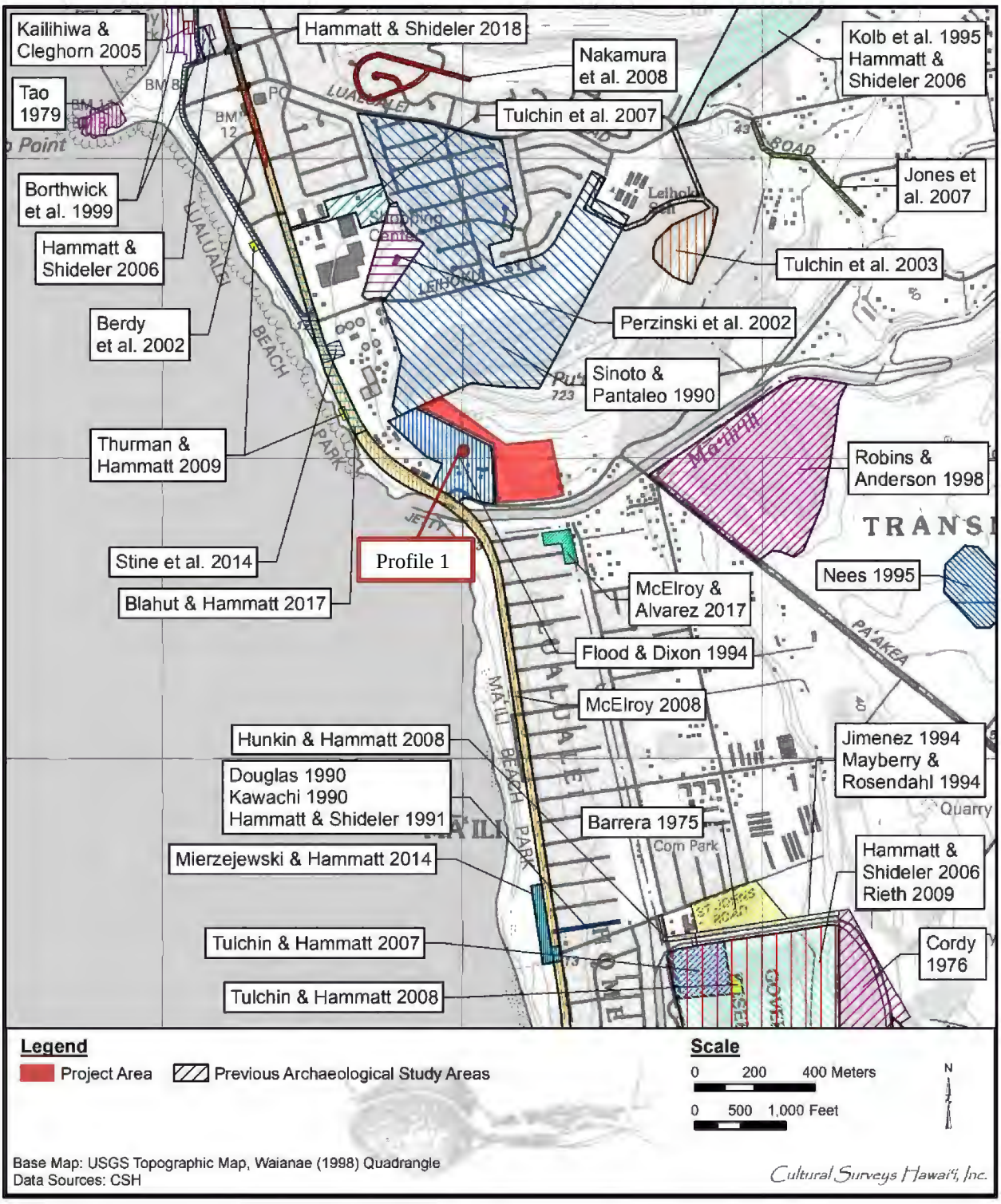

Figure 33. A portion of the 1998 Waianae USGS topographic quadrangle, with overlay of previous archaeological studies in the vicinity of the project area and Flood and Dixon (1994), Profile 1 (depicted in Figure 35 below)

Table 1. Previous archaeological studies in the vicinity of the project area

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
McAllister 1933	Archaeological reconnaissance survey	Island-wide	Site 152, Pu‘upahe‘ehe‘e Heiau, and Site 153, Kū‘īlioloa Heiau, identified north of the current project area
Barrera 1975	Archaeological reconnaissance survey	Adjacent to Mā‘ili Stream and Ho‘okele St	No historic properties identified in the vicinity of the current project area
Cordy 1976	Archaeological reconnaissance survey	Kaiser Pacific Properties Land, Mā‘ili Kai	No historic properties identified in the vicinity of the current project area
Tao 1979	Archaeological research	Kū‘īlioloa Heiau	Recommends reconstruction and restoration of SIHP # -0153, Kū‘īlioloa Heiau
Douglas 1990	Burial report	Liopolo St	SIHP # -4244 Burials 1, 2, 4, 6, and 7
Kawachi 1990	Burial report	Liopolo St	SIHP # -4244 Burials 1 and 2
Sinoto and Pantaleo 1990	Archaeological reconnaissance survey	Pōka‘ī Bay Subdivision	No historic properties identified
Hammatt and Shideler 1991	Archaeological monitoring	Liopolo St	SIHP # -4244, human burials
Flood and Dixon 1994	Archaeological reconnaissance survey	Wai‘anae Coast Comprehensive Health Center	No historic properties identified
Jimenez 1994	Archaeological inventory survey	Mā‘ili Kai	No historic properties identified in the vicinity of the current project area
Mayberry and Rosendahl 1994	Archaeological reconnaissance survey	Mā‘ili Kai	Identified three post-Contact historic properties in the vicinity of the current project area: SIHP # -3336, reservoir complex; SIHP # -3341, wall; and SIHP # -3348, mounds
Kolb et al. 1995	Archaeological inventory survey	Pahe‘ehe‘e Ridge	No historic properties identified in the vicinity of the current project area
Nees 1995	Archaeological reconnaissance survey	NRTF Lualualei	No historic properties identified

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
Robins and Anderson 1998	Archaeological reconnaissance survey	RTF Lualualei	Identified SIHP #s -1886, mound, and SIHP # -5592, enclosure, in the vicinity of the current project area
Borthwick et al. 1999	Subsurface archaeological survey	Pōka‘ī Bay Beach Park	No historic properties identified
Berdy et al. 2002	Archaeological monitoring	Farrington Hwy	Identified SIHP # -6400, historic trash pit
Perzinski et al. 2002	Archaeological inventory survey	NW Lualualei	No historic properties identified
Tulchin et al. 2003	Archaeological inventory survey	Proposed Wai‘anae 242 Reservoir and Access Road	Identified two possible shelters and a cave; no SIHP numbers assigned
Kailihiwa and Cleghorn 2005	Archaeological monitoring	Pōka‘ī Bay Beach Park	No historic properties identified
Hammatt and Shideler 2006	Archaeological field check and literature review	TMKs: [1] 8-4-016:008; 8-5-008:40,41 and 44; 8-5-018:019; 8-6-003:008; and 8-7-010:007	Five parcels considered for a Leeward Coast Emergency Homeless Shelter project; no historic properties identified
Jones et al. 2007	Archaeological monitoring	BWS system improvements on Wai‘anae Valley Rd and connecting streets	No historic properties identified
Tulchin and Hammatt 2007	Archaeological inventory survey	Leeward Coast Emergency Homeless Shelter Project, Lualualei Ahupua‘a	No historic properties identified
Tulchin et al. 2007	Archaeological inventory survey	Waianae Sustainable Communities Plan project	No historic properties identified
McElroy 2008	Archaeological monitoring	Farrington Hwy, portions of TMKs: [1] 8-2 through 8-7	No historic properties identified
Nakamura et al. 2008	Archaeological monitoring	MacArthur, Kawili and Alamihi streets	No historic properties identified
Tulchin and Hammatt 2008	Addendum Archaeological inventory survey	Leeward Coast Emergency Homeless Shelter Project, Lualualei Ahupua‘a	No historic properties identified

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
Hunkin and Hammatt 2008	Archaeological monitoring	Leeward Coast Emergency Homeless Shelter Project, Lualualei Ahupua‘a	No historic properties identified
Rieth 2009	Archaeological inventory survey	Former Voice of America site, Mā‘ili	Identified SIHP #s -7081, Voice of America antenna system, and -7083, railroad berm, in the vicinity of the current project area
Thurman and Hammatt 2009	Archaeological monitoring	Lualualei Beach Park	No historic properties identified
Mierzejewski and Hammatt 2014	Archaeological monitoring	Mā‘ili Beach Park	No historic properties identified
Stine et al. 2014	Archaeological monitoring	Wai‘anae and Lualualei Ahupua‘a, TMK: [1] 8-various	No historic properties identified in the vicinity of the current project area
Blahut and Hammatt 2017	Archaeological monitoring	Farrington Hwy ROW	No historic properties identified
McElroy and Alvarez 2017	Archaeological inventory survey	Proposed Hale Makana O Mā‘ili Residential Complex	No historic properties identified
Hammatt and Shideler 2018	Archaeological literature review	Farrington Hwy ROW, Wai‘anae Ahupua‘a	No historic properties identified in the vicinity of the current project area

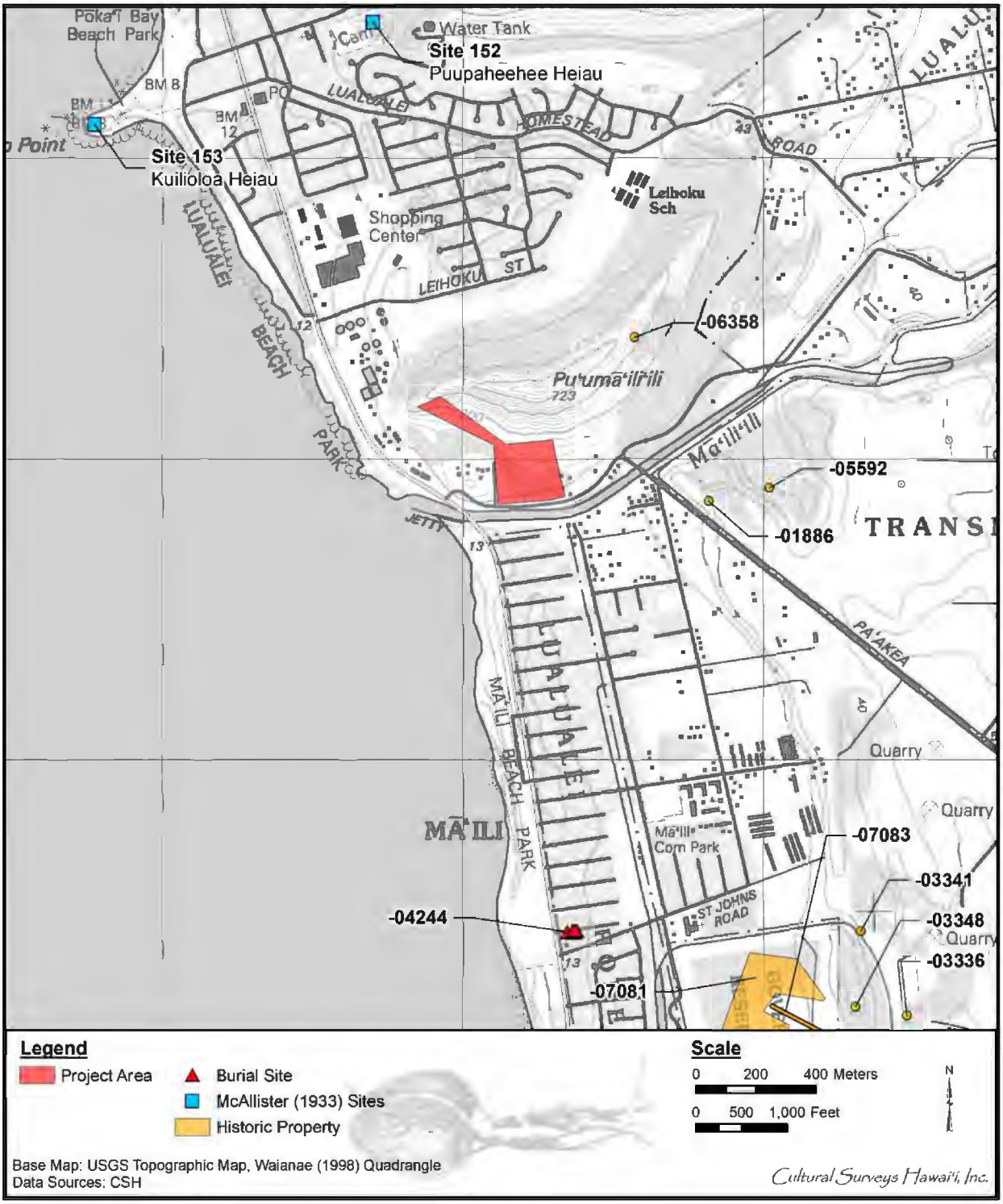

Figure 34. A portion of the 1998 Waianae USGS topographic quadrangle, with overlay of historic properties in the vicinity of the project area

Table 2. Historic properties previously identified in the vicinity of the project area

SIHP # 50-80-07-	Formal Type/ Name	Comment	Source
0152	Pu‘upahe‘ehe‘e Heiau	“[C]ompletely destroyed” by enlargement of an adjacent cemetery; related to a *hōlua* slide used for sledding contests	McAllister 1933
0153	Kū‘īlioloa Heiau	On the tip of Kāne‘īlio Point, at the south end of Pōka‘ī Bay	McAllister 1933
1886	Mound	Pre- or early post-Contact	Robins and Anderson 1998
3336	Reservoir complex	Post-Contact	Mayberry and Rosendahl 1994
3341	Wall	Post-Contact	Mayberry and Rosendahl 1994
3348	Mounds	Post-Contact	Mayberry and Rosendahl 1994
4244	Human skeletal remains	Burials 1, 2, 4, 6, and 7 were recovered; Burials 3 and 5 were preserved in place	Douglas 1990; Kawachi 1990; Hammatt et al. 1991
5592	Enclosure	Pre- or early post-Contact; interpreted as habitation site	Robins and Anderson 1998
6358	Alignment	L-shaped	Tulchin et al. 2003
7081	Voice of America antenna system	Post-Contact	Rieth 2009
7083	Railroad berm	Post-Contact	Rieth 2009

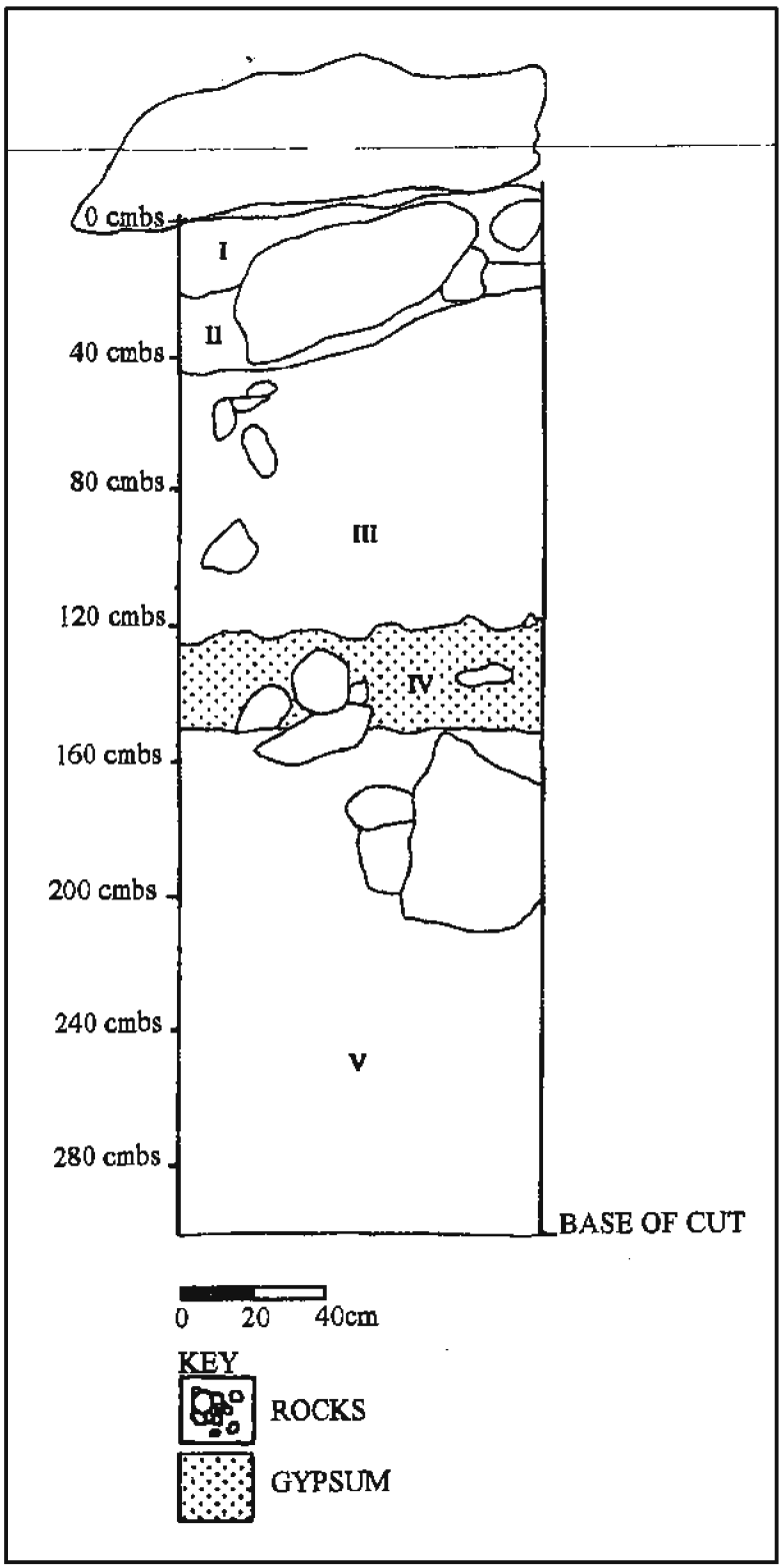

Figure 35. Flood and Dixon’s (1994:7) Soil Profile 1, showing humic silt loam with many roots (I); compact silty clay (II); silty clay (III, IV); and silty clay loam (V)

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EXHIBIT C

Cultural Impact Assessment

DRAFT
Cultural Impact Assessment for the Waiʻanae Coast Comprehensive Health Center Project, Lualualei Ahupuaʻa, Waiʻanae District, Oʻahu TMKs: [1] 8-6-001:012 and 024–028

Prepared for
Gerald Park Urban Planner

Prepared by
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(Job Code: LUALUALEI 36)

March 2020

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Management Summary

Reference	Cultural Impact Assessment for the Wai‘anae Coast Comprehensive Health Center Project, Lualualei Ahupua‘a, Wai‘anae District, O‘ahu, TMKs: [1] 8-6-001:012 and 024–028 (Spencer and Hammatt 2020)
Date	March 2020
Project Number(s)	Cultural Surveys Hawai‘i, Inc. (CSH) Job Code: LUALUALEI 36
Agencies	State of Hawai‘i, Department of Health, Office of Environmental Quality Control
Land Jurisdiction	Department of Hawaiian Home Lands (DHHL)
Project Proponent	Waianae Coast Comprehensive Health Center (WCCHC)
Project Location	The project is located in Lualualei Ahupua‘a, Wai‘anae District, O‘ahu. The project area is located at 86-260 Farrington Highway nestled between the ridges of Pu‘u Mā‘ili‘ili and the coast of Lualualei Beach Park. The project area is depicted on a portion of the 1998 Waianae U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle and a 2015 aerial photograph.
Project Description	Waianae Coast Comprehensive Health Center (WCCHC) is preparing a Master Plan to guide development for the next 5, 10, and 20 year intervals at its current medical facility. With the adoption and subsequent implementation of a Facilities Master Plan in 1996, major construction at the WCCHC included development of the Family Medical Building, Adult Medicine and Pharmacy, Emergency Medical Services Building, and the Malama Recovery Center. The Facilities Master Plan sunset in 2016. The purpose of this second Master Plan is to translate the WCCHC’s mission into tangible physical form within the constraints of its location, the provision of needed medical services now and into the future for Leeward Coast residents, the ability to procure funding from private and public sources, and the ability to financially sustain its operations. Three low-rise wood and brick structures fronting Farrington Highway will be demolished. Behavioral Health Services, Woman, Infant, Child Program (WIC), and Ho‘olokahi programs currently occupy these structures. A proposed two-story 6,500-square-foot (sq ft) building will be constructed near the Malama Recovery Center as the new home of the Behavioral Health Services. A two-story Community Services Building will be built on the site of the demolished buildings. The WIC program, Ho‘olokahi program, preventive health, and community services will co-locate into the

	8,000-sq-ft building. Additional space for a future building has been set aside at this location. To accommodate vehicle parking for patients, the Master Plan proposes to construct a three-level, 30,000-sq-ft parking structure for up to 125 vehicles. The structure will be built at the southwest corner of the WCCHC below the existing Adult Medicine and Pharmacy Building. A “Welcome Hale” of approximately 150 s feetwill be erected at the main entry to the WCCHC at Mā‘ili‘ili Road. The Hale will serve as a hub for transporting patients from various on-site facilities to and from bus stops on Mā‘ili‘ili Road and Farrington Highway, a service that is currently provided. The Master Plan also proposes renovating several existing buildings and repurposing them for alternative uses. The Board of Directors of the WCCHC is seeking to lease five lots adjoining the WCCHC from the Department of Hawaiian Home Lands. The WCCHC does not have “site control” thus the lots are excluded from the Master Plan.
Project Acreage	The total project area is approximately 13.25 acres (5.36 hectares) of TMKs: [1] 8-6-001:012 and 024–028.
Document Purpose	This cultural impact assessment (CIA) was prepared to comply with the State of Hawai‘i’s environmental review process under Hawai‘i Revised Statutes (HRS) §343, which requires consideration of the proposed project’s potential effect on cultural beliefs, practices, and resources. Through document research and cultural consultation efforts, this report provides information compiled to date pertinent to the assessment of the proposed project’s potential impacts to cultural beliefs, practices, and resources (pursuant to the Office of Environmental Quality Control’s *Guidelines for Assessing Cultural Impacts*) which may include traditional cultural properties (TCPs). These TCPs may be significant historic properties under State of Hawai‘i significance Criterion e, pursuant to Hawai‘i Administrative Rules (HAR) §13-275-6 and §13-284-6. Significance Criterion e refers to historic properties that “have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group’s history and cultural identity” (HAR §13-275-6 and §13-284-6). The document is intended to support the project’s environmental review and may also serve to support the project’s historic preservation review under HRS §6E-8 and HAR §13-284.
Results of Background Research	Background for this project yielded the following results presented in approximately chronological order:

	1. The *moku* (district) of Wai‘anae consists of ten *ahupua‘a* (traditional land division usually extending from the mountain to the sea): Nānākuli, Lualualei, Wai‘anae Kai, Wai‘anae Uka, Mākaha, Kea‘au, ‘Ōhikilolo, Mākua, Kahanahāiki, and Keawa‘ula. 2. Lualualei is the largest leeward valley in the Wai‘anae Moku. Composed of approximately 14,000 acres, Lualualei extends from the Wai‘anae Range to the ocean. To the south is the *ahupua‘a* of Nānākuli, and to the north is the *ahupua‘a* of Wai‘anae. Its southern border includes a portion of Pu‘u Heleakalā, and its northern boundary includes a portion of Pu‘u Pāhe‘ehe‘e. 3. There are two suggested meanings or explanations for the naming of Lualualei. One meaning, “flexible wreath,” is attributed to a battle formation used by Mā‘ilikūkahi against four invading armies in the battle of Kīpapa in the early fifteenth century (Sterling and Summers 1978:68). A second meaning, offered by John Papa ‘Ī‘ī, is “beloved one spared.” This meaning relates to the story of a relative who was suspected of wearing the king’s *malo* (loincloth). The proclamation of the king given by Kula‘inamoku that Kalakua did not wear the king’s loin cloth spared the family of Luluku; thus, a child born in the family was named Lualualei (‘Ī‘ī 1959:23). 4. Numerous traditional accounts of Lualualei focus on mythology of the demi-god Māui. It was here that he learned the secret of making fire for mankind and perfected his fishing skills. Other famous accounts tell of the place where Māui’s adzes were made, of Mānaiakalani the magic fishhook, of the snare for catching the sun, and his kite-flying expedition. 5. Settlement in Lualualei was greatest near the coastline, where marine resources were plentiful, and in the mountainous interior, where rainfall was sufficient for agriculture and forest resources. Prior to Western Contact, the settlement pattern for this region likely consisted of dispersed residences concentrated at the sea and the mountains. An account provided by Pukui (cited in McGrath et al. 1973:10) suggests an informal exchange network existed whereby coastal dwellers traded marine resources for the agricultural and forest resources of the inland dwellers. 6. The Hawaiian Islands began exporting sandalwood to Asia shortly after 1800, and the commerce flourished until the supply dwindled in the mid-1830s. Lualualei was a region of importance in the sandalwood trade. The demands placed on the *maka‘āinana* (commoners) to harvest wood for the trade caused many agricultural fields to become fallow and unused.

	7. At the time of the Māhele (the division of Hawaiian lands), the *ahupua‘a* of Wai‘anae, which included Lualualei, was listed as Crown lands and was claimed by King Kamehameha III as his personal property (Board of Commissioners 1929:28). 8. Twelve land claims were made in Lualualei; however, only six were awarded. Most awards were upland in the *‘ili* (traditional land division; smaller than an *ahupua‘a*) of Pūhāwai, *mauka* (toward the mountains) of the current project area. From the claims, it can be determined that at least eight families were living in Pūhāwai at the time of the Māhele in 1848. Together, they cultivated a minimum of 163 *lo‘i* (irrigated taro patch). The numerous *lo‘i* mentioned in the claims indicate the land was ideal for growing wetland taro, and that this livelihood was actively pursued by the awardees. 9. One of the first areas to be utilized for ranching on the Wai‘anae Coast was Lualualei. Hawai‘i Bureau of Land Conveyances (B.C.), 1845–1869 (archived at the DLNR), records show that William Jarrett leased approximately 17,000 acres of land from Kamehameha III in 1851. This was the beginning of Lualualei Ranch. 10. In 1901, the Waianae Sugar Company leased 3,332 acres in Lualualei for raising cane and for ranching (Commissioner of Crown Lands 1902). Amfac, Inc. purchased the plantation and closed it down in 1947. 11. The Oahu Railway and Land Company (OR&L) signed its charter on 4 February 1889. This railroad line connected with the Waianae Sugar Plantation in 1895, generally running along the *makai* (toward the sea) boundary of the sugarcane fields. The railway served the Wai‘anae Coast until 1946 when the Waianae Sugar Plantation closed down. 12. After the overthrow of the Hawaiian monarchy in 1893, Crown Lands and Government Lands were combined to become Public Lands. The Crown Lands were no longer indistinguishable and inalienable. In 1895, the Republic of Hawaii decided to open up lands for homesteading in the hopes of attracting a “desirable class of immigrants”—Americans and those of Caucasian descent (Kuykendall and Day 1961:204). By the early 1920s, about 40 families had settled on homestead lots in Lualualei (Kelly 1991:331–332). The well-known families that obtained homestead lots at this time were Von Holt, McCandless, and Dowsett. 13. During the first half of the twentieth century, a major influence in Lualualei Ahupua‘a was the military. By 1929, over 8,184 acres of the McCandless Cattle Ranch had been condemned and purchased by the U.S. Navy for the construction

	of a Naval Ammunition Depot for the ships based at Pearl Harbor Naval Base.
Results of Community Consultation	CSH attempted to contact 71 Native Hawaiian Organizations (NHOs), agencies, and community members. Of the nine people that responded, one *kama‘āina* (native born) and/or *kupuna* (elders) provided written testimony, two spoke with CSH over the telephone, and three participated in formal interviews for more in-depth contributions to the CIA. Below is a list of individuals who shared their *mana‘o* (opinions) and *‘ike* (knowledge) about the project area: 1. Carl Jellings, Aha Moku Advisory Committee, Wai‘anae Moku Respresentative 2. Glen Kila, Program Director for Marae Ha‘a Koa and Koa Ike 3. Keone Nunes, *kahuna kā kākau* (expert tattooist) and *kama‘āina* of Wai‘anae 4. Jan Becket, retired teacher, photographer and author, member of the Committee for the Preservation of Historic Sites and Properties 5. James S. Brito, Jr., *kama‘āina* of Ma‘ili 6. Maile Keli‘ipio-Acoba, Chief Executive Officer at Institute for Native Pacific Education and Culture (INPEACE)
Impacts and Recommendations	Based on information gathered from the cultural and historical background, and the community consultation, participants voiced and framed their concerns in a cultural context: 1. Jan Becket recommended that the families of the deceased at the plantation-era cemetery at the base of Pāhe‘ehe‘e Ridge should also be involved and/or invested in the preservation of Pu‘upāhe‘ehe‘e Heiau. 2. Ms. Keli‘ipio-Acoba expressed her concern for pedestrian safety along the Mā‘ili‘ili Road. She recommended making improvements to Mā‘ili‘ili Road including “widening it and putting some sidewalks in there.” She noted that “when you walk to their facility, there’s no sidewalks here.” She went on to state that “you got to walk on the dirt on the side of the road and the road is so narrow and its curved right here.” She said, “the speed at which people go around this S-curve right here, they go pretty fast so if you’re walking around the dirt here, it gets pretty dangerous […].” 3. She also expressed her concern regarding the location of the entrance to WCCHC, noting that “when you turn up this road here [Mā‘ili‘ili Road], this going up into this [WCCHC parking lot], it’s almost a blind spot right around here.” She added that when oncoming cars are traveling fast, “the time in which you have to make that decision to turn is not very much.” She

	recommended that location of the “entrance should be somewhere on the straight away.” 4. Ms. Keli‘ipio-Acoba also expressed concern regarding noise resulting from construction activities related to the proposed project. She stated that noise echoes off Pu‘u Mā‘ili‘ili and when families who live on the other side of Mā‘ili‘ili Stream have parties, they are easily able to hear the music. Mr. Brito also mentioned that *kiawe* trees along Mā‘ili‘ili Stream have been removed by a development project occurring on a nearby parcel. He noted that these trees provided a buffer for sound. Mr. Brito noted that “these trees over here was like 50-60 feet in the air, old *kiawe* trees, deeply rooted, and they just took ‘em right down and nobody talked to us about this.” He added that the *kiawe* trees also provided “a wind break for this area.” 5. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the State Historic Preservation Division (SHPD) will be notified pursuant to HAR §13-280-3. In the event that *iwi kūpuna* (Native Hawaiian skeletal remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended. 6. In the event that *iwi kūpuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

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Section 1 Introduction

1.1 Project Background

At the request of Gerald Park Urban Planner, on behalf of the Wai‘anae Coast Comprehensive Health Center (WCCHC) Cultural Surveys Hawai‘i, Inc. (CSH) has prepared this cultural impact assessment (CIA) for the WCCHC project in the *ahupua‘a* of Lualualei, Wai‘anae District, O‘ahu. The total project area is approximately 13.25 acres (5.36 hectares) of the TMKs: [1] 8-6-001:012 and 024– 028. The project area is located at 86-260 Farrington Highway nestled between the ridges of Pu‘u Mā‘ili‘ili and the coast of Lualualei Beach Park. The project area is depicted on a portion of the 1998 Waianae U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1), a tax map plat (Figure 2), and a 2015 aerial photograph (Figure 3).

WCCHC is preparing a Master Plan to guide development for the next 5, 10, and 20-year intervals at its current medical facility. With the adoption and subsequent implementation of a Facilities Master Plan in 1996, major construction at the WCCHC included the development of the Family Medical Building, Adult Medicine and Pharmacy, Emergency Medical Services Building, and the Malama Recovery Center. The Facilities Master Plan sunset in 2016.

The purpose of this second Master Plan is to translate the WCCHC’s mission into tangible physical form within the constraints of its location, the provision of needed medical services now and into the future for Leeward Coast residents, the ability to procure funding from private and public sources, and the ability to financially sustain its operations.

Three low-rise wood and brick structures fronting Farrington Highway will be demolished. Behavioral Health Services, Woman, Infant, Child Program (WIC), and Ho‘olokahi programs currently occupy these structures. A proposed two-story 6,500-square-foot (sq ft) building will be constructed near the Malama Recovery Center as the new home of the Behavioral Health Services.

A two-story Community Services Building will be built on the site of the demolished buildings. The WIC program, Ho‘olokahi program, preventive health, and community services will co-locate into the 8,000-sq-ft building. Additional space for a future building has been set aside at this location.

To accommodate vehicle parking for patients, the Master Plan proposes to construct a three-level, 30,000-sq-ft parking structure for up to 125 vehicles. The structure will be built at the southwest corner of the WCCHC below the existing Adult Medicine and Pharmacy Building.

A “Welcome Hale” of approximately 150 sq ft will be erected at the main entrance to the COMP at Mā‘ili‘ili Road. The Hale will serve as a hub for transporting patients from various on-site facilities to and from bus stops on Mā‘ili‘ili Road and Farrington Highway, a service that is currently provided.

The Master Plan also proposes renovating several existing buildings and repurposing them for alternate uses. The Board of Directors of the WCCHC is seeking to lease five lots adjoining the WCCHC from the Department of Hawaiian Home Lands. The WCCHC does not have “site control” thus the lots are excluded from the Master Plan.

Figure 1. Portion of 1998 Waianae USGS 7.5-minute topographic quadrangle showing the location of the project area

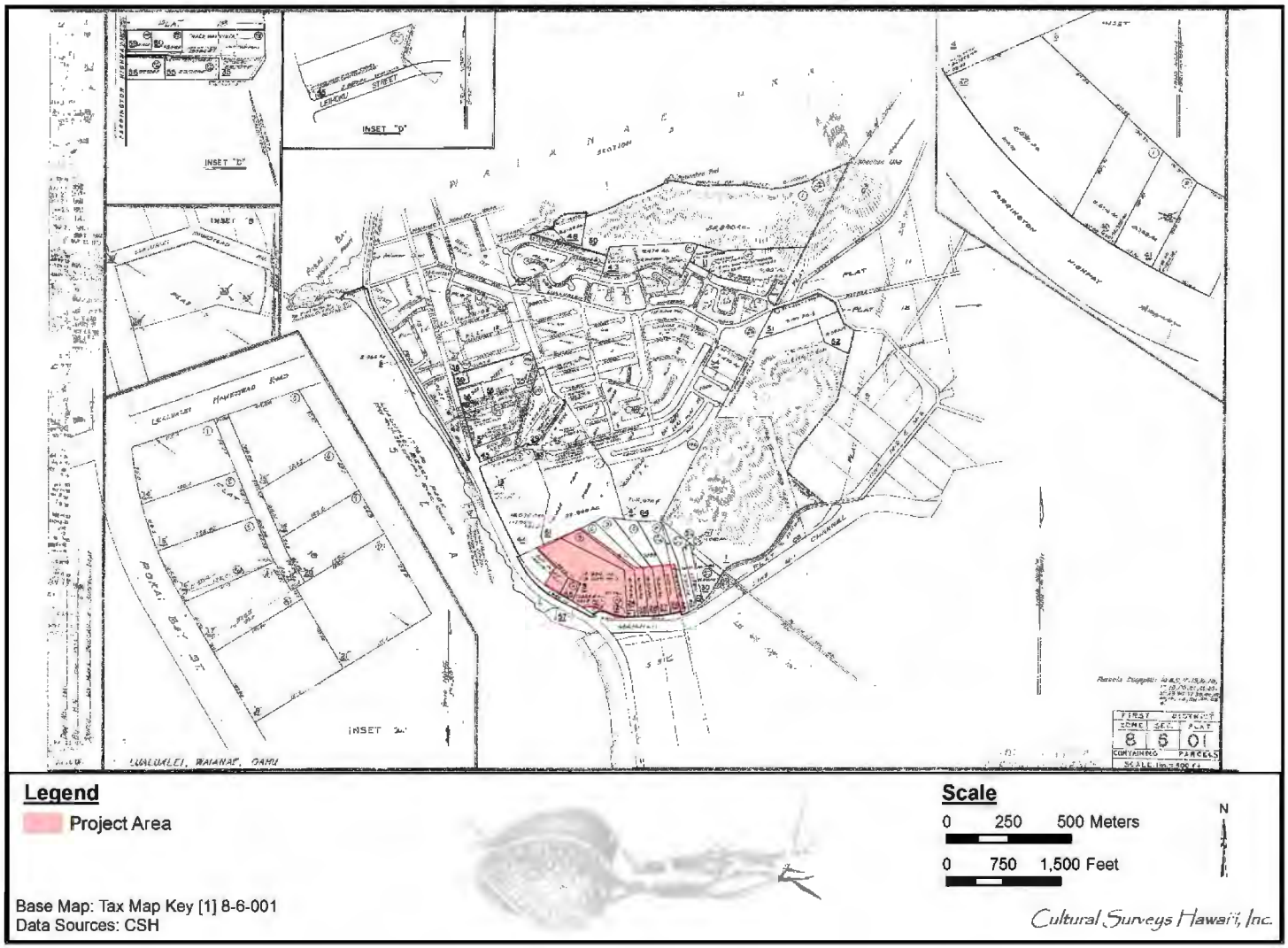

Figure 2. Tax Map Key (TMK) [1] 8-6-001 showing the project area (Hawai‘i TMK Service 2014)

Figure 3. Aerial photograph showing the location of the project area (ESRI 2015)

1.2 Document Purpose

The purpose of this CIA is to comply with the State of Hawai‘i’s environmental review process under Hawai‘i Revised Statutes (HRS) §343, which requires consideration of the project’s potential effect on cultural beliefs, practices, and resources. Through document research and cultural consultation efforts, this report provides information compiled to date pertinent to the assessment of the proposed project’s potential impacts on cultural beliefs, practices, and resources (pursuant to the Office of Environmental Quality Control’s *Guidelines for Assessing Cultural Impacts*), which may include traditional cultural properties (TCPs). These TCPs may be significant historic properties under State of Hawai‘i significance Criterion e, pursuant to Hawai‘i Administrative Rules (HAR) §13-275-6 and §13-284-6. Significance Criterion e refers to historic properties that “have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group’s history and cultural identity” (HAR §13-275-6 and §13-284-6). The document is intended to support the project’s environmental review and may also serve to support the project’s historic preservation review under HRS §6E and HAR §13-275 and §13-284.

The scope of work for this cultural impact assessment includes the following:

1. Examination of cultural and historical resources, including Land Commission documents, historic maps, and previous research reports, with the specific purpose of identifying traditional Hawaiian activities including gathering of plant, animal, and other resources or agricultural pursuits as may be indicated in the historic record.
2. Review of previous archaeological work at and near the subject parcel that may be relevant to reconstructions of traditional land use activities; and to the identification and description of cultural resources, practices, and beliefs associated with the parcel.
3. Consultation and interviews with knowledgeable parties regarding cultural and natural resources and practices at or near the parcel; present and past uses of the parcel; and/or other practices, uses, or traditions associated with the parcel and environs.
4. Preparation of a report that summarizes the results of these research activities and provides recommendations based on findings.

1.3 Environmental Setting

1.3.1 Natural Environment

The *moku* (district) of Wai‘anae consists of ten *ahupua‘a* (traditional land division): Nānākuli, Lualualei, Wai‘anae Kai, Wai‘anae Uka, Mākaha, Kea‘au, ‘Ōhikilolo, Mākua, Kahanahāiki, and Keawa‘ula. Wai‘anae Moku extends for 20 miles from the Ka‘ena Point to Kahe Point area. It stretches from the nearshore waters up to the ridgeline of the Wai‘anae Range. The Wai‘anae Range is the erosional remnant of the Wai‘anae shield volcano. The peak of the Wai‘anae Range is Mount Ka‘ala which is the highest peak on the island of O‘ahu (4,025 ft). Mount Ka‘ala is part of the Mount Ka‘ala Natural Area Reserve which occupies 1,100 acres in the Wai‘anae Mountains, from 1,200 ft to the peak of Mount Ka‘ala.

Wai‘anae Moku is distinguished by broad, deep valleys with steep, high valley walls and gradual slopes on the valley floors. These valleys have three basic land zones: coastal sand areas, lower valleys, and upper valleys. Cordy noted the following:

> The coastal sand areas include white sand beaches with low dunes and narrow back dunes. In some areas, such as Kea‘au and ‘Ōhikilolo, the dunes are still 5-15 feet high. The width of this zone can be 300-1,000 feet wide. Additionally, this coastal area includes uplifted old coral reef lands, forming rocky points and low cliffs along the shore and flat limestone lands behind. The lower valleys are flat and broad, usually with a single stream. The upper valleys are narrower and steeper and often have one or multiple tributaries or feeder stream drainages. [Cordy 2002:6]

At about 7.3 km (4.6 miles) wide at the shoreline and 8.0 km (5.0 miles) extending inland to the ridgetops, Lualualei is the largest valley in the Wai‘anae District (Cordy 2002:87). Defined by natural boundaries, the southern border of Lualualei is marked by Pu‘u Heleakalā, and its northern boundary by Pu‘u Pāhe‘ehe‘e. Lualualei is bordered by Wai‘anae to the north and Nānākuli to the south with the mountain range Pu‘u Pāhe‘ehe‘e extending up to Mauna Kūwale dividing the two. Mauna Kūwale is the most northern *pu‘u* (peak) on the Pāhe‘ehe‘e Ridge, northeast of the project area, and on the Lualualei and Wai‘anae Ahupua‘a boundary.

The project area is on the Wai‘anae Coast, approximately 200 m inland, just north of Mā‘ili‘ili Stream, and partially along the slopes of Pu‘u Mā‘ili‘ili.

1.3.2 *Ka Lepo* (Soils)

Fertile soils are abundant in most of the upper valleys in Wai‘anae. Soil quality in the lower valleys vary based on their location in relation to streams. For example,

> […] soils in lower Lualualei are shallow and overlay limestone bedrock. In the lower valley of Wai‘anae, broad flats with alluvial soils are present along the streams. In contrast, in Makaha and Nanakuli, lower valley soils are on gradual slopes high above deep stream cuts. [Cordy 2002:9]

According to the U.S. Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) database (2001) and soil survey data gathered by Foote et al. (1972), the project area’s soils consist, from southeast to northwest, of Pulehu clay loam, 0 to 3% slopes (PsA); Keaau stony clay, 2 to 6% slopes (KmaB); Lualualei extremely stony clay, 3 to 35% slopes (LPE); and Rock land (rRK) (Figure 4).

The Pulehu series is described as follows:

> This series consists of well-drained soils on alluvial fans and stream terraces and in basins. These soils occur on the islands of Lanai, Maui, Molokai, and Oahu. They developed in alluvium washed from basic igneous rock. The soils are nearly level to moderately sloping. […]
>
> These soils are used for sugarcane, truck crops, pasture, homesites, and wildlife habitat. The natural vegetation consists of bermudagrass, bristly foxtail, fingergrass, kiawe, klu, lantana, koa haole, and sandbur. [Foote et al. 1972:115]

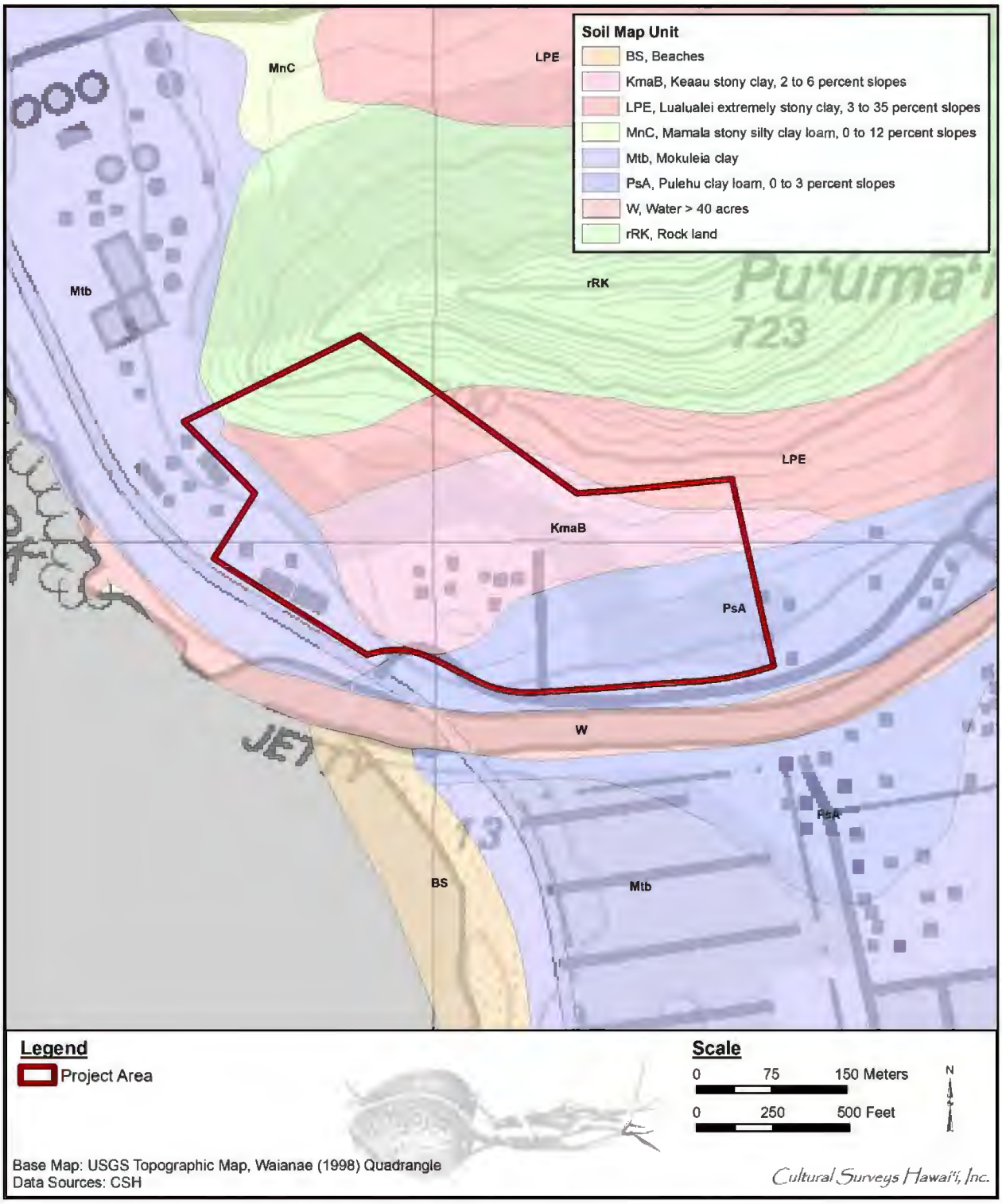

Figure 4. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (USDA SSURGO 2001)

The Keaau series is described as follows:

> This series consists of poorly drained soils on coastal plains on the island of Oahu. These soils developed in alluvium deposited over reef limestone or consolidated coral sand. They are nearly level and gently sloping. […]
>
> These soils are used for sugarcane and pasture. The natural vegetation consists of kiawe, bermudagrass, bristly foxtail, and fingergrass. [Foote et al. 1972:64-65]

The Lualualei series is described as follows:

> This series consists of well-drained soils on the coastal plains, alluvial fans, and on talus slopes on the islands of Kauai, Oahu, Molokai, and Lanai. These soils developed in alluvium and colluvium. They are nearly level and gently sloping. […]
>
> These soils are used for sugarcane, truck crops, pasture, wildlife habitat, urban development, and military installations. The natural vegetation consists of kiawe, koa haole, bristly foxtail, uhaloa, and fingergrass. [Foote et al. 1972:84]

Rock land is described as follows:

> Rock land (rRK) is made up of areas where exposed rock covers 25 to 90 percent of the surface. It occurs on all five islands. The rock outcrops and very shallow soils are the main characteristics. The rock outcrops are mainly basalt and andesite. This land type is nearly level to very steep. […]
>
> Rock land is used for pasture, wildlife habitat, and water supply. The natural vegetation at the lower elevations consists mainly of kiawe, klu, piligrass, Japanese tea, and koa haole. Lantana, guava, Natal redtop, and molassesgrass are dominant at the higher elevations. This land type is also used for urban development. [Foote et al. 1972:119]

1.3.3 *Ka Makani* (Winds)

Ancient Hawaiians recognized characteristic differences of the predominant winds and named each in such a way as to describe the direction, locale, or velocity. These names are still used today to identify these winds. Pahelehala (*lit.* pandanus ensnarement) is the name of the wind off Wai‘anae (Pukui and Elbert 1986:299). Pukui and Elbert (1986:304) name Pakaiea as another wind at Wai‘anae. Pu‘uka‘ala is the name of a wind found in the *mauka* (upland) region of Mount Ka‘ala (Pukui and Elbert 1986:359).

The Kaiāulu wind is the wind of the Wai‘anae district (Nakuina 1992:51). Pukui adds that it is a pleasant and gentle trade-wind breeze (Pukui and Elbert 1986:115). This wind is mentioned multiple times in *The Epic Tale of Hi‘iakaikapoliopele* during her travel on the leeward side of O‘ahu.

The Kaiāulu wind unfurls from Kuaiwa to Pōka‘i in an *oli* (chant) from *The Epic Tale of Hi‘iakaikapoliopele*:

Lei kapa ‘ehu kai Ka‘ena na ka makani	Ka‘ena is wreathed in a cloak of sea spray by the wind

Hohola a‘ela i nā uka o Poloea	Spread out in the uplands of Poloea
Kāhiko ihola i ka noe luna o Kamae	The summit of Kamae is adorned by mist
Maika‘i ihola ‘o Waialua ē, i Laila	Splendid is Waialua, there
5. ‘O Lihu‘e kekahi, aloha wale	5. As is Līhu‘e, beloved indeed
‘O ka luna wale o Kamaoha	The highlands of Kamaoha
Nani Malamanui, hui me Kawaikōloa	Malamanui is beautiful, joined with Kawaikōloa
I ka ho‘ohanuhanu ‘ia e ke kupukupu	Suffused with the aroma of ferns
He pua ‘ala nō ka mau‘u maika‘i	Fragrant are the blooms of the fine grasses
10. I halihali mai a Kokoloea	10. Carried all the way to Kokoloea
Pua weo i ka nahele o Ka‘au ē, i laila	The red blossom in the forest of Ka‘au, there
Ho‘okā‘au ka mana‘o, ho‘olaka i ke kanaka	Entertaining are the thoughts, taming the man
Ho‘onani i ka kino e noho nei, ‘oe anei ē, i laila	Adorning this body, is it you, there
Noho nō i Kanoenoe ke Kuahine	The Kuahine rain dwells in Kanoenoe
15. Hele a haiamū ka ua i ke kula	15. The rains gather in the plains
Me he kanaka maika‘i lā ka ua Ki‘owao	The Ki‘owao rain is like a handsome man
Ka pua ‘ula i ka uka o Kahui ē, i laila	The red blossom in the uplands of Kahui, there
Nani Ka‘ala, hemolele i ka mālie	Beautiful is Ka‘ala, flawless in the calm
He kuahiwi nui ia no Wai‘anae	Grand mountain of Wai‘anae
20. E wehe ana i ka makani Kaiāulu	20. The Kaiāulu wind unfurls
Mai Kuaiwa nō a Poka‘ī ē, i laila	From Kuaiwa to Pōka‘i, there
Mai loko‘ino ‘oe, e ka makamaka, ia‘u	Do not be cruel, my friend, to me
E ‘ike mai nō ka pono kāhea mai	Recognize the need for your welcoming call
‘Oe anei ē.	Is it you?

[Ho‘oulumāhiehie 2008a:173; Ho‘oulumāhiehie 2008b:162]

The Kaiāulu wind blows from below Wai‘anae, in Chants 149 and 150:

KAU HO‘OKAHI HANERI A ME KANAHĀKUMAMĀIWA O KA MO‘OLELO O HI‘IAKA	CHANT ONE HUNDRED AND FORTY - NINE
A makani Kaiāulu lalo o Wai‘anae	The Kaiāulu wind blows from below Wai‘anae
Ke wehe akula i ka poli o ke hoa	Opening up the embrace of the dear one
Ha‘i ka nalu o Kua me Aleikapōki‘i	The wave of Kua and Aleikapōki‘i breaks
I hiki, i moe aku i uka ka luhi o ke kai	They land, to rest ashore the weariness of the sea
5. Hiki ka ‘elele a ka ipo	5. The messenger of the beloved arrives
‘O koena a Lauka ula, he ‘ūlāleo	A scratching by Laukaula, a plea
He ‘ūlāleo aloha ē	A chanted word of affection
Makani Pahelehala o Kamailehuna	The Pahelehala wind blows at Kamailehuna
Ke wāhi ‘ia maila, nahā lalo o Malamaiki	The place is breached, lower Malamaiki is broken
10. ‘Ikea Waialua, ke kino o ka lā‘au	10. Waialua is revealed, the form of the tree
Pau pū nō me ka lehua wehea	Along with the lehua that is opened up
Wehea iho nei loko o ka moe	Opened while in repose
Malamalama ‘oko‘a no lalo	All completely illuminated from below
Me he ahi lele lā no ē.	Like a leaping flame.

[Ho‘oulumāhiehie 2008a:276; Ho‘oulumāhiehie 2008b:258]

KAU HO‘OKAHI HANERI A ME KANALIMA O KA MO‘OLELO O HI‘IAKA	CHANT ONE HUNDRED AND FIFTY
A pā makani Kaiāulu lalo o Wai‘anae	The Kaiāulu wind blows from below Wai‘anae
Wehe aku ana i ka lau o ka niu	Spreading open the leaves of the coconut trees

Ha‘i ka nalu o Kua me Aleikapōki‘i	The wave of Kua and Alaikapōki‘i breaks
Moe aku i uka ka luhi a ke kai	To rest ashore the weariness from the sea
5. Moe nō a huli a‘e ke alo i ka paia	5. Rest easily, turning one’s face to the wall
Hiki nō ka ‘elele aka ipo	The messenger of the beloved arrives
‘O kōlea a Lanikāula	The kōlea bird of Lanikāula
He ‘ū aloha paha ko ‘olua ē	You two offer a loving lament
A Wai‘anae au	I was at Wai‘anae
10 . ‘Ike i ka makani ‘o Kūpehu	10. And saw the Kūpehu wind
E ho‘olulu ana iā lalo o Pōka‘ī	Calming the lower regions of Pōka‘i
Maika‘i kō ho‘opō ‘ana ia‘u ē	You have done well ignoring me
Kō maka launa ‘ole ho‘i ē.	With eyes that do not meet mine.

[Ho‘oulumāhiehie 2008a:276; Ho‘oulumāhiehie 2008b:258]

In one *oli*, Hi‘iaka stands *mauka* (upland) and chants to her *aikāne* (friend), Wahine‘ōma‘o at sea, in which this wind is regarded as feisty:

KAU HO‘OKAHI HANERI A ME	CHANT ONE HUNDRED AND
KANALIMAKUMAMALUA	FIFTY-TWO
O KA MO‘OLELO O HI‘IAKA	
A Waikonene i ke alanui	At Waikonene on the pathway
Ka pi‘ina i Komoa‘ula	The climb to Komoa‘ula*
Ka lā wela i ka umauma	The hot sun on my breast
Waha ka ‘īlio i ke kula o Pūhāmalo‘o	The dog carries me to the plain of Puhamalo‘o
5. Ke ho‘ohaehae maila ka Nāulu	5. When the Nāulu rains stir their fury
Moku kahawai, miha ka poli o Pūhāwai	The streambanks break loose, but the heart of Puhawai is silent
Ua hakakā, kipikipi ke Kaiāulu me ke kanaka	Feisty, the Kaiāulu wind toys with people
Ua ku‘iku‘i wale a hā‘ena nā ihu	Pounding away until faces blaze
Ua kā wale i ka hope	Striking a blow at the back
10. Ka lā wela o Lualualei ē	10. Such is the sun’s heat in Lualualei, ē

He lei aloha no ʻolua ē.	A *lei* of regard for the two of you.

[Hoʻoulumāhiehie 2008a:279; Hoʻoulumāhiehie 2008b:261]

In another *oli*, Chant 156, the Kaiāulu wind is characterized as refreshing:

KAU HOʻOKAHI HANERI A ME	CHANT ONE HUNDRED AND
KANALIMAKUMAMAONO	FIFTY -SIX
O KA MOʻOLELO O HIʻIAKA	
Kāhuli Kaʻena, holo i ka mālie ē	Kaʻena is transformed, sailing on in the calm
Ua wela i ka lā alo o nā pali	Hot in the sun are the faces of the cliffs
ʻAuamo mai i ka lā i Kilauea	That carry the sun to Kilauea
Ikiiki i ka lā nā Keawaʻula	Keawaʻula swelters in the sun
5. Ola i ka makani Kaiāulu	5. Spared by the Kaiāulu wind
ʻO ke Koholālele, makani ia o lalo	And the Koholālele, the wind from below
Hao ka lā i nā Mākua	The sun assails the lands of Mākua
Lili ka lā i nā ʻOhikilolo	And pours its wrath upon ʻOhikilolo
Pau nā Keaʻau i ka lā	Keaʻau's districts are consumed by the sun
10. Haʻa ka lā i nā Mākaha	10. The sun dances over Mākaha
ʻOi ka niho o ka lā i Kūmanomano	The sun's teeth are sharp at Kūmanomano
Ua wela i ka lā ke kula o Aliʻo	The plains of Aliʻo are hot in the sun
ʻEha Kuaiwa i ka Malamapō	Pained is Kuaiwa by the Malamapō
Ola Waiʻanae i ka makani Kaiāulu	Waiʻanae is refreshed by the Kaiāulu wind
15. Ke hoʻāla aʻela i ka lau o ka niu	15. Stirring the fronds of the coconut palms
Uē Kānepuniu i ka wela a ka lā	Kānepūniu mourns the heat of the sun
A laila, kuʻu ka nae, ka mālo ʻeloʻe i ka loa	Then exhaustion is relieved, the stiffness of long travel
ʻAuʻau i Lualualei	Having bathed at Lualualei
Aheahe Koʻolauwahine o lalo	The Koʻolauwahine blows gently from below

20. Aheahe i ka lau o ka ‘ilima	20. Caressing the leaves of the ‘ilima bushes
Wela, wela i ka lā ke pili	Hot, hot from the sun is the pili grass
I ka umauma o Pu‘uli‘ili‘i	Upon the breast of Pu‘uli‘ili‘i
I ka lalawe i Pāholona	Overwhelming at Pāholona
Ho‘omaha aku i Waikonene	Take rest at Waikonene
25. Ka pi‘ina i Komo‘ula	25. For the ascent to Komo‘ula*
Aheahe Kona, aheahe ke Ko‘olau	The Kona wind blows softly, as does the Ko‘olau
Hoomaha aku i Pōhākea	Resting there at Pōhākea
A laila au kū, kilohi, nānā aku au iā Hilo	Then I stand, peer, gaze upon Hilo
Ke ho‘omoea ala nā lehua i kai o Puna	The lehua are being driven to the sea of Puna
30. Aloha Puna, ‘o nā hale lehua	30. Beloved is Puna, the houses of lehua
I kai o Kūki‘i ē.	At the sea of Kūki‘i, ah.

[Ho‘oulumāhiehie 2008a:282, Ho‘oulumāhiehie 2008b:263]

In another *oli*, Hi‘iaka refers to the Kaiāulu wind as an opponent:

I kau Pōhākea i ke ao o ka makani	Pōhākea is perched in the realm of the wind
Makani hāli‘ali‘a aloha ke ‘ala o Puna	Wind that stirs fond memories of Puna’s perfume
E kono mai ana i ku‘u waimaka e hanini	Beckoning my tears to flow
Ke ala huli hele ma ka nahele ē	On the forest path of my quest
5. I hele ho‘i au e huli i ke aloha nō ho‘i āu ē	5. That I travel to seek your beloved
Lele kawa ke ao aka ‘āina, ua kau ma mua	The landscape plummets, laid down before me
E waha ana ka ‘īlio i ke kula o Pūhāmalo‘o	The dog carries me on the back to the plains of Pūhāmalo‘o
Ke ho‘ohaehae a‘ela i ka Nāulu	Raging against the Nāulu rains
Ua mokuhia kahawai, ua nihoa ka pali	The streambanks are breached, the cliffs worn jagged
10. Ua hakakā ke Kaiāulu me ke kanaka	10. The Kaiāulu wind an opponent

Ua ku‘iku‘i wale ‘ia, ua hā‘ena nā ihu	Pounded upon, faces ablaze
Ua kā ka ‘ūpē i ke kula loa o Lualualei	Mucus wiped away on the long plain of Lualualei
Ku‘u lei aloha no‘olua ē.	This is my lei of regard for you two.

[Ho‘oulumāhiehie 2008a:280, Ho‘oulumāhiehie 2008b:261]

In Chants 172 and 207, the Kaiāulu wind is described as having the “scent of fragrant flowers”:

KAU HO‘OKAHI HANERI A ME	CHANT ONE HUNDRED AND
KANAHIKUKUMAMĀLUA	SEVENTY-TWO
OKA MO‘OLELO O HI‘IAKA	
*‘O ‘oe ia, e Waialua Iki**	It is you, Waialua Iki*
E ka lāuli, pali o Uli	o shaded darkness, cliffs of Uli
Ua hele wale ‘ia e Li‘awahine	Easily traversed by Li‘awahine
E ka wahine kūhea pali	By the woman who beckons from the cliffs
5. Kui pua lei o Hoakalei ē	5. String garlands of flowers from Hoakalei
E lei au	I am adorned
E lei ho‘i au i nā hala pala‘īloli	I wear the lei of speckled, ripe hala
o Hanakahi	of Hanakahi
Ua maka ‘ele‘ele wale i ke anu	With tips gone dark from the cold
Ua ‘āha‘i ‘ia eke kīna‘u i‘a	Carried along by the kīna‘u eel
o Mahamoku i Wai‘oli	of Mahamoku at Wai‘oli
10. ‘O ku‘u makani Lawalawakua	10. My gusting wind, the Lawalawakua
Kūpani kapa o Waialua Iki	Kapa-buffeting wind of Waialua Iki
Honi pua ‘ala Kaiāulu	The Kaiāulu wind bears the scent of fragrant flowers
‘Ae, ke lei nei au i nā lehua maka noe	Yes, I wear the lei of tiny, misty-eyed lehua
I nā lehua lihi wai o Hoakalei	The lehua from the water's edge of Hoakalei
15. Ku‘u lehua i Hilo One	15. My precious lehua of Hilo One
I nā kaha o Ko‘olina me Kaupe‘a	From the strands of Ko‘olina and Kaupe‘a

E lei au ē.	I shall be adorned with lei.

[Ho‘oulumāhiehie 2008a:292, Ho‘oulumāhiehie 2008b:273]

KAU ‘ELUA HANERI A ME ‘EHIKU	CHANT TWO HUNDRED AND
O KA MO‘OLELO O HI‘IAKA	SEVEN
‘O ‘oe ia, e Wailua Iki	It is you, Wailua Iki
E ka lāuli, pali o Uli	o shaded darkness, cliff of Uli
Ua hele ‘ia e Li‘awahine	Traversed by Li‘awahine
E ka wahine kūhea pali	By the woman who beckons from the cliffs
5. Kui pua lei o Hoakalei ē	5. String garlands of flowers from Hoakalei
E lei au	I am adorned
E lei ho‘i au i nā hala pala‘īoli	I wear the lei of speckled, ripe hala
o Hanakahi	of Hanakahi
Ua maka ‘ele‘ele wale i ke anu	With tips gone dark from the cold
Ua ‘āha‘i ‘ia eke kīna'u i'a	Carried along by the kīna‘u eel
o Mahamoku	of Mahamoku
10. I Wai‘oli	10. At Wai‘oli
‘O ku‘u makani Lawalawakua	My gusting wind, the Lawalawakua
Kūpani kapa o Wailua Iki	Kapa-buffeting wind of Wailua Iki
Honi pua ‘ala Kaiāulu	The Kaiāulu wind bears the scent of fragrant flowers
Kāhea ka luna o Kamae	The heights of Kamae call out
15. Ē, he malihini mai ka‘u	15. Ah, I have a guest
Mai lalo mai ē, no Kona	From the lee side, ah, from Kona
Hō mai he leo ē	Offer up a voice of welcome, ah
E uē kāua.	Let us share our tears.

[Ho‘oulumāhiehie 2008a:321; Ho‘oulumāhiehie 2008b:298]

1.3.4 *Ka Ua* (Rains)

Precipitation is a major component of the water cycle and is responsible for depositing *wai* (fresh water) on local flora. Pre-Contact *kānaka* (Native Hawaiians) recognized two distinct annual seasons. The first, known as *kau* (period of time, especially summer) lasts typically from May to October and is a season marked by a high-sun period corresponding to warmer temperatures and steady trade winds. The second season, *ho‘oilo* (winter, rainy season) continues through the end

of the year from November to April and is a much cooler period when trade winds are less frequent, and widespread storms and rainfall become more common (Giambelluca et al. 1986:17). Being on the leeward side of O‘ahu, Lualualei is typically very hot and dry.

Due to the dry conditions of this area, it is not surprising that few rain names exist for either Lualualei or Wai‘anae. Two rains were found to be associated with the leeward area, the Nāulu and Kuahine (Tuahine) rains. On occasion, the Nāulu rain may also be identified as Puakaiāulu (Akana and Gonzalez 2015:245). The Nāulu rain has also been known to appear alongside the Kaiāulu wind, as described within *The Epic Tale of Hi‘iakaikapoliopele* (see Section 1.3.3). This *oli* recalls the plain of Puhamalo‘o, whereby “the Nāulu rains stir their fury” (Ho‘oulumāhiehie 2008a:279; 2008b:261). The plains of Wai‘anae, upon which the Nāulu rain falls, are once more invoked within a *mele inoa hula* (name chant dance):

> Rain of Wai‘anae, O‘ahu
>
> 42. Kāhiko i ka pua ko‘olau
>
> He ‘ohu kapu no ka wahine
>
> I kui ‘ia mai e Li‘a
>
> Ka wahine noho i ka Ulumano
>
> No Kaiona noho i ka la‘i
>
> O ka ua Nāulu i ke kula
>
> Bedecked with the ko‘olau bloom
>
> A sacred adornment for the woman
>
> Strung into a lei by Li‘a
>
> The woman who resides in the Ulumano wind
>
> For Kaiona who dwells in the calm
>
> Of the Nāulu rain over the plains
>
> From a mele inoa hula, or name-chant dance, for Kaiona. . .
>
> [English translation provided by Akana and Gonzalez; Handy and Pukui 1972:137 in Akana and Gonzalez 2015:198]

Another Wai‘anae rain name is the Kuahine, also known as Tuahine. It is the rain associated with Mānoa, O‘ahu, and found on other parts of O‘ahu such as Wai‘anae.

> Rain of Ka‘au, Wai‘anae Uka, O‘ahu
>
> | | |
> |---|---|
> | *i. Eia au, e ka ua Kuahine* | Here I am, O Kuahine rain |
> | *E ua nei i ka nahele o Ka‘au* | Raining upon the forest of Ka‘au |
>
> [From a *mele* [song] for Hakaleleponi. Hawaiian source: Fornander in Akana and Gonzalez 2015:198 with the English translation by Akana and Gonzalez]

1.3.5 *Nā Kahawai* (Streams)

There are six major streams in Wai‘anae district: Nānākuli, Ulehawa, Mā‘ili‘ili, Kaupuni, Mākaha, and Mākua streams (Townscape 2009:ES-4). Mā‘ili‘ili‘i Stream and Ulehawa Stream are located in Lualualei Ahupua‘a. Mā‘ili‘ili‘i Stream has no tributaries and a drainage of 966.4 acres. Mā‘ili‘ili‘i Stream is a perennial stream that empties into the Pacific Ocean at Mā‘ili‘ili‘i Beach Park (Clark 1977:86). Ulehawa Stream also has no tributaries. Ulehawa Stream is a perennial stream with a continuous flow in the upper reaches and an intermittent flow in the lower reaches. Ulehawa Stream has no tributaries (Hawaii Cooperative Park Service 1990). Ulehawa Stream empties into the Pacific Ocean after passing through Ulehawa Beach Park (Clark 1977:85).

1.3.6 *Nā Pūnāwai ame Luawai* (Springs and Wells)

Seeps and springs also occur in most of the upper valleys, “emerging from the base of the ridges from dikes and from soil layers between old lava flows.” Wai‘anae Valley has “30 such springs in the 1,000–2,000 ft elevation” (Cordy 2002:8, 9).

According to Stearns and Vaksvik (1935), there were eight springs in Lualualei Valley. The largest one is in the “northwest corner of the valley at an altitude of 1,630 ft. and is used by the United States Navy” (Stearns and Vaksvik 1935:438). The southernmost *pūnāwai* (spring), Pōhākea, is at a lower altitude than the other seven. The most productive spring, however, was Pūhāwai. LCA records for Lualualei show claims for *lo‘i* (taro terrace), several *kuleana* (small piece of property, as within an *ahupua‘a*) boundaries also included the term *kahawai* (stream). Undoubtedly, the *kahawai* referred to in these claims was fed by Pūhāwai Spring (Kelly 1991:38).

Besides natural springs, there were approximately 60 wells in Lualualei but the majority are now unused, a few have been lost, and some are used for irrigation (Townscape 2009: D3-D14).

1.3.7 *Ka Lihikai ame ka Moana* (Seashore and Ocean)

The *makai* (seaward) region provided a variety of fish and ocean invertebrates for consumption. Traditionally, the seashore and ocean areas were vitally important for resource extraction in the early days of settlement. Fishermen along the coast maintained a respected status within traditional Hawaiian society. Kanahele (1995:17) asserts that “early Hawaiians regarded fishing as the oldest, and hence the most prestigious of professions.”

The Wai‘anae district was known for its offshore fishing, especially beyond Ka‘ena Point. In 1840, Charles Wilkes, Commander of the Exploring Expedition, stated that “[t]he natives are much occupied in catching and drying fish, which is made a profitable business, by taking them to Oahu, where they command a ready sale” (Wilkes 1845:81-82). Handy and Handy (1972:468) attribute the naming of Wai‘anae to the mullet raised in a large freshwater pond in the vicinity, identified by Pukui et al. (1974:192) as Puehu. The chief Kewalo distinguished himself as a fisherman in Wai‘anae; and, the legendary hero Māui—also a great fisherman—is associated with the area (Handy and Handy 1972:467). Today, Wai‘anae is still considered one of the best fishing grounds on O‘ahu.

Approximately 29 km (18 miles) of Wai‘anae’s 32-km (20-mile) coastline consist of beaches including, from south to north: Nānākuli Beach Park, Ulehawa Beach Park, Mā‘ili Beach Park, Lualualei Beach Park, Pōka‘ī Bay Beach Park, Wai‘anae Kai Military Reservation Beach (U.S. Army), Wai‘anae Boat Harbor, Mauna Lahilahi Beach Park, Mākaha Beach Park, Kea‘au Beach

Park, Mākua Beach Park, and Ka‘ena Natural Area Reserve. The remaining 3 km (2 miles) of coastline consists of rocky ledges and residential coastal development (CCH DPP 2012:3-12, 3-13).

1.3.7.1 Ulehawa Beach Park

Ulehawa Beach Park spans from Ulehawa Stream on the south to Ma‘ipalaoa Stream on the north (Clark 1977:84). Pukui et al. (1974:214–215) translate Ulehawa as “filthy penis.” Ulehawa was said to be the birthplace of the demigod Māui and to have been named for a chief (Pukui et al. 1974:215; Sterling and Summers 1978:64). The beach park takes its name from Ulehawa Stream, which empties into the ocean. The beach is considerably long; however, one area frequented most often is centered around a comfort station known as Aupaka. This sandy pocket of beach is between a limestone point on the east and a reef shelf on the west (Clark 1977:85). During the summer months, the area is relatively calm; however, during the winter, the beach disappears. The freshwater from Ulehawa Stream has created a relatively smooth shelf compared to the surfaces of the remainder of the area. The Pu‘u o Hulu Kai section of Ulehawa is rocky, and no recreational swimming is possible. The area is ideal for fishing, and many pole fishermen can be found in this area. A concrete marker on the point warns fishermen of the dangerous, rocky conditions. In 1935, these markers were constructed by the Honolulu Japanese Casting Club (Clark 1977:85). The original markers were printed in Japanese, with the word “danger” on both sides, and placed at spots where fishermen were lost at sea. Pu‘u o Hulu was known to Japanese fishermen as *obake*, or ghosts, from a feeling that the area was haunted.

1.3.7.2 Mā‘ili Beach Park

Mā‘ili Beach Park is a long stretch of shoreline extending from Ma‘ipalaoa Stream to Mā‘ili‘ili Stream. Mā‘ili is a contracted form of the word *mā‘ili‘ili* (“lots of little pebbles”). *‘Ili‘ili* (pebbles) were used for many purposes including as net sinkers, percussion instruments for dances and chanting, as a filler for the construction of house and religious sites, and used by children for the game of *kimo* (similar to jacks) (Clark 1977:85). Many residents argue about the name, because no *‘ili‘ili* were ever found in this area. The most popular swimming area is in front of the wide sand beach next to the mouth of Mā‘ili‘ili Stream. Surfers once frequented the area for a choice surf spot; however, the construction of a jetty in 1966 to improve the stream channel has affected the break (Clark 1977:86).

1.3.7.3 Lualualei Beach Park

Lualualei Beach Park extends from Kalaeokakao to Kāne‘īlio Point. The park is primarily used by picnickers and fishermen. Recreational swimming is almost impossible, due to the entire park being fronted by low cliffs and raised coral reefs. The widest and most popular section of Lualualei Beach Park was traditionally known as Kalaeokakao, or “the point of the goats” (Clark 1977:86–87). During the 1800s, numerous wild goats roamed the area. Goats were originally introduced by Captain Cook in 1778, with additional animals brought to Hawai‘i by Captain Vancouver in 1792. Originally, the animals were protected by the *kapu* (taboo, prohibited). They multiplied so rapidly they began to run rampant, destroying cultivated lands, native plants, watersheds, and forest areas (Clark 1977:87). Hence, it became necessary to kill off the introduced animals, resulting in large, organized hunts.

1.3.8 Built Environment

The project area is largely undeveloped, except for a couple of graded parking lots/driveways in the southern (i.e., rectangular) portion of the project area. The project area is bound by the existing WCCHC on the west, by Mā‘ili‘ili Road on the south, by several houses with associated parking areas/driveways on the east, and by undeveloped land on the north. Two of the houses along the eastern boundary appear to be partially within the project area, as they appear to “straddle” the boundary between TMKs: [1] 8-6-001:028 (within the project area) and 8-6-001:002 (outside the project area). Vegetation observed within the project area includes *kiawe* (*Prosopis pallida*) and exotic grasses.

Section 2 Methods

2.1 Archival Research

Research centers on Hawaiian beliefs and activities including *ka‘ao* (legends), *wahi pana* (storied places), *‘ōlelo no‘eau* (proverbs), *oli* (chants), *mele* (songs), traditional *mo‘olelo* (stories), traditional subsistence and gathering methods, ritual and ceremonial practices, and more. Background research also focuses on land transformations, development, and population changes beginning with the early post-Contact era to the present day.

Cultural documents, primary and secondary cultural and historical sources, historic maps, and photographs were reviewed for information pertaining to the study area. Research was primarily conducted at the CSH library. Other archives and libraries including the Hawai‘i State Archives, the Bishop Museum Archives, the University of Hawai‘i at Mānoa’s Hamilton Library, Ulukau, The Hawaiian Electronic Library (Ulukau 2014), the State Historic Preservation Division (SHPD) Library, the State of Hawai‘i Land Survey Division, the Hawaiian Historical Society, and the Hawaiian Mission Houses Historic Site and Archives are also repositories where CSH cultural researchers gather information. Information on Land Commission Awards (LCAs) were accessed via Waihona ‘Aina Corporation’s Māhele database (Waihona ‘Aina 2020), the Office of Hawaiian Affairs (OHA) Papakilo Database (Office of Hawaiian Affairs 2015), and the Ava Konohiki Ancestral Visions of ‘Āina website (Ava Konohiki 2015).

2.2 Community Consultation

2.2.1 Scoping for Participants

CSH begins its consultation efforts by utilizing a previous contact list to facilitate the interview process. CSH then reviews an in-house database of *kūpuna*, *kama‘āina*, cultural practitioners, lineal and cultural descendants, Native Hawaiian Organizations (NHOs; includes Hawaiian Civic Clubs and those listed on the Department of Interior’s NHO list), and community groups. CSH also contacts agencies such as SHPD, OHA, and the appropriate Island Burial Council where the proposed project is located for their response to the project and to identify lineal and cultural descendants, individuals and/or NHO with cultural expertise and/or knowledge of the study area. CSH is also open to referrals and new contacts.

2.2.2 “Talk Story” Sessions

Prior to the interview, CSH cultural researchers explain the role of a CIA, how the consent process works, the project purpose, the intent of the study, and how their *‘ike* (knowledge) and *mana‘o* (opinion) will be used in the report. The interviewee is given an Authorization and Release Form to read and sign.

“Talk Story” sessions range from the formal (e.g., sit down and *kūkākūkā* [consultation, discussion] in participants choice of place over set interview questions) to the informal (e.g., hiking to cultural sites near the study area and asking questions based on findings during the field outing). In some cases, interviews are recorded and transcribed later.

CSH also conducts group interviews, which range in size. Group interviews usually begin with set, formal questions. As the group interview progresses, questions are based on the interviewee’s

answers. Group interviews are always transcribed and notes are taken. Recorded interviews assist the cultural researcher in 1) conveying accurate information for interview summaries, 2) reducing misinterpretation, and 3) missing details to *mo‘olelo*.

CSH seeks *kōkua* (assistance) and guidance on identifying past and current traditional cultural practices of the study area. Those aspects include general history of the *ahupua‘a*; past and present land use of the study area; knowledge of cultural sites (for example, *wahi pana*, archaeological sites, and burials); knowledge of traditional gathering practices (past and present) within the study area; cultural associations (*ka‘ao* and *mo‘olelo*); referrals; and any other cultural concerns the community might have related to Hawaiian cultural practices within or in the vicinity of the study area.

2.2.3 Completion of Interview

After an interview, CSH cultural researchers transcribe and create an interview summary based on information provided by the interviewee. Cultural researchers give a copy of the transcription and interview summary to the interviewee for review and ask to make any necessary edits. Once the interviewee has made those edits, we incorporate their *‘ike* and *mana‘o* into the report. When the draft report is submitted to the client, cultural researchers then prepare a finalized packet of the participant’s transcription (if applicable), interview summary, and any photos that were taken during the interview. We also include a thank you card and honoraria. This is for the interviewee’s records.

It is important to CSH cultural researchers to cultivate and maintain community relationships. The CIA report may be completed, but CSH researchers continuously keep in touch with the community and interviewees throughout the year—such as checking in to say hello via email or by phone, volunteering with past interviewees on community service projects, and sending holiday cards to them and their *‘ohana* (family). CSH researchers feel this is an important component to building relationships and being part of an *‘ohana* and community.

“*I ulu no ka lālā i ke kumu*—the branches grow because of the trunk,” an *‘ōlelo no‘eau* (#1261) shared by Mary Kawena Pukui with the simple explanation: “Without our ancestors we would not be here” (Pukui 1983:137). As cultural researchers, we often lose our *kūpuna* but we do not lose their wisdom and words. We routinely check obituaries and gather information from other informants if we have lost our *kūpuna*. CSH makes it a point to reach out to the *‘ohana* of our fallen *kūpuna* and pay our respects including sending all past transcriptions, interview summaries, and photos for families to have on file for genealogical and historical reference.

Section 3 *Ka‘ao* and *Mo‘olelo*

Hawaiian storytellers of old were greatly honored; they were a major source of entertainment and their stories contained lessons while interweaving elements of Hawaiian lifestyles, genealogy, history, relationships, arts, and the natural environment (Pukui and Green 1995:IX). According to Pukui and Green (1995), storytelling is better heard than read for much becomes lost in the transfer from the spoken to the written word and *ka‘ao* are often full of *kaona* or double meanings.

Ka‘ao are defined by Pukui and Elbert (1986:108) as a “legend, tale […], romance, [and/or], fiction.” *Ka‘ao* may be thought of as oral literature or legends, often fictional or mythic in origin, and have been “consciously composed to tickle the fancy rather than to inform the mind as to supposed events” (Beckwith 1970:1). Conversely, Pukui and Elbert (1986:254) define *mo‘olelo* as a “story, tale, myth, history, [and/or] tradition.” The *mo‘olelo* are generally traditional stories about the gods, historic figures or stories which cover historic events and locate the events with known places. *Mo‘olelo* are often intimately connected to a tangible place or space (*wahi pana*).

In differentiating *ka‘ao* and *mo‘olelo* it may be useful to think of *ka‘ao* as expressly delving into the *wao akua* (realm of the gods), discussing the exploits of *akua* (gods) in a primordial time. *Mo‘olelo* on the other hand, reference a host of characters from *ali‘i* (royalty) to *akua; kupua* (supernatural beings) to *maka‘āinana* (commoners); and discuss their varied and complex interactions within the *wao kānaka* (realm of man). Beckwith elaborates, “In reality, the distinction between *ka‘ao* as fiction and *mo‘olelo* as fact cannot be pressed too closely. It is rather in the intention than in the fact” (Beckwith 1970:1). Thus a so-called *mo‘olelo*, which may be enlivened by fantastic adventures of *kupua*, “nevertheless corresponds with the Hawaiian view of the relation between nature and man” (Beckwith 1970:1).

Both *ka‘ao* and *mo‘olelo* provide important insight into a specific geographical area, adding to a rich fabric of traditional knowledge. The preservation and passing on of these stories through oration remains a highly valued tradition. Additionally, oral traditions associated with the study area communicate the intrinsic value and meaning of a place, specifically its meaning to both *kama‘āina* (native-born) as well as others who also value that place.

The following background sections of this study present a broad review of traditional and historical accounts concerning the general area in order to ascertain the specific history of the land within the study area boundaries. Many relate an age of mythical characters whose epic adventures led to and influenced Hawaiian *ali‘i* and *maka‘āinana*. The *ka‘ao* shared below are some of the oldest Hawaiian stories that have survived; they speak to the characteristics and environment of the area and its people.

3.1 *Nā Ka‘ao*

3.1.1 The Naming of Lualualei

There are two suggested meanings or explanations for the naming of Lualualei. One meaning, “flexible wreath,” is attributed to a battle formation used by Mā‘ilikūkahi against four invading armies in the battle of Kīpapa in the early fifteenth century (Sterling and Summers 1978:68). A second, and perhaps more recent, meaning offered by John Papa ‘Ī‘ī is “beloved one spared.” This

meaning relates to a story of a man who was suspected of wearing the king's *malo*. The punishment for the man and all associated wrongdoers was death by fire. ‘Ī‘ī writes the following:

> The company, somewhat in the nature of prisoners, spent a night at Lualualei near the fish pond on the plain. The next day they reached the southern side of Kanepuniu, and there they encamped for eight days to await an announcement concerning the death and burning of the wrongdoers. Finally, a proclamation from the king was given by Kaulainamoku, stating that there would be no deaths, for Kalakua had not worn the king's malo. Thus was the Luluka family spared a cruel fate. A child born in the family later was named Lualualei. [‘Ī‘ī 1959:23]

Mary Kawena Pukui believed the first meaning, "flexible wreath," to be the more appropriate one for Lualualei (Sterling and Summers 1978:63). According to Kelly (1991:317), the fishpond on the plain is Puehu Fishpond, which is just over the border in Wai‘anae. The fishpond no longer exists and was probably destroyed during the sugar plantation era. A third association of the name Lualualei is an older reference to one of Māui's sisters, who went by the same name (McGuire and Hammatt 1999:82–83).

3.1.2 Māuiakalana

Numerous traditional accounts of Lualualei focus on mythology of the demi-god Māui. Before the Māui legends of O‘ahu can be brought to light, one must go back to the origin of the demi-god Māui to fully understand his important role in history, not only for Hawai‘i, but all of Polynesia. The legends of Māui span the islands of Moananuiākea (the greater Pacific) (Luomala 1949:3). However, Māui is best known throughout Polynesia for his mischievous tricks and supernatural powers. W.D. Westervelt (1910:vii) writes, "The Māui legends form one of the strongest links in the mythological chain of evidence which binds the scattered inhabitants of the Pacific into one nation." While in Tahiti in 1769, Captain Cook was the first European to record anything in writing about Māui (Luomala 1949:13). Throughout Polynesia, there are many similarities, with only slight variations of a theme when discussing Māui's adventures. Westervelt explains the origin of the meaning of the word Māui:

> The meaning of the word is by no means clear. It may mean 'to live,' 'to subsist.' It may refer to beauty and strength, or it may have the idea of 'the left hand' or 'turning aside.' The word is recognized as belonging to remote Polynesian antiquity.
>
> MacDonald, a writer of the New Hebrides Islands, gives the derivation of the name Maui primarily from the Arabic word 'Mohyi,' which means 'causing to live' or 'life,' applied sometimes to the gods and sometimes to chiefs as 'preservers and sustainers' of their followers.
>
> The Maui story probably contains a larger number of unique and ancient myths than that of any other legendary character in the mythology of any nation. [Westervelt 1910:vi]

Numerous Hawaiian legends, in addition to archaeological evidence, reveal the Wai‘anae coast and *mauka* interior to be an important center of Hawaiian history. It is in Wai‘anae that the famous exploits of Māuiakalana (Māui) are said to have originated, and traditional accounts of Lualualei focus on the mischievous adventures of the demi-god Māui. It was here that he learned the secret

of making fire for mankind and perfected his fishing skills. Other famous accounts tell of the place where Māui's adzes were made, of Mānaiakalani the magic fishhook, of the snare for catching the sun, and his kite-flying expedition. It was at Pu‘u Heleakalā, the ridge separating Nānākuli from Lualualei, where Hina, Māui's mother, lived in a cave and made her *tapa* (*kapa*, bark cloth) (Sterling and Summers 1978:62).

3.1.2.1 Māui Genealogy

Hawaiian *mo‘olelo* contain numerous traditional accounts of the demi-god Māui. Like many ancient accounts of deities, each of the Hawaiian Islands held their own versions of similar stories, and the tales of Māui are no different. The Hawaiian concept of genealogy and kinship is a crucial structure for piecing together the similarities in Hawaiian stories. Kamakau's 1991 text, *Tales and Traditions of the People of Old*, outlines the ‘Ulu genealogy as it leads down to Māui-akalana, the legendary Hawaiian trickster whose exploits are recorded in one of the oldest genealogical chants, the Kumulipo (name of Hawaiian creation chant). In the fifteenth epoch of the Kumulipo, Māui, the youngest of four sons, was born to Akalana and Hinaakeahi. In the sequence of Hawaiian genealogies, Māui is associated with the line of ‘Ulu and the sons of Ki‘i (Westervelt 1910:4). Kamakau articulates the same kinship chart, following seven generations of fathers that stretch back to Nana‘ie and his marriage to Kahaumokule‘ia, leading down to the marriage of Hina-kawea to the chief Akalana and their four offspring, all with the name Māui: Māui-mua, Māui-waena, Māui-ki‘iki‘i, and Māui-akalana (Kamakau 1991:135). This is an important concept to understand, as each of the four main Hawaiian Islands may have had their very own Māui. Each would have been a descendant of Hina, and each would have *wahi pana* associated with them.

Samuel Kamakau relates that Māui's genealogy can be traced from the ‘Ulu line through Nana‘ie as follows:

> Nana‘ie lived with Kahaumokule‘ia at Wai‘alua, and Nanaialani, a male was born;
>
> Nanaialani lived with Hina-kinau, and Waikūlani, a male, was born;
>
> Waikūlani lived with Kekauilani, and Kūheleimoana, a male, was born;
>
> Kūheleimoana lived with Mapunaia‘a‘ala, and Konohiki, a male was born;
>
> Konohiki lived with Hīka‘ululena, and Wawana, a male, was born;
>
> Wawena lived with Hina-mahuia, and Akalana, a male, was born;
>
> Akalana lived with Hina-kawea, and Māui-mua, Māui-waena, Māui-ki‘iki‘i, and Māui-akalana, all males, were born.
>
> Ulehawa and Ka‘ōlae, on the south side of Wai‘anae, Oahu, was their birthplace. There may be seen the things left by Māui-akalana and other famous things: the tapa-beating cave of Hina, the fishhook called Mānai-a-kalani, the snare for catching the sun, and the places where Māui's adzes were made and where he did his deeds. However, Māui-akalana went to Kahiki after the birth of his children in Hawai‘i. The last of his children with Hina-a-kealoha was Hina-a-ke-kā. His children became ancestors for the oceanic islands as far as the islands called New Zealand by the haole. In the islands of the ocean, Māui performed his famous deeds, which will never be forgotten by this race. [Kamakau 1991:135]

3.1.2.2 Māui Learns the Secret of Fire

Per Pukui et al. (1974:215), Ulehawa was the birthplace and origin of the Māui legends. It was in Lualualei that Māui learned the secret of making fire for mankind:

> Maui’s first feat is getting fire from the mud hens while they are roasting bananas. Hina teaches him to catch the littlest one. He finds them at Waianae on Oahu. Each time he approaches they scratch out the fire. When he finally succeeds in seizing the littlest mud hen she tries to put him off by naming first the taro stalk, then the ti leaf as the secret of fire. That is why these leaves have hallows today, because Maui rubbed them to try to get fire. At last the mud hen tells him that fire is in the water (wai), meaning the tree called ‘sacred water’ (wai-mea), and shows how to obtain it. So, Maui gets fire, but he first rubs a red streak on the mud hen’s head out of revenge for her trickery before letting the bird escape. [Beckwith 1970:229–230]

The following *‘ōlelo no‘eau* describes the famed mud hen who taught the demi-god Māui the secret of fire:

> *He ke‘u na ka ‘alae a Hina*
>
> A croaking by Hina’s mudhen.
>
> A warning of trouble. The cry of a mudhen at night is a warning of distress.
>
> [Pukui 1983:77]

The following *‘ōlelo no‘eau* describes the cause and effect from the demi-god Māui looking for the secret of fire; the secret of fire was only known to the mudhen who guarded the knowledge from Māui:

> *Ua mo‘a ka mai‘a, he keiki māmā ka Hina.*
>
> The bananas are cooked, [and remember that] Hina has a swift son.
>
> Let’s finish this before we are caught. This saying comes from the legend of Māui and the mudhens, for a long time he tried to catch them in order to learn the secret of making fire. One day he overheard one of them saying these words. He caught them before they could hide and forced them to yield the secret of fire. [Pukui 1983:310]

3.1.2.3 Māui Catching the Sun

According to *mo‘olelo*, Māui slowed the speed of the sun so that his mother, Hina, could finish pounding *tapa* before it set:

> He went to the hill Hele-a-ka-la, which means ‘journey of the sun.’ He thought he would catch the sun and make it move slowly. He went up the hill and waited. When the sun began to rise, Maui made himself long, stretching up toward the sky. Soon the shining legs of the sun came up the hillside. He saw Maui and began to run swiftly, but Maui reached out and caught one of the legs, saying: ‘O sun, I will kill you. You are a mischief maker. You make trouble for Hina by going so fast.’ Then he broke the shining leg of the sun. The sufferer said, ‘I will change my way and go slowly—six months slow and six months faster.’ Thus arose the saying,

> ‘Long shall be the daily journey of the sun and he shall give light for all the people's toil.’ Hina learned that she could pound until she was tired while the farmers could plant and take care of their fields. Thus also this hill received its name Hele-a-ka-la. This is one of the hills of Waianae near the precipice of the hill Puu-ohulu. [Westervelt 1910:122–123]

3.1.2.4 Māui’s Flying Expedition

Māui transformed into a bird and flew to Moanaliha to rescue his wife who had been taken by Pea-pea-maka-walu:

> One day Maui and his brothers went fishing again in the sea of Ulehawa. They each let down their hooks but caught only sharks. Maui then let down his famous hook, ma-nai-a-ka-lani and caught a moi and ulua. Maui then gave the order to paddle to shore where he took the fishing tackle gourd and hokeo (his paddle) to his mother Hina. The fish he took to the heiau Luaehu because he had to eat it there.
>
> He began to eat the fish from the head and had reached almost to the tail when he looked towards Pohakea and saw the chief Pea-pea-maka-walu (eight eyed Pea-pea) carrying off his wife Kumu-lama. He left the tail of the fish and pursued Pea-pea. Unable to overtake Pea-pea who had disappeared into the sky beyond the sea he returned mourning to the heiau, where he had left the fish tail, but it had disappeared.
>
> Weeping he returned to his mother Hina who told him to rest first and then to go to the land of Ke-ahu-moa where he would find Ku-olo-kele his grandfather who would further instruct him as to how to recover his wife.
>
> Maui went as directed, not finding his grandfather in the hut he looked in the potato field on the other side of Pohakea but saw no one. Then from a hill he saw coming toward Waipahu a man ‘with a load of potato leaves, one pack of which. it is said would cover the whole land of Keahumoa’. When this man, Kuolokele, reached the stream he layed down his bundle and Maui seeing he was hunch backed, picked up a stone and threw it at him. The stone hit the old man on the back and immediately his back was straightened. He then picked up the stone and threw it on Waipahu where it is to this day.
>
> Kuolokele picked up his bundle and went to meet Maui. When they arrived at the hut he asked Maui his errand and on being told he directed Maui to go and catch birds for feathers and gather ki leaves and ie ie vine and fill the house which was near by.
>
> After doing this Kuolokele then told Maui to go home but to return in three days. While Maui was gone Kuolokele fashioned a bird out of the materials gathered by Maui. When Maui returned his grandfather bid him enter this ‘moku-manu’ (bird ship) and gave him the following instructions. Maui must go to the land of Moanaliha which was Pea-pea’s land. There he would find a village and the inhabitants would be down on the beach. Among them would be Pea-pea and Maui’s wife.

> Maui was to attract their attention and then fly way out over the ocean. As he returned towards the group Pea-pea will say, ‘Perhaps that is my bird and if so he will fly to and rest on the sacred box.’
>
> Maui listened to his instructions and then flew for two days and two nights until he reached the land of Moanaliha. He did as he was told and when Pea-pea exclaimed about the bird Maui flew to the sacred box and rested there. The chief then returned to the village and commanded the bird to be brought to his sleeping house and fed. This was done and then all retired. But Maui had to wait for Pea-pea’s eyes to close one by one. Since it was almost dawn he called on Hina to hold back the night for a little while. This done Pea-pea’s 8 eyes were finally all closed in sleep. Maui was then able to kill Pea-pea. He cut off Pea-pea’s head and taking this and his wife flew back to his grandfather where they all feasted and rejoiced. [Sterling and Summers 1978:65]

3.1.2.5 Māui and Manai-a-ka-lani

At the sea of Ulehawa, Māui attempted to join the Hawaiian Islands using his magical fishhook, Manai-a-ka-lani:

> Maui-ku-pua lived with his mother Hina. He often wondered why the islands were separated and decided to try and join them. He consulted his mother who sent him to Kaa-lae-nui-a-hina (k). Kaa-lae told him the power to do so belonged to Uniho-kahi- who is found at Po-naha-ke-one (a fishing station at Ule-hawa).
>
> Maui returned home and next day told his mother he was going fishing. Maui asked his brothers to go with him and they made ready their fishing gear. Maui got ready his famous hook ma-nai-a-ka-lani. Maui told his brothers to watch for a kaliu (bailer) floating at the bow of the canoe and to catch it. They sailed to the middle of the sea of Ulehawa and Maui took bearings from Hina’s place of drying her kapas. There they saw the kaliu and Maui told his brother Maui-mua to catch it. His brother thinking there was no need for one as the canoe already had one did not do so, so Maui caught it as it floated by him.
>
> The name of this bailer was Hina-a-ke-ka. When the brothers turned around they saw a beautiful woman in the back of the canoe. They all sailed on to Ponahakeone and anchored but when the brothers looked around again the woman was gone. Maui knew the bailer (the woman) had dropped into the sea. He called to his brothers to drop a hook to the bottom of the ocean but each time they caught only a fish. Maui then dropped manaiakalani and told his brothers to prepare to paddle. The hook was grasped by Hina-a-ke-ka who took it to Unihokahi. She asked him to open his mouth so she could see if he had one tooth or many. When he did so, she hooked in manaiakalani and jerked the line so Maui would know.
>
> Maui then commanded his brothers to paddle hard but not to look back. Finally becoming exhausted and thinking that it was not a fish they had hooked, they gave up and looked back. They saw the chain of islands following and were surprised. Maui was angry because they didn’t reach shore and the islands were never joined.

> The hook was loosened from Unihokahi’s mouth and the islands separated and drifted back to their original positions. [Sterling and Summers 1978:65]

3.1.3 *Huaka‘i Pō* or *‘Oi‘o, Pō Kāne* (Procession of the Night Marchers)

Typically, the belief is that following the lunar calendar, on certain nights (the nights of the gods—Kū, Lono, Kāne, and Kānaloa), a procession of ghosts known as “night marchers,” *huaka‘i pō* or *pō kāne,* can be seen and heard as they travel to familiar places they once frequented while on Earth. According to Hawaiian tradition, the night marchers are the souls of those who have passed on. An *‘ōlelo no‘eau* makes reference to this tradition: “*He pō Kāne kēia, he mā‘au nei nā ‘e‘epa o ka pō*” (This is the night of Kāne, for supernatural beings are wandering about in the night) (Pukui 1983:98, #908).

> Family ties in the afterworld remain unbroken, and all Hawaiians believe in the power of sprits to return to the scenes they know on earth in the form in which they appeared while they were alive. Especially is this true of the processions of gods and spirits who come on certain sacred nights to visit the sacred places, or to welcome a dying relative and conduct him to the aumakua world. ‘Marchers of the night’ (Huaka‘ipo) or ‘Spirit ranks’ (Oi‘o) they are called. Many Hawaiians and even some persons of foreign blood have seen this spirit march or heard the ‘chanting voices, the high notes of the flute, and drumming so loud as to seem beaten upon the side of the house.’ Always, if seen, the marchers are dressed according to ancient usage in the costume of chiefs or of gods. If the procession is one of gods, the marchers move five abreast, with five torches burning red between the ranks, and without music save that of the voice raised in chant. Processions of chiefs are accompanied by aumakua and march in silence, or to the accompaniment of drum, nose-flute, and chanting. They are seen on the sacred nights of Ku, Lono, Kane, or Kanaloa, or they may be seen by day if it is a procession to welcome the soul of a dying relative. To meet such a procession is very dangerous. ‘O-ia’ (Let him be pierced) is the cry of the leader and if no relative among the dead or none of his aumakua is present to protect him, a ghostly spearsman will strike him dead. The wise thing to do is to ‘remove all clothing and turn face up and feign sleep.’ [Beckwith 1970:164]

Katharine Luomala (1983:20) described encounters of paranormal activity in the Wai‘anae vicinity. She noted that an *‘ohana* of Wai‘anae saw a “phantom army” traversing the *ahupua‘a*. A family member of the Wai‘anae *‘ohana* was who had been recently killed in France was seen marching with the procession. The mother of the son witnessed the “phantom army” again two days prior to her death. Luomala also noted that, “[a]t Pūhā-wai, Lualualei, drums and conches sound at a sacred spring near a heiau site.”

In McAllister’s description of Kakioe Heiau, he cites Thrum who describes the *heiau* as a “small heiau of which nothing now remains but its sacred spring, and the sound of its drums and conchs on the of Kane” (McAllister 1933:110).

3.1.4 Twin Sisters Legend

There is a *mo‘olelo* associated with the three peaks, Pu‘u o Hulu, a peak looking north across the valley to the twin sisters, the *makai* Pu‘u Mā‘ili‘ili and her twin peak located *mauka*, Pahe‘ehe‘e. According to the *mo‘olelo* which appears in Sterling and Summers’ *Sites of O‘ahu*:

> Pu‘u o Hulu was said to be a chief who was in love with Ma‘ili‘ilii, one of twin sisters, but he could never tell, whenever he saw them, which of the two was his beloved. A *mo‘o* [supernatural lizard] changed them all into mountains so he is still there watching and trying to distinguish his loved one. [V. Holt in Sterling and Summers 1978:67]

McAllister also referred to Pu‘u Mā‘ili‘ili and Pu‘u Pāhe‘ehe‘e as each being “one of the twin sisters” (McAllister 1933:112).

3.2 *Nā Wahi Pana* (Storied Places)

Wahi pana are legendary or storied places of an area. These may include a variety of natural or human-made structures. Oftentimes dating to the pre-Contact period, most *wahi pana* are in some way connected to a particular *mo‘olelo*; however, a *wahi pana* may exist without a connection to any particular story. Davianna McGregor outlines the types of natural and human-made structures that may constitute *wahi pana* as follows:

> Natural places have mana, and are sacred because of the presence of the gods, the akua, and the ancestral guardian spirits, the ‘aumakua. Human-made structures for the Hawaiian religion and family religious practices are also sacred. These structures and places include temples, and shrines, or heiau, for war, peace, agriculture, fishing, healing, and the like; pu‘uhonua, places of refuge and sanctuaries for healing and rebirth; agricultural sites and sites of food production such as the lo‘i pond fields and terraces slopes, ‘auwai irrigation ditches, and the fishponds; and special function sites such as trails, salt pans, holua slides, quarries, petroglyphs, gaming sites, and canoe landings. [McGregor 1996:22]

As McGregor makes clear, *wahi pana* can refer to natural geographic locations such as streams, peaks, rock formations, ridges, offshore islands and reefs, or they can refer to Hawaiian land divisions such as *ahupua‘a* or *‘ili* and man-made structures such as fishponds. In this way, the *wahi pana* of Lualualei tangibly link the *kama‘āina* of Lualualei to their past. It is common for places and landscape features to have multiple names, some of which may only be known to certain *‘ohana* or even certain individuals within an *‘ohana*, and many have been lost, forgotten, or kept secret through time. Place names also convey *kaona* and *huna* (secret) information that may have political or subversive undertones. Before the introduction of writing to the Hawaiian Islands, cultural information was exclusively preserved and perpetuated orally. Hawaiians gave names to everything in their environment, including individual garden plots and *‘auwai* (water courses), house sites, intangible phenomena such as meteorological and atmospheric effects, *pōhaku* (rock, stone), *pūnāwai*, and many others. According to Landgraf (1994:v), Hawaiian *wahi pana* “physically and poetically describes an area while revealing its historical or legendary significance.”

The earliest documented research in Lualualei Ahupua‘a was completed by J. Gilbert McAllister (1933) during his survey of O‘ahu. Elspeth P. Sterling and Catherine C. Summers (1978) expanded McAllister’s survey by collecting additional testimonies and archival sources. Below is a compilation of McAllister’s (1933) and Sterling and Summers’ (1978) findings as well as documented *wahi* (place) by other notable sources. The *wahi* of Lualualei are full of *pu‘u* and *heiau* (pre-Christian place of worship) and link long-time *kama‘āina* of the area to their past. Place names of some of the *wahi pana* found within Lualualei are presented in Figure 5.

3.2.1 *Nā Pu‘u* (Hills and Peaks)

3.2.1.1 Pu‘u Heleakalā

Pu‘u Heleakalā is a hill separating Nānākuli and Lualualei Ahupua‘a. Heleakalā literally translates to “snare by the sun (the hill blocks the rays of the setting sun)” (Pukui et al. 1974:44). Pu‘u Heleakalā is the location where Hina (moon goddess), Māui’s mother, lived in a cave and made her *kapa* (Sterling and Summers 1978:62). In an account published by Cordy (2002:91), Poepoe notes in the *Nupepa Kuakoa,* 11 August 1899 (translated by Sterling and Summers 1978:62), “I saw the cave in which Hina made kapa cloths on the slope of a hill facing a stream [Ulehawa].” Figure 6 and Figure 7 depict Hina’s Cave and the view from the cave, respectively.

3.2.1.2 Pu‘u Mā‘ili‘ili

Pu‘u Mā‘ili‘ili is a hill and stream located in Lualualei Ahupua‘a. Pu‘u Mā‘ili‘ili literally translates to “pebbly” (Pukui et al. 1974:139).

3.2.1.3 Pu‘u o Hulu Uka & Pu‘u Hulu Kai

Northwest of Pu‘u Heleakalā is Pu‘u o Hulu Kai, the hill nearest the ocean, which rises to 262 m (860 ft) in elevation. It is connected to Pu‘u o Hulu ‘Uka (218 m [715 ft] amsl) by a saddle, which drops down to 87 m (284 ft) above mean sea level (amsl). Pu‘u Mā‘ili‘ili and Pu‘u Pāhe‘ehe‘e are northwest of Pu‘u o Hulu. Pu‘u o Hulu ‘Uka literally translates to “inland Pu‘u o Hulu.” Pu‘u o Hulu Kai has an elevation of approximately 261 m (856 ft) amsl. Pu‘u o Hulu Kai literally translates to “seaward Pu‘u o Hulu” (Pukui et al. 1974:203).

3.2.1.4 Palikea

Palikea is a peak on the borders of Honouliuli, Nānākuli, and Lualualei Ahupua‘a. The peak has an elevation of 944 m (3,098 ft) amsl. Palikea literally translates to “white cliff” (Pukui et al. 1974:177).

3.2.1.5 Pu‘u Kaua

Pu‘u Kaua is a peak on the Wai‘anae Mountain Range on the Lualualei and Honouliuli Ahupua‘a border. The peak has an elevation of 953 m (3,127 ft) amsl. Pu‘u Kaua literally translates to “war hill” or “fort hill” (Pukui et al. 1974:199).

3.2.1.6 Pu‘u Kānehoa

Pu‘u Kānehoa is a peak on the border of Lualualei and Honouliuli Ahupua‘a. The peak has an elevation of 832 m (2,728 ft) amsl. Pu‘u Kānehoa was named for the native shrubs (Pukui et al. 1974:198). The native shrubs and trees include *pūkiawe,* or *maiele* (*Leptecophylla tameiameiae*), which have narrow leaves, tiny white flowers, and red or white fruits. The leaves were used in the practice of *lā‘au lapa‘au,* a form of Hawaiian plant-based healing, for colds or headaches. A small

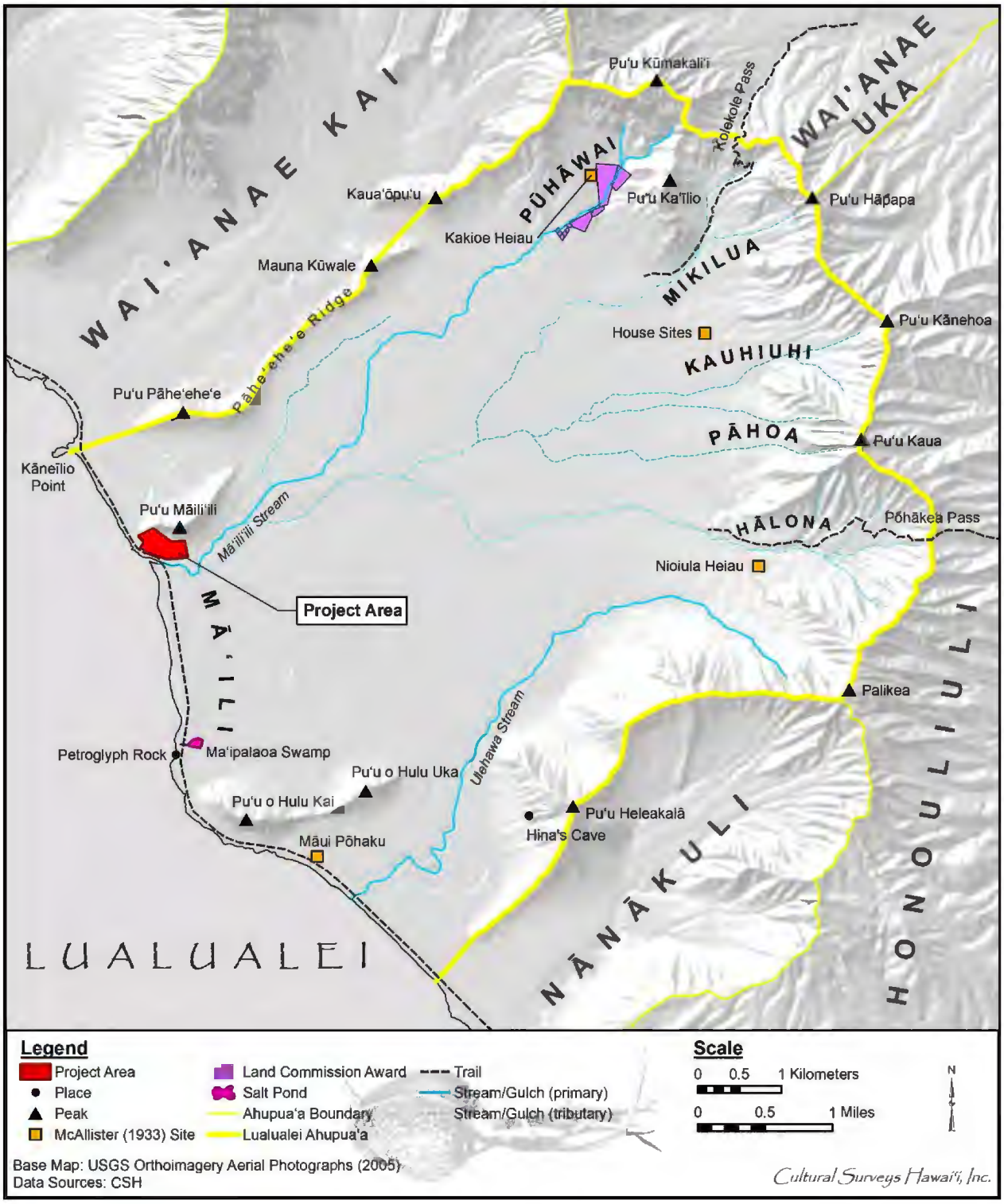

Figure 5. Map showing known place names in the *ahupua‘a* of Lualualei

Figure 6. Photo of Hina’s Cave located within Pu‘u Heleakalā (CSH 2015)

Figure 7. View of Lualualei Ahupua‘a from Hina’s Cave; note Pu‘u o Hulu in the background (CSH 2015)

enclosure said to be a *heiau* is in a gulch at the foot of Pu‘u Kānehoa (Sterling and Summers 1978:32).

3.2.1.7 Pu‘u Hāpapa

Pu‘u Hāpapa is located on the border of the Honouliuli, Wahiawā, and Wai‘anae (Soehren 2010). Hāpapa literally translates to “rock stratum” (Pukui et al. 1974:42).

3.2.1.8 Pu‘u Ka‘īlio

Pu‘u Ka‘īlio is in the Wai‘anae Mountain Range prior to reaching Kolekole Pass. The peak has an elevation of approximately 599 m (1,965 ft) amsl. Ka‘īlio literally translates to “the dog hill” (Pukui et al. 1974:197).

3.2.1.9 Pu‘u Kūmakali‘i

Pu‘u Kūmakali‘i is a peak on Kolekole Pass in the Wai‘anae Mountain Range. The peak has an elevation of 784 m (2,572 ft) amsl. Pu‘u Kūmakali‘i literally translates to “rising Pleiades” (Pukui et al. 1974:200).

3.2.1.10 Kaua‘ōpu‘u

Kaua‘ōpu‘u is a hill and stream in Wai‘anae Ahupua‘a. The hill has an elevation of approximately 321 m (1,054 ft) amsl (Pukui et al. 1974:91).

3.2.1.11 Mauna Kūwale

Mauna Kūwale is a mountain on the Lualualei and Wai‘anae Ahupua‘a border and is *makai* of Kaua‘ōpu‘u (see Section 3.2.1.10 above). Mauna Kūwale literally translates to “mountain standing alone” (Pukui et al. 1974:149). A small burial cave is near the peak of Mauna Kūwale, facing Kawiwi in Wai‘anae. Kawiwi was a *pu‘uhonua* (place of refuge) in times of war (Kamakau 1991:18). The cave “[c]ontains fragments of skeletal material, but none of the objects said to have been buried with the dead” (Sterling and Summers 1978:73).

3.2.1.12 Pu‘u Pahe‘ehe‘e

Pāhe‘ehe‘e is a ridge and hill that borders Lualualei and Wai‘anae Ahupua‘a. The ridge has an elevation of 199 m (652 ft) amsl. Pāhe‘ehe‘e translates to “slippery” (Pukui et al. 1974:174). Pu‘u Pāhe‘ehe‘e Heiau was on Pu‘u Pāhe‘ehe‘e Ridge but was “completely destroyed with the enlargement of the Oriental cemetery” (Sterling and Summers 1978:68).

Pu‘u Pāhe‘ehe‘e once had a *hōlua* (sled) slide. Though the exact location is unknown, it is possible the *hōlua* slide could have been associated with the name Kauhiuhi. *Uhiuhi* (*Mezoneuron kauaiense*) was a type of hard wood used for *hōlua* sleds, weapons, digging sticks, and house construction.

3.2.2 *Nā Pōhaku* (Rocks)

3.2.2.1 Māui Pōhaku

Site 148, a large rock said to be Māui, is approximately 1.8 km (1.1 miles) from the Nānākuli Station going toward Pu‘u o Hulu (Sterling and Summers 1978:64). McAllister relates the following:

> Northeast of the road on the property of E.P. Fogarty is a rock said to be named after the Hawaiians hero, Maui, who is said to have landed here from the south. This stone at the time was surrounded by water, and it was here that Maui reposed and sunned himself. In the bluff just northeast of the rock is a shelter which he lived, and in the vicinity was a spring where he obtained water. The large rock is now split in half and adorned with many small, oddly shaped rocks. It is said to be bad fortune to build one’s house across a line drawn directly from the rock to the shore. J.J. Mathews is said to have collected detailed information in regard to this site. [McAllister 1933:110].

The “small, oddly shaped rocks” McAllister speaks of are no longer present. The Māui rock is currently overgrown with young Chinese banyan saplings (*Ficus retusa*), grasses, and weeds.

Figure 8 displays the Māui Pōhaku within the Garden Grove condominium complex in Lualualei Ahupua‘a. Figure 9 depicts the plaque found at the foot of the Māui Pōhaku recalling the Māui *mo‘olelo* by McAllister.

3.2.2.2 Petroglyph Pōhaku

Sterling and Summers noted a rock with petroglyphs in Lualualei Ahupua‘a. The petroglyph rock and former house sites were described as being near a dried swamp and adjacent to light pole #152 in a public park near the edge of a beach. The *pōhaku* was reported to the Bishop Museum, where it was later re-housed (Sterling and Summers 1978:67).

3.2.3 *Nā Heiau*

Heiau are pre-Christian places of worship. Some *heiau* were elaborate and large communal structures, while others were simple earth terraces or shrines. *Heiau* are most commonly known as the locations for important ceremonies and as large structures with platforms or altars composed of one or more terraces (McAllister 1933:8). There are many different kinds of *heiau*, depending on the purpose for which they were built:

> If it were for peace in the chiefdom, *aupuni*, then a house for peace, a *hale o ka maluhia*, was erected; if for war, then a house for the [war] god in the war heiau, *ka heiau kaua* []... if for rebellion, then [a house for the rebel’s war god] in his own heiau. If it were for blessings to all the land, the well-being of all the people, for ‘food’ or ‘fish,’ then the chiefs built heiaus all over the land. The people, *maka‘ainana*, erected fishing shrines, *ko‘a ku‘ula*, all around the islands so that the land would be provided with fish. If there were distress because of trouble with the staple plant food, *‘ai*, heiaus called *ipu-o-Lono* were raised up all over the land to revive them. [Kamakau 1976:129]

Archaeologist J. Gilbert McAllister (1933) reported on two known *heiau* in the *ahupua‘a* of Lualualei, as well as one other site that could have possibly been a *heiau*. An additional two *heiau* were also located in the *ahupua‘a* of Wai‘anae along the boundary with Lualualei. They are discussed below.

Figure 8. Photo of the Māui Pōhaku at the Garden Grove condominium complex in Lualualei (CSH 2015)

Figure 9. Photo of plaque located at the foot of the Māui Pōhaku at the Garden Grove condominium complex CSH (CSH 2015)

3.2.3.1 Nīoi‘ula Heiau, Site 149

Nīoi‘ula Heiau is within the Lualualei Naval Preservation on Hālona Ridge in Lualualei (McAllister 1933:110). The paved and walled *heiau* was classified as *po‘okanaka*, or sacrificial class. The northern portion was nearly completely destroyed, and the stones were used for a cattle pen on the McCandless Cattle Ranch. It is said that the cattle in the pen became sick and died, resulting in infrequent use, followed by abandonment. McAllister relates, “The heiau probably had three inclosures [*sic*] and three platforms open to the west side, but so little remains of the northern part of the heiau that it is difficult to discern inclosures [*sic*] and terraces” (McAllister 1933:110). Westervelt’s account of the legendary Kawelo also suggests this is the *heiau* where the body of the boxer killed by Kawelo was sacrificed as an offering to the gods. The *heiau* is said to be ancient and to have belonged to Kakuhihewa (Westervelt 1963:178). Figure 10 depicts the site plan of the *heiau*.

3.2.3.2 Kakioe Heiau, Site 151

Kakioe Heiau was a small *heiau* at Pūhāwai in Lualualei. However, “nothing remains except the sacred spring, and the sound of its drums and conchs on the nights of Kāne” (McAllister 1933:110). Within McAllister’s description of Kakioe is a particularly salient reference to ceremonial drumming. This is described by Hart and Pukui:

> […] the sharkskin drum was brought to Hawai‘i from Tahiti ‘sounding over the oceans’ by La‘amaikahiki sometime around A.D. 1250. The *pahu* [drum], as it is also known in Tahiti and other parts of central Polynesia, was the instrument of *ali‘i* (chiefs) used in *heiau* (temple) rituals and in *hula kapu* (sacred dance). La‘amaikahiki is credited for the introduction of both the large temple drum, *pahu heiau*, and the smaller dance drums, *pahu hula*. [Hart and Pukui 1989:np]

Pahu heiau (temple drums) were traditionally used by *kahuna* (priests) to “signal the activities of complex ceremonies, significant events such as the births of chiefs, and to accompany the prayers and movements of *kahuna* and *ali‘i*” (Hart and Pukui 1989:n.p.). Prayers (identified as “composed, memorized, handed-down chants” by Pukui et al. 1974:123) “for public ceremonies and in high *ali‘i* circles […] were often accompanied by sacrifices to the gods, embellished by ritual, [or] enhanced by the beat of the *pahu* (prayer drum)” (Pukui et al. 1974:123).

3.2.3.3 Site 150

Walls and small terraces reportedly used as house sites or possibly old *heiau* are at the foot of the cliffs of Pāhoa in the middle of Lualualei (McAllister 1933:110).

3.2.3.4 Pu‘upāhe‘ehe‘e Heiau

Pu‘upāhe‘ehe‘e Heiau (Site 152) is located on the Wai‘anae side of Pu‘upāhe‘ehe‘e Ridge. The *heiau* consists of two or three divisions, the upper section being 70 ft across, with a width of 57 ft; the lower sections are not so well defined. The *heiau* has been completely destroyed with the enlargement of the Oriental cemetery (McAllister 1933:112).

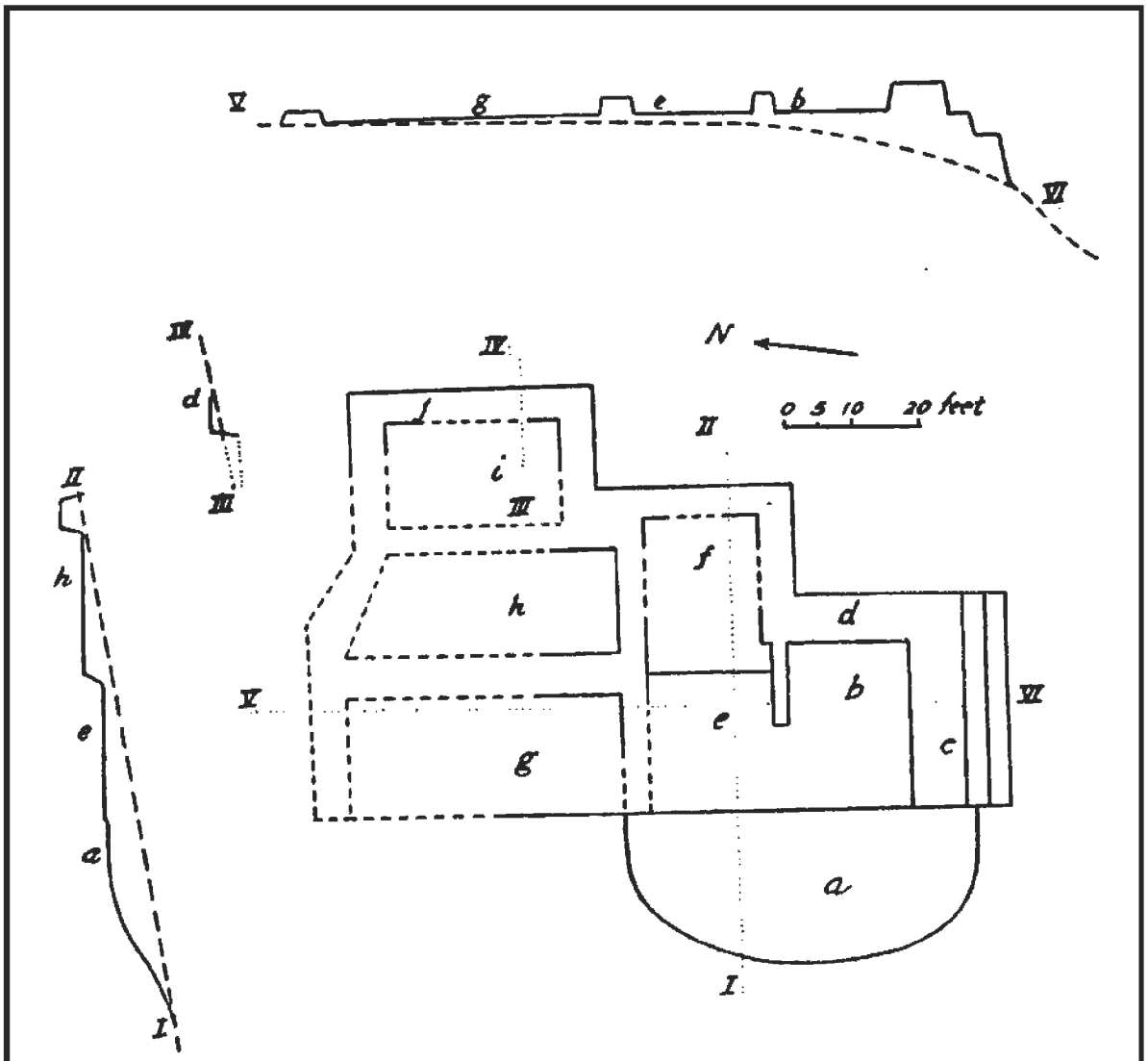

FIGURE 33.—Nioiula heiau, Halona, Lualualei, Site 149: *a*, sloping terrace of large rocks, approximately 20 feet wide, probably built up in form of steps, as slope approximates 10 feet in vertical height; *b*, probable site of house with front lanai 18 by 24 feet, paved with stones 1 foot in width; *c*, wall 4 feet high on inside, 8 feet wide, with two terraces 3 feet wide on outside where ridge that rapidly slopes into deep gully is faced by embankment of stones 14 feet high; *d*, wall 4 feet high inside and outside, 7 feet wide; *e*, open dirt-paved terrace; *f*, terrace 3 feet higher than *e*, paved with stones 1 foot in width, surrounded on three sides by walls but open toward *e*; *g*, stone-paved terrace 46 by 18 feet, probably walled originally on three sides but open to west; *h*, *i*, probably walled inclosures; *j*, wall 26 feet long, 5 feet wide, 4 feet high inside, flush with slope on the outside. Roman numerals indicate cross sections.

Figure 10. Image of Nīoi‘ula Heiau from McAllister's Survey (McAllister 1933:111)

3.2.3.5 Kū‘īlioloa Heiau

Kū‘īlioloa Heiau (Site 153) is at the tip of Kāne‘īlio Point which is located on the border of the *ahupua‘a* of Lualualei and Wai‘anae. Kū‘īlioloa Heiau was partially destroyed by the Army during World War II but still remains visible (Sterling and Summers 1978:69). The *heiau* was named after Kū‘īlioloa, a “dog with a human body and supernatural power” and “a great soldier and famous warrior” (Beckwith 1970:347). Kū‘īlioloa was also known as a “protector of travelers” (Sterling and Summers 1978:69).

3.2.4 *Nā Ala Hele* (Trails)

Trails served to connect the various settlements throughout O‘ahu. John Papa ‘Ī‘ī (1959:97–99) described three trails accessing the Wai‘anae District during the early post-Contact period (Figure 11). The most popular was the coastal route, which circled O‘ahu. The other two trails traversed the Wai‘anae Mountains into Lualualei. The northeast route traversed Kolekole Pass, followed the Pūhāwai Stream Valley crossing into Wai‘anae Kai through the gap, and finally to Pōka‘ī Bay (Green in Robins and Anderson 1998:22). According to ‘Ī‘ī, the second trail traversed the Wai‘anae Mountains at Pōhākea Pass and descended the stream valley below Pōhākea. On maps, this valley is shown as Hālona. There is no indication where the Pōhākea trail continues after Hālona. However, Robins and Anderson (1998:22) suggest the path “continued west to the Lualualei coast or intersected other *makai*-bound trails.” ‘Ī‘ī describes the trails as follows:

> From Kunia the trail […] met with the trails from Wahiawa and Waialua. The trail continued to the west of Mahu, to Mālamanui, and up to Kolekole, from where one can look down to Pōka‘ī and Wai‘anae Uka. There was a long cliff trail called Elou from Kalena and Hale‘au‘au on the east side of Ka‘ala coming down to Wai‘anae . There was also a trail called Kūmaipō which went up and then down Mākaha Uka.
>
> Below Kūmaipō trail in the olden days was a stronghold named Kawīwī… [and it] was part of a mountain ridge lying between Wai‘anae and Mākaha and overlooking Kamaile. The trail Kūmaipō, went down to the farms of Mākaha and the homes of that land. A branch trail which led up Mount Ka‘ala and looked down on Waialua and Mokulē‘ia could be used to go down to those level lands. It was customary to have dwelling places along the mountain trails that led downward from here into Kamaile, as well as along the beach trail of Mākaha.
>
> […] Pu‘u o Kapolei [trail] […] joined the beach trail from Pu‘uloa and from Waimānalo. [‘Ī‘ī 1959:97]

Cordy recorded an east-west trail during an archaeological survey at Mā‘ilikai Community Park. The trail, which encompassed the northern base of Pu‘u o Hulu, was destroyed before the additional survey by Jimenez (1994; see paragraph below). Cordy (1976:17) described the trail as “1 meter wide with small, hand-sized stones bound on each side by larger stones,” with a wooden post set in the middle of the trail. Although Cordy interprets this east-west running trail as a post-Contact trail based on the associated historic wood post, the trail may have been a pre-Contact trail. Given its location along the northern base of Pu‘u o Hulu, just west of Pu‘u Heleakalā, this trail may have served as the *mauka-makai* pre-Contact trail to which many *kūpuna* refer.

An additional survey, including subsurface testing, was subsequently documented by Jimenez at four historic properties recommended for further data collection. Subsurface testing at State

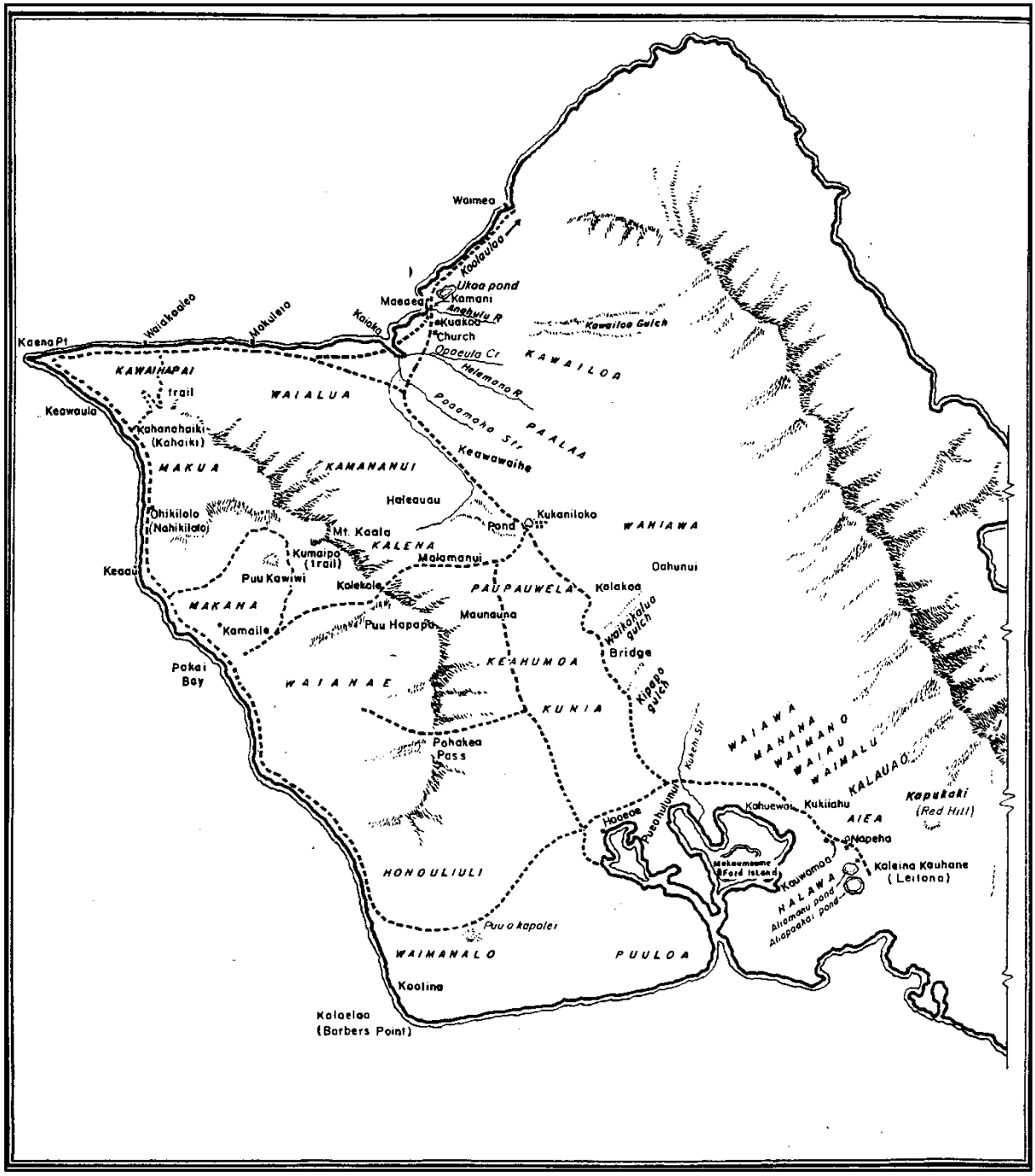

Figure 11. Trails of Leeward O‘ahu as described by ‘Ī‘ī; map by Paul Rockwood (‘Ī‘ī 1959:96)

Inventory of Historic Places (SIHP) # 50-80-07-3750, C-shape enclosure, produced evidence of pre-Contact occupation. Documentation of SIHP # -3750 includes a plan map, which depicts a trail running north-south 6 m from the enclosure. However, no description of the trail was provided by Jimenez (1994), nor was it mentioned by Cordy (1976). Although there is no documentation of this serving as a pre-Contact trail, its proximity to SIHP # -3750 and to potential sources of water (SIHP # -3336, two sinkwells approximately 400 m north) suggests the trail may be associated with the site. Continuing in a southerly direction on this trail may have led to the east-west trail running along the northern base of Pu‘u o Hulu.

3.2.4.1 Pōhākea Pass

Pōhākea Pass, on the Wai‘anae Mountain Range (Figure 12), has an elevation of 671 m (2,200 ft) amsl. Pōhākea literally translates to “white stone” (Pukui et al. 1974:185). Pōhākea serves as a passage to Honouliuli Ahupua‘a. This is also the location where Hi‘iaka saw cloud omens that her *lehua* (flower of the *‘ōhia* tree [*Metrosideros polymorpha*]) groves had been burned by her sister Pele, and her friend Hōpoe had been turned into stone.

In *The Epic Tale of Hi‘iakaikapoliopele*, Hi‘iaka chants atop Pōhākea as she witnesses her beloved friend Hōpoe being destroyed by the embers of her sister Pele.

KAU HO‘OKAHI HANERI A	CHANT ONE HUNDRED
ME KANALIMAKUMAMĀKOLU	AND FIFTY-THREE
Aloha ku‘u hoa i ka pū‘ali lā	Alas my friend of the rugged mountain pass
A luna i Pōhākea, he luna o Kamaoha	On high at Pōhākea, above Kamaoha
He lae ‘ino ‘o Maunauna	Maunauna is a dangerous escarpment
‘O Līhu‘e ke hele ‘ia	Lihu‘e’s high plain yet to be traversed
Honi i ke ‘ala mau‘u	Inhaling the scent of the grasses
I ke ‘ala o ke kupukupu	The fragrance of *kupukupu* fern
E linoa ala e ka Waikōloa	Entwined by the Waikoloa breeze
E ka makani he Wai‘ōpua	By the wind called Wai‘ōpua
Ku‘u pua, me he pua lā i ku‘u maka	My blossom, like a flower in my sight
Ka ‘oni i ka haku ‘ōnohi, kā ka wai lā i li‘u	Moving before my eyes, washed salty by tears
I ku‘u maka lā, e uē au lā.	There in my sight, I weep.

[Ho‘oulumāhiehie 2008a:262; Ho‘oulumāhiehie 2008b:262]

Figure 12. Photo of Lualualei and Wai‘anae Ahupua‘a from Pōhākea Pass, n.d. (Hawai‘i State Archives)

3.2.4.2 Kolekole Pass

Kolekole Pass is a passage and road from Wai‘anae Uka (Schofield Barracks) through the Wai‘anae Mountain Range in Lualualei (Figure 13). Kolekole Pass was one of the most heavily used mountain trails of O‘ahu (Cordy 2002:65). The trail descends from the Wai‘anae Mountain Range down the valley toward the ocean (Figure 14).

A sacrificial stone is at Kolekole Pass. The stone was identified by McAllister (1933) as Site 214 during his island-wide survey. The stone measures 1.5–2.4 m (5–8) ft high and 2.4 m (8 ft) wide, with a central depression 0.5 m (1.5 ft) deep and 0.6 m (2 ft) in diameter at the top. The stone has many ridges that rib its sides, one apparently draining the bowl-like depression. On one side, there is a projection that individuals were made to stand and lean over when decapitated. This stone is also said to represent a woman by the name of Kolekole, the guardian of the pass, from which the trail takes its name (Sterling and Summers 1978:134).

> In the old days people from Wahiawa side would meet those from Waianae at Kolekole and attempt to cross over. Each would challenge the other for the right to pass. The losing chief would then have to kneel before the big rock and place his head on it and be killed. His skin was then stripped from the flesh and bones (leaving it raw–Kolekole).* The spoils of the battle and the bones were then brought to the heiau in Halona (Site 149) and offered in sacrifice. Below Kolekole and beyond Kailio is a hair-pin turn known as Hupe Loa for the retainers of the vanquished chief—because of their weeping and blowing of noses.
>
> *Mrs. Pukui says ‘holehole’ is to strip the flesh. She believes the name Kolekole most likely came because of the battles and the wounds the warriors received, leaving their flesh raw—‘Kolekole’. The idea of the chief kneeling before a rock to be killed seems to be modern. [Sterling and Summers 1978:67]

Kolekole Pass is where Kahekili, the king of Maui, and his army defeated the last of the army of O‘ahu:

> When Kahekili was reigning as king of Maui, and Kahahana was king of Oahu, it was during this period that Kahahawai with a number of warriors came to make war on Oahu. In this battle the people of Oahu were defeated and slaughtered at Niuhelewai, and the waters of the stream were turned back, the stream being dammed by the corpses of the men.
>
> After the battle of Niuhelewai, the chiefs and the men retreated and encamped on the mountains of Kaala. They were well supplied with war implements and other things necessary for the destruction of their enemies. So Kahahawai contrived a means of destroying them, thus: They were a little more than forty men, and Kahahawai told them to prepare torches. When these were ready they went one evening to the top of a hill which was near to the rendezvous of the enemies where they lighted their torches.
>
> After the torches were lit they moved away to a cliff called Kolekole and hid themselves there, leaving their torches burning at the former place until they (the torches) died out. The enemies thought that Kahahawai and his men had gone off

Figure 13. Photo of the Wai‘anae Mountain Range with Kolekole Pass in left background; Pu‘u o Hulu Uka in the left foreground; downslope of Pu‘u Heleakalā in right foreground, n.d. (Hawai‘i State Archives)

Figure 14. Photo of Kolekole Pass in right background with Pu‘uka‘īlio directly below; Mauna Kūwale in left foreground (CSH 2012)

> to sleep. They therefore made a raid on the men of Kahahawai. But Kahahawai and his men arose and destroyed all the people who were asleep on the hills and the mountains of Kaala. Thus the enemies were annihilated, none escaping. Those who raided the torch encampment were captured, there being no avenue for escape from death and destruction by Kahahawai and his men. [Sterling and Summers 1978:135]

Kolekole Pass is also a place where students practiced *lua* (Hawaiian martial arts). *Lua* involves breaking bones, dislocating joints, and inflicting pain by pressing on nerve centers. Students would wait along the plains of Leileihua for travelers on whom to practice their *lua* skills (Sterling and Summers 1978:135).

In another explanation of the name Kolekole, which literally translates to “raw, scarred,” a woman saw an apparently blind man walking through the pass. Doubting the man’s blindness, the woman exposed herself. The man opened his eyes and exclaimed, *A ‘ula, kolekole!* Red, raw! (Pukui et al. 1974:116).

3.3 *Nā ‘Ōlelo No‘eau*

Hawaiian knowledge was shared by way of oral histories. Indeed, one’s *leo* (voice) is oftentimes presented as *ho‘okupu* (“a tribute or gift” given to convey appreciation, to strengthen bonds, and to show honor and respect); the high valuation of the spoken word underscores the importance of the oral tradition (in this case, Hawaiian sayings or expressions), and its ability to impart traditional Hawaiian “aesthetic, historic, and educational values” (Pukui 1983:vii). Thus, in many ways these expressions may be understood as inspiring growth within the reader or between speaker and listener:

> They reveal with each new reading ever deeper layers of meaning, giving understanding not only of Hawai‘i and its people but of all humanity. Since the sayings carry the immediacy of the spoken word, considered to be the highest form of cultural expression in old Hawai‘i, they bring us closer to the everyday thoughts and lives of the Hawaiians who created them. Taken together, the sayings offer a basis for an understanding of the essence and origins of traditional Hawaiian values. The sayings may be categorized, in Western terms, as proverbs, aphorisms, didactic adages, jokes, riddles, epithets, lines from chants, etc., and they present a variety of literary techniques such as metaphor, analogy, allegory, personification, irony, pun, and repetition. It is worth noting, however, that the sayings were spoken, and that their meanings and purposes should not be assessed by the Western concepts of literary types and techniques. [Pukui 1983:vii]

Most simply, *‘ōlelo no‘eau* may be understood as proverbs. Webster’s Dictionary defines a proverb as “a phrase which is often repeated; especially, a sentence which briefly and forcibly expresses some practical truth, or the result of experience and observation” (Webster’s Online Dictionary and Translations 2019). It is a pithy or short form of folk wisdom. Pukui (1995:xii) equates proverbs with a treasury of Hawaiian expressions. Oftentimes, references to places are within these Hawaiian expressions or proverbs.

This section draws from the collection of author and historian Mary Kawena Pukui and her knowledge of Hawaiian proverbs describing *‘āina* (land), chiefs, plants, and places. No *‘ōlelo*

no‘eau were found that make specific mention of the *ahupua‘a* of Lualualei. The following proverbs concerning the surrounding Wai‘anae Moku come from Mary Kawena Pukui’s *‘Ōlelo No‘eau* (Pukui 1983).

3.3.1 *‘Ōlelo No‘eau* #363

The *‘ōlelo no‘eau* mentioned below speaks of the ruler Kahahana and his advisor Ka‘opulupulu. This incident takes place in Wai‘anae, O‘ahu.

> *E nui ke aho, e ku‘u keiki, a moe i ke kai, no ke kai loa ho‘i ka ‘āina.*
>
> Take a deep breath, my son, and lay yourself in the sea, for then the land shall belong to the sea.
>
> Uttered by the priest Ka‘opulupulu at Wai‘anae. Weary with the cruelty and injustice of Kahahana, the chief of O‘ahu, Ka‘opulupulu walked with his son to Wai‘anae, where he told his son to throw himself into the sea. The boy obeyed, and there died. Ka‘opulupulu was later slain and taken to Waikīkī where he was laid on the sacrificial altar at Helumoa. [Pukui 1983:64]

3.3.2 *‘Ōlelo No‘eau* #770

The following *‘ōlelo no‘eau* speaks of the goddess Kaiona, whose pet birds could help guide lost travelers back to their companions.

> *He lokomaika‘i ka manu o Kaiona.*
>
> Kind is the bird of Kaiona.
>
> Said of one who helps a lost person find his way home. The goddess Kaiona, who lived in the Wai‘anae Mountains of O‘ahu, was said to have pet birds who could guide anyone lost in the forest back to his companions. [Pukui 1983:85]

3.3.3 *‘Ōlelo No‘eau* #1643

The *‘ōlelo no‘eau* provided below furthers speaks of Kaiona, a guardian to those who sought refuge.

> *Ka wahine hele lā o Kaiona, alualu wai li‘ulā o ke kaha pua ‘ōhai.*
>
> The woman, Kaiona, who travels in the sunshine pursuing the mirage of the place where the ‘ōhai blossoms grow.
>
> Kaiona was a goddess of Ka‘ala and the Wai‘anae Mountains. She was a kind person who helped anyone who lost his way in the mountains by sending a bird, an ‘iwa to guide the lost one out of the forest. In modern times Princess Bernice Pauahi Bishop was compared to Kaiona in songs. [Pukui 1983:177]

3.3.4 *‘Ōlelo No‘eau* #1476

The abundance of coconut trees in Wai‘anae were mentioned in the proverb below.

> *Ka malu niu o Pōkā‘ī.*
>
> The coco-palm shade of Pōkā‘ī.

Refers to Wai‘anae, on O‘ahu. At Pōkā‘ī was the largest and best-known coconut grove on O‘ahu, famed in chants and songs. [Pukui 1983:160]

3.3.5 *‘Ōlelo No‘eau* # 1524

This noted proverb was uttered by the goddess Hi‘iaka as she observed the terrain while traversing the plains of Wai‘anae.

Kapakahi ka lā ma Wai‘anae.

Lopsided is the sun at Wai‘anae.

Used to refer to anything lopsided, crooked, or not right. First uttered by Hi‘iaka in a rebuke to Lohi‘au and Wahine‘ōma‘o for talking when she warned them not to. [Pukui 1983:164]

3.3.6 *‘Ōlelo No‘eau* #2075

Ko‘iahi was noted in the story of Laukaieie. The famed *maile* flowers in Wai‘anae belonged to Ko‘iahi. The proverb recorded by Pukui tells of its beauty.

Maile lau li‘i o Ko‘iahi.

Fine-leaved maile of Ko‘iahi.

Often used in chants. The fine-leaved maile of Ko‘iahi, in Wai‘anae, was considered the best on O‘ahu for beauty and fragrance. After the introduction of goats this beautiful and much-liked vine vanished. [Pukui 1983:225–226]

3.3.7 *‘Ōlelo No‘eau* #2128

The following *‘ōlelo no‘eau* was spoken by spies who spotted travelers that could be easily robbed and killed.

Malolo kai e! Malolo kai!

Tide is not high! Tide is not high!

Said of threatening disaster. Robbers once lived at a place in Wai‘anae now known as Malolo-kai. Their spies watched for travelers to kill and rob. When there were only a few that could be easily overcome, the spies cried, ‘Low tide!’ which meant disaster for the travelers. But if there were too many to attack, the cry was “High tide!” [Pukui 1983:231–232]

3.3.8 *‘Ōlelo No‘eau* #2495

This *‘ōlelo no‘eau* tells of the Kaiaulu wind in Wai‘anae.

Ola Wai‘anae i ka makani Kaiaulu.

Wai‘anae is made comfortable by the Kaiaulu breeze.

Chanted by Hi‘iaka at Ka‘ena, O‘ahu, after her return from Kaua‘i. [Pukui 1983:273]

3.3.9 *‘Ōlelo No‘eau* #2890

The following *‘ōlelo no‘eau* describes the warm climate of Wai‘anae. It was chanted by Hi‘iaka on a warm day.

> *Uwē o Kānepūniu i ka wela a ka lā.*
>
> Kānepūniu complains of the heat of the sun.
>
> Said when someone complains of the heat. From a chant by Hi‘iaka, who saw Kānepūniu (Kāne-of-the-coconut), a supernatural tree at Wai‘anae, O‘ahu, on a very warm day. [Pukui 1983:315]

3.4 *Nā Oli* (Chants)

Oli, according to Mary Kawena Pukui (Pukui 1995:xvi–xvii), are often grouped according to content. Chants often were imbued with *mana* (spiritual power); such *mana* was manifested through the use of themes and *kaona*. According to Pukui, chants for the gods (*pule*; prayers) came first, and chants for the *ali‘i*, "the descendants of the gods," came second in significance. Chants "concerning the activities of the earth peopled by common humans" were last in this hierarchy (Pukui 1995:xvi–xvii). Emerson conversely states,

> In its most familiar form the Hawaiians—many of whom [were lyrical masters]—used the oli not only for the songful expression of joy and affection, but as the vehicle of humorous or sarcastic narrative in the entertainment of their comrades. The dividing line, then, between the oli and those other weightier forms of the mele, the inoa [name], the kanikau (threnody), the pule, and that unnamed variety of mele in which the poet dealt with historic or mythologic subjects, is to be found almost wholly in the mood of the singer. [Emerson 1965:254]

While *oli* may vary thematically, subject to the perspective of the *ho‘opa‘a* (chanter), it was undoubtedly a valued art form used to preserve oral histories, genealogies, and traditions, to recall special places and events, and to offer prayers to *akua* and *‘aumākua* alike. Perhaps most importantly, as Alameida (1993:26) writes, "chants […] created a mystic beauty […] confirming the special feeling for the environment among Hawaiians: their one *hānau* (birthplace), their *kula iwi* (land of their ancestors)."

3.4.1 *Oli* by Hi‘iaka-i-ka-poli-o-Pele as told by Emerson

A variation of the *mo‘olelo* of Hi‘iaka-i-ka-poli-o-Pele by Nathaniel B. Emerson places Hi‘iaka, Lohi‘au, and Wahine‘ōmao in a canoe en route to Mokulē‘ia. The party of three land in Mokulē‘ia, where Hi‘iaka parts ways and tells Lohi‘au and Wahine‘ōmao that she will call for them at a designated place at a later time. Hi‘iaka pays her respects to her *kūpuna*, Pōhaku-o-Kaua‘i, before continuing to Ka‘ena (Emerson 1915:156–157). Passing through Ka‘ena, the western cape of O‘ahu, she turns and passes through the slopes of the Wai‘anae Mountain Range and chants the following:

Kunihi Kaena, holo i ka malie;	Kaena's profile fleets through the calm,
Wela i ka La ke alo o ka pali;	With flanks ablaze in the sunlight—

Auamo mai i ka La o Kilauea;	A furnace-heat like Kilauea;
Ikiiki i ka La na Ke-awa-ula,	Ke-awa-ula swelters in heat;
Ola i ka makani Kai-a-ulu Koholā-lele—	Koholā-lele revives in the breeze,
He makani ia no lalo.	That breath from the sea, Kai-a-ulu.
Haōa ka La i na Makua;	Fierce glows the sun of Makua;
Lili ka La i Ohiki-lolo;	How it quivers at Ohiki-lele [*sic*];
Ha‘a-hula le‘a ke La i ke kula,	‘This the Sun-god’s dance o’er the plain,
Ka Ha‘a ana o ka La i Makaha;	A riot of dance at Makaha.
Oī ka niho o ka La i Ku-manomano;	The sun-tooth is sharp at Kumano;
Ola Ka-maile i ka hunā na niho;	Life comes again to Maile ridge. When the Sun-god ensheaths his fang.
Mo‘a wela ke kula o Waliō;	The plain Wailiō is sunburned and scorched:
Ola Kua-iwa i ka malama po;	Kua-iwa revives with the nightfall;
Ola Waianae i ka makani Kai-a-ulu, (a)	Waianae is consoled by the breeze
Ke hoa aku la i ka lau o ka niu.	Kai-a-ulu and waves its coco fronds;
Uwē o Kane-pu-niu (b) i ka wela o ka La;	Kane-pu-niu’s fearful of sunstroke; (e)
Alaila ku‘u ka luhi, ka malo‘elo‘e,	A truce, now, to toil and fatigue:
Auaua aku i ka wai i Lua-lua-lei.	We plunge in the Lua-lua-lei water
Aheahe Kona, (c) Aheahe Koolau-wahine, (d)	And feel the kind breeze of Kona,
	The cooling breath of the goddess.
Ahe no i ka lau o ka ilima.	As it stirs the leaves of ilima.
Wela, wela i ka La ka pili i ka umauma,	The radiant heat scorches the breast

I Pu‘u-li‘ili‘i, i Kalawalawa, i Pahe-lona,	While I sidle and slip and climb
A ka pi‘ina i Wai-ko-ne-nē-he;	Up one steep hill then another:
Ho‘omaha aku i Ka-moa-ula; A ka luna i Poha-kea Ku au, nana i kai o Hilo:	Thus gain I at last Moa-ula. The summit of Poha-kea. There stand I and gaze oversea
Ke ho‘omoe a‘e la i ke kehau	To Hilo, where lie my dewy-cool Forest preserves of lehua
O a‘u hale lehua i kai o Puna, O a‘u hale lehua i kai o Ku-ki‘i.	That reach to the sea in Puna My lehuas that enroof Kuki‘i.

(a) *Kai-a-ulu*, a sea-breeze that comforted Wai‘anae.

(b) *Kane-pu-niu*, a form of god Kane, now an uncarved bowlder [boulder]; here used in a tropical sense to mean the head. The Hawaiians, impelled by the same vein of humor as ourselves, often spoke of the human head as a coconut (*pu-niu*).

(c) *Kona*, here used as a local name for the sea-breeze.

(d) *Koolau-wahine*, a wind, stronger, but from the same direction as the Kona.

(e) The author begs to remark that sunstroke is unknown in all Hawai‘i.

[Emerson 1915:157–158]

3.4.2 *Oli* from *The Epic Tale of Hi‘iakaikapoliopele*

The Epic Tale of Hi‘iakaikapoliopele was published in the Hawaiian newspaper, *Ka Na‘i Aupuni*, from June to November 1906. Part of the story tells of Hi‘iaka and her companions who traveled on the leeward coast of O‘ahu, while Wahine‘ōma‘o and Lohi‘au traveled by canoe. Pā‘ūopala‘ā traveled the seaside roadway to Wai‘anae, and Hi‘iaka took the mountain road that led up and over Pōhākea.

Hi‘iaka then came up seaward of the plain called Mā‘ili and then turned and looked inland, where she saw the sun sparkling on the plains of Lualualei, at which point she chanted the following chant:

KAU HO‘OKAHI HANERI A ME	CHANT ONE HUNDRED AND
KANALIMAKUMAMĀKAHI	FIFTY -ONE
Wela i ka lā ē	Hot from the sun!
Wela i ka lā ē!	Hot from the sun!
Ua wela i ka lā ke kula o Lualualei	The plain of Lualualei is heated by the sun
Ua nau ‘ia e ka lā, ua okaoka	Gnashed by the sun into bits

Ua hā'ule ka papa ‘'auwae o ka lā	The lower jaw of the sun has fallen
‘O ka lā ē! I nā kūkulu	o the sun, ah! In all directions
Na ka lā nō i kahu a ‘ena‘ena	The sun tended its fire to a blaze
‘A‘ole wahi puka ho‘omaha	With no place of respite
A ka wāwae e ho‘omaha aku ai	Where one‘s foot can find relief
I ka luna o Pōhākea	Up to the top of Pōhākea
E uē ho‘i kāua ē.	Let us share our tears.

[Ho‘oulumahiehie 2008a:279; Ho‘oulumāhiehie 2008b:260]

When Hi‘iaka finished chanting, her *aikāne* replied back with annoyance that as they traveled in wet and cold conditions, she traveled on dry land. Hi‘iaka responded to her *aikāne* by climbing to the hot plain and chanting the following:

KAU HO‘OKAHI HANERI	CHANT ONE HUNDRED AND
A ME KANALIMAKUMAMĀLUA	FIFTY-TWO
A Waikonene i ke alanui	At Waikonene on the pathway
Ka pi‘ina i Komo‘ula	The climb to Komoa‘ula*
Ka lā wela i ka umauma	The hot sun on my breast
Waha ka ‘īlio i ke kula o Pūhāmalo‘o	The dog carries me to the plain of Pūhāmalo‘o
Ke ho‘ohaehae maila ka Nāulu	When the Nāulu rains stir their fury
Moku kahawai, miha ka poli o Pūhāwai	The streambanks break loose, but the heart of Puhawai is silent
Ua hakakā, kipikipi ke Kaiāulu me ke	Feisty, the Kaiaulu wind toys with
kanaka	people
Ua ku‘iku‘i wale i ka hope	Pounding away until faces blaze, Striking a blow at the back
Ka lā wela o Lualualei ē	Such is the sun’s heat in Lualualei, ah
He lei aloha no ‘olua ē.	A lei of regard for the two of you.

[Ho‘oulumahiehie 2008a:279–280; Ho‘oulumāhiehie 2008b:261]

In other versions of the *mo‘olelo*, Wahinepō‘aimoku’s chant also included these lines:

Ua ku‘iku‘i wale ‘ia, ua hā‘ena nā ihu	Pounded upon, faces are blazing
Ua kā ka ‘ūpē i ke kula loa o Lualualei	Wiping one’s nose on Lualualei's long plain

Ku‘u lei aloha no ‘olua ē.	Such is my lei of love for the two of you.

[Ho‘oulumahiehie 2008a:279–280; Ho‘oulumāhiehie 2008b:261]

Following the chants by Hi‘iaka to her *aikāne,* Wahine‘ōma‘o, she continued on to the peak of Pōhākea. It was atop Pōhākea that she looked toward Hawai‘i Island and saw her beloved *aikāne* Hōpoe had been killed by her sister Pele (also discussed in Section 3.2.4.1). However, it is important to remember that multiple versions exist of Hi‘iaka’s discovery of Hōpoe’s death by Pele’s fire. In another version, it was not until Hi‘iaka returned to Hawai‘i Island at Hilo Palikū that she found Hōpoe had been consumed by her sister’s flames (Ho‘oulumāhiehie 2008b:262).

From Pōhākea, Hi‘iaka chants the following:

I kau Pōhākea i ke ao o ka makani	Pōhākea is perched in the realm of the wind
Makani hāli‘ali‘a aloha ke ‘ala o Puna	Wind that stirs fond memories of Puna’s perfume
E kono mai ana i ku‘u waimaka e hanini	Beckoning my tears to flow
Ke ala huli hele ma ka nahele ē	On the forest path of my quest
I hele ho‘i au e huli i ke aloha nō ho‘i āu ē	That I travel to seek your beloved
Lele kawa ke ao a ka ‘āina ua kau ma mua	The landscape plummets, laid down before me
E waha ana ka ‘īlio i ke kula o Pūhāmalo‘o	The dog carries me on the back to the plains of Pūhāmalo‘o
Ke ho‘ohaehae a‘ela i ka Nāulu	Raging against the Nāulu rains
Ua mokuhia kahawai, ua nihoa ka pali	The streambanks are breached, the cliffs worn jagged
Ua hakakā ke Kaiāulu me ke kanaka	The Kaiāulu wind an opponent
Ua ku‘iku‘i wale ‘ia, ua hā‘ena nā ihu	Pounded upon, faces ablaze
Ua kā ka ‘ūpē i ke kula loa o Lualualei	Mucus wiped away on the long plain of Lualualei
Ku‘u lei aloha no ‘olua ē.	This is my lei of regard for you two.

[Ho‘oulumahiehie 2008a:280; Ho‘oulumāhiehie 2008b:261]

3.5 *Nā Mele* (Songs)

The following section draws from the Hawaiian art of *mele*, poetic song intended to create two styles of meaning.

> Words and word combinations were studied to see whether they were auspicious or not. There were always two things to consider the literal meaning and the *kaona*, or ‘inner meaning.’ The inner meaning was sometimes so veiled that only the people

> to whom the chant belonged understood it, and sometimes so obvious that anyone who knew the figurative speech of old Hawai‘i could see it very plainly. There are but two meanings: the literal and the *kaona*, or inner meaning. The literal is like the body and the inner meaning is like the spirit of the poem. [Pukui 1949:247]
>
> The Hawaiians were lovers of poetry and keen observers of nature. Every phase of nature was noted and expressions of this love and observation woven into poems of praise, of satire, of resentment, of love and of celebration for any occasion that might arise. The ancient poets carefully selected men worthy of carrying on their art. These young men were taught the old *meles* and the technique of fashioning new ones. [Pukui 1949:247]

A number of *mele* concern or mention the *moku* of Wai‘anae. These particular *mele* may also be classified as *mele wahi pana* (songs for legendary or historic places).

3.5.1 Aloha ‘Ia ‘o Wai‘anae

This *mele* was written by Abigail Pililā‘au and Rachael Kaleiwahea. Hailama Farden shares this *mana‘o* on the *mele*:

> In a video taped interview given to Hailama by Mrs. Pilila‘au’s remaining two daughters, Agnes Kim & Mercy Garcia, they stated the song was Auntie Rachael Kaleiwahea’s, who took the mele to Auntie Abbie to paka (edit). Since Mrs. Pilila‘au had much to edit, she joined in ownership. Ka‘ala is the highest mountain on O‘ahu. Pōka‘ī means Pō the night of Î and was the name of a no longer existing coconut grove in the area of Kamaile, near the present site of Wai‘anae Intermediate School. The correct name for Pōka‘ī bay is Nene‘u. Ōmalaea or Malaea is not the name of the rock which bears its name, the correct name is Nene‘u. Malaea is the ancient name of the area where the Army Rest Camp is now located.

Aloha ‘ia ‘o Wai‘anae	Love for Wai‘anae
He malu i ka ulu niu	The peaceful shady
Ulu niu kaulana ‘o Pōka‘ī	Famous coconut grove of Pōka‘ī Bay
He nani ke ‘ike aku	I see the beauty
Kū kilakila Ka‘ala	Majestic Ka‘ala
Kuahiwi kau i ka hano	The glorious mountain
Uluwehi i ka maile lau li‘ili‘i	Where the small leaf maile grows in profusion
He ‘ala hu‘ihu‘i ē	With its penetrating fragrance
Pā ‘ana ka makani he Kaiāulu	The wind named Kaiāulu
He aheahe mālie	Blows gently
Puīa i ke ‘ala o ka ‘awapuhi	Brings the fragrance of ginger
He pua ‘ala onaona	The sweet smelling flower

Ha‘ina mai ka puana	Tell the refrain
O Wai‘anae ku‘u home	Of my home at Wai‘anae
Home i aloha ‘ia e mākou	The home that we love
Home poina ‘ole	The unforgettable home

[Huapala n.d.]

3.5.2 Mele ‘Āina – Hālau Wai‘anae Molale i Ka Lā

This *mele* was written by Isabella Kalili Miller Desha while she lived in Wai‘anae District. It speaks of well-known *wahi pana*, not only in Wai‘anae but also in Nu‘uanu.

Hālau Wai‘anae molale i ka lā	Wai‘anae is like a house that shimmers in the sun
Ala pono i ke kula ‘o Kūmanomano	A direct path that leads to the plains of Kūmanomano
Kūnihi ka noho a Maunalahilahi	Steep is the stance of Maunalahilahi
Ho‘omaha aku i ka wai o Lualualei	We’d rest near the waters of Lualualei
Lei ana Nu‘uanu i ke kāmakahala	Nu‘uanu is adorned by the lei kāmakahala
I paukū ‘ia me ka ‘āhihi	Combined with the lehua ‘ahihi
I ho‘ohihi nō au, na‘u nō ‘oe	My admiration is yours, for indeed you are mine
‘O ko‘u kuleana pa‘a nō ia	You are bound to me as one
He ‘ike haole,	When meeting the stranger
E lūlū lima ke aloha ē!	Extend the hand in the greeting of love!

[Kamehameha Schools n.d.]

3.5.3 Ka‘ala

This *mele* was composed by Matilda Kauwe and John Noble and was translated by Lalepa Koga. Ka‘ala is the tallest peak on the island of O‘ahu. Ko‘iahi at Ka‘ena was renowned for the small leaf *maile* (*Alyxia olivaeformis*). Halemano is another name for Helemano near Wahiawā and Hale‘iwa.

Hanohano Ka‘ala kau mai luna ē	Ka‘ala is magnificent, an imposing figure there
Ua like a like me Ko‘iahi	A peer to Ko‘iahi
Ka maile lauli‘i lau onaona ē	The small-leaved *maile*, softly fragrant leaves
Ho‘oipo ana me Waikaloa	Courting with Waikaloa

Kau aku ka mana‘o no Halemano ē	Thoughts yearn for Halemano
Ia uka ‘iu‘iu noho a ka manu	That high upland dwelling of the birds
Ua nu‘a ē ke oho o ka ‘awapuhi ē	The leaves of the ginger are luxuriant
Ka lau o ka ‘ie‘ie a me ka palai	The abundant leaves of the *‘ie‘ie* and the *palai*
Ha‘ina ‘ia mai ana ka puana ē	Let it be told
Ua like a like me Ko‘iahi	A peer to Ko‘iahi

Source: Noble’s Hawaiian Hulas, Copyright 1931, 59, Miller Music Corp.

[Huapala n.d.]

3.5.4 Nani Ka‘ala

This *mele* likely dates to the 1930s; the composer is unknown. Ka‘ala is symbolic of a woman, who is possibly seeking a mate. She relates her various encounters with different men as she travels the districts of O‘ahu. In the third verse, an *ulua* (jackfish; *Caranx ignobilis*) is symbolic of a male lover (Huapala n.d.).

He nani Ka‘ala, lae, la lae lae	Beautiful is Ka‘ala
Kuahiwi nani ‘oe, lae, la lae lae	You are a beautiful mountain
I Nu‘uanu au, lae, la lae lae	I was at Nu‘uanu
Ka makani Ko‘olau, lae, la lae lae	The wind of the Ko‘olaus
I Kailua au, lae, la lae lae	I was at Kailua
Huki mai ka ulua, lae, la lae lae	Pulling in a jackfish
I Kane‘ohe au, lae, la lae lae	I was at Kane‘ohe
I ka ‘ohe kaulana, lae, la lae lae	Famous for the utility towers
I He‘eia au, lae, la lae lae	I was at He‘eia
Eia a‘e ke aloha, lae, la lae lae	Here is love
I Waiahole au, lae, la lae lae	I was at Waiahole
He kanaka pihole, lae, la lae lae	A very flirtatious man
I Waikane au, lae, la lae lae	I was at Waikane
He kane hana nui, lae, la lae lae	A hard working man
Ha‘ina Ka‘ala, lae, la lae lae	Tell of Ka‘ala

Kuahiwi nani ‘oe, lae, la lae lae	You are a beautiful mountain

Source: Puke Mele by Kimo Alama –

[Huapala n.d.]

3.5.5 Kalena Kai

This *mele* was originally a chant by King Liholiho, translated by Kanani Mana. Liholiho composed this *mele* in remembrance of his visit to Waialua in the 1820s on the way to Kaua‘i to see King Kaumuali‘i. The *mele* mentions Lauhulu and Pu‘ukapu, the guardians of Mount Ka‘ala. It also mentions Ka‘ena Point, where the souls of the deceased (*leileina ‘uhane*) leap into the next world.

‘O Kalena kai Hale‘au‘au	Kalena kai, the bathhouse
A‘o līhu‘e i Mālama nui	The chill at Mālama nui
‘O ka‘ehu‘ehu o ke kai	The sea spray
Ka moena pāwehe o Mokulē‘ia	Geometric designs of the plains of Mokulē‘ia
‘O ka wai iho ia olu kāua	The descending water refreshes us
A‘o Ka‘ala kau mai i luna	Mount Ka‘ala rises above
Ka lae ‘o Ka‘ena oni ma mua	The cape of Ka‘ena appears ahead
‘O Lauhulu no me Pu‘ukapu	With Lauhulu and Pu‘ukapu
‘O Halemano lūlū i ka lehua	Halemano is verdant with *lehua*
‘O Waimalu no noho i ka malu	Waimalu is there in peace
Ha‘ina ‘ia mai ana ka puana	Tell the refrain
O ka lua o nā lani e ō mai	The graves of the chiefs, they call
Ha‘ina ‘ia mai ana ka puana	Tell the refrain
A‘o līhu‘e i Mālama nui	The chill at Mālama nui

[Huapala n.d.]

3.5.6 Nene‘u

This *mele* was composed by Abigail Pilila‘au and translated by Kini Sulivan. Nene‘u is the proper name for Pōka‘ī Bay in Wai‘anae. The *mele* also mentions the Kaiāulu wind, which is the wind of Wai‘anae District. It is a pleasant and gentle trade wind.

Kaulana ‘oe Nene‘u kou inoa	Famous are you, Nene‘u for your name
I ka ne‘e a ke kai i ka pu‘e one	For the moving of the sea on the sand bar

He nani Ka‘ala kau mai i luna	Beautiful is Ka‘ala that rises above
Kuahiwi kaulana ku kilakila	Famous mountain that stands majestic
‘O ‘oe Wai‘anae noho i ka la‘i	You, Wai‘anae, live in peace
Me na kini lehulehu e po‘ai ana	With the multitude surrounding
‘O ka pa kolonahe a ke Kaiaulu	The gentle blowing of the Kaiaulu wind
Halihali mai ana ke ‘ala lipoa	Is carrying the fragrance of *lipoa*
Ha‘ina ‘ia mai ana ka puana	The story is told
Kaulana ‘oe Nene‘u i kou inoa	Famous are you, Nene‘u, for your name

[Huapala n.d.]

Section 4 Traditional and Historical Background

4.1 Pre-Contact to Early Post-Contact Period

4.1.1 Settlement Patterns

The archaeological record suggests early Hawaiians formed settlements of hamlets along the coasts, interred the deceased, ate domesticated pigs (*Sus scrofa*), dogs (*Canis lupus familiaris*), and chickens (*Gallus gallus*), and cleared tracts of forest (Kirch 2000:293). Significant advances in radiocarbon dating in the past two decades suggest the initial settlement of Hawai‘i from eastern Polynesia occurred between approximately AD 1000 and 1200 (Kirch 2011:3). The early settlers of the Hawaiian archipelago would have been especially attracted to windward O‘ahu with its coral reefs, bays, and sheltered inlets for fishing; dense basalt dikes for the production of stone adzes and other tools; and amphitheater-headed valleys and broad alluvial floodplains that contained fertile soils, numerous permanently flowing streams, and abundant rainfall for the cultivation of crops (Kirch 1985:69). Archaeological excavation data indicates the settlers’ descendants, like their east Polynesian ancestors, lived in pole-and-thatch dwellings, interred the dead beneath these structures, cooked in small hearths, manufactured stone tools and bone and shell fishhooks, and supported themselves by cultivating inland crops, raising domesticated animals, hunting seabirds on offshore islets, fishing, and gathering shellfish (Kirch 1985:71–74). As they adapted to local conditions, they invented distinctive Hawaiian artifacts including two-piece fishhooks and the *lei niho palaoa* (*lei* of rock oyster shell), which, in addition to other ornaments interred with individuals, suggests a degree of social stratification among the early Hawaiians (Kirch 1985:71–74).

The rich marine resources of Wai‘anae District, particularly the fishing grounds off-shore, would have been a strong draw for early O‘ahu inhabitants. As population in the windward areas increased, permanent settlement began to spill over into the well-watered regions of the leeward side. Eventually, with further population expansion, permanent settlement spread to the less watered regions of the leeward side, including much of the Wai‘anae District (Cordy et al. 1998:1–6). Settlement most likely began as temporary habitation along the coast in association with marine resource procurement. Later, permanent settlements developed in response to expanding populations in previously settled, better watered areas.

During the pre-Contact period, land use in Lualualei was greatest near the coast, where marine resources were plentiful, and in the mountainous interior, where rainfall was sufficient for agriculture and forest resources. The intervening lands between the sea and the mountains were a dry scrubland. Although potentially useful for dryland agriculture in the wet winter months, it is unlikely this area would have been largely utilized by Native Hawaiians. The settlement pattern prior to Western Contact for this region likely consisted of dispersed residences concentrated at the sea and the mountains. Depending on the season and the available resources, the resident population most likely used multiple residences, perhaps one at the seaside and another *mauka*, to reduce resource transport time. It is also possible, as suggested by the account provided by Pukui (cited in McGrath et al. 1973:10), that there existed an informal exchange network whereby coastal dwellers traded marine resources for the agricultural and forest resources of the inland dwellers.

Wai‘anae was also known for the independent lifestyle and attitudes of its inhabitants, another trend that continues into the modern day. This independence was a factor in many of the political struggles of the pre- and early post-Contact periods, when the district was the scene of battles and rebellions and often the refuge of dissident and/or contentious factions. This independent spirit is often attributed to the conditioning of generations having to cope with marginal environments. In Wai‘anae, the lack of water for cultivation and consumption was precariously balanced by the productivity of the marine resources available off-shore (Handy and Handy 1972:467).

4.1.2 Observations of Early Explorers and Westerners

In January 1778, Captain James Cook sighted Wai‘anae from a distance but chose to continue his journey and landed off Waimea, Kaua‘i instead. Fifteen years later, Captain George Vancouver approached the coast of Wai‘anae from Pu‘uloa (Pearl Harbor) and wrote the following in his log:

> The few inhabitants who visited us [in canoes] from the village earnestly entreated our anchoring […] And [they] told us that, if we would stay until morning, their chief would be on board with a number of hogs and a great quantity of vegetables; but that he would not visit us then because the day was taboo poory [a kapu day]. The face of the country did not however, promise an abundant supply [of water]; the situation was exposed. [Vancouver in McGrath et al. 1973:17]

Vancouver was not impressed with what he saw of the Wai‘anae coastline, stating in his log that the entire coast was “one barren, rocky, waste nearly destitute of verdure, cultivation or inhabitants.” Vancouver did not anchor at Wai‘anae. Had he done so, he likely would have been pleasantly surprised by portions of the coastline. Even though the dry, arid coast presented a dismal aspect, the ocean provided an abundant supply of fish, while the lowlands provided *‘uala* (*Ipomoea batatas*; sweet potato) and *niu* (*Cocos nucifera*; coconut). The inland valley areas were planted in *kalo* (*Colocasia esculenta*; taro) and *wauke* (*Broussonetia papyrifera*; paper mulberry), and the upland forest regions provided various woods needed for weapons and canoes. By the 1790s, there was likely a good variety of introduced vegetables being planted in the valley as well.

4.1.3 Sandalwood Trade

The Hawaiian Islands began exporting sandalwood to Asia shortly after 1800. By 1811, sandalwood merchants began actively exploiting the Hawai‘i market and huge amounts of sandalwood were shipped to China. Traditionally, Hawaiians used sandalwood for medicinal purposes and as a scent to perfume their *tapa*. Kamehameha I and a few other chiefs controlled the bulk of the sandalwood trade. Kamakau writes, “The chiefs also were ordered to send out their men to cut sandalwood. The chief immediately declared all sandalwood to be the property of the government” (Kamakau 1992:204). When Kamehameha found out how valuable the sandalwood trees were, he ordered the people not to let the felled trees fall on the young saplings, to ensure their protection for future trade (Kamakau 1992:209–210).

The sandalwood trade greatly impacted Hawaiian culture, and the traditional lifestyle Hawaiians pursued was altered drastically. In an effort to acquire western goods, ships, guns and ammunition, the chiefs had acquired massive debts to the American merchants (‘Ī‘ī 1959:155). Chiefs including Boki Kama‘ule‘ule were in debt 15,000 piculs (one picul equals 133.33 pounds) of sandalwood worth approximately $200,000 (McGrath et al. 1973:24). According to Samuel Kamakau:

> The debts were met by the sale of sandalwood. The chiefs, old and young, went into the mountains with their retainers, accompanied by the king and his officials, to take charge of the cutting, and some of the commoners cut while others carried the wood to the ships at the various landings; none was allowed to remain behind. Many of them suffered for food […] and many died and were buried there. The land was denuded of sandalwood by this means. [Kamakau 1992:252]

In 1816, Boki was made governor of O‘ahu and chief of Wai‘anae District, serving in that capacity until 1829, when he sailed to New Hebrides in search of sandalwood. Boki assembled a group of people to join him on his sandalwood expedition and set out with two ships to help pay off his debts. Boki was never seen again in the Hawaiian Islands, and it was reported that his ship was wrecked (McGrath et al. 1973:24).

After Kamehameha’s death in 1819, Liholiho allowed his chiefs to share in the trade, resulting in an unrestrained demand on the stocks of wood and upon the energies of the *maka‘āinana* who did the harvesting. The demands put on the *maka‘āinana* to harvest wood for trade caused many agricultural fields to become fallow and unused. By October 1817, a Russian visitor noted that on O‘ahu “[t]here are now many fields left uncultivated, since the natives are obliged to be cutting sandalwood” (Barratt 1988:218). Kamakau also commented on the plight of the common people and the general state of the land during this time:

> This rush of labor to the mountains brought about a scarcity of cultivated food throughout the whole group. The people were forced to eat herbs and tree ferns, hence the famine called Hīlaulele, Hāhāpilau, Laulele, Pualele, ‘Ama‘u, or Hāpu‘u, from the wild plants resorted to. [Kamakau 1992:204]

The sandalwood era was short-lived, and by 1829, the majority of the sandalwood trees had been harvested; the bottom fell out of the trade business. Although it is unclear how extensive Lualualei’s sandalwood resources were, the effects of sandalwood gathering and the population shifts and disruption of traditional lifestyles and subsistence patterns would undoubtedly have affected the population of Lualualei.

4.1.4 Missionaries

The Reverend William Ellis visited the Hawaiian Islands in 1823. At that time, he estimated the population of O‘ahu to be about 20,000 (Ellis 1969:19). The missionaries were the first to gather systematic figures regarding population throughout the districts on each island. The first census figures were gathered from 1831–1832 and 1835–1836. Population figures for Lualualei were not given; however, population numbers for all of Wai‘anae were 1,868 and 1,654, respectively (Schmitt 1973:9).

4.1.5 Population Decline

Following the western encroachment into the Wai‘anae Coast, a swift decline in population occurred as a result of disease and out-migration to Honolulu (McGrath et al. 1973:25). The *‘ōku‘u* (disease at time of Kamehameha I, thought to be cholera) epidemic of 1804 undoubtedly had a significant effect on the native population. John Papa ‘Ī‘ī (1959:16) relates that the *‘ōku‘u* “broke out, decimating the armies of Kamehameha I [on O‘ahu].” Other diseases also took their toll. In 1835, a missionary census listed 1,654 residents on the Wai‘anae Coast. The population of the Wai‘anae Coast was subsequently decimated by a smallpox epidemic in late 1853. In 1855, the

Wai‘anae tax collector recorded 183 taxpayers on the leeward coast, thought to represent a total population of about 800 people. This catastrophic depopulation facilitated the passing of large tracts of land into the hands of a few landholders and led to the decline of the traditional economy that once supported the region (Hammatt et al. 1993:10–11).

4.2 Mid- to Late 1800s

4.2.1 Life in Lualualei During the Mid-Nineteenth Century

In 1855, a Wai‘anae tax collector named J.W. Makalena listed the taxpayers and their contributions in the ‘Ewa & Wai‘anae Tax Assessment (McGrath et al. 1973:28). This provided insight into the population of the area during that time. By the mid-nineteenth century, fewer than 800 people resided in Wai‘anae—less than one-fourth of the number estimated to be living there in 1778 (McGrath et al. 1973:28). This is attributed to the series of epidemics brought by foreigners. Even with its distance from the densely populated areas of Honolulu, Wai‘anae was also gravely affected by the fatal diseases.

Although the population declined considerably, those that remained kept to a traditional lifestyle of living in grass houses and farming about 100 acres of taro. For the few that could afford them, frame homes were built on stilts, and livestock were kept beneath (McGrath et al. 1973:28). By this time, the people of the area started to veer away from bartering fish and taro and began to use money instead. Makalena’s record of taxes also provides insight into how the Hawaiian people obtained money. The 116 adult males who were taxed owned over 200 horses and 13 mules and donkeys in Wai‘anae Valley, Kamaile, and Nānākuli (McGrath et al. 1973:29). An account by Mark Twain, who visited the Islands in the 1860s, describes the excellence of the Hawaiians at horse trading and how a steed could be purchased for $2.50 to $40 (McGrath et al. 1973:31).

4.2.2 The Māhele (1848)

The Organic Acts of 1845 and 1846 initiated the process of the Māhele—the division of Hawaiian lands—that introduced private property into Hawaiian society. In 1848, the crown and the *ali‘i* received their land titles. *Kuleana* awards to commoners for individual parcels within the *ahupua‘a* were subsequently granted in 1850. At the time of the Māhele, the *ahupua‘a* of Wai‘anae, which included Lualualei, was listed as Crown Lands and was claimed by King Kamehameha III as his personal property (Board of Commissioners 1929:28). As such, the land was under the direct control of the King. As discussed above, many of the chiefs had run up huge debts to American merchants throughout the early post-Contact period. A common practice at the time was to lease, or mortgage, large portions of unused land to other high chiefs and foreigners to generate income to pay off the earlier debts. Until the passage of the Act of 3 January 1865, which made Crown Lands inalienable, Kamehameha III and his successors did as they pleased with the Crown Lands, selling, leasing, and mortgaging them at will (Chinen 1958:27).

In 1850, the Privy Council passed resolutions that affirmed the rights of the commoners or native tenants. To apply for fee-simple title to their lands, native tenants were required to file their claim with the Land Commission within the specified time period of February 1846 to 14 February 1848. The Kuleana Act of 1850 confirmed and protected the rights of native tenants. Under this act, the claimant was required to have two witnesses testify they knew the claimant and the boundaries of the land, knew that the claimant had lived on the land for a minimum of two years, and knew that no one had challenged the claim. The *kuleana* parcels also had to be surveyed.

However, not everyone who was eligible to apply for *kuleana* lands did so and, likewise, not all claims were awarded. Some claimants failed to follow through and come before the Land Commission, while others did not produce two witnesses. Still others failed to have their land surveyed. For many reasons, of the potential 2,500,000 acres of Crown and Government lands "less than 30,000 acres of land were awarded to the native tenants" (Chinen 1958:31).

Of the 12 land claims made in Lualualei, six were awarded. All six awards were upland in the *‘ili* of Pūhāwai, far *mauka* of the current project area; no quiet land titles were claimed near the coast (Waihona ‘Aina 2020). From the claims, it can be determined that at least eight families were living in Pūhāwai at the time of the Māhele in 1848. Together, they cultivated a minimum of 163 *lo‘i*. The numerous *lo‘i* mentioned in the claims indicate the land was ideal for growing wetland taro and that this livelihood was actively pursued by the awardees. In addition, dryland crops were grown on the *kula* (plains), and *wauke* was being cultivated. At least one claimant made salt. Land Commission Awards (LCAs) are shown in Figure 5 and listed in Table 1.

Information on the occupations at Lualualei at the time of the Māhele, aside from the historical accounts of scattered coastal hamlets, is from archival records indicating there were nine taxpayers at Mā‘ili near the coast and 11 taxpayers at Pūhāwai in the upper valley (Cordy et al. 1998:36). Mā‘ili is along the eastern edge of the *ahupua‘a*, and Pūhāwai is *mauka*. Based on these numbers, Cordy estimates a population of 90 people for coastal Lualualei and 55 people for the upper valley in 1855 (Cordy et al. 1998:36). Regardless of the population estimate, the existence of 20 taxpaying adults in Lualualei indicates the area was inhabited and worked. In this case, the Māhele documents are only a partial reflection of the population and land use during the time.

4.2.3 Lualualei Ranch

The first longhorn cattle were brought to O‘ahu from Hawai‘i Island in 1809 by John Young and Kamehameha I (Kamakau 1992:268). One of the first areas to be utilized for ranching on the Wai‘anae coast was Lualualei. The Hawai‘i Bureau of Land Conveyances (B.C.), 1845–1869, (archived at the DLNR) records show that William Jarrett leased approximately 17,000 acres of land from Kamehameha III in 1851; this was the beginning of Lualualei Ranch. The lease was written for 30 years, with a lease fee of $700 per year (DLNR, B.C. Liber 4:616–618). It seems that Jarrett sold one-half of his interest in the ranch to Paul F. Marin, son of Don Francisco de Paula Marin. Marin lived on the ranch and managed it until 1864, when a dispute arose over the profits of the ranch. Apparently, Marin had never turned over any ranch profits to Jarrett during the time he managed it. After the dispute was settled, Jarrett took on George Galbraith as a new partner (DLNR, B.C. Liber 18:31).

In 1869, Jarrett sold the remaining years of his son's interest in Lualualei Ranch to James Dowsett (DLNR, B.C. Liber 29:16–18). James Dowsett was a descendant of a British sea captain and is noted for being the first Anglo-Saxon child born in Honolulu (Nakamura and Pantaleo 1994:21). Dowsett was an entrepreneur of sorts and dabbled in many different business ventures, including the following:

> […] a whaling fleet, a dairy, a salt works, an extensive trade in awa (a Hawaiian narcotic drink) and numerous land holdings. […] He also ran cattle at different times in Nanakuli, Mikilua and Lualualei. [McGrath et al. 1973:32]

Table 1. Land Commission Awards (LCAs) in Lualualei Ahupua‘a

LCA #	Claimant; *‘Ili*	Property Description (measurements omitted)	Original LCA Transcription in Hawaiian
7436	Kahi; Puhawai	Parcel of land 1: A narrow strip of land belonging to Kalimako. In Puhawai, Waianae. Oahu. Commencing at the southern corner, moving northeast at the boundary of the land manager. Continuing northeast along the gulch. Then moving northwest at the boundary of Apiki. Continuing northwest, then going southwesterly, then going southeast at the boundary of Maui, then finishing at the beginning. In total 24 acres, (or) 2.21 links. Parcel of land 2: House platform [*Hanapili*] in Puhawai. At the house boundary of Kailianu. The three other sides are bound by the land manager. In total there are 24 acres (or) .56 links. A. Bishop	*Apana 1. He mooaina Kalimako. Puhawai. Waianae. Oahu. E hoomaka ma ke kihi He. e hele ana. A.* 81º *Hi. i* 3.50 *kh.ma ka palena i Konohiki. Malaila aku. A.* 41º *Hi. i* 2.06 *kh. ma kahawai. Malaila aku. A.* 2 Ko. i 11.79 *kh. ma ka palena no Apiki. Malaila aku.* A. 3º *Ko. i* 13.*63 kh. Malaila aku. He.* 7(?)º *Ko. i* 13.40 *kh. Malaila aku. He.* 20 ½º *Hi. i* 25.80 *kh. ma ka palena aina no Maui. a hiki i ka hoomaka ana. He.*24 *Eka.* 2.21 *kh. huinaha.* *Apana* 2. *Kahuahale. Hanapili. Puhawai. He.* 34 ½º *Ko. i* 2.12 *kh. ma ka palena hale o Kailianu. He.* 50º *Hi. i* 2.95 *kh. ma kula o Konohiki. A.* 34º *Hi. i 2.12 kh. ma kula o Konohiki. A.* 50º *Ko. i* 2.95 *kh. ma kula o Konohiki. He.* 6.35 *kh. huinaha Pau loa 24 Eka.* (?).56 *kh. huinaha. A. Bishop. Mea Ana*
7451	Kailianu; Puhawai, Mookumu	Parcel of land: 1 A house lot at Keakahiki in the section of Puhawai, Waianae, Oahu. Commencing at the eastern corner and moving southwest at the boundary house lot of Kami. Thence north thence northeast thence southeast, then finishing at the beginning. In total there are 3.34 links. Parcel of land 2: A taro field of Kumukukui, in the section of Moomuku, Waianae. Commencing at the southern corner and moving northeast at the boundary of Kaina. Thence northwest. Thence southwest. Thence southeast, and finishing at the beginning. In total there are 1.91 links. Parcel of land 3: Narrow strip of land, in the section of Moomuku, Waianae. Commencing at the	*Ap. 1. He Pahale ma Keakahiki, ili o Puhawai. Waianae. Oahu. E hoomaka ma ke kihi Hi, e hele ana. He.* 34 ½º *Ko. i* 2.12 *kh. ma ka palena pahale o Kami. Malaila aku. A* 5º1.58 *kh. Malaila aku. A.* 3(?)º *Hi. i 2.12 kh. Malaila aku. He.* 50º *Hi. i* 1.50 *kh. a hiki i ka hoomaka ana He.* 3.34 *kh. huinaha.* *Ap.* 2. *He loi o Kumukukui, ili o Moomuku. Waianae.E hoomaka ma ke kihi. He. e hele ana. A.* 68º *Hi. i* 1.20 *kh.ma ka palena no Kaina. Malaila aku. A.* 24º *Ko. i* 1.80 *kh.Malaila aku. He.* 66º *Ko.* 1.10 *kh. Malaila aku. He.* 20º *Hi. i* 1.71 *kh. a hiki i ka hoomaka ana. He.* 1.91 *kh. huinaha.* *Ap.* 3. *Mooaina Kanaikoele. ili o Moomuku. Waianae. E hoomaka ma ke kihi. A. Ko. e hele ana. He.* 31 ½ º *Ko. i*

LCA #	Claimant; *‘Ili*	Property Description (measurements omitted)	Original LCA Transcription in Hawaiian
		northwestern corner, moving southwest at the land boundary of Hulupu. Thence southeast then northeast at the farm boundary. Thence northeast then southeast again at the land managers boundary. Thence north, then west back to the beginning quadrangle. In total there are 2 acres (or) 2.25 links. Final payment for 2 acres 7.5 links total. A. Bishop	4.80 *kh. ma ka palena aina no Hulupu. Malaila aku. He.* 56º *Hi.i* 1.86 *kh. Malaila aku. A.* 55º *Hi. i* 1.76 *kh. ma ka palena koele. Malaila aku. A.* 81º *Hi. i 2.24 kh. Malaila aku. He.* 5 ½ º *Hi. I* 3.85 *kh. Malaila aku. A.* (?)2º *Hi. i* 1.11 *kh. ma ka palena no Konohiki. Malaila aku. A. i* 4.00 *kh. Malaila aku. Ko. i* 3.90 *kh. a hikiika hoomaka ana. He.* 2 *Eka me* 2.25 *kh. huinaha. Pau loa.* 2 *Eka* 7 ½ *kh. huinaha.* *A. Bishop. Mea Ana*
7452	Kaahia; Puhawai	Parcel of land 1: A narrow strip of [*Ohia grove*]. Puhawai. Waianae, Oahu. Commencing at the western corner going southeast at the farm boundary, thence northeast thence northwest thence southwest at the land boundary of Kahi. Then going to the beginning quadrangle. One acre. Parcel of land 2: House lot at Keakapili in Puhawai. Commencing at the western corner and moving southeast at the house lot of Apiki. Thence northwest, thence southeast, then going back to the beginning quadrangle. It total there are 2 acres .80 links. A. Bishop	*Ap. 1. Mooaina, Kumuohia. Puhawai. Waianae. Oahu. E hoomaka ma ke kihi. Ko. e hele ana He. 44º Hi. i 3.60 kh.ma ka palena koele. Malaila aku. A. 35º Hi. i 6.16 kh. Malailaaku. A. 40º Ko. i 2.00 kh. Malaila aku. He. 49º Ko. i 5.70 kh. ma ka palena aina no Kahi. a hiki i ka hoomaka ana. 1 Eka me (???)4* *Ap. 2. Pahale ma Keakapili. Puhawai. E hoomaka ma ke kihi Ko. e hele ana. He. 50º Hi. i 2.00 kh.ma ka pahale o Apiki. Malaila aku. A. 30ºHi. i 2.12 kh. Malaila aku. A. 50º Ko. i 2.00 kh. Malaila aku. He. 30º Hi. i 2.12 kh.a hiki i ka hoomaka ana. He 4.24 kh. huinaha. Pau loa. 2 Eka 0.80 kh. huinaha.* *A. Bishop. Mea Ana.*
7454	Kanahele; Puhawai	Parcel of land 1: A narrow strip of land, in Waianae, Oahu. Commencing at the western corner, moving north then south along the land manages boundary. Thence southeast thence southwest at the cliff boundary. Thence northwest at the boundary of Kailaa. Going back to the beginning quadrangle. In total there are 7 9/100 links.	*Ap. 1. Mooaina. (??) (??) Waianae. Oahu. E hoomaka ana ke kihi. Ko. e hele ana. A. 20º He. i 2.70 kh.ma ka palena o Konohiki. Malaila aku.He.44º Hi. i 3.60 kh. Malailaaku. He. 52º Ko. i 2.64 kh. ma ka aoao pali. Malaila aku. A. 42 ½º Ko. i 2.10 kh. ma ka palena no Kailaa. a hiki ika hoomakaana He. 7 09/100 kh. huinaha.*

LCA #	Claimant; *‘Ili*	Property Description (measurements omitted)	Original LCA Transcription in Hawaiian
		Parcel of land 2: The house lot of Keakapili located in Puhawai. Commencing at the southern corner and moving northeast at the land manager’s field. Thence northwest at the fence of Kailaa. Thence southwest thence south at the house site of Kaahia, then going back to the beginning eastern quadrangle. A. Bishop	*Ap. 2. Pahale no Keakapili. Puhawai. E hoomaka ma ke kihi He. e hele ana A. 30º Hi. i 2.86 kh. ma kulao Konohiki. Malaila aku. A. 50º Ko. i 7.86 kh. ma ka paaina o Kailaa. Malaila aku. He. 30º Ko. i 2.86 kh. Malaila aku. He. 50º(??) (??) kh. ma ke kahuahale o Kaahia. a hiki i ka hoomaka ana. Hi. 4.42 kh. huinaha. A. Bishop. Mea Ana.*
7456	Kailaa; Puhawai	Parcel of land 1: A narrow strip of land, within Keakapili, in Puhawai, Waianae, Oahu. Commencing at the western corner and moving east at the house lot of Kailaa. Thence East at the field boundary. Thence northwest at the base of the cliff. Thence northeast, thence northwest at the gulch. Thence southwest beside the gulch, then going back to the beginning. Parcel of land 2: The home site at Keakapili. Commencing at the northern corner of the property, moving southeast at the fence of Kailaa. Thence southwest thence northwest thence north then south to the beginning quadrangle. There are 6 acres with 7.42 links total. A. Bishop	*Ap. 1. Mooaina. Keakapili. Puhawai. Waianae. Oahu. E hoomaka ma ke kihi Ko. e hele ana. Hi. 55 ½º HI. i 3.06 kh. ma ka pahale no Kailaa. Malaila aku. Hi. i 6.70 kh.ma ka palena kula. Malaila aku. A. 6º Ko. i 3.95 kh.ma kumu pali. Malaila aku. A. 4 ½º Hi. i 3.15 kh. Malaila aku. A. 13º Hi.i 3.57 kh. Malaila aku. A. 43º Ko. i 3.10 kh. a ke kahawai. Malaila aku. He. 39º Ko. i 13.55 kh. ma kahawai. a hiki i kahi.(?) hoomaka (??) (??) Eka, a he okoa na koele. Ehia mawaena.* *Ap. 2. He kahuahale ma Keakapili. E hoomaka ma ke kihi A. e hele ana. He. 55 ½º Hi. i 2.90 kh.mano paaina no Kailaa. Malaila aku. He. 53º Ko. i 2.65 kh. Malaila aku. A. 55 ½º Ko. i 2.90 kh. Malaila aku. A. 53ºA (?) 2.65 kh. He 7.42 kh. huinaha. Pau loa. 6 Eka me 7.42 kh. huinaha. A. Bishop. Mea Ana*
8005	Apiki; Puhawai	Parcel of land 1: Commencing at the eastern corner and going southwest beside the gulch. Thence northwest thence northwest at the land boundary of Mahi. Thence southeast and going back to the beginning quadrangle. Parcel of land 2: The home at Kealahili. Commencing at the northern corner and going	*Ap. 1. E hoomaka ma ke kihi. Hi. e hele ana. He. 28º Ko. i 13.00 kh ma kahawai. Malailaaku. A. 53º Ko. i 3.62 kh. Malaila aku.A. 3º Ko. i 13.63 kh. ka palenaaina no Mahi. Malaila aku. He. 68º Hi. i 11.00 kh. a hiki i ka hoomaka ana, (????)(?) (?) me 5.82 kh. huinaha.* *Ap. 2. Ko Kahuahale ma Keakahili. Puhawai. E hoomaka ma ke kihi A. e hele ana. He. 34º Ko.ma (?) palena pa o*

LCA #	Claimant; *‘Ili*	Property Description (measurements omitted)	Original LCA Transcription in Hawaiian
		southwest at the boundary marker of Kahi. Thence southeast, thence south again. Thence northwest at the boundary marker of K(??)ahai, then finishing back at the beginning quadrangle. Total 7 acres. A. Bishop	*Kahi. Malaila aku. He. 50º Hi. i 2.00 kh. Malailaaku. 4.34º He. i 2.12 kh. Malaila aku. A.50º Ko. 2.00 kh. ma ka palena pa o K(??)ahia, a hiki i ka hoomaka ana. He. 4.24 kh. huinaha. Pau loa 1(7) Eka.* *A. Bishop. Mea Ana*

In 1880, George Bowser traveled through Wai‘anae and wrote about Lualualei in his journal:

> Leaving Waianae, a ride of about two miles brought me to the Lualualei Valley, another romantic place opening to the sea and surrounded in every direction by high mountains. This valley is occupied as a grazing farm by Messrs. Dowsett & Galbraith, who lease some sixteen thousand acres from the Crown. Its dimensions do not differ materially from those of the Waianae Valley, except that it is broader – say, two miles in width by a length of six or seven miles. The hills which enclose it, however, are not so precipitous as those at Waianae, and have, therefore, more grazing land on their lower slopes, a circumstance which adds greatly to the value of the property as a stock farm. Although only occupied for grazing purposes at present, there is nothing in the nature of the soil to prevent the cultivation of the sugar cane, Indian corn, etc. Arrangements for irrigation, however, will be a necessary preliminary to cultivation. [Bowser 1880:493–494]

Bowser's comments imply that though water was still a problem, Lualualei seemed to have some potential for development.

In 1894, Link McCandless entered the ranching scene:

> […] he and a man named Tom King chartered the brigantine Oakland in Seattle, filled her home with cattle and the cabins with feed, and sailed for Hawaii. By the turn of the century, McCandless' ranching empire covered much of the Waianae Coast, including land at Nanakuli, 4,000 acres at Lualualei, San Andrews' property in Makua and pastures toward Kaena Point. [McGrath et al. 1973:31]

An 1894 description of Lualualei by the Commissioner of Crown Lands described the land as "one of the best and most valuable of the Crown lands on the Island of O‘ahu […] surpassing any of the other lands for richness and great fertility of the soil" (Commissioner of Crown Lands 1894:36).

4.2.4 The Waianae Sugar Plantation and Waianae Sugar Company

The sugar industry came to the Wai‘anae coast in 1878, when the first sugarcane was planted in upper Wai‘anae Valley. With strong financial backing from King Kalākaua, Hermann A. Widemann, a German immigrant, was able to initiate the Waianae Sugar Plantation in 1879; this plantation would eventually extend into Lualualei. By 1892, at least 300 acres of cane were planted in Lualualei. In addition to the cultivated lands, a railroad, irrigation ditches and flumes, reservoirs, and plantation housing were constructed to support the sugar industry. The cane from the *mauka* areas of Lualualei was loaded onto a railroad and transported to the mill at Wai‘anae.

Although it was never a large-scale plantation by modern standards, it was one of the first and last to be served by a plantation railroad. Some 15 miles of 30-inch narrow-gauge railroad delivered harvested cane to the mill. All of the sugar was shipped by inter-island vessels to Honolulu departing from Wai‘anae Landing, until the Oahu Railway and Land Company (OR&L) railroad was extended to Wai‘anae and beyond in 1895.

By 1901, the Waianae Sugar Company had obtained a five-year lease on 3,332 acres of land at Lualualei to be used for raising cane, as well as for ranching (Figure 15) (Commissioner of Crown Lands 1902). Sugar and ranching continued to dominate the Lualualei landscape during the early

Figure 15. Sugarcane in Lualualei Valley, with flume on the right and Kolekole Pass in center background (Hawai‘i State Archives, n.d.)

years of the twentieth century. The determining factor in the success of Lualualei for sugar production was always the water.

Throughout the first half of the twentieth century, the Waianae Sugar Company continued cultivating their sugar lands in Lualualei. However, by the 1940s, Waianae Sugar Company could no longer compete with foreign labor. This, in addition to drought problems, labor unions, and land battles caused the undermining of the Waianae Sugar Company. In 1946, the company was liquidated, and the land was sold.

A 1906 Donn Hawaii Territory map indicates the current project area was outside the boundaries of the sugar plantation, within “Public Lands” (Figure 16).

4.2.5 OR&L

The OR&L signed its charter on 4 February 1889. The railway was the brainchild of Benjamin Franklin Dillingham. Along with James Castle and others, he had invested in large tracts of land for speculation and resale, but the idea was slow to catch on because “the land lay too far from Honolulu, at least 12 miles” (McGrath et al.1973:54). He foresaw an economic opportunity. The railway was a means to provide transportation to the country and promote development of unoccupied lands, as well as connect with the sugar plantations in ‘Ewa, Wai‘anae, Waialua, and Kahuku. Construction on the railway began in March of 1889.

The railroad would reach from Honolulu to Pearl City in 1890, to Wai‘anae in 1895, to Waialua Plantation in 1898, and to Kahuku in 1899 (Kuykendall 1967:III:100). This railroad line connected with the Waianae Sugar Plantation in 1895, generally running along the *makai* boundary of the sugarcane fields. Several early twentieth century maps show a railroad line extending along the southern boundary of the project area, in the approximate location of present-day Mā‘ili‘ili Road (Figure 17 through Figure 20).

Operations at the OR&L began to slow down in the 1920s. Electric streetcars were built for public transportation within the city of Honolulu, and automobiles began to be used by families for transportation outside the city (Chiddix and Simpson 2004:185). The build-up to World War II turned this decline around, as the U.S. military utilized the OR&L lines to transport materials to build defense projects around the island. Historians have noted that one of the most serious mistakes made by the Japanese in their 1941 attack on Pearl Harbor was their decision not to bomb the railway infrastructure. Soon after the attack, the OR&L operated 24 hours a day, transporting war materials and troops from Honolulu to the new and expanded army, naval, and air bases. The huge naval base at Pearl Harbor had its own rail lines that connected to the OR&L lines. The railway served the Wai‘anae Coast until 1947 when the Waianae Sugar Plantation closed down.

4.3 Twentieth Century to Present

4.3.1 Homesteading

After the overthrow of the Hawaiian monarchy in 1893, Crown Lands and Government Lands were combined to become Public Lands. The Crown Lands were no longer indistinguishable and inalienable. In 1895, the Republic of Hawaii decided to open lands for homesteading in the hopes of attracting a “desirable class of immigrants”—Americans and those of Caucasian descent (Kuykendall and Day 1961:204). In anticipation of the Dowsett-Galbraith lease expiring in 1901, the Government intended to auction off these lands to the highest bidder.

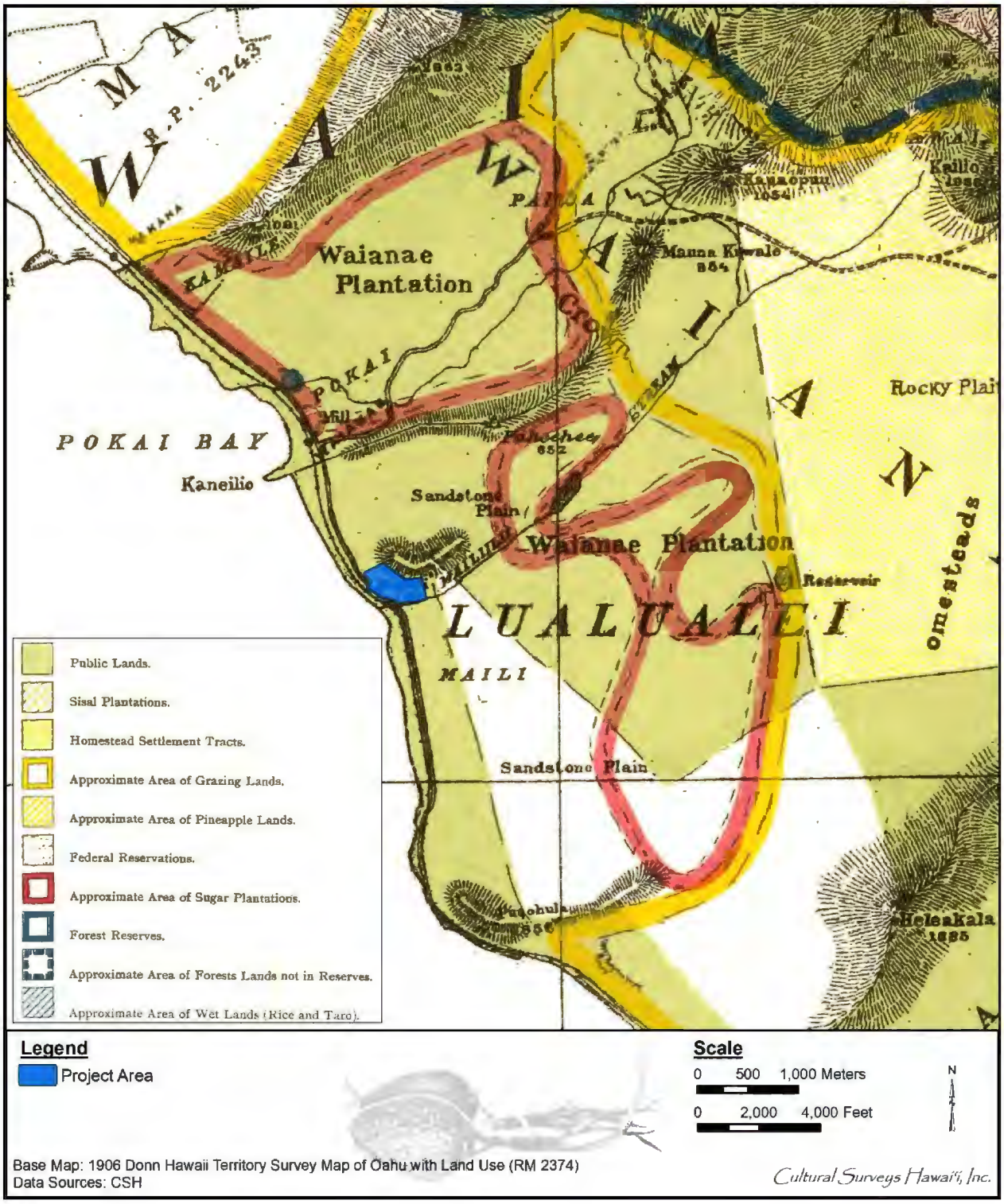

Figure 16. 1906 Donn Hawaii Territory survey map of O‘ahu with land use, showing the project area within public lands

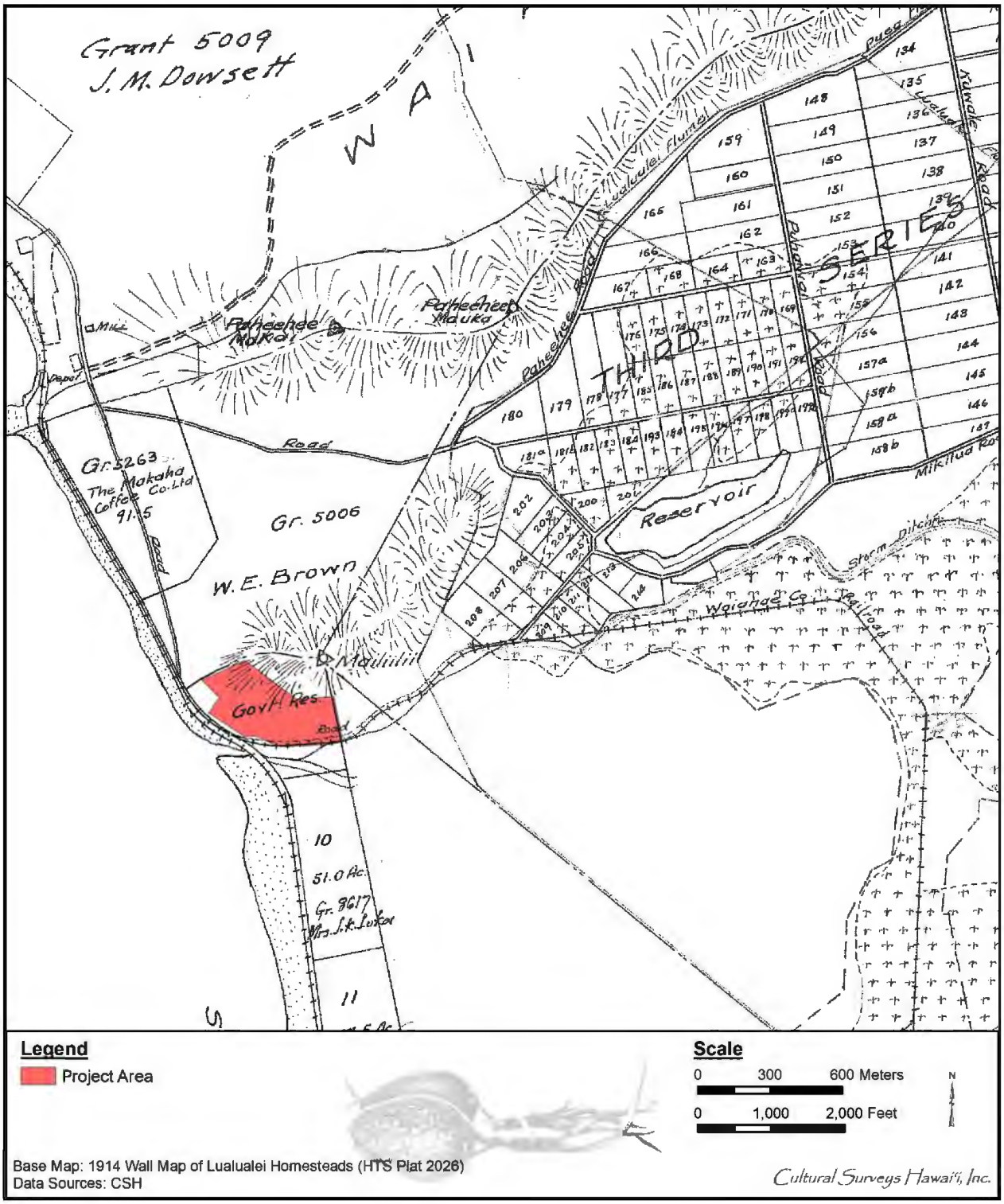

Figure 17. 1914 Wall map of Lualualei Homesteads (HTS Plat 2026), showing a railroad line along the southern boundary of the project area

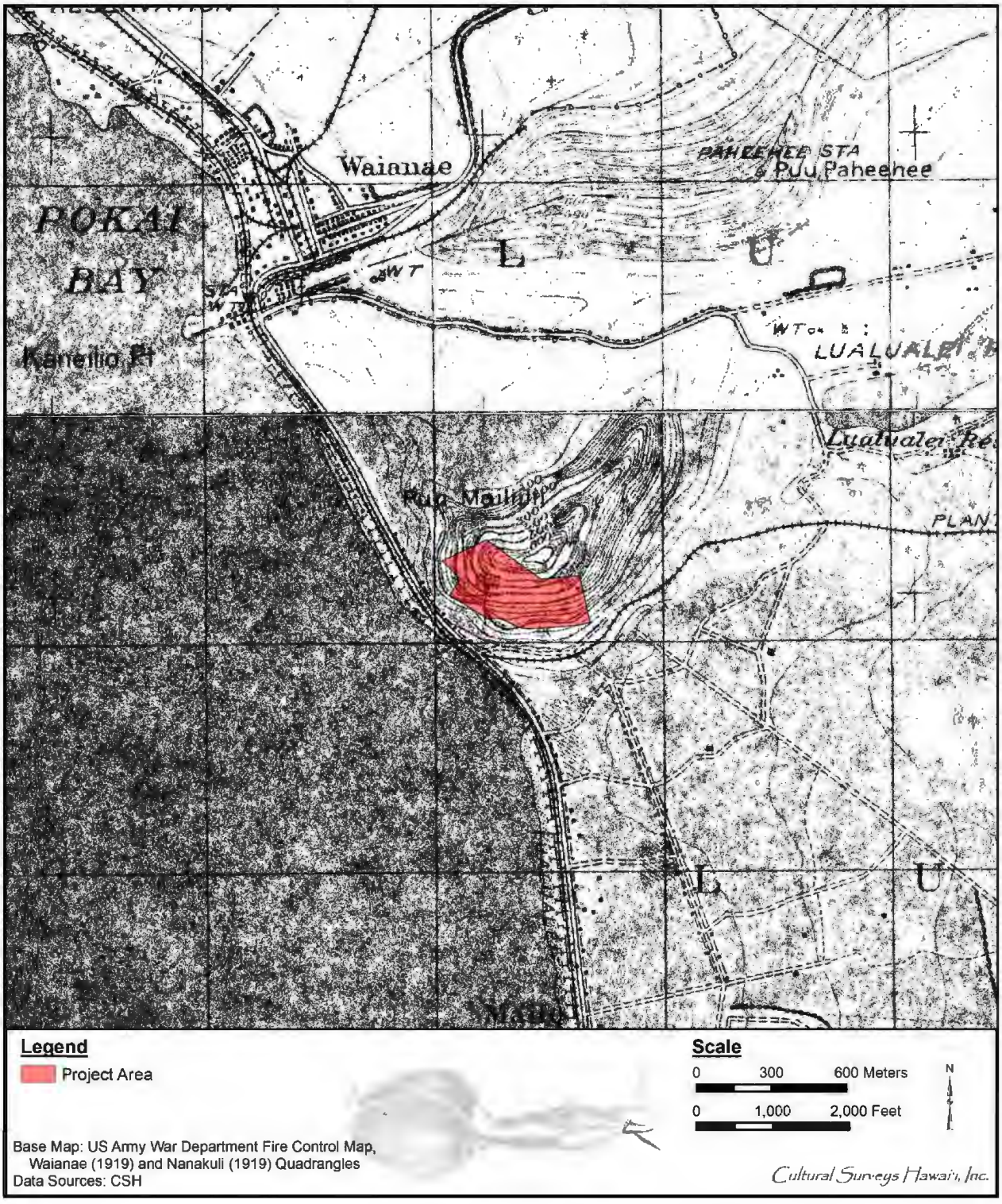

Figure 18. 1919 U.S. Army War Department fire control map, Waianae and Nanakuli quadrangles, showing the project area

Figure 19. 1935–1936 U.S. Army War Department terrain map, Waianae, Schofield, and Kaena quadrangles, showing the project area

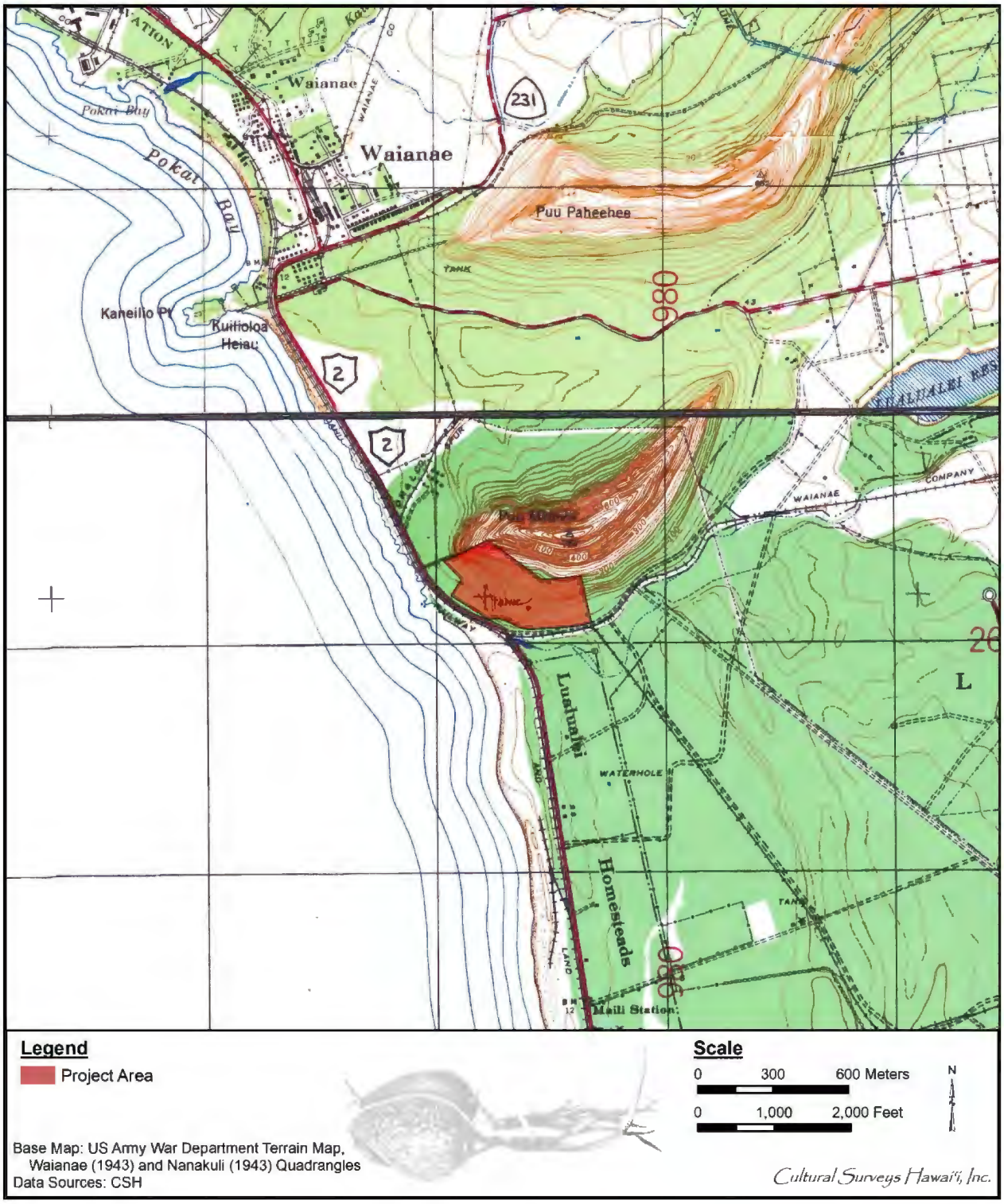

Figure 20. 1943 U.S. Army War Department terrain map, Waianae and Nanakuli quadrangles, showing the project area

There were two waves of homesteading on the Wai‘anae Coast (McDermott and Hammatt 2000). The first impacted Lualualei and coincided with homesteading occurring at Wai‘anae Kai. In 1902, the government ran advertisements in the local newspapers, stating their intent to open up land in Lualualei for homesteads (Kelly 1991:328). Due to the lack of water, the lots were classified as second-class pastoral land rather than agricultural land. The homesteads were sold in three series between the years 1903 and 1912. In Lualualei, the first series was for *mauka* lots purchased by McCandless, who ranched most of his land until 1929, subletting use rights to the Sandwich Island Honey Company. The second and third series were for lots in the lower valley and along the coast, *mauka* of the government road. By the early 1920s, about 40 families had settled on homestead lots in Lualualei (Kelly 1991:331–332). The well-known families that obtained homestead lots at this time were Von Holt, McCandless, and Dowsett.

Despite promises by the government to supply water, there was none; what little there was, was not enough to go around. Competition between the Waianae Plantation and the homesteaders for water caused friction within the community, and the lack of water placed a hardship on the homesteaders. Water had to be carried in, and many lost their crops. The Waianae Sugar Company had a lease with the government to take 2.5 million gallons of water daily from Government Lands. Even after their lease had expired, the plantation continued to take the water. In 1924, the government made an agreement with the plantation to release 112,000 gallons of water daily for the homesteaders.

As mentioned above, the 1906 Donn Hawaii Territory map (see Figure 16) indicates the current project area was within these “Public Lands.” However, the Lualualei Homesteads are south of the project area, which appears to have remained completely undeveloped until the early 1950s. A 1953–1954 USGS topographic map indicates several buildings or structures along the southern boundary of the project area (Figure 21). These structures are also depicted on the 1963–1969 USGS topographic map (Figure 22); however, they appear to have been demolished by the time of the 1977 aerial photograph (Figure 23).

4.3.2 Military

The military was a major influence in Lualualei Ahupua‘a during the first half of the twentieth century. By 1929, over 8,184 acres of the McCandless Cattle Ranch had been condemned and purchased by the U.S. Navy for the construction of a Naval Ammunition Depot for the ships based at Pearl Harbor Naval Base. Although Congress had designated approximately 2,000 acres in Lualualei as Hawaiian home lands in 1921, Territory of Hawai‘i Governor Lawrence Judd signed executive orders in 1930 and 1933 granting 1,525 acres of land in Lualualei to the United States Navy for an ammunition depot and radio station (Kakesako 1998). The construction of the Naval Magazine LLL (NAVMAG) and Radio Transmission Facility (RTF) in Lualualei took place between 1930 and 1935 (Kelly 1991:339–341) (Figure 24 through Figure 26).

The mission of NAVMAG Lualualei is to receive, renovate, maintain, store, and issue ammunition, explosives, expendable ordnance items and weapons, and technical ordnance material for the Navy, Air Force, Army, and other activities and units as designated by the Chief of Naval Operations (CNO). The Naval Communication Area Master Station, Eastern Pacific, Radio Transmission Facility (NCTAMS EASTPAC, RTF) Lualualei facility operates on another 1,720 acres in Lualualei and is used for high and low frequency radio signal transmissions for the navigation of Navy vessels throughout the Pacific Ocean (Townscape 2009:2–48).

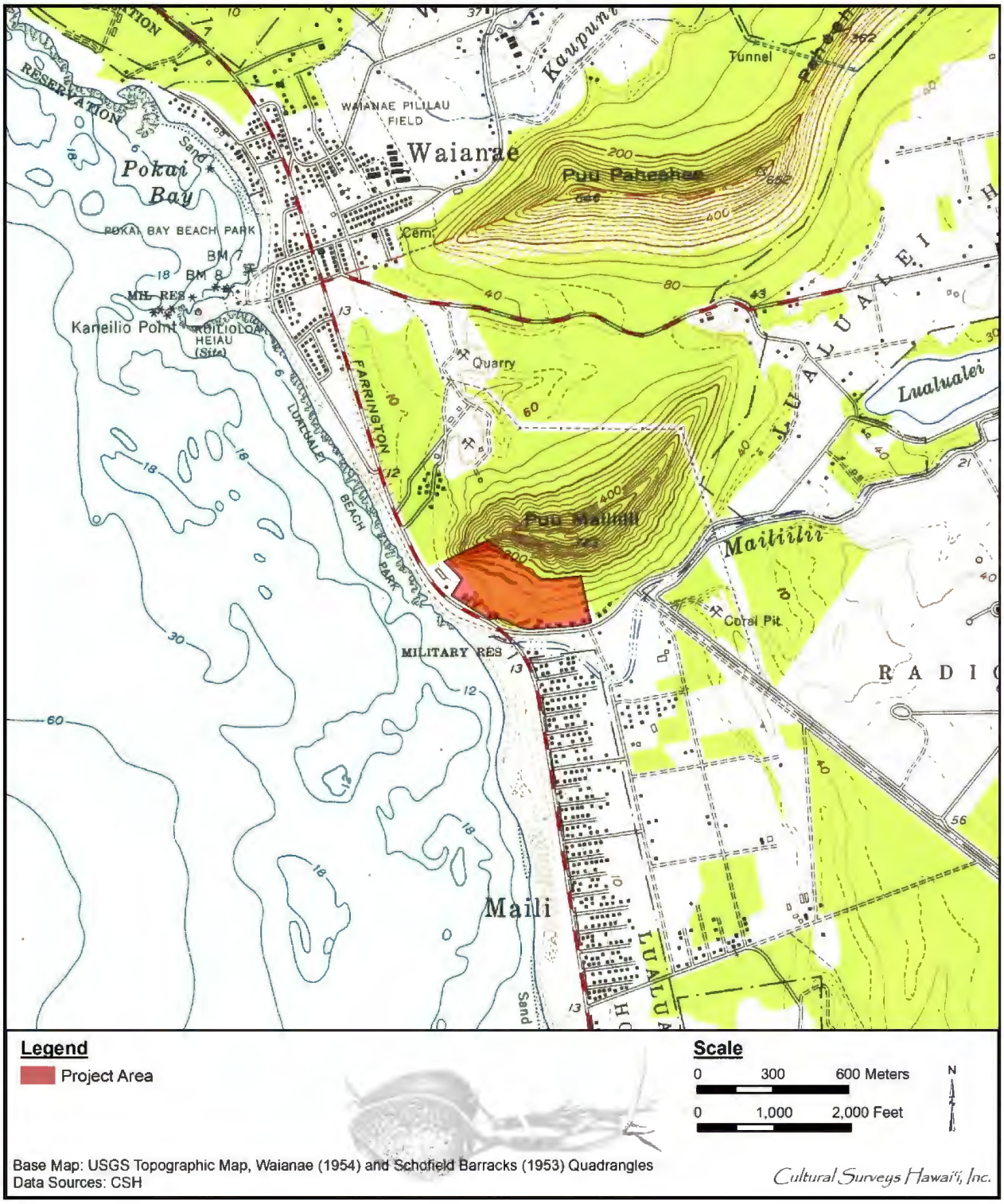

Figure 21. 1953–1954 USGS topographic map, Waianae and Schofield Barracks quadrangles, showing eight buildings or structures within the southern portion of the project area

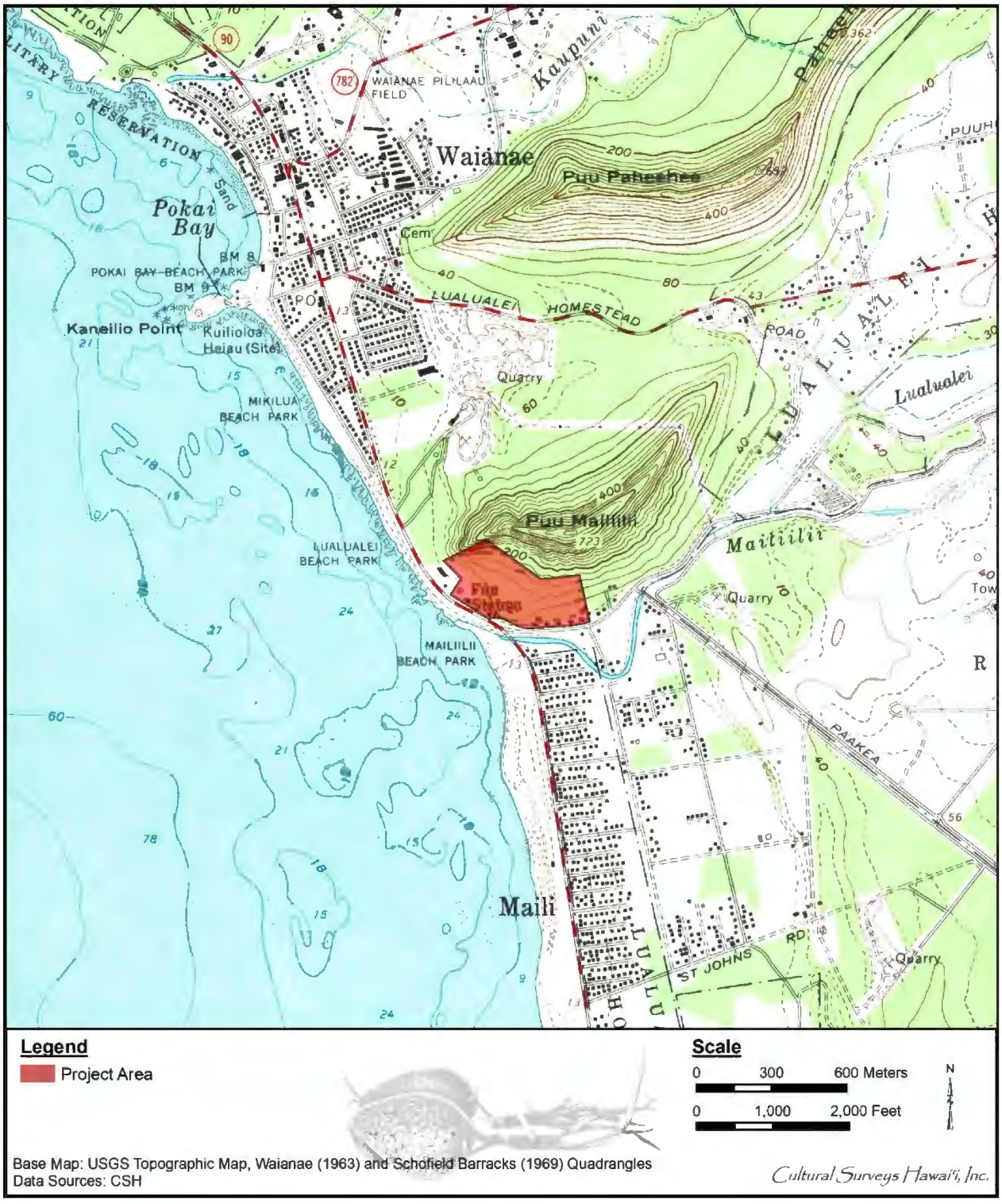

Figure 22. 1963–1969 USGS topographic map, Waianae and Schofield Barracks quadrangles, showing ten buildings or structures within the southern portion of the project area

Figure 23. 1977 USGS orthophotoquad aerial photograph, Waianae quadrangle, showing the project area

Figure 24. Photo of the Lualualei Naval Base area, n.d. (Hawai‘i State Archives)

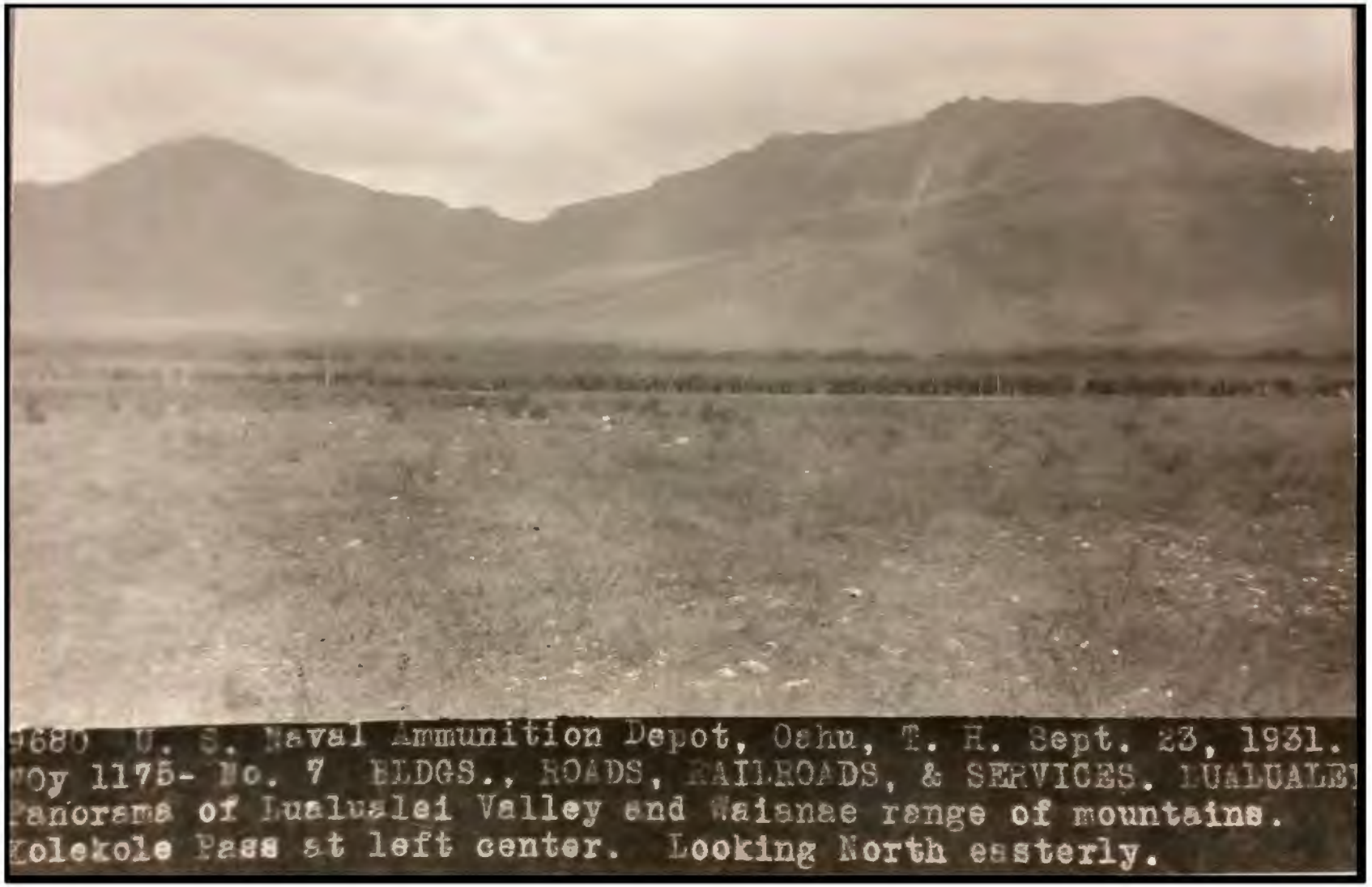

Figure 25. Photo of the Lualualei Naval Ammunition Depot taken on 23 September 1931 showing the valley and Wai‘anae Mountain Range; Kolekole Pass lies in the middle background (Hawai‘i State Archives)

Figure 26. Photo of the Lualualei Naval Ammunition Depot taken on 28 October 1931; Pu‘u Heleakalā in the center background; government offices in the foreground (Hawai‘i State Archives)

In 1986, the State of Hawai‘i filed a lawsuit to recover land in Lualualei. However, two years later, Judge Harold Fong threw out the lawsuit, stating that the statute of limitations had run out (Kakesako 1998). In 1995, President Bill Clinton signed the Hawaiian Home Lands Recovery Act, which was authored by Senator Daniel Akaka and set a dollar value on the confiscated lands in Lualualei. In 1998, the Department of Hawaiian Home Lands (DHHL) was awarded 894 acres of surplus federal land under the Hawaiian Home Lands Recovery Act. However, the Navy was still granted continued use of the Lualualei facilities. Today, two antennas of the Navy's communication systems at Lualualei stand at 458 m (1,503 ft), the State of Hawai‘i's highest structure (Figure 27).

The number of troops stationed and trained on the Wai‘anae Coast during World War II at times reached 15,000 to 20,000 (McGrath et al. 1973:136). The beaches were fortified with barbed wire and concrete bunkers, many of which are still visible today. Martial law severely curtailed the movements of the local population. In 1971, the Navy began sub-leasing some of its land for agricultural use, mainly for grazing and bee keeping. The presence of the military boosted the economy of Lualualei by providing jobs to residents over the years. The lower portions of Lualualei Valley were developed into residential lots after World War II. The current project area lies outside military lands.

The transformation of the Second Brigade of the Twenty-fifth Infantry Division (Light) into a Stryker Brigade Combat Team brought 291 Stryker urban assault vehicles to Hawai‘i, requiring 25,663 acres of land on the islands of O‘ahu and Hawai‘i. The army considered the possibility of locating Stryker facilities on Naval Magazine Lualualei, which occupies 8,105 acres in central O‘ahu; however, the location was rejected due to "a possible hazardous material spill site," which would pose very high "potential cleanup costs." Lualualei has been rendered unsuitable for the Stryker Brigade due to past military use (Ferguson and Turnbull 2010:48).

Figure 27. Photo of the two antennas used for the Navy’s communication systems at Lualualei; the two antennas stand at 1,503 ft, the highest structures in the State of Hawai‘i (CSH 2012)

Section 5 Previous Archaeological Research

Previous archaeological studies in the vicinity of the current project are presented in Figure 28 and summarized in Table 2. Archaeological historic properties documented in the course of those studies are presented in Figure 29 and summarized in Table 3. They are discussed below.

No previous archaeological studies have been conducted within the current project area; however, two prior studies are adjacent. In 1990, Bishop Museum (Sinoto and Pantaleo 1990) performed an archaeological reconnaissance survey immediately north of the northwest end of the current project area. No historic properties were identified, and Sinoto and Pantaleo (1990:4) propose that the "complete absence of surface archaeological features or other cultural elements may be due to the extent and nature of previous disturbance in the area." Alternatively, they suggest the area may not have been occupied during the pre-Contact period, since "normally, even with extensive disturbance, some evidence of former activities" remains.

In 1993, Bishop Museum (Flood and Dixon 1994) conducted an archaeological reconnaissance survey immediately west of the project area within the current WCCHC parcel; no historic properties were identified. During the survey, two soil profiles exposed in road cuts were cleaned and illustrated. The exposed stratigraphy revealed "a total absence of cultural deposits," and Flood and Dixon (1994:i) concluded any "cultural remains which may have been present in the project area would presumably have been obliterated by recent and previous construction-related activities." Soil Profile 1, the more eastern of the two profiles (and closer to the current project area), is presented in Figure 30.

No historic properties have been identified previously within the current project area, nor in the immediate vicinity. The closest are SIHP #s 50-80-07-1886 and -6358, approximately 400 m east and northeast of the project area, respectively. SIHP # -1886 is a stone mound (Robins and Anderson 1998), and SIHP # -6358 is an L-shaped stone alignment (Tulchin et al. 2003). Both were interpreted as traditional Hawaiian features dating to the pre- or early post-Contact period.

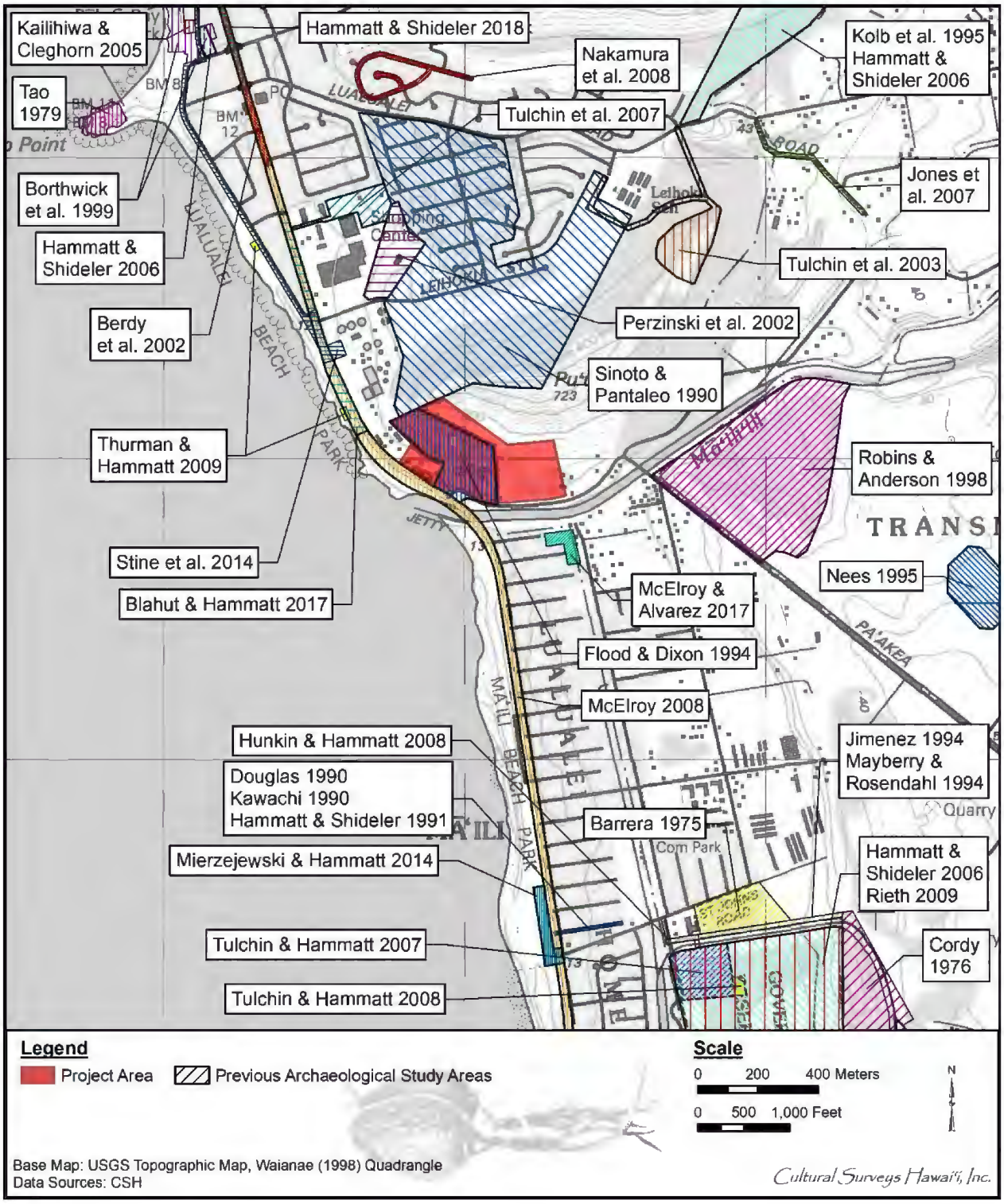

Figure 28. A portion of the 1998 USGS Waianae topographic quadrangle, with overlay of previous archaeological studies in the vicinity of the project area

Table 2. Previous archaeological studies in the vicinity of the project area

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
McAllister 1933	Archaeological reconnaissance survey	Island-wide	Site 152, Pu‘upahe‘ehe‘e Heiau, and Site 153, Kū‘īlioloa Heiau, identified north of current project area
Barrera 1975	Archaeological reconnaissance survey	Adjacent to Mā‘ili Stream and Ho‘okele St	No historic properties identified in vicinity of current project area
Cordy 1976	Archaeological reconnaissance survey	Kaiser Pacific Properties Land, Mā‘ili Kai	No historic properties identified in vicinity of current project area
Tao 1979	Archaeological research	Kū‘īlioloa Heiau	Recommends reconstruction and restoration of SIHP # -0153, Kū‘īlioloa Heiau
Douglas 1990	Burial report	Liopolo St	SIHP # -4244 Burials 1, 2, 4, 6, and 7
Kawachi 1990	Burial report	Liopolo St	SIHP # -4244 Burials 1 and 2
Sinoto and Pantaleo 1990	Archaeological reconnaissance survey	Pōka‘ī Bay Subdivision	No historic properties identified
Hammatt and Shideler 1991	Archaeological monitoring	Liopolo St	SIHP # -4244, human burials
Flood and Dixon 1994	Archaeological reconnaissance survey	Wai‘anae Coast Comprehensive Health Center	No historic properties identified
Jimenez 1994	Archaeological inventory survey	Mā‘ili Kai	No historic properties identified in vicinity of current project area
Mayberry and Rosendahl 1994	Archaeological reconnaissance survey	Mā‘ili Kai	Identified three post-Contact historic properties in vicinity of current project area: SIHP # -3336, reservoir complex; SIHP # -3341, wall; and SIHP # -3348, mounds
Kolb et al. 1995	Archaeological inventory survey	Pahe‘ehe‘e Ridge	No historic properties identified in vicinity of current project area

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
Nees 1995	Archaeological reconnaissance survey	NRTF Lualualei	No historic properties identified
Robins and Anderson 1998	Archaeological reconnaissance survey	RTF Lualualei	Identified SIHP #s -1886, mound, and SIHP # -5592, enclosure, in vicinity of current project area
Borthwick et al. 1999	Subsurface archaeological survey	Pōka‘ī Bay Beach Park	No historic properties identified
Berdy et al. 2002	Archaeological monitoring	Farrington Hwy	Identified SIHP # -6400, historic trash pit
Perzinski et al. 2002	Archaeological inventory survey	NW Lualualei	No historic properties identified
Tulchin et al. 2003	Archaeological inventory survey	Proposed Wai‘anae 242 Reservoir and Access Road	Identified two possible shelters and a cave; no SIHP numbers assigned
Kailihiwa and Cleghorn 2005	Archaeological monitoring	Pōka‘ī Bay Beach Park	No historic properties identified
Hammatt and Shideler 2006	Archaeological field check and literature review	TMKs: [1] 8-4-016:008; 8-5-008:40,41 and 44; 8-5-018:019; 8-6-003:008; and 8-7-010:007	Five parcels considered for a Leeward Coast Emergency Homeless Shelter project; no historic properties identified
Jones et al. 2007	Archaeological monitoring	BWS system improvements on Wai‘anae Valley Rd and connecting streets	No historic properties identified
Tulchin and Hammatt 2007	Archaeological inventory survey	Leeward Coast Emergency Homeless Shelter project, Lualualei Ahupua‘a	No historic properties identified
Tulchin et al. 2007	Archaeological inventory survey	Waianae Sustainable Communities Plan project	No historic properties identified
Hunkin and Hammatt 2008	Archaeological monitoring	Leeward Coast Emergency Homeless Shelter Project, Lualualei Ahupua‘a	No historic properties identified

Reference	Type of Investigation	Location	Results (SIHP # 50-80-07-)
McElroy 2008	Archaeological monitoring	Farrington Hwy, portions of TMKs: [1] 8-2 through 8-7	No historic properties identified
Nakamura et al. 2008	Archaeological monitoring	MacArthur, Kawili and Alamihi streets	No historic properties identified
Tulchin and Hammatt 2008	Addendum Archaeological inventory survey	Leeward Coast Emergency Homeless Shelter Project, Lualualei Ahupua‘a	No historic properties identified
Rieth 2009	Archaeological inventory survey	Former Voice of America site, Mā‘ili	Identified SIHP #s -7081, Voice of America antenna system, and -7083, railroad berm, in vicinity of current project area
Thurman and Hammatt 2009	Archaeological monitoring	Lualualei Beach Park	No historic properties identified
Mierzejewski and Hammatt 2014	Archaeological monitoring	Mā‘ili Beach Park	No historic properties identified
Stine et al. 2014	Archaeological monitoring	Wai‘anae and Lualualei Ahupua‘a, TMK: [1] 8-various	No historic properties identified in vicinity of current project area
Blahut and Hammatt 2017	Archaeological monitoring	Farrington Hwy ROW	No historic properties identified
McElroy and Alvarez 2017	Archaeological inventory survey	Proposed Hale Makana O Mā‘ili Residential Complex	No historic properties identified
Hammatt and Shideler 2018	Archaeological literature review	Farrington Hwy ROW, Wai‘anae Ahupua‘a	No historic properties identified in vicinity of current project area

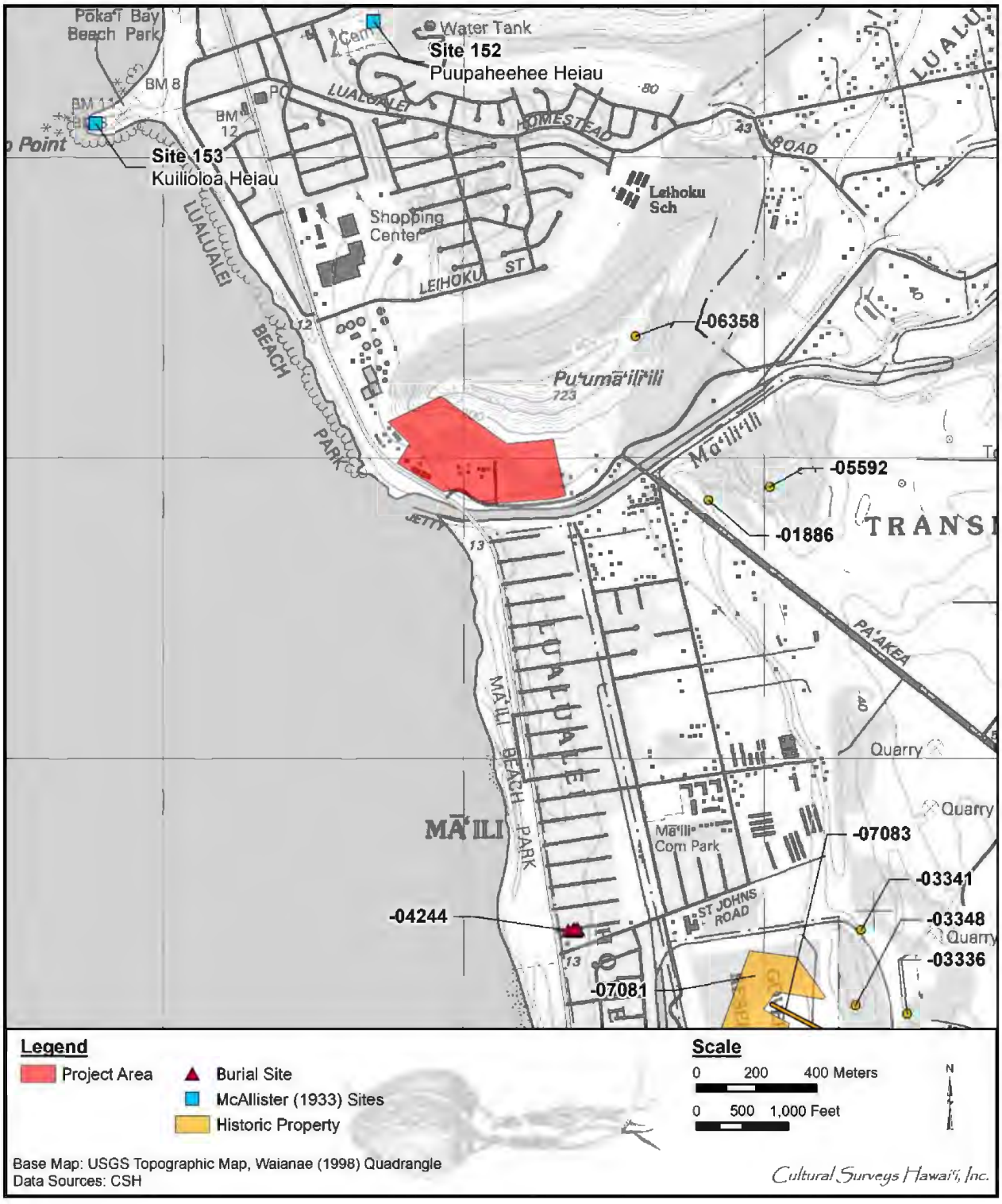

Figure 29. A portion of the 1998 USGS Waianae topographic quadrangle, with overlay of historic properties in the vicinity of the project area

Table 3. Historic properties previously identified in the vicinity of the project area

SIHP # 50-80-07-	Formal Type/ Name	Comment	Source
0152	Pu‘upahe‘ehe‘e Heiau	“[C]ompletely destroyed” by enlargement of an adjacent cemetery; related to a *hōlua* slide used for sledding contests	McAllister 1933
0153	Kū‘īlioloa Heiau	On the tip of Kāne‘īlio Point, at the south end of Pōka‘ī Bay	McAllister 1933
1886	Mound	Pre- or early post-Contact	Robins and Anderson 1998
3336	Reservoir complex	Post-Contact	Mayberry and Rosendahl 1994
3341	Wall	Post-Contact	Mayberry and Rosendahl 1994
3348	Mounds	Post-Contact	Mayberry and Rosendahl 1994
4244	Human skeletal remains	Burials 1, 2, 4, 6, and 7 were recovered; Burials 3 and 5 were preserved in place	Douglas 1990; Kawachi 1990; Hammatt et al. 1991
5592	Enclosure	Pre- or early post-Contact; interpreted as habitation site	Robins and Anderson 1998
6358	Alignment	L-shaped	Tulchin et al. 2003
7081	Voice of America antenna system	Post-Contact	Rieth 2009
7083	Railroad berm	Post-Contact	Rieth 2009

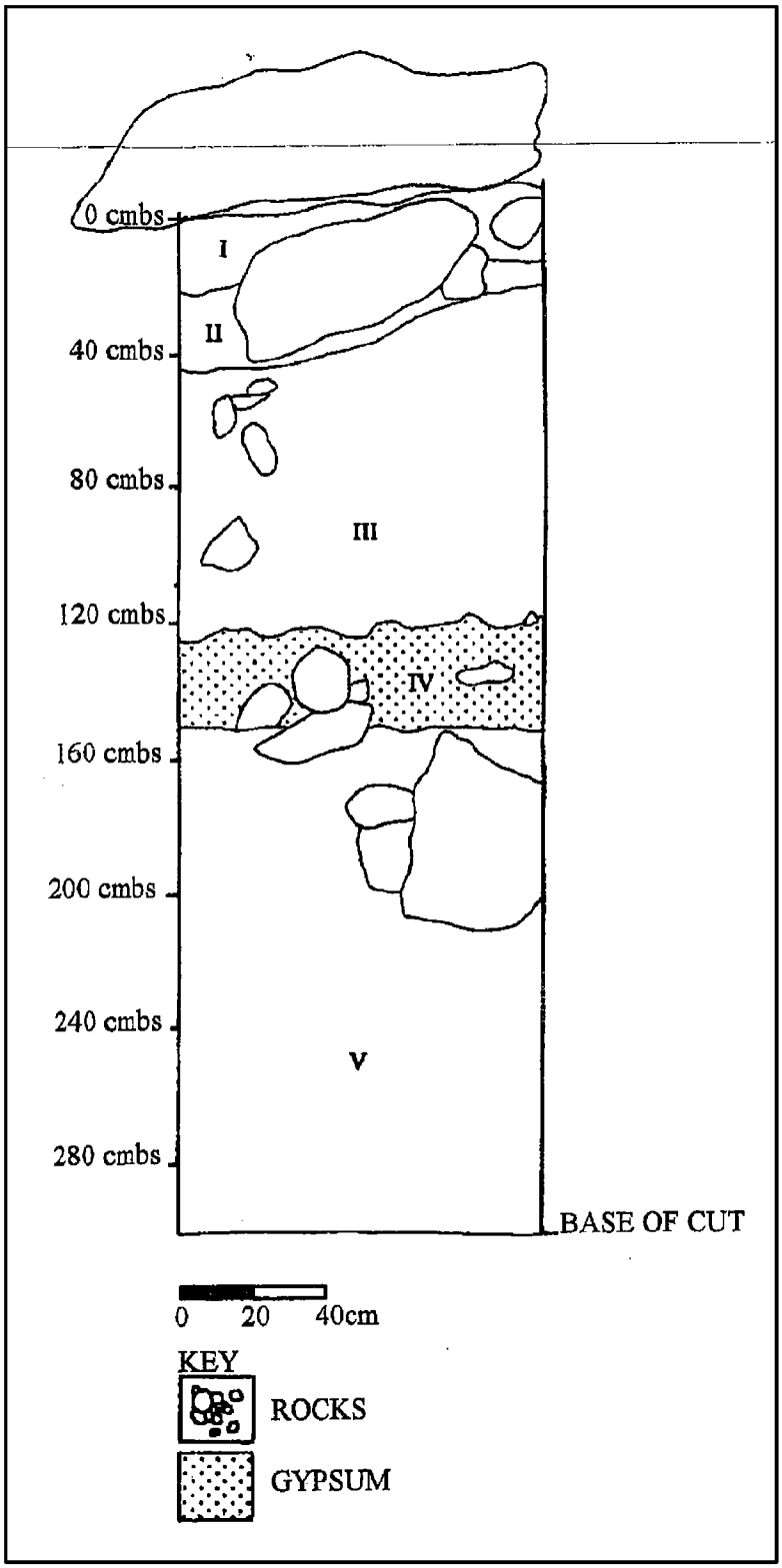

Figure 30. Flood and Dixon’s (1994:7) Soil Profile 1, showing humic silt loam with many roots (I); compact silty clay (II); silty clay (III, IV); and silty clay loam (V)

Section 6 Community Consultation

6.1 Introduction

Throughout the course of this assessment, an effort was made to contact and consult with Native Hawaiian Organizations (NHO), agencies, and community members including descendants of the area, in order to identify individuals with cultural expertise and/or knowledge of the *ahupua‘a* of Lualualei. CSH initiated its outreach effort in September 2019 through letters, email, telephone calls, and in-person contact. CSH completed the community consultation in February 2020.

6.2 Community Contact Letter

Letters (Figure 31 and Figure 32) along with a map and an aerial photograph of the project were mailed with the following text:

> At the request of Gerald Park Urban Planner, on behalf of the Wai‘anae Coast Comprehensive Health Center (“COMP”), Cultural Surveys Hawai‘i, Inc. (CSH) is conducting a Cultural Impact Assessment (CIA) for the COMP project in the *ahupua‘a* of Lualualei, Wai‘anae District, O‘ahu Island. The total project area is approximately 13.25 acres (5.36 hectares) of the TMK: [1] 8-6-001:012, 024, 025 & 026, 027 and 028. The project area is located at 86-260 Farrington Highway nestled between the ridges of Pu‘umā‘ili‘ili and the coast of Lualualei Beach Park. The project area is depicted on a portion of the 1998 Waianae U.S. Geological Survey (USGS) topographic quadrangle (Figure 1) and a 2015 aerial photograph (Figure 2).
>
> **Proposed Improvements**
>
> COMP is preparing a Master Plan to guide development for the next 5, 10 and 20 year intervals at its current medical facility. With the adoption and subsequent implementation of a Facilities Master Plan in 1996, there has been major construction at the COMP that included development of the Family Medical Building, Adult Medicine and Pharmacy, Emergency Medical Services Building, and the Malama Recovery Center. The Facilities Master Plan sunset in 2016.
>
> The purpose of this second Master Plan is to translate the COMP’s mission into tangible physical form within the constraints of its location, the provision of needed medical services now and into the future for Leeward Coast residents, the ability to procure funding from private and public sources, and the ability to financially sustain its operations.
>
> Three low-rise wood and brick structures fronting Farrington Highway will be demolished. Behavioral Health Services, Woman, Infact Child Program (WIC), and Ho‘olokahi programs currently occupy these structures. A proposed two-story 6,500 square foot building will be constructed near the Malama Recovery Center as the new home of the Behavioral Health Services.
>
> A two-story Community Services Building will be built on the site of the demolished buildings. The WIC program, Ho‘olokahi program, preventive health,

Cultural Surveys Hawai'i, Inc.
Archaeological and Cultural Impact Studies
Hallett H. Hammatt, Ph.D., President

P.O. Box 1114 Kailua, Hawai'i 96734 Ph: (808) 262-9972 Fax: (808) 262-4950

Job code: LUALUALEI 36 ktanaka@cultural surveys.com www.culturalsurveys.com

October 2019

Aloha,

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Three low-rise wood and brick structures fronting Farrington Highway will be demolished. Behavioral Health Services, Woman, Infact Child Program (WIC), and Ho‘olokahi programs currently occupy these structures. A proposed two-story 6,500 square foot building will be constructed near the Malama Recovery Center as the new home of the Behavioral Health Services.

A two-story Community Services Building will be built on the site of the demolished buildings. The WIC program, Ho‘olokahi program, preventive health, and community services will co-locate into the 8,000 square foot building. Additional space for a future building has been set aside at this location.

To accommodate vehicle parking for patients, the Master Plan proposes to construct a 3-level, 30,000 square foot parking structure for up to 125 vehicles. The structure will be built at the southwest corner of the COMP below the existing Adult Medicine and Pharmacy Building.

Figure 31. Community consultation letter, page one

LUALUALEI 36 – CIA for Wai‘anae Coast Comprehensive Health Center Project

A Welcome Hale of approximately 150 square feet will be erected at the main entry to the COMP at Mā‘ili‘ili Road. The Hale will serve as a hub for transporting patients from various on-site facilities to and from bus stops on Mā‘ili‘ili Road and Farrington Highway, a service that is currently provided.

Alternative Uses

The Master Plan also proposes renovating several existing buildings and repurposing them for alternative uses. The Board of Directors of the COMP is seeking to lease five lots adjoining the COMP from the Department of Hawaiian Home Lands. The COMP does not have “site control” thus the lots are excluded from the Master Plan.

Purpose of the CIA

The purpose of this CIA is to gather information about the project area and the surrounding area through research and interviews with individuals that are knowledgeable about this area in order to assess potential impacts to cultural resources, cultural practices, and beliefs as a result of the proposed project. We are seeking your *kōkua* and guidance regarding the following aspects of our study:

- **General history as well as present and past land use of the project area**
- **Knowledge of cultural sites which may be impacted by future development of the project area—for example, historic and archaeological sites, as well as burials**
- **Knowledge of traditional gathering practices in the project area, both past and ongoing**
- **Cultural associations of the project area, such as *mo‘olelo* and traditional uses**
- **Referrals of *kūpuna* or elders and *kama‘āina* who might be willing to share their cultural knowledge of the project area and the surrounding *ahupua‘a* lands**
- **Any other cultural concerns the community might have related to Hawaiian cultural practices within or in the vicinity of the project area**

Alternatively, a written statement may be acceptable in place of an in-person interview. In advance, we appreciate your assistance in our research effort. If you are interested in participating in this study, please contact Kellen Tanaka (ktanaka@culturalsurveys.com) at (808) 262-9972.

Mahalo nui loa,

Kellen Tanaka
Cultural Researcher

Figure 32. Community consultation letter, page two

and community services will co-locate into the 8,000 square foot building. Additional space for a future building has been set aside at this location.

To accommodate vehicle parking for patients, the Master Plan proposes to construct a 3-level, 30,000 square foot parking structure for up to 125 vehicles. The structure will be built at the southwest corner of the COMP below the existing Adult Medicine and Pharmacy Building.

A Welcome Hale of approximately 150 square feet will be erected at the main entry to the COMP at Mā‘ili‘ili Road. The Hale will serve as a hub for transporting patients from various on-site facilities to and from bus stops on Mā‘ili‘ili Road and Farrington Highway, a service that is currently provided.

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- **Any other cultural concerns the community might have related to Hawaiian cultural practices within or in the vicinity of the project area**

In most cases, two or three attempts were made to contact individuals, organizations, and agencies. Community outreach letters were sent to 71 individuals or groups, nine responded, and one of these *kama‘āina* and/or *kūpuna* provided written testimony, two spoke with CSH over the

telephone and three met with CSH for more in-depth interviews. The results of community consultation process are presented in Table 4.

6.3 Community Contact Table

Table 4 contains the names, affiliations, dates of contact, and comments from NHOs, individuals, organizations, and agencies contacted for this project. Results are presented below in alphabetical order and correspondence is included only from individuals who gave permission to have their statements published.

Table 4. Community contact table

Name	Affiliation	Comments
Becket, Jan	Author, photographer, knowledgeable in cultural sites, Kona Moku Representative, Committee on the Preservation of Historic Sites and Cultural Properties	CSH reached out to Mr. Becket via email on 27 January 2020: *I am writing to you regarding the Cultural Impact Assessment for the Wai‘anae Coast Comprehensive Health Center Project. I’ve attached our Community Outreach Letter to provide you with the details of the project. […]* *The summary of our previous huaka‘i for the Board of Water Supply Kūwale 242 Reservoir and Transmission Line Project, where Brittany and I accompanied you to Pu‘upāhe‘ehe‘e Heiau, the hōlua slide on Pāhe‘ehe‘e Ridge, and Kū‘īlioloa Heiau, has a lot great pictures and information regarding Lualualei. With your permission, we would like to include these pictures and portions of your interview summary in our CIA for the Wai‘anae Coast Comprehensive Health Center Project.* Mr. Becket replied via email 29 January 2020: *Sure, you are welcome to use the images and interview info for this project.*
Keli‘ipio-Acoba, Maile	Chief Executive Officer at Institute for Native Pacific Education and Culture (INPEACE)	Letter and figures sent via USPS 17 October 2019 Letter and figures sent via email 6 December 2019 Ms. Keli‘ipio-Acoba replied via email 10 December 2019: *Mahalo nui for your invite to participate in your cultural survey. I am honored to be included. I feel a kuleana to acknowledge and respond to your request, and although I would be happy to talk story with you, I’m not sure I would have a whole lot of substance to offer your study. My family has resided in the Lualualei ahupua’a for 5 generations now, me being of the 3rd generation, but I feel we were largely distanced from much of the historical culture. I do know a few second-hand tidbits of information from my time as the Project Manager for Kamehameha*

Name	Affiliation	Comments
		Schools Community Learning Center in Ma'ili, where I had the opportunity to speak with a few kupuna. I believe Aunty Alice Greenwood has passed on. I'm sure you already have them on your list, but I would recommend that you speak with Glen Kila and Lucy Gay, as they would be able to either provide information or point you to others who can. Still, if there is anything I can do to help, I'm always happy to do so. CSH followed up with Ms. Keliipio-Acoba via email 27 January 2020 Interview scheduled 18 February 2020 Summary sent for approval via email 21 February 2020 Summary approved 24 February 2020
Kila, Glen	Program Director, Koa Ike Program Director, Marae Ha‘a Koa	Letter and figures sent via USPS 17 October 2019 Letter and figures sent via email 18 October 2019 Letter and figures sent via email 6 December 2019 CSH spoke with Mr. Kila via telephone on 28 January 2020 Summary sent for approval via email 27 February 2020 Mr. Kila replied via email 27 February 2020: *I will approve my statement on the Waianae Coast comprehensive health center only if the corrections are made.* *It is puu maili not mailili. My tupuna and I met Mary Pukui at the Jade St nursing home to correct her for misspelling maili and her translation. Mrs Pukui apologized as she did with Molokai.* CSH replied via email 28 February 2020: *Mahalo for your quick response and for clarifying the place name of Pu‘u Maili. We will make the correction before including the summary in the report. I would like to confirm that we are spelling it correctly. Are there any diacritical marks in Maili?* Mr. Kila replied via email 28 February 2020: *Mahalo. I don't have markers on my phone but it sounded like my-lee not ma‘ili. Maili was translated as "towards my skin" meaning "towards my beloved." In reference to the chiefs love for the twin sisters. My tupuna Lei told Pukui it was never ma‘ili, small pebbles. Tupuna Lei and Pukui were cousins. Tupuna*

Name	Affiliation	Comments
		Lei also corrected the legend's mountains. Puu Maili was the chief and Puu o Hulukai and Puu o Huluuka were the twin sisters. Look at the names for the two mountains and the shape of the twin hills. I was honored to witness this correction. I, my ohana, grandparents and tupunas' always pronounced it puu Maili and refered as the chief. We are descendants of the aboriginal families of Waianae. Revised summary sent to Mr. Kila via email 28 February 2020 Mr. Kila approved summary 28 February 2020: *A summary of the conversation with Mr. Kila is included in Section 6.5.2.*

6.4 Written Testimony from Carl Jellings

Pending approval of summary.

6.5 *Kama‘āina* Interviews

The authors and researchers of this report extend our deep appreciation to everyone who took time to speak and share their *mana‘o* and *‘ike* with CSH whether in the interviews or brief consultations. We request that if these interviews are used in future documents, the words of contributors are reproduced accurately and in no way altered, and that if large excerpts from interviews are used, report preparers obtain the express written consent of the interviewee/s.

6.5.1 Glen Kila

On 28 January 2020, CSH spoke with Mr. Glen Kila, Program Director for Marae Ha‘a Koa and Koa Ike, via telephone to request his *mana‘o* regarding the Wai‘anae Coast Comprehensive Health Center project.

Mr. Kila noted the presence of a military bunker next to Pu‘u Maili. He added that the correct place name for Pu‘u Mā‘ili‘ili is Pu‘u Maili. He clarified that “Maili was translated as “towards my skin” meaning “towards my beloved.”” He also noted the association of Pu‘u Maili and the Legend of the Twin Sisters. He recalled,

> My tupuna Lei told [Mary Kawena] Pukui it was never ma‘ili, small pebbles. Tupuna Lei and Pukui were cousins. Tupuna Lei also corrected the legend’s mountains. Puu Maili was the chief and Puu o Hulukai and Puu o Huluuka were the twin sisters. Look at the names for the two mountains and the shape of the twin hills. I was honored to witness this correction. I, my ohana, grandparents and tupunas’ always pronounced it puu Maili and refered as the chief. We are descendants of the aboriginal families of Waianae.

He also stated that he was unaware of any *heiau* within the vicinity of the project area.

6.5.2 Keone Nunes

Pending approval of summary.

6.5.3 Jan Becket

Jan Becket, a retired Kamehameha Schools teacher, is a specialist in cultural sites throughout the island of O‘ahu. As a photographer and author, Mr. Becket is well recognized for his black-and-white photographic documentation of sacred sites. He has conducted extensive archival research on sites of cultural significance, learned from *kūpuna*, and photographed many undocumented sites on O‘ahu, which resulted in a co-written book, *Pana O‘ahu* (Becket and Singer 1999). He is a member of the Committee for the Preservation of Historic Sites and Properties under the O‘ahu Council of Hawaiian Civic Clubs, and reports back to the chair of the committee (Shad Kāne) on issues concerning cultural sites in the Kona District of O‘ahu.

On 27 January 2020, CSH reached out to Mr. Becket regarding the CIA for the Wai‘anae Coast Comprehensive Health Center project. Mr. Becket granted CSH permission to include his pictures and the *‘ike* he shared for a previous cultural impact assessment conducted in the *ahupua‘a* of Lualualei.

On 24 April 2018, Mr. Becket led CSH on a *huaka‘i* (journey) to locate various cultural sites within the *ahupua‘a* of Wai‘anae near the boundary with Lualualei Ahupua‘a. The *huaka‘i* included pedestrian inspection of potential cultural sites identified by J.G. McAllister in *Archaeology of Oahu* (1933), Sterling and Summers in *Sites of Oahu* (1978), and by knowledgeable persons previously consulted by Mr. Becket. Where applicable, photographic documentation of sites also occurred.

CSH met with Mr. Becket at the corner of Farrington Highway and Waianae Valley Road, and then began traveling by automobile along Waianae Valley Road until reaching an historic plantation era cemetery. This cemetery also contains the remnants of Pu‘upāhe‘ehe‘e Heiau. Pu‘upāhe‘ehe‘e Heiau is located on the Wai‘anae side of the base of Pāhe‘ehe‘ehe Ridge (Figure 33). Mr. Becket stated that a common placement of *heiau* is at the bottom of a ridge. McAllister writes of the placement of *heiau*:

> Most heiaus were erected at some advantageous and commanding position, such as an […] elevation with the ground descending in three directions and with a rise to the back […] the edge of a ridge or elevation […] the side of a slope, generally near the foot […] or level or slightly sloping ground […] [McAllister 1933:9]

McAllister writes of Pu‘upāhe‘ehe‘e Heiau, which he labeled as Site 152:

> A walled heiau of two or three divisions, the upper section being 70 feet across, 57 feet in its width; the lower ones not so well defined […] Of late its north and western slopes have been assigned as a burial place for Orientals. [McAllister 1933:112]

Mr. Becket recalled visiting this site in the early 1990s. At the time, the cemetery was heavily overgrown with vegetation, making the identification of traditional *heiau* features difficult. However, the cemetery appears to have been cleared within recent years.

Due to modern-era clearing, both CSH and Mr. Becket were able to assess the current condition of Pu‘upāhe‘ehe‘e Heiau. The *heiau* appears heavily disturbed, with many of the original stones repurposed for plantation-era cemetery plots (Figure 34). Despite this historic-era destruction, Mr. Becket observed evidence of possible *heiau* features on the slope of the hill. While pointing out possible remnants of terrace alignments, Mr. Becket shared his *mana‘o* about preservation measures for this multi-component site. Mr. Becket recommended that the families of the deceased should also be involved and/or invested in the preservation of Pu‘upāhe‘ehe‘e Heiau as well.

Many of the headstones in the cemetery consist of upright stones; some of these *pōhaku* may be original to Pu‘upāhe‘ehe‘e Heiau (Figure 35 and Figure 36). Mr. Becket stated that not all the upright stones may be from the *heiau*. Some of these upright stones may have been chosen specifically by the family of the deceased and brought to the cemetery from another location.

Mr. Becket also stated that upright stones have many different characteristics which may indicate the purpose of the *heiau*. Some upright stones contain notches which may have been used for offering *ho‘okupu* (offering or gifts) such as *lei* (garland). Mr. Becket commented that he has noticed the side notched feature on upright stones at *heiau* elsewhere, but did not observe the same feature on any of the remaining stones at Pu‘upāhe‘ehe‘e. He speculated that the notch served the practical function of keeping a *lei* in place, if it had been wrapped around the stone.

Figure 33. Remnants of Pu‘upāhe‘ehe‘e Heiau (photo courtesy of Jan Becket)

Figure 34. General view of plantation-era cemetery and possible remnants of Pu‘upāhe‘ehe‘e Heiau; note use of basalt cobbles for burial markers (CSH 2018)

Figure 35. Upright stones repurposed as headstones (photo courtesy of Jan Becket)

Figure 36. Upright stone repurposed as headstone (photo courtesy of Jan Becket)

While surveying the hill above the cemetery, CSH observed an alignment of basalt and coral stones believed to be a trail, however, Mr. Becket identified these stones as the upper platform of Pu‘upāhe‘ehe‘e Heiau (Figure 37). Mr. Becket mentioned three components for identifying a structure. First, the stones have been laid nicely to create a surface; second, the stones have been sorted by size; and third, there are clearly defined boundaries.

Due to the *heiau* being built on ancient coral limestone seabed, Mr. Becket hypothesized that the *heiau* could have been associated with Kanaloa, one of the four "*akua maoli*" (real god) within the traditional Hawaiian religion (Malo 1951:106). Kanaloa is generally associated with the ocean, and oft mentioned in association with Kāne. Mr. Becket elaborated further, noting the symbolism in the name Pāhe‘ehe‘e. As a noun, the word *he‘e* (as in "Pu‘upāhe‘ehe‘e") translates as "squid" (Pukui and Elbert 1984:59). Kanaloa is known as the "god of the squid" (Beckwith 1970:60), as referenced in the following Pule Hee:

E Kanaloa, ke akua o ka hee!	O Kanaloa, god of the squid!
Eia kau mai o Kalua.	Here is your patient, Kalua.
E ka hee o kai uli,	O squid of the deep blue sea,
Ka hee o ka lua one,	Squid that burrows in the sand,
Ka hee i ka papa,	Squid that inhabits the coral reef,
Ka hee pio!	Squid that squirts water from its sack,
Eia ka oukou mai, o Kalua	Here is a sick man for you to heal, Kalua by name,

[Malo 1951:111]

Mr. Becket stated that the use of basalt and coral stones in the construction of the *heiau* platform may also indicate an association with Kāne and Kanaloa.

While engaging in discussion of potential cultural associations of the Pāhe‘ehe‘e Ridge area, CSH and Mr. Becket noted the "Hawaiian cultural preference for the figurative and analogous" as exemplified by the practice of *kaona* (McDougall 2016:21–51). In deconstructing the place name of "Pāhe‘ehe‘e," the word "*he‘e*" stood out prominently. When utilized as a verb, *he‘e* also means to slide, surf, slip, or flee. Mr. Becket pointed out that this place name may also be a direct reference to *he‘e hōlua* (to ride a sled), a practice once known to occur north of the project area. However, he cautioned that it is always a good idea to clearly identify speculation, so that it does not become confused with genuine cultural knowledge about such places.

Mr. Becket led CSH to the remnants of a *hōlua* located on Pāhe‘ehe‘e Ridge, *mauka* of Pu‘upāhe‘ehe‘e Heiau (Figure 38 and Figure 39). A *hōlua* is "a long course laid out down the steep incline of a hill and extending onto the level plain" (Malo 1951:224). William Ellis writes about *hōlua*:

> It consists in sliding down a hill on a narrow sledge; and those who, by strength or skill in balancing themselves, slide farthest, are considered victorious. The *papa*, or sledge, is composed of two narrow runners, from seven to twelve or eighteen

Figure 37. Remnants of upper platform of Pu‘upāhe‘ehe‘e Heiau (photo courtesy of Jan Becket)

Figure 38. Remnants of *hōlua* on Pāhe‘ehe‘e Ridge (photo courtesy of Jan Becket)

Figure 39. Remnants of *hōlua* on Pāhe‘ehe‘e Ridge (photo courtesy of Jan Becket)

> feet long, two or three inches deep, highly polished, and at the foremost end tapering off from the underside to a point at the upper edge. [Ellis 1831:299–300]

Peter H. Buck writes about *hōlua*:

> The sledding track (*kahua holua*) was made on the side of a hill by building up rocks for the foundation and then covering them with earth which was beaten down hard to form a level sloping surface. When in use, the surface was covered with grass to facilitate the smooth running of the sled. The track was narrow with room for only one sled at a time, and it ran out onto the plain below. The length of the track depended upon the length of the slope of the selected hill. [Buck 1964:383]

This previously documented site has been included within two archaeological studies. McAllister identified the *hōlua,* and highlighted its association with Pu‘upāhe‘ehe‘e Heiau. McAllister notes the name of the *hōlua* as Pāhe‘ehe‘e: “Its slopes in ancient time covered with slippery grass strewn for the purpose, was the scene of sliding contests, hence its name” (McAllister 1933:112).

In 2002, Ross Cordy identified this *wahi pana* as, “a 90 meter long holua slide […] near the Pāhe‘ehe‘e heiau” (Cordy 2002:51).

During the *huaka‘i*, both CSH and Mr. Becket assessed current site conditions. The *hōlua* is presently located directly behind residences on Kawili Street. Mr. Becket previously visited the *hōlua* in the early 1990s when there were no homes in the area. He believes that the stones from the lower portion of the *hōlua* have been repurposed for retaining walls for the new homes in the area.

Both CSH and Mr. Becket observed a coral manuport in the area near the *hōlua* (Figure 40). Mr. Becket stated the presence of coral indicates the site may have been associated with ceremonial or religious practices. Mr. Becket also stated that coral is a *kinolau* (embodiment) of the god Kāne.

Mr. Becket also pointed out a large rock with two round depressions in it which he identified as a grinding stone. The grinding stone was located on Pāhe‘ehe‘e Ridge adjacent to the *hōlua* overlooking Pu‘upāhe‘ehe‘e Heiau (Figure 41). Grinding stones are “among the oldest of Hawaiian stone-working tools” (Bringham 1902:347). They are used for sharpening edged tools including adzes, chisels, gouges, knives and scrapers (Bryan 1938:37).

Following the *huaka‘i* to Pu‘upāhe‘ehe‘e Heiau and the *hōlua* remnants, Mr. Becket led CSH to Kū‘īlioloa Heiau, located on the tip of Kāne‘īlio Point (Figure 42). Mr. Becket was granted permission to visit this *wahi pana* by Mr. Glen Kila, a *kupa ‘ai au* (native-born long attached to a place) of Wai‘anae Moku and *kia‘i* (caretaker) of Kū‘īlioloa Heiau.

Mr. Becket stated that the *heiau* was originally known as Kāne‘īlio Heiau and was dedicated to the god Kāne; however, following Kamehameha’s conquest of the Hawaiian Islands, Kāne‘īlio Heiau was rededicated to the war god Kū and renamed Kū‘īlioloa Heiau. Mr. Becket stated that the *heiau* was a *luakini* (sacrificial temple).

Other traditions related to the naming of this site recall the *kupua* Kū‘īlioloa, a “dog with a human body and supernatural power” and “a great soldier and famous warrior” (Beckwith 1970:347). In ancient times, Kū‘īlioloa was known as a “protector of travelers” (Sterling and Summers 1978:69). Mr. Becket also recalled *mo‘olelo* associated with Kū‘īlioloa, sharing that

Figure 40. Coral manuport observed on Pāhe‘ehe‘e Ridge, near *hōlua* remnants (CSH 2018)

Figure 41. Grinding stone observed on Pāhe‘ehe‘e Ridge (CSH 2018)

Figure 42. Kū‘īlio‘loa Heiau (photo courtesy of Jan Becket)

Kāne‘īlio Point was the location where Kū‘īlioloa was defeated by Kamapua‘a. In the tale, the legendary “half man and half hog,” channeling his ability to transform into “plants of various kinds” (Beckwith 1970:201–202), bests Kū‘īlioloa: “His wives betray him to Kamapua‘a and the hog-man conquers him by stuffing his own supernatural plant bodies between the gaping jaws of the dog and “eating his innards […]” (Beckwith 1970:347).

In assessing view planes, CSH looked *mauka*, noting that from Kū‘īlioloa Heiau, Pu‘u o Hulu Kai, Pu‘u Ma‘ili‘ili, and Pu‘u Pāhe‘ehe‘e as well as Pāhe‘ehe‘e Ridge, Mauna Ka‘ala, Pu‘u Kawiwi, Kamaile Ridge, Kea‘au, and Mauna Lahilahi are visible. During the *huaka‘i* to Kū‘īlioloa Heiau, vegetation observed included native plants such as *pū hala* (*Pandanus tectorius*), *naupaka kahakai* (*Scaevola taccada*), *pili* (*Heteropogon contortus*), *niu* (*Cocos nucifera*), *milo* (*Thespesia populnea*), *pōhuehue* (*Ipomoea pes-caprae*), *‘ohai* (*Sesbania tomentosa*), and the introduced Velvetleaf soldierbush (*Tournefortia argentea*).

6.5.4 James S. Brito, Jr. and Maile Keli‘ipio-Acoba

On 18 February 2020, CSH met with Maile Keli‘ipio-Acoba and her father, James S. Brito, Jr., at their family home in Mā‘ili to discuss the Wai‘anae Coast Comprehensive Health Center project. They also kindly shared their *‘ike* regarding the historical landscape and marine resources in the *ahupua‘a* of Lualualei.

James S. Brito, Jr. was born in Honolulu. He moved to Mā‘ili, an *‘ili* within Lualualei, with his *‘ohana* around 1945 when he was about four or five years old. Mr. Brito’s father was a sheet metal worker, plumber, and part-time cowboy at ranches in Mākua and Wai‘anae Valley and his mother was a stenographer. She was the first secretary at Wai‘anae High School. After Mr. Brito graduated from Wai‘anae High School in 1959, he worked at the Shell service station on the corner of Lualualei Homestead Road and Farrington Highway before joining the military in 1961. He served in the military for 24 years, retiring in 1985.

Maile Keli‘ipio-Acoba was born in Mississippi while her father was serving in the military there. She has also lived in the Philippines and Texas before moving to Mā‘ili with her family when she was nine years old. Ms. Keli‘ipio-Acoba is the Chief Executive Officer at the Institute for Native Pacific Education and Culture (INPEACE), a “Native Hawaiian focused organization” whose work is “primarily focused on educational opportunities for native Hawaiian communities.” She stated, “Our mission is to improve the lives of Native Hawaiians through community partnerships that provide educational opportunities and self-sufficiency.”

She noted the focus of INPEACE is on aspects of early learning in terms of the child, their family, and the teachers.

> We have three main impact areas. Early Learning and School Readiness is our first impact area. So majority of our programs and operations are in the early learning arena. We have preschools on three islands. We don’t operate the traditional drop-off preschool. We do family-child interactive learning preschools and a home-visiting parent education program. So all of our early childhood education programs actually focus on the parent, as opposed to the primary focus being solely on the child. So we focus on the parent, helping the parent to attain the skills that they need to help their child grow and to succeed in education.

> Our second impact area is Educational Equity and Teacher Development, helping to ensure that when kids go into the public school system, that they have equal access to resources, that they have equal access to quality teachers. We recruit and help support through college, individuals from the community to become teachers in their own community because it’s important for kids to see people that look like them and who understand them and who can relate to them culturally and through community knowledge.
>
> The third impact area we have is Family Economic Capacity Building. We help families understand and improve their relationship with money, know how to create spending plans, help them get out of debt, know how to save it, know how to prepare for the future, for their kids. It’s about changing their relationship in general with money. We also assist families in realizing their dreams for business development.

Ms. Keli‘ipio-Acoba also noted that INPEACE is exploring the development of an indigenous Native Hawaiian science center.

> We’re starting to explore an indigenous Native Hawaiian science center. Looking at the Hawaiian *‘ike*, all the little nuggets of knowledges and ancestral brilliance. Knowing when to fish, how to fish, all those kind of things. Pulling out that *‘ike* that Native Hawaiians had about their environment and about their culture and then helping to connect that to modern day science so that a child, now growing up in Hawai‘i knows that science is part of our DNA. We know how to do science, we’ve done it for thousands of years and we’ve done it well. The western school system teaches it different. We want to teach it in a way that is relevant to the kids that grow up in these environments and so we’re trying to create exhibits that help them to make that connection.

Mr. Brito stated that before, Mā‘ili was “all farm lots.” He noted that “Most of these guys was vegetables. And they still do that, a lot of the people here still maintain their own. Grow things that they use. Personal use. I ate squash last night that was from my neighbors.”

He mentioned that he grows beets and okra on his property. He also had a fishery on his property where he raised tilapia which he sold in Chinatown.

> […] I had a fish farm business here with about seven tanks that I used to sell to Chinatown. I still got one tank that I use for family. Tilapia, sun fish, they call ‘em. We raised ‘em. They wanted one pound to pound and a half, that’s what they wanted.

Mr. Brito also recalled the landscape of the area in the vicinity of Mā‘ili Beach. “When I was here, now you got Mā‘ili Beach, that was all *kiawe* [Algaroba; *Prosopis pallida*] trees. That was a big berm, sand hill, you’d have to walk up over the berm to get to the beach.”

He noted that the berm provided protection from tsunamis. He recalled his experiences with tsunamis.

> My experience for tsunamis over here is that, I seen this ocean dry twice, with no water as far as you can see, and I know must have had other people but I guess

> everybody takes off cause there’s a tsunami but I can’t find nobody else, only guys I know is the guys that was with me, but they all dead now. I experienced that.

Mr. Brito also recalled how prior to the construction of the Mā‘ili‘ili Stream Canal, Mā‘ili‘ili Stream flowed “straight through here.”

> The river [Mā‘ili‘ili Stream] used to come straight through here. Straight through that house in front, right around, under the train tracks, cause the train used to run through here. Then they straightened it up but I wasn’t here, I was in the military when they straightened the river [Mā‘ili‘ili Stream] out made the canal and then backfilled the land. In fact, across there I got some fish tanks, if the river [Mā‘ili‘ili Stream] was here, that would be across the river [Mā‘ili‘ili Stream]. So we never did go across that side.

Ms. Keli‘ipio-Acoba stated that “part of what Mā‘ili is known for historically is that certain times of the year, especially in the winter, the whole area used to flood, not just here but the whole area in Mā‘ili used to flood.” She noted that “over here [Mā‘ili] used to get flooded because the river [Mā‘ili‘ili Stream] that is now the canal.” Mr. Brito also noted that the area is a “flood zone.” He recalled that “I could take my surfboard, straight from here (indicating just outside his door) to Mā‘ili [Beach], paddle right out into the river [Mā‘ili‘ili Stream].”

Mr. Brito also recalled camping on Mā‘ili Beach as a child with his *‘ohana*. He stated that “So we camp and fish all summer. Parents used come home and cook supper and go down there and go work from the beach. Even though we live right here. We wasn’t homeless, but we look like homeless.”

Mr. Brito mentioned that the area where the WCCHC is located is known as Green Lanterns. He noted a bar known as Green Lanterns was formerly located “right up there around where that bus stop is.” Ms. Keli‘ipio-Acoba also noted that “when people talk about the beaches, you don’t just talk about you’re going to Mā‘ili Beach. Even today, they refer to this side of the beach as Green Lanterns, they refer to this side, the middle of the beach as Tumble Lands.” Mr. Brito added that “the middle of the beach is Tumble Lands. We used to, when we was kids, used to be Slippery Rock. And the other side is Mā‘ili Point. I think Mā‘ili now ends at the river.”

Mr. Brito stated that Pōka‘i Bay was “one of the best places for learning how surf,” however, he added that “Pōka‘i Bay cannot surf no more. They built that breakwater wall.” He also recalled making *paipo* boards out of plywood which he noted was “better for sand sliding than the boogie board they make now.”

> What we used to call paipo, that they call boogie board now. Paipo, I don’t know what it means. We used to make our own boards, now you buy boards. Make it out of plywood, 3/4 plywood, 1/2 inch plywood. You just make nice kind, it work good cause it was better for sand sliding than the boogie board they make now.

Ms. Keli‘ipio-Acoba stated that “there used to be lots of fishing out here,” noting the area “used to be the spawning area for a lot of fishes” including *‘anae* (mullet; *Mugil cephalus*) and *moi* (threadfish; *Polydactylus sexfilis*). Mr. Brito also recalled that “even here, you could go in the river [Mā‘ili‘ili Stream] and hook mullet, *awa* [Milkfish; *Chanos chanos*], tilapia.” Mr. Brito also noted the abundance of *kala* (Surgeonfish; *Naso hexacanthus*) in the waters off Mā‘ili Beach.

> Nowdays, its good right now, even still for *kala*. Lot of guys go out there just for *kala*. Right out here off the sand beach, normally *kala* you got to catch them by the reef, on white water, you got to know what you doing on that. I guess all the seaweed coming off of Tumble Land because of the roughness causes the food in the water.

Ms. Keli‘ipio-Acoba added, “you can actually see them, when the wave crests, you can see the *kala* schools.”

Mr. Brito mentioned his brother “was a pole fisherman.” He recalled when his brother caught a 65 pound *ulua* (Giant trevally; *Caranx ignobilis*) at Mā‘ili Beach. Mr. Brito added that he “was never good at pole fishing,” preferring to “dive, spear, or lay net.” Mr. Brito stated that

> We used to lay net out here on the sand bottom, you can pick up, around the rocks, you can pick up all kind red fish. There’s one place out here that, *āholehole* [young state of the *āhole*, Hawaiian flagtail], usually you see *āholehole* in the holes, all small kind, like that, but there’s one place out here when we go dive, daytime, and check the hole and the *āholehole* was about that big. Yellow tail.

Ms. Keli‘ipio-Acoba also recalled that they “used to lay net.” She recalled, “we used to go in the evening and pick it up in the morning.” She also noted that “there is certain fish that come out in the evening.” Mr. Brito added, “you know like menpachi [*Holocentridae*], *‘āweoweo* [*Priacanthus*], nighttime they come out but you got to be in a certain place […]”

Mr. Brito stated that “we used to lay net all along the coast. Not anymore.” He noted, “even today, lay net is hindered because you have to go out there and move the net. So you can’t leave it overnight, so that eliminates a lot of people laying net.” He described how regulations on laying net has made it difficult for fishermen.

> But when they started, you know, you can only leave it here three hours, then you got to move ‘em. That’s crazy. You going out there night time, dive for your net, move 300 feet of net. Sometimes we lay net that goes from just offshore, maybe 50 feet, you know, out to almost way out in the deep ocean, maybe six, seven pieces of net tied together. Cannot go out there and move that. Crazy. Someone going die. But the laws, laws come up, it effects the normal fishing of the native people here.

Mr. Brito stated that the “laws are made with no knowledge of the actual culture. Not made by fisherman.”

Mr. Brito went on to describe the difficulties in laying nets.

> Kea‘au, for example, you only get one place where you can lay [net] where the sand goes straight out. On both sides it’s reef, so if you move that and put it on the reef, next day you come out there and the tide’s bad, your nets all stuck on the ground. How do you move that net [at night]?

Ms. Keli‘ipio-Acoba and Mr. Brito also discussed the numerous species of *limu* (seaweed) they recall gathering along the shores. Mr. Brito stated,

> Get *limu kohu* [*Asparagopsis taxiformis*]. Down Mā‘ili Point. In fact, I don’t know if get now. One day, I went down there, never have nothing, but was tons of *limu* I

> picked from out there before. *Limu kohu*. Where they surf out there, that reef, that flat *papa* [reef] out there was covered with *limu kohu*. Inside that, you got [*limu*] *wawae‘iole* [*Codium edule*], you get all the like *‘opihi* [limpets], *limu*, get *limu kala* [*Sargassum echinocarpum*]. On this reef over here, down here, but pass the river [Mā‘ili‘ili Stream], that’s Wai‘anae, but this reef, we used to walk this reef to Pōka‘i Bay and over there you get [*limu*] *līpe‘epe‘e* [*Laurencia succisa*], and used to have *ogo* [Japanese name for *limu manauea*; *Gracilaria coronopifolia*] inside the canal, good *ogo*.

Ms. Keli‘ipio-Acoba mentioned, “I think all the *ogo* is gone, the *limu kohu* is gone, I haven’t seen *wawae‘iole* for long time.” Mr. Brito also noted that “once somebody find them, they go out there and wipe ‘em out.” He added, “We just go out there, pick what we need.”

Mr. Brito also noted differences between *limu* found along the Wai‘anae Coast and the “other side of the island.”

> Over here had the actually *wawae‘iole*, […] *wawae‘iole* means ‘rat foot’ so actually look like that, but go other side of the island they get the same thing but it’s bush like, but same *limu*. They taste the same. The other side of the island the *limu kohu* is white, over here the *limu kohu* is purple. Still taste good.

Mr. Brito recalled hunting for pigs on Mount Ka‘ala. He also recalled hunting for goats on “the mountain by Mākaha, the dry mountain over there.” He added, “in fact, used to go from my Aunty’s house, [in] Kea‘au, walk out the night before, early in the next morning, kill what we need.”

Ms. Keli‘ipio-Acoba shared *mo‘olelo* (stories) she has heard from Kumu Glen Kila and from speaking with *kūpuna* (elders) while she was Project Manager for the Kamehameha Community Learning Center in Mā‘ili.

She stated that Pu‘u Mā‘ili‘ili is associated with the *mo‘olelo* about Pu‘u o Hulu and the Legend of the Twin Sisters, noting that Pu‘u Mā‘ili‘ili is one of the twin sisters, Mā‘ili‘ili, from the legend.

She shared a story about Pu‘u Mā‘ili‘ili which she heard from Kumu Glen Kila. He mentioned that “families in this area used to take the umbilical cord of their *keiki* (children) and actually put it on this *pu‘u* (hill).”

She also shared her experience that Pu‘u Mā‘ili‘ili glows on certain nights.

> The interesting thing, whether it’s related or not, but one interesting thing is in the evenings, I swear this *pu‘u* glows. At night. It glows at night and you can look at all the other mountains around and they’re not glowing, but this *pu‘u* glows. I don’t know what that is or why it is but it’s not just the moon shining on it. Naturally, it has a glow to it. So, I always found that interesting, so when he [Glen Kila] told me about burying the *piko* [umbilical cord] of all the *keiki* there, I don’t know if there is some kind of significance. To me, I was like, huh, maybe there’s a link there or some kind of significance. But I just thought I’d share that.

Ms. Keli‘ipio-Acoba discussed Nīoi‘ula Heiau and Kolekole Pass and their association with the Night Marchers. She stated,

> Also, so there’s Nīoi‘ula, […] The *heiau*. And there are stories of night marchers because this valley was actually a valley of a lot of battles going up and over Kolekole Pass. Right, Kolekole Pass was an area that had lots and lots of battles cause of the passing. […] the pass was utilized for trading and that’s why the Wai‘anae Moku actually goes out this way [*mauka* (toward the mountains)], it’s like this and then it goes out that way to a portion of Wahiawa. So it was used for trading. But lots and lots of battles, lots of bloodshed. So there are stories of night marchers who come from that area, Nīoi‘ula was a sacrificial *heiau* as well.

She also mentioned that during her time as Project Manager with Kamehameha’s Community Learning Center, she spoke with *kūpuna* who stated that the learning center is located along a “night marcher trail.”

> I think there’s a story of night marchers marching through where Kamehameha’s learning center is now. Cause when I was the project manager at the learning center, I had to go talk to *kūpuna*, so that was what they talked about is that is a night marcher trail.

Mr. Brito also mentioned a night marcher trail that passed through their property.

> And I’m a Christian minister, this house was, they had a trail on the grass here, I was wondering what’s wrong with this grass here from the road to the patio. I could never get that thing green so I brought in a team and they looked at the property and they found other things on this property, […] they said spiritual holes they closed and they said it was night marchers, so after that incident, then the grass grew over, now there’s no path there […]

She also mentioned the belief shared with her that “in the Hawaiian culture, limestone on a hill indicates death.” She noted the WCCHC is built on a limestone hill. She noted “there’s fair number of Hawaiians who are hesitant to go there.”

> I heard, I’ve been told by folks, that in the Hawaiian culture, limestone on a hill indicates death, and so, there’s some folks who won’t go to the Comprehensive cause that’s a big limestone hill, so you build a Comprehensive Health Center on a limestone hill where in a culture that indicated death. So, it’s probably not my *kuleana* [responsibility] to say, since I just heard it in passing, I was just told it, that was a belief. And so, there are people who wonder about why they’re building health facilities on a limestone hill. There’s a fair number of Hawaiians that I know of who are hesitant to go there. And they in fact say to people, ‘if you are sick, don’t go to the Comprehensive cause you going die.’ But, the limestone thing puts it into more perspective, because I thought it was just a criticism of the quality of care but when I heard the limestone thing, then it was, you know how sometimes, cultures through the years, interpret things differently, the interpretations change, we just pick pieces off of it, but when I heard the limestone thing, I wonder if that’s where the negative portrayal comes from. For what it’s worth.

Ms. Keli‘ipio-Acoba expressed her concern for pedestrian safety along the Mā‘ili‘ili Road. She recommended making improvements to Mā‘ili‘ili Road including “widening it and putting some

sidewalks in there." She noted that "when you walk to their facility, there's no sidewalks here." She went on to state,

> […] this road here needs to have, should have some improvements, just for safety purposes cause you got to walk on the dirt on the side of the road and the road is so narrow and its curved right here. So the speed at which people go around this S-curve right here, they go pretty fast so if you're walking around the dirt here, it gets pretty dangerous and you can't walk along this side of the road because there is not a lot of space there […]

She also expressed her concern regarding the location of the entrance to WCCHC, noting that "when you turn up this road here [Mā‘ili‘ili Road], this going up into this [WCCHC parking lot], it's almost a blind spot right around here."

> Because you're waiting right here and there's a curve, and so, these cars are coming fast, whether they should or not, the argument cannot be, 'well the speed limit is this much,' because still they don't listen, but they're coming here fast and so when you're waiting to turn, the time in which you have to make that decision to turn is not very much.

She recommended the location of the "entrance should be somewhere on the straight away."

Ms. Keli‘ipio-Acoba also expressed concern regarding noise resulting from construction activities related to the proposed project. She stated that noise echoes off Pu‘u Mā‘ili‘ili, noting that when families who live on the other side of Mā‘ili‘ili Stream have parties, they are easily able to hear the music. Mr. Brito mentioned that *kiawe* trees along Mā‘ili‘ili Stream have been removed by a development project occurring on a nearby parcel. He noted that these trees provided a sound buffer. Mr. Brito noted, "These trees over here was like 50-60 feet in the air, old *kiawe* trees, deeply rooted, and they just took 'em right down and nobody talked to us about this." He added that the *kiawe* trees also provided "a wind break for this area."

6.6 Summary of Community Consultation

Based on consultation with Mr. Jan Becket, Mr. Glen Kila, James S. Brito, Jr. and Maile Keli‘ipio-Acoba, the following is a synthesis of the findings.

James S. Brito, Jr., *kama‘āina* of Mā‘ili, stated the area was "all farm lots." He mentioned most of the lots grew vegetables, noting "they still do that, a lot of the people here still maintain their own. Grow things that they use." He also mentioned he grows beets and okra on his property. He also had a fishery on his property where he raised talapia which he sold in Chinatown.

Mr. Brito recalled that the landscape of the Mā‘ili Beach consisted of "all *kiawe* trees." He noted it "was a big berm, sand hill, you'd have to walk up over the berm to get to the beach." He added that the berm provided protection from tsunamis.

Maile Keli‘ipio-Acoba stated that "part of what Mā‘ili is known for historically is that certain times of the year, especially in the winter, the whole area used to flood, not just here but the whole area used to flood." She noted that "over here used to get flooded because the river [Mā‘ili‘ili Stream] that is now the canal." Mr. Brito also noted the area is a "flood zone." He recalled how prior to the construction of the Mā‘ili‘ili Stream Canal, Mā‘ili‘ili Stream flowed "straight through

here.” He stated that “I could take my surfboard, straight from here (indicating just outside his door) to Mā‘ili [Beach], paddle right out into the river [Mā‘ili‘ili Stream].”

Mr. Brito recalled camping and fishing on Mā‘ili Beach as a child with his *‘ohana*. He recalled his “parents used come home and cook supper and go down there and go work from the beach.”

Mr. Brito mentioned the area where the WCCHC is located is known as Green Lanterns. He noted the area was named after a bar known as Green Lanterns which was formerly located “right up there around where that bus stop is.” Ms. Keli‘ipio-Acoba added that “when people talk about the beaches, you don’t just talk about you’re going to Mā‘ili Beach. Even today, they refer to this side of the beach as Green Lanterns, they refer to this side, the middle of the beach as Tumble Lands.” Mr. Brito added that “the middle of the beach is Tumble Lands. We used to, when we was kids, used to be Slippery Rock. And the other side is Mā‘ili Point. I think Mā‘ili now ends at the river.”

Mr. Brito also stated Pōka‘i Bay was “one of the best places for learning how surf,” however, he added that “Pōka‘i Bay cannot surf no more. They built that breakwater wall.” He also recalled making *paipo* boards out of plywood which he noted was “better for sand sliding than the boogie board they make now.”

Ms. Keli‘ipio-Acoba also mentioned that “there used to be lots of fishing out here.” She noted the area “used to be the spawning area for a lot of fishes” including *‘anae* and *moi*. Mr. Brito recalled that “even here, you could go in the river [Mā‘ili‘ili Stream] and hook mullet, *awa*, tilapia.” He also recalled when his brother caught a 65 pound *ulua* at Mā‘ili Beach. He also noted the abundance of *kala* in the waters off of Mā‘ili Beach. Ms. Keli‘ipio-Acoba added that, “you can actually see them, when the wave crests, you can see the *kala* schools.”

Mr. Brito stated that “we used to lay net out here on the sand bottom, you can pick up, around the rocks, you can pick up all kind red fish.” He added, “There’s one place out here that, *āholehole*, usually you see *āholehole* in the holes, all small kind, like that, but there’s one place out here when we go dive, daytime, and check the hole and the *āholehole* was about that big. Yellow tail.”

Ms. Keli‘ipio-Acoba also recalled they “used to lay net.” She recalled that “we used to go in the evening and pick it up in the morning.” She noted that “there is certain fish that come out in the evening.” Mr. Brito added, “you know like menpachi, *‘āweoweo*, nighttime they come out but you got to be in a certain place […].”

Mr. Brito stated that “we used to lay net all along the coast. Not anymore.” He noted that “even today, lay net is hindered because you have to go out there and move the net. So you can’t leave it overnight, so that eliminates a lot of people laying net.” He stated that regulations on laying nets has made it difficult for fishermen. He added, “laws are made with no knowledge of the actual culture. Not made by fisherman.”

Ms. Keli‘ipio-Acoba and Mr. Brito also discussed the numerous species of *limu* they recall gathering along the shores including *limu kohu*, *limu wawae‘iole*, *limu kala*, *limu līpe‘epe‘e*, and *ogo*. Ms. Keli‘ipio-Acoba noted that, “I think all the *ogo* is gone, the *limu kohu* is gone, I haven’t seen *wawae‘iole* for long time.” Mr. Brito also noted that “once somebody find them, they go out there and wipe ‘em out.” He added, “We just go out there, pick what we need.”

Mr. Brito also discussed the differences between *limu* found along the Wai‘anae Coast and the “other side of the island.” He noted that on the Wai‘anae Coast, *wawae‘iole* actually looks like a “rat foot,” while *wawae‘iole* found on the “other side of the island” is “bush like.” He also noted that on “the other side of the island the *limu kohu* is white, over here the *limu kohu* is purple.”

Mr. Brito discussed hunting for pigs and goats. He recalled hunting for pigs on Mount Ka‘ala and hunting for goats on “the mountain by Mākaha, the dry mountain over there.” He added, “in fact, used to go from my Aunty’s house, [in] Kea‘au, walk out the night before, early in the next morning, kill what we need.”

Ms. Keli‘ipio-Acoba also stated that Pu‘u Mā‘ili‘ili is associated with the *mo‘olelo* about Pu‘u o Hulu and the Legend of the Twin Sisters. She noted that Pu‘u Mā‘ili‘ili is one of the twin sisters, Mā‘ili‘ili, from the legend. She also shared a story about Pu‘u Mā‘ili‘ili which she heard from Glen Kila. He mentioned that “families in this area used to take the umbilical cord of their *keiki* and actually put it on this *pu‘u*.” She also mentioned she has witnessed Pu‘u Mā‘ili‘ili glowing on certain nights.

Glen Kila stated that the correct place name for Pu‘u Mā‘ili‘ili is Pu‘u Maili. He noted that “Maili was translated as “towards my skin” meaning “towards my beloved.”” He also noted the association of Pu‘u Maili and the Legend of the Twin Sisters. He stated that, “Puu Maili was the chief and Puu o Hulukai and Puu o Huluuka were the twin sisters.” He also noted the presence of a military bunker next to Pu‘u Maili.

Jan Becket led CSH on a *huaka‘i* to locate cultural sites within the *ahupua‘a*, including Pu‘upāhe‘ehe‘e Heiau, a *hōlua*, and Kū‘īlioloa Heiau. The remnants of Pu‘upāhe‘ehe‘e Heiau are within a plantation-era cemetery along Waianae Valley Road. The *heiau* appears heavily disturbed, with many of the original stones repurposed for cemetery markers. Mr. Becket stated that upright stones have many different characteristics that may indicate the purpose of the *heiau*. Some upright stones contain notches, which may have been used for offering *ho‘okupu* such as *lei*; however, Mr. Becket did not observe this feature on any of the stones at Pu‘upāhe‘ehe‘e.

While surveying the hill above the cemetery, Mr. Becket identified an alignment of basalt and coral stones as the upper platform of Pu‘upāhe‘ehe‘e Heiau. He stated that the use of basalt and coral stones in the construction of the *heiau* platform may indicate an association with Kāne and Kanaloa. Furthermore, the location of the *heiau* on ancient coral limestone seabed provides additional evidence for an association with Kanaloa, who is associated with the ocean. Mr. Becket also discussed the meaning of the name Pāhe‘ehe‘e. As a noun, the word *he‘e* translates as “squid” (Pukui and Elbert 1984:59). Kanaloa is known as the “god of the squid” (Beckwith 1970:60).

Mr. Becket led CSH to the remnants of a *hōlua* on Pāhe‘ehe‘e Ridge, *mauka* of Pu‘upāhe‘ehe‘e Heiau and directly behind residences on Kawili Street. Mr. Becket believes stones from the lower portion of the *hōlua* have been repurposed for retaining walls for the new homes in the area. Mr. Becket also noted that when utilized as a verb, the word *he‘e* means to slide, surf, slip, or flee; hence, this place name may also refer to *he‘e hōlua*. The *hōlua* has been previously identified by McAllister (1933), who highlighted its association with Pu‘upāhe‘ehe‘e Heiau and noted the name of the *hōlua* as Pāhe‘ehe‘e. Mr. Becket stated the site may have been associated with ceremonial or religious practices due to the observation of a coral manuport, which Mr. Becket stated is a *kinolau* of the god Kāne.

Mr. Becket also led CSH to Kū‘īlioloa Heiau on the tip of Kāne‘īlio Point. This *heiau* was previously identified by McAllister (1933) as Site 153. Mr. Becket stated this *heiau* is a *luakini*, originally dedicated to Kāne and known as Kāne‘īlio Heiau; however, following Kamehameha's conquest of the Hawaiian Islands, Kāne‘īlio Heiau was rededicated to the war god Kū and renamed Kū‘īlioloa Heiau. Other traditions state this *heiau* was named after Kū‘īlioloa, a "dog with a human body and supernatural power" and "a great soldier and famous warrior" (Beckwith 1970:347), who was known as a "protector of travelers" (Sterling and Summers 1978:69). Mr. Becket also recalled *mo‘olelo* associated with Kū‘īlioloa, sharing that Kāne‘īlio Point is the place where Kū‘īlioloa was defeated by Kamapua‘a.

Mr. Kila stated that he was unaware of any *heiau* within the vicinity of the project area.

Ms. Keli‘ipio-Acoba discussed Nīoi‘ula Heiau and Kolekole Pass and their association with the Night Marchers, noting that "there are stories of night marchers because this valley was actually a valley of a lot of battles going up and over Kolekole Pass." She also noted that "Nīoi‘ula was a sacrificial *heiau*." She mentioned that during her time as Project Manager with Kamehameha's Community Learning Center, she spoke with *kūpuna* who stated that the learning center is located along a "night marcher trail." Mr. Brito also mentioned a night marcher trail passed through their property.

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Section 7 Traditional Cultural Practices

Timothy R. Pauketat succinctly describes the importance of traditions, especially in regards to the active manifestation of one's culture or aspects thereof. According to Pauketat,

> People have always had traditions, practiced traditions, resisted traditions, or created traditions . . . Power, plurality, and human agency are all a part of how traditions come about. Traditions do not simply exist without people and their struggles involved every step of the way. [Pauketat 2001:1]

It is understood that traditional practices are developed within the group, in this case, within the Hawaiian culture. These traditions are meant to mark or represent aspects of Hawaiian culture that have been practiced since ancient times. As with most human constructs, traditions are evolving and prone to change resulting from multiple influences, including modernization as well as other cultures. It is well known that within Hawai‘i, a "broader "local" multicultural perspective exists" (Kawelu 2015:3) While this "local" multicultural culture is deservedly celebrated, it must be noted that it has often come into contact with "traditional Hawaiian culture." This contact between cultures and traditions has undoubtedly resulted in numerous cultural entanglements. These cultural entanglements have prompted questions regarding the legitimacy of newly evolved traditional practices. The influences of "local" culture are well noted throughout this section, and understood to represent survivance or "the active sense of presence, the continuance of native stories, not a mere reaction, or a survivable name. Native survivance stories are renunciations of dominance, tragedy and victimry" (Vizenor 1999:vii). Acknowledgement of these "local" influences help to inform nuanced understandings of entanglement and of a "living [Hawaiian] contemporary culture" (Kawelu 2015:3). This section strives to articulate traditional Hawaiian cultural practices as were practiced within the *ahupua‘a* in ancient times, and the aspects of these traditional practices that continue to be practiced today; however, this section also challenges "tropes of authenticity," (Cipolla 2013) and acknowledges the multicultural influences and entanglements that may "change" or "create" a tradition.

This section integrates information from Sections 3–6 in examining cultural resources and practices identified within or in proximity of the project area in the broader context of the encompassing Lualualei landscape. Excerpts from interviews are incorporated throughout this section where applicable.

7.1 Habitation and Subsistence

Lualualei Ahupua‘a is part of the Wai‘anae District on the leeward coast of O‘ahu. Wai‘anae District is a dry coastal area with poor soil and four streams that cross gulches and valleys before emptying into the ocean (Handy and Handy 1972:467).

The eastward slopes of the southern end of the Wai‘anae Mountains were famous for cultivating *‘uala* (sweet potato; *Ipomoea batatas*). Sweet potatoes were also cultivated on "the other side of the Wai‘anae Mountains on the dry slopes of Nānākuli, Lualualei, Wai‘anae-kai, and other small valleys as far as Makua" (Handy 1940:15). Although there was some *kalo* (taro; *C. esculenta*) cultivated in the valleys of Wai‘anae-uka, sweet potatoes grown on the *kula* lands were the main food of the people there; with the exception of Wai‘anae-kai, the sweet potato was the staple for the inhabitants of this area. The lowlands of Wai‘anae District provided *‘uala* and *niu* (coconut;

C. nucifera), and the inland valley was planted in *kalo* and *wauke* (paper mulberry; *B. papyrifera*). The upland forest regions provided various woods needed for weapons and canoes. By the 1790s, a variety of introduced vegetables were likely planted in the valley as well.

Lualualei was a region of importance in the sandalwood trade. Shortly after 1800, the Hawaiian Islands began exporting sandalwood to Asia. The demands placed on the *maka‘āinana* to harvest wood for trade caused many agricultural fields to become fallow and unused. By 1811, sandalwood merchants began actively exploiting the Hawai‘i market, and huge amounts of sandalwood were shipped to China. Traditionally, Hawaiians used sandalwood for medicinal purposes and as a scent to perfume their *kapa*. The bulk of the sandalwood trade was controlled by Kamehameha I and a few other chiefs.

Following the death of Kamehameha in 1819, Liholiho allowed his chiefs to share in the trade, resulting in an unrestrained demand on the stocks of wood and on the energies of the *maka‘āinana* who did the harvesting. By 1829, the bottom fell out of the trade business, as the majority of the sandalwood trees had been harvested. The population of Lualualei would undoubtedly have been affected by the population shifts and disruption of traditional lifestyles and subsistence patterns caused by sandalwood gathering.

James S. Brito, Jr., *kama‘āina* of Mā‘ili, stated that area was “all farm lots.” He noted that most of the lots grew vegetables. He added that “they still do that, a lot of the people here still maintain their own. Grow things that they use.” He also mentioned he grows beets and okra on his property. He also had a fishery on his property where he raised talapia which he sold in Chinatown.

Mr. Brito recalled that the landscape of the Mā‘ili Beach consisted of “all *kiawe* trees.” He also recalled it “was a big berm, sand hill, you’d have to walk up over the berm to get to the beach.” He noted the berm provided protection from tsunamis.

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7.2 Marine Resources

Wai‘anae District was renowned for its ocean resources, especially for deep sea fishing off Ka‘ena Point, where the ocean currents meet. The meaning of Wai‘anae (“mullet water”) also implies an abundance of fish—hence the word *‘anae*, which is the full-grown mullet (*Mugil cephalus*) (Pukui and Elbert 1986). Handy and Handy (1972) attribute the naming of Wai‘anae to a large freshwater pond for mullet called Pueha or Puehu. Puehu Fishpond (Site 154) was on “the west side of the foot of the Waianae Stream” (McAllister 1933:113). Today, Wai‘anae is still considered to be one of the best fishing grounds on O‘ahu.

Ms. Keli‘ipio-Acoba stated, “there used to be lots of fishing out here,” noting that the area “used to be the spawning area for a lot of fishes” including *‘anae* and *moi*. Mr. Brito also recalled that, “even here, you could go in the river [Mā‘ili‘ili Stream] and hook mullet, *awa*, tilapia.” He also noted the abundance of *kala* in the waters off of Mā‘ili Beach. Ms. Keli‘ipio-Acoba added that, “you can actually see them, when the wave crests, you can see the *kala* schools.”

Mr. Brito mentioned his brother “was a pole fisherman.” He recalled when his brother caught a 65 pound *ulua* at Mā‘ili Beach. Mr. Brito added that he “was never good at pole fishing,” preferring to “dive, spear, or lay net.” Mr. Brito stated that “we used to lay net out here on the sand bottom, you can pick up, around the rocks, you can pick up all kind red fish.” He added, “There’s one place out here that, *āholehole*, usually you see *āholehole* in the holes, all small kind, like that, but there’s one place out here when we go dive, daytime, and check the hole and the *āholehole* was about that big. Yellow tail.”

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Ms. Keli‘ipio-Acoba and Mr. Brito also discussed the numerous species of *limu* they recall gathering along the shores including *limu kohu*, *limu wawae‘iole*, *limu kala*, *limu līpe‘epe‘e*, and *ogo*. Ms. Keli‘ipio-Acoba noted that, “I think all the *ogo* is gone, the *limu kohu* is gone, I haven’t seen *wawae‘iole* for long time.” Mr. Brito also noted that, “once somebody find them, they go out there and wipe ‘em out.” He added that, “We just go out there, pick what we need.”

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7.3 *Mo‘olelo* and *Wahi Pana*

Numerous *mo‘olelo* attest to Lualualei Ahupua‘a’s important place in Hawaiian history. The demigod Māui is connected with the arid, leeward side of the island. Māui and his mother, Hina, are associated with Heleakalā in Lualualei and with Haleakalā on the island of Maui. The sun passes over Haleakalā every morning, thus “the house of the rising sun.” Heleakalā, in contrast, is on the west side of O‘ahu, where the peaks receive the “ray of the setting of the sun”; this is the path the sun takes before it sets in the west. Here, the west side of Heleakalā is burnt; the sun is setting, which is the reason Māui had to slow down or snare the sun for his mother, who was drying her *kapa*. The Māui legends on both islands are manifested in the landscape. These two mountain peaks are very prominent, with no obstruction blocking the sunrise and sunset. Another place name shared by the two peaks is Kolekole, which implies “raw or scarred,” likely referencing the burning action of the sun. Kolekole is also a place name on the highest mountain peak of Mauna Kea, aptly given due to the peak’s high exposure to the sun.

Ms. Keli‘ipio-Acoba stated that Pu‘u Mā‘ili‘ili is associated with the *mo‘olelo* about Pu‘u o Hulu and the Legend of the Twin Sisters. She noted that Pu‘u Mā‘ili‘ili is one of the twin sisters, Mā‘ili‘ili, from the legend. She also shared a story about Pu‘u Mā‘ili‘ili which she heard from Glen Kila. He mentioned that “families in this area used to take the umbilical cord of their *keiki* and actually put it on this *pu‘u*.” She also mentioned she has witnessed Pu‘u Mā‘ili‘ili glowing on certain nights.

Glen Kila stated that the correct place name for Pu‘u Mā‘ili‘ili is Pu‘u Maili. He noted that “Maili was translated as “towards my skin” meaning “towards my beloved.”” He discussed the association of Pu‘u Maili and the Legend of the Twin Sisters, stating that, “Puu Maili was the chief and Puu o Hulukai and Puu o Huluuka were the twin sisters.” He also noted the presence of a military bunker next to Pu‘u Maili.

There exist a myriad of cultural sites, or *wahi pana*, for Wai‘anae Moku; however, for the *ahupua‘a* of Lualualei, peaks, *pōhaku*, and temples were of particular importance. Various mountain peaks surround Lualualei Ahupua‘a, including Pu‘u Heleakalā, the *pu‘u* that separates Nānākuli from Lualualei. Pukui and Elbert (1986) define Heleakalā as “where the sun is snared.” This translation is fitting, since the mountain peak faces the sunset. It is also the location where Hina, the moon goddess and demigod Māui’s mother, once lived in a cave and made *kapa* (Sterling and Summer 1978:62).

Pōhākea Pass is an important *wahi pana*, serving as a passage to Honouliuli Ahupua‘a. It is also the place where Hi‘iaka witnessed her friend Hōpoe turned into stone by her sister, Pele, the goddess of fire. A second passageway, Kolekole Pass, offers access to Wai‘anae Uka. Today, the area is composed of the Schofield Barracks Military Reservation. A large stone at the pass was once thought to be a sacrificial stone, while others say the stone was a female *kia‘i* (guard, watchman) named Kolekole, who guarded the pass. It was an area where *lua* fighters practiced

their skills on unsuspecting travelers and was also the place where Kahekili’s army from Maui killed the last of the O‘ahu warriors, led by Kahahana who had escaped the massacre at Niuhelewai.

Two *pōhaku* of importance can be found in Lualualei: a large rock said to be Māui (McAllister Site 148) and a petroglyph stone. The Māui Pōhaku is in the vicinity of Pu‘u o Hulu. During McAllister’s survey in 1933, the stone was surrounded by water and said to have been the location where Māui the demigod sunned himself. A shelter and a spring northeast of the rock was supposedly where Maui lived and obtained water. The petroglyph stone is near a dried swamp in a public park at the edge of a beach. Former house sites were also identified there. The petroglyph stone was reported to Bishop Museum, who later removed and stored the *pōhaku*.

Jan Becket led CSH to the remnants of a *hōlua* on Pāhe‘ehe‘e Ridge, *mauka* of Pu‘upāhe‘ehe‘e Heiau and directly behind residences on Kawili Street. The *hōlua* was previously identified by McAllister (1933), who highlighted its association with Pu‘upāhe‘ehe‘e Heiau, noting the name of the *hōlua* as Pāhe‘ehe‘e. Mr. Becket stated that the identification of a coral manuport in the vicinity of the *hōlua* indicates the site may have been associated with ceremonial or religious practices. Mr. Becket also stated that coral is a *kinolau* of the god Kāne.

7.4 Religious Practices

McAllister (1933) identified five *heiau*, or possible *heiau*, in the vicinity of the *ahupua‘a* of Lualualei. These include Nīoi‘ula Heiau (Site 149), Kakioe Heiau (Site 151), Pu‘upāhe‘ehe‘e Heiau (Site 152), Kū‘īlioloa Heiau (Site 153), and Site 150 (house sites or a possible *heiau* in the middle of Lualualei at the foot of the cliffs of Pāhoa).

Mr. Becket led CSH on a *huaka‘i* to Pu‘upāhe‘ehe‘e Heiau, located on the Wai‘anae side of Pu‘upāhe‘ehe‘e Ridge. The *heiau* consists of two or three divisions, with the upper section being approximately 21 m (70 ft) long and 17 m (57 ft) wide; the lower sections are not so well defined. The *heiau* had been completely destroyed by the time of McAllister’s (1933) survey by the enlargement of the “Oriental cemetery” (McAllister 1933:112). Many of the headstones in the cemetery consist of upright stones; some of these *pōhaku* may be original to Pu‘upāhe‘ehe‘e Heiau. Mr. Becket stated that upright stones have many different characteristics, which may indicate the purpose of the *heiau*. Some upright stones contain notches that may have been used for offering *ho‘okupu* such as *lei*; however, Mr. Becket did not observe this feature on any of the stones at Pu‘upāhe‘ehe‘e.

Mr. Becket identified an alignment of basalt and coral stones on the hill above the cemetery as the upper platform of Pu‘upāhe‘ehe‘e Heiau. He stated that the use of basalt and coral stones in the construction of the *heiau* platform may indicate an association with Kāne and Kanaloa. The location of the *heiau* atop ancient coral limestone seabed provides further evidence for an association with Kanaloa, who is associated with the ocean.

Mr. Becket also led CSH on a *huaka‘i* to Kū‘īlioloa Heiau (Site 153) at the tip of Kāne‘īlio Point. Mr. Becket stated that Kū‘īliolo Heiau is a *luakini*. It was partially destroyed by the Army during World War II but still remains visible (Sterling and Summers 1978:69). The *heiau* was named after Kū‘īlioloa, a “dog with a human body and supernatural power” and “a great soldier and famous warrior” (Beckwith 1970:347), who was known as a “protector of travelers” (Sterling and Summers 1978:69). Mr. Becket also stated the *heiau* was originally known as Kāne‘īlio Heiau

and was dedicated to the god Kāne; however, the *heiau* was rededicated to the war god Kū and renamed Kū‘īlioloa Heiau following Kamehameha’s conquest of the Hawaiian Islands. Mr. Becket also recalled *mo‘olelo* associated with Kū‘īlioloa, sharing that Kāne‘īlio Point was the location where Kū‘īlioloa was defeated by Kamapua‘a.

In a telephone call with CSH, Mr. Kila stated he was unaware of any *heiau* with the vicinity of the project area.

Ms. Keli‘ipio-Acoba also discussed Nīoi‘ula Heiau and Kolekole Pass and their association with the Night Marchers. She stated that “there are stories of night marchers because this valley was actually a valley of a lot of battles going up and over Kolekole Pass.” She also noted “Nīoi‘ula was a sacrificial *heiau*.”

She also mentioned that during her time as Project Manager with Kamehameha’s Community Learning Center, she spoke with *kūpuna* who stated that the learning center is located along a “night marcher trail.” Mr. Brito also mentioned that a night marcher trail passed through their property.

Ms. Keli‘ipio-Acoba also mentioned the belief shared with her that “in the Hawaiian culture, limestone on a hill indicates death.” She noted the WCCHC is built on a limestone hill. She added that “there’s fair number of Hawaiians who are hesitant to go there.”

Section 8 Summary and Recommendations

CSH undertook this CIA at the request of Gerald Park Urban Planner, on behalf of the WCCHC. The research broadly covered the entire *ahupua‘a* of Lualualei.

8.1 Results of Background Research

Background research for this study yielded the following results, presented in approximate chronological order:

1. The *moku* of Wai‘anae consists of ten *ahupua‘a*: Nānākuli, Lualualei, Wai‘anae Kai, Wai‘anae Uka, Mākaha, Kea‘au, ‘Ōhikilolo, Mākua, Kahanahāiki, and Keawa‘ula.
2. Lualualei is the largest leeward valley in the Wai‘anae Moku. Composed of approximately 14,000 acres, Lualualei extends from the Wai‘anae Range to the ocean. To the south is the *ahupua‘a* of Nānākuli, and to the north is the *ahupua‘a* of Wai‘anae. Its southern border includes a portion of Pu‘u Heleakalā, and its northern boundary includes a portion of Pu‘u Pāhe‘ehe‘e.
3. There are two suggested meanings or explanations for the naming of Lualualei. One meaning, “flexible wreath,” is attributed to a battle formation used by Mā‘ilikūkahi against four invading armies in the battle of Kīpapa in the early fifteenth century (Sterling and Summers 1978:68). A second meaning, offered by John Papa ‘Ī‘ī, is “beloved one spared.” This meaning relates to the story of a relative who was suspected of wearing the king’s *malo*. The proclamation of the king given by Kula‘inamoku that Kalakua did not wear the king’s loin cloth spared the family of Luluku; thus, a child born in the family was named Lualualei (‘Ī‘ī 1959:23).
4. Numerous traditional accounts of Lualualei focus on mythology of the demi-god Māui. It was here that he learned the secret of making fire for mankind and perfected his fishing skills. Other famous accounts tell of the place where Māui’s adzes were made, of Mānaiakalani the magic fishhook, of the snare for catching the sun, and his kite-flying expedition.
5. Settlement in Lualualei was greatest near the coastline, where marine resources were plentiful, and in the mountainous interior, where rainfall was sufficient for agriculture and forest resources. Prior to Western Contact, the settlement pattern for this region likely consisted of dispersed residences concentrated at the sea and the mountains. An account provided by Pukui (cited in McGrath et al. 1973:10) suggests an informal exchange network existed whereby coastal dwellers traded marine resources for the agricultural and forest resources of the inland dwellers.
6. The Hawaiian Islands began exporting sandalwood to Asia shortly after 1800, and the commerce flourished until the supply dwindled in the mid-1830s. Lualualei was a region of importance in the sandalwood trade. The demands placed on the *maka‘āinana* to harvest wood for the trade caused many agricultural fields to become fallow and unused.

7. At the time of the Māhele, the *ahupua‘a* of Wai‘anae, which included Lualualei, was listed as Crown lands and was claimed by King Kamehameha III as his personal property (Board of Commissioners 1929:28).
8. Twelve land claims were made in Lualualei; however, only six were awarded. Most awards were upland in the *‘ili* of Pūhāwai, *mauka* of the current project area. From the claims, it can be determined that at least eight families were living in Pūhāwai at the time of the Māhele in 1848. Together, they cultivated a minimum of 163 *lo‘i*. The numerous *lo‘i* mentioned in the claims indicate the land was ideal for growing wetland taro, and that this livelihood was actively pursued by the awardees.
9. One of the first areas to be utilized for ranching on the Wai‘anae Coast was Lualualei. Hawai‘i Bureau of Land Conveyances (B.C.), 1845–1869 (archived at the DLNR), records show that William Jarrett leased approximately 17,000 acres of land from Kamehameha III in 1851. This was the beginning of Lualualei Ranch.
10. In 1901, the Waianae Sugar Company leased 3,332 acres in Lualualei for raising cane and for ranching (Commissioner of Crown Lands 1902). Amfac, Inc. purchased the plantation and closed it down in 1947.
11. The OR&L signed its charter on 4 February 1889. This railroad line connected with the Waianae Sugar Plantation in 1895, generally running along the *makai* boundary of the sugarcane fields. The railway served the Wai‘anae Coast until 1947 when the Waianae Sugar Plantation closed down.
12. After the overthrow of the Hawaiian monarchy in 1893, Crown Lands and Government Lands were combined to become Public Lands. The Crown Lands were no longer indistinguishable and inalienable. In 1895, the Republic of Hawaii decided to open lands for homesteading in the hopes of attracting a “desirable class of immigrants”—Americans and those of Caucasian descent (Kuykendall and Day 1961:204). By the early 1920s, about 40 families had settled on homestead lots in Lualualei (Kelly 1991:331–332). The well-known families that obtained homestead lots at this time were Von Holt, McCandless, and Dowsett.
13. During the first half of the twentieth century, a major influence in Lualualei Ahupua‘a was the military. By 1929, over 8,184 acres of the McCandless Cattle Ranch had been condemned and purchased by the U.S. Navy for the construction of a Naval Ammunition Depot for the ships based at Pearl Harbor Naval Base.

8.2 Results of Community Consultations

CSH attempted to contact Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants in order to identify individuals with cultural expertise and/or knowledge of the project area and vicinity. Community outreach letters were sent to 71 individuals or groups; nine responded and one of these *kama‘āina* and/or *kūpuna* provided written testimony, two spoke with CSH over the telephone, and three met with CSH for more in-depth interviews. Consultation was received from community members as follows:

1. Carl Jellings, Aha Moku Advisory Committee, Wai‘anae Moku Respresentative
2. Glen Kila, Program Director for Marae Ha‘a Koa and Koa Ike

3. Keone Nunes, *kahuna kā kākau* and *kama‘āina* of Wai‘anae
4. Jan Becket, retired teacher, photographer and author, member of the Committee for the Preservation of Historic Sites and Properties
5. James S. Brito, Jr., *kama‘āina* of Ma‘ili
6. Maile Keli‘ipio Acoba, Chief Executive Officer at Institute for Native Pacific Education and Culture (INPEACE)

8.3 Impacts and Recommendations

Based on information gathered from the community consultation, participants voiced and framed their concerns in a cultural context as follows:

1. Jan Becket recommended that the families of the deceased at the plantation-era cemetery at the base of Pāhe‘ehe‘e Ridge should also be involved and/or invested in the preservation of Pu‘upāhe‘ehe‘e Heiau as well.

2. Ms. Keli‘ipio-Acoba expressed her concern for pedestrian safety along the Mā‘ili‘ili Road. She recommended making improvements to Mā‘ili‘ili Road including “widening it and putting some sidewalks in there.” She noted that “when you walk to their facility, there’s no sidewalks here.” She went on to state that “you got to walk on the dirt on the side of the road and the road is so narrow and its curved right here.” She added that “the speed at which people go around this S-curve right here, they go pretty fast so if you’re walking around the dirt here, it gets pretty dangerous […].”

3. She also expressed her concern regarding the location of the entrance to WCCHC, noting that “when you turn up this road here [Mā‘ili‘ili Road], this going up into this [WCCHC parking lot], it’s almost a blind spot right around here.” She added that when oncoming cars are traveling fast, “the time in which you have to make that decision to turn is not very much.” She recommended that location of the “entrance should be somewhere on the straight away.”

4. Ms. Keli‘ipio-Acoba also expressed concern regarding noise resulting from construction activities related to the proposed project. She stated that noise echoes off Pu‘u Mā‘ili‘ili, noting that when families who live on the other side of Mā‘ili‘ili Stream have parties, they are easily able to hear the music. Mr. Brito also mentioned that *kiawe* trees along Mā‘ili‘ili Stream have been removed by a development project occurring on a nearby parcel. He noted that these trees provided a buffer for sound. Mr. Brito noted that “these trees over here was like 50-60 feet in the air, old *kiawe* trees, deeply rooted, and they just took ‘em right down and nobody talked to us about this.” He added that the *kiawe* trees also provided “a wind break for this area.”

5. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that *iwi kūpuna* are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event

of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.

6. In the event that *iwi kūpuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

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n.d. Photo of sugarcane in Lualualei Valley with flume to the right; Kolekole Pass in center background. Hawai‘i State Archives, Honolulu.

n.d. Photo of Lualualei Naval Base area. Hawai‘i State Archives, Honolulu.

1931 Photo of Lualualei Naval Ammunition Depot taken on 23 September 1931 showing the valley and Wai‘anae Mountain Range; Kolekole Pass lies in the middle background. Hawai‘i State Archives, Honolulu.

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EXHIBIT D

Drainage Master Plan Study

DRAINAGE MASTER PLAN STUDY-DRAFT

WAIANAE COAST COMPREHENSIVE HEALTH CENTER

86–260 Farrington Highway
Waianae, Oahu, HI. 96792

TMKs: 8–6–001:003, 012, 024, 025, 026, 027, 028, 040, 041, & 046

HO&A Job No. 3136

Prepared by:

Hida, Okamoto & Associates, Inc.
1440 Kapiolani Boulevard Suite 1120
Honolulu, Hawaii 96814

June 2020

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE: EXP. DATE: 4–30–2022

DRAINAGE MASTER PLAN STUDY

References

1. Storm Drainage Standards - Department of Planning and Permitting, City and County of Honolulu, August 2017.

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Drainage Master Plan

Waianae Coast Comprehensive Health Center (WCCHC) is proposing to expand their Facilities in the near future. The purpose of the Drainage Master Plan is to determine drainage and stormwater quality impacts due to any increase in storm water runoff, and to propose mitigation measures to ensure that the increase in stormwater runoff is contained within the site for a 1-hour period based on a 50-year design storm. In addition, stormwater quality requirements to filter stormwater runoff will be provided.

Existing Conditions

Waianae Coast Comprehensive Health Center (WCCHC) is located along Farrington Highway and Mailiilii Road in Waianae. The main site, TMK: 8-6-001:003 has access from Mailiilii Road. There are 3 parcels below at TMK: 8-6-001:040, 041 and 046 which have access from Farrington Highway. The State of Hawaii and Hawaiian Home Lands Parcels, TMK: 8-6-001:012,024, 025, 026, 027 and 028 has access from Mailiilii Road. Parcels with TMKs: 8-6-001:027 & 028 will remain unchanged pending community input. For this drainage study, the runoff impacts due to the proposed developments within the Waianae Coast Comprehensive Health Center and Hawaiian Home Lands properties, TMK: 8-6-001:003, 012, 024, 025, 026, 040, 041, and 046, will be addressed.

Soils within the site consist of clayey silt and sandy silt underlain with soft to hard coral formations, allowing for relatively good percolation.

The site is on a slope which varies in elevation from around Elevation 15 along Farrington Highway and Mailiilii Road to around Elevation 140 then slopes steeply up to the ridge line around Elevation 600.

Existing stormwater runoff based on a 50 year design storm was calculated. See Exhibit 1.

a. Stormwater runoff from Tributary Area 5 (Q = 7.50 cfs) flows to lower parcel TMK: 8-6-001: 022.
b. Stormwater runoff from Tributary Areas 1,2,3,5,6 and 7 (Q = 37.46 cfs), flows to Farrington Highway.
c. Stormwater runoff from Tributary Areas 4,8,9, 10, 11,12, 13 and 14 (Q = 94.58 cfs), flows thru the parking and driveways to onsite drainage channel to an existing drain headwall and culvert that crosses through Farrington Highway.

d. Stormwater runoff from Tributary Areas 15, 16, 17, and 18 (Q = 34.01 cfs), flows to Mailiilii Road and to Mailiilii Channel.
e. Stormwater runoff from Tributary Areas 19, 20, 21,22,23, and 24 (Q = 46.58 cfs), flows to Mailiilii Road and to Mailiilii Channel.
f. Stormwater runoff from Tributary Areas 25 and 26 (Q = 25.05 cfs), flows to Mailiilii Road and to Mailiilii Channel.

New Developed Condition and Proposed Drainage Improvements

New development stormwater runoff based on a 50 year design storm was calculated. See Exhibit 2.

Existing buildings and parking in Parcels TMK: 8-6-001:040, 041 and 046 will be replaced with a new Community Services Facility, Office Building, and the construction of new parking lots. Proposed tributary areas 1, 2, & 3 are associated with the following parcels and will continue to drain towards Farrington Highway along with the proposed tributary areas 5, 6, & 7. New developed runoff from Tributary Areas 1,2,3,5,6, and 7 will have a Q = 38.11 cfs. This will result in an increase of Q = 0.65 cfs. Proposed mitigation measures are indicated in Exhibit 4 and will consist of downspouts from the new buildings which will be piped underground into new drywells. Parking lots will have drain inlets installed and will also be piped underground into new drywells. The rest of the stormwater runoff will surface flow into an infiltration trench or onto the landscaped areas.

Within the proposed tributary areas 4, 8, 9, 10, 11, 12, 13, & 14 (In parcel TMKs: 8-6-001: 003,024, 025,026, & 027) a new Kapuna Services Building, the renovation of the dental building, a new pool, remodeling of the dining pavilion, expansion of the Administration Building, new paved trails, the installation of photovoltaic panels in the existing parking lots, and the addition of parking stalls are proposed. New development storm water runoff from Tributary Areas 4,8,9,10,11,12,13 and 14 will have a Q = 95.01 cfs and will result in an increase of Q = 0.43 cfs. Since the 50-year runoff increase is minimal within the large proposed tributary areas, no mitigation measures have been provided. The majority of the runoff will continue to drain within the existing drain inlets onsite and eventually into the existing drain headwall and culvert that crosses through Farrington Highway. The rest of the runoff will be infiltrated onto the landscaped areas.

Within the proposed tributary area 16 (In parcel TMK: 8-6-001:003), a new parking structure is proposed. Proposed Tributary Area 16 along with Areas 15, 17, and 18 will have a new development Q = 35.49 cfs and will continue to flow towards Mailiilii Road. This will result in an increase of Q = 1.48 cfs. In order to accommodate for the increased runoff, proposed mitigation measures are indicated in Exhibit 3 and will consist of downspouts from the new parking structure and will be connected to a proposed drainage system and eventually discharge into new drywells.

Within proposed tributary areas 19, 20, 21, 22, 23, & 24, in parcel TMKs: 8-6-001:012, 024, 025, 026, 027 & 028, the new buildings including a Training-Workforce Center, Social Services Center, Health Wellness Center, Facility Operations, Greenhouse Operations and a Cultural Exhibit History Center will be constructed along with parking lots, access roads, paved trails, and landscaped area are proposed. Tributary Areas 19, 20, 21, 22, 23 and 24 have a Q = 53.36 cfs. This will result in an increase of Q = 6.78 cfs and the proposed runoff will continue to drain towards Mailiilii Road. However, proposed mitigation measures are indicated in Exhibit 5 and will consist of downspouts for the new buildings and

drain inlets for new parking lots and driveways will be installed. The downspouts and drain inlets will be connected to a proposed drainage system and then discharged into new drywells installed in various locations. Infiltration trenches will also be installed near the proposed parking lots.

Within the proposed tributary areas 25 and 26 (in parcel TMKs: 8-6-001:027 & 028), the proposed runoff will remain the same (Q = 25.05 cfs) as the existing runoff because the lots will remain undeveloped until community input is received.

DRAINAGE CALULATIONS

INLETS DESIGN WORKSHEET

Tm = 50 YEARS ONE-HOUR RAINFALL = 3.00 INCHES Q=RCIA

AREA	INLET	OVERLAND FLOW TIME				R	C	I	A	Q
		GROUND CHAR.	LENGTH (FEET)	SLOPE (FT/FT)	Tc (MIN)	CORR. FACTOR			(ACRES)	(CFS)
EXISTING CONDITIONS										
AREA 1	Farrington Hwy	Pavement/Roof/Poor Grass	292.0	0.070	5.0	2.77	0.85	3.00	0.872	6.12
AREA 2	Farrington Hwy	Pavement/Roof/Poor Grass	286.0	0.076	5.0	2.77	0.81	3.00	0.923	6.21
AREA 3	Farrington Hwy	Pavement/Roof/Average Grass	259.0	0.100	5.8	2.66	0.77	3.00	1.075	6.61
AREA 4	Culvert	Pavement/Roof/Average Grass	427.0	0.130	8.8	2.36	0.61	3.00	1.569	6.80
AREA 5	Farrington Hwy	Pavement/Rock/Poor Grass	300.0	0.710	3.0	3.14	0.63	3.00	1.270	7.50
AREA 6	Farrington Hwy	Pavement/Poor Grass/Rock	410.0	0.510	5.0	2.77	0.69	3.00	1.223	7.01
AREA 7	Farrington Hwy	Pavement/Roof/Average Grass	220.0	0.270	3.0	3.14	0.77	3.00	0.5530	4.01
AREA 8	Culvert	Pavement/Roof/Average Grass	250.0	0.220	3.0	3.14	0.82	3.00	1.9410	14.89
AREA 9	Culvert	Pavement/Roof/Average Grass	140.0	0.023	7.0	2.52	0.68	3.00	1.0010	5.15
AREA 10	Culvert	Rock/Average Grass	240.0	0.460	3.0	3.14	0.74	3.00	0.6570	4.58
AREA 11	Culvert	Rock/Average Grass	460.0	0.580	3.0	3.14	0.74	3.00	2.6960	18.78
AREA 12	Culvert	Rock/Average Grass	515.0	0.520	3.0	3.14	0.76	3.00	2.9340	20.85
AREA 13	Culvert	Rock/Pavement/Roof/Average Grass	315.0	0.210	3.0	3.14	0.81	3.00	1.9770	15.03
AREA 14	Culvert	Pavement/Roof/Average Grass	75.0	0.020	3.0	3.14	0.77	3.00	1.1730	8.50
AREA 15	Mailiilii Rd.	Pavement/Roof/Average Grass	90.0	0.230	3.0	3.14	0.79	3.00	0.5150	3.84
AREA 16	Mailiilii Rd.	Pavement/Average Grass	153.0	0.140	3.0	3.14	0.64	3.00	1.1210	6.70
AREA 17	Mailiilii Rd.	Pavement/Average Grass	497.0	0.140	6.2	2.61	0.84	3.00	1.9210	12.61
AREA 18	Mailiilii Rd.	Rock/Average Grass	600.0	0.450	6.5	2.58	0.67	3.00	2.1120	10.86
AREA 19	Mailiilii Rd.	Rock/Average Grass	670.0	0.440	6.5	2.58	0.69	3.00	1.7650	9.40
AREA 20	Mailiilii Rd.	Rock/Average Grass	730.0	0.460	8.0	2.43	0.59	3.00	1.0930	4.70
AREA 21	Mailiilii Rd.	Pavement/Average Grass	660.0	0.180	8.0	2.43	0.73	3.00	1.9280	10.18
AREA 22	Mailiilii Rd.	Pavement/Average Grass	550.0	0.200	14.0	2.02	0.52	3.00	1.6870	5.34
AREA 23	Mailiilii Rd.	Rock/Average Grass	700.0	0.500	6.5	2.58	0.66	3.00	1.9530	9.91
AREA 24	Mailiilii Rd.	Poor Grass	550.0	0.200	9.0	2.34	0.60	3.00	1.6730	7.05
AREA 25	Mailiilii Rd.	Poor Grass	540.0	0.200	9.0	2.34	0.60	3.00	3.3288	14.03
AREA 26	Mailiilii Rd.	Rock/Average Grass	680.0	0.500	6.5	2.58	0.66	3.00	2.1733	11.02
									41.134	**237.68**
PROPOSED CONDITIONS										
AREA 1	Exist/No Change/Farrington Hwy	Pavement/Roof/Poor Grass	292.0	0.070	5.0	2.77	0.85	3.00	0.872	6.12
AREA 2	Proposed Development/Farrington Hwy	Pavement/Roof/Average Grass	264.0	0.076	5.5	2.70	0.81	3.00	0.923	6.02
AREA 3	Proposed Development/Farrington Hwy	Pavement/Roof/Landscape	240.0	0.084	5.0	2.77	0.83	3.00	1.075	7.45
AREA 4	Exist/No Change/Culvert	Pavement/Roof/Average Grass	427.0	0.130	8.8	2.36	0.61	3.00	1.569	6.80
AREA 5	Exist/No Change/Farrington Hwy	Pavement/Rock/Poor Grass	300.0	0.710	3.0	3.14	0.63	3.00	1.270	7.50
AREA 6	Proposed Development/Farrington Hwy	Pavement/Roof/Average Grass	410.0	0.510	5.0	2.77	0.69	3.00	1.223	7.01
AREA 7	Proposed Development/Farrington Hwy	Pavement/Roof/Average Grass	220.0	0.270	3.0	3.14	0.77	3.00	0.553	4.01
AREA 8	Proposed Development/Culvert	Pavement/Roof/Average Grass	250.0	0.220	3.0	3.14	0.82	3.00	1.941	14.89
AREA 9	Proposed Development/Culvert	Pavement/Roof/Average Grass	140.0	0.023	7.0	2.52	0.69	3.00	1.001	5.22
AREA 10	Proposed Development/Culvert	Rock/Average Grass/Pavement	240.0	0.460	3.0	3.14	0.74	3.00	0.657	4.59
AREA 11	Proposed Development/Culvert	Rock/Average Grass/Pavement	460.0	0.580	3.0	3.14	0.74	3.00	2.696	18.84
AREA 12	Proposed Development/Culvert	Rock/Average Grass/Pavement	515.0	0.520	3.0	3.14	0.76	3.00	2.9340	21.10
AREA 13	Proposed Development/Culvert	Pavement/Roof/Rock/Average Grass	315.0	0.210	3.0	3.14	0.81	3.00	1.9770	15.07
AREA 14	Exist/No Change/Culvert	Pavement/Roof/Average Grass	75.0	0.020	3.0	3.14	0.77	3.00	1.1730	8.50
AREA 15	Exist/No Change/Mailiilii Rd.	Pavement/Roof/Average Grass	90.0	0.230	3.0	3.14	0.79	3.00	0.5150	3.84
AREA 16	Proposed Development/Mailiilii Rd.	Pavement/Average Grass	101.0	0.020	3.0	3.14	0.77	3.00	1.1210	8.13
AREA 17	Exist/ No Change/Mailiilii Rd.	Pavement/Average Grass	497.0	0.140	6.2	2.61	0.84	3.00	1.9210	12.61
AREA 18	Proposed Development/Mailiilii Rd.	Rock/Average Grass/Pavement	600.0	0.450	6.5	2.58	0.67	3.00	2.1120	10.91
AREA 19	Proposed Development/Mailiilii Rd.	Rock/Average Grass/Pavement	670.0	0.440	6.5	2.58	0.69	3.00	1.7650	9.45
AREA 20	Proposed Development/Mailiilii Rd.	Rock/Average Grass/Pavement	730.0	0.460	8.0	2.43	0.60	3.00	1.0930	4.76
AREA 21	Proposed Development/Mailiilii Rd.	Pavement/Roof/Average Grass	660.0	0.180	8.0	2.43	0.72	3.00	1.9280	10.05
AREA 22	Proposed Development/Mailiilii Rd.	Pavement/Roof/Average Grass	550.0	0.200	7.3	2.50	0.73	3.00	1.6870	9.17
AREA 23	Proposed Development/Mailiilii Rd.	Pavement/Rock/Average Grass	700.0	0.500	6.5	2.58	0.67	3.00	1.9530	10.08
AREA 24	Proposed Development/Mailiilii Rd.	Pavement/Roof/Poor Grass	550.0	0.200	6.8	2.54	0.77	3.00	1.6730	9.85
AREA 25	Exist/ No Change/Mailiilii Rd.	Poor Grass	540.0	0.200	9.0	2.34	0.60	3.00	3.3288	14.03
AREA 26	Exist/ No Change/Mailiilii Rd.	Rock/Average Grass	680.0	0.500	6.5	2.58	0.66	3.00	2.1733	11.02
									41.134	**247.03**
									increase	**9.35**

HIDA, OKAMOTO & ASSOCIATES, INC. Consulting Engineers

JOB NO.: 3136 BY: RW DATE: 6/2/2020 CHECK:

SUBJECT: WCCHC SHEET:

ITEM G-1 EXHIBIT A

RUNOFF COEFFICIENT WORKSHEET

GROUND CHARACTER	RUNOFF COEFFICIENT (C)
PAVEMENT/ROOF	0.95
ROCK	0.80
POOR GRASS/DIRT	0.60
AVERAGE GRASS	0.50
DENSE GRASS	0.40
GRAVEL BED	0.40
SAND	0.20

TRIBUTARY AREA	GROUND CHARACTER	% PAVEMENT/ROOF	% ROCK	% POOR GRASS/ DIRT	% AVERAGE GRASS	% DENSE GRASS	% GRAVEL BED	% SAND	WEIGHTED (C)
EXISTING CONDITIONS									
Area 1	Pavement/Roof/Poor Grass	70.0%		30.0%					0.85
Area 2	Pavement/Roof/Poor Grass	60.0%		40.0%					0.81
Area 3	Pavement/Roof/Average Grass	60.0%			40.0%				0.77
Area 4	Pavement/Roof/Average Grass	25.0%			75.0%				0.61
Area 5	Pavement/Rock/Poor Grass	5.0%	5.0%	90.0%					0.63
Area 6	Pavement/Rock/Poor Grass	20.0%	10.0%	70.0%					0.69
Area 7	Pavement/Roof/Average Grass	60.0%			40.0%				0.77
Area 8	Pavement/Roof/Average Grass	70.0%			30.0%				0.82
Area 9	Pavement/Roof/Average Grass	40.0%			60.0%				0.68
Area 10	Rock/Average Grass		80.0%		20.0%				0.74
Area 11	Rock/Average Grass		80.0%		20.0%				0.74
Area 12	Rock/Average Grass		85.0%		15.0%				0.76
Area 13	Pavement/Roof/Rock/Average Grass	65.0%	5.0%		30.0%				0.81
Area 14	Pavement/Roof/Average Grass	60.0%			40.0%				0.77
Area 15	Pavement/Roof/Average Grass	65.0%			35.0%				0.79
Area 16	Pavement/Average Grass	30.0%			70.0%				0.64
Area 17	Pavement/Average Grass	75.0%			25.0%				0.84
Area 18	Rock/Average Grass		55.0%		45.0%				0.67
Area 19	Rock/Average Grass		63.0%		37.0%				0.69
Area 20	Rock/Average Grass		30.0%		70.0%				0.59
Area 21	Pavement/Average Grass	50.0%			50.0%				0.73
Area 22	Pavement/Average Grass	5.0%			95.0%				0.52
Area 23	Rock/Average Grass		52.0%		48.0%				0.66
Area 24	Poor Grass			100.0%					0.60
Area 25	Poor Grass			100.0%					0.60
Area 26	Rock/Average Grass		52.0%		48.0%				0.66
PROPOSED CONDITIONS									
Area 1	Pavement/Roof/Poor Grass	70.0%		30.0%					0.85
Area 2	Pavement/Roof/Average Grass	68.0%			32.0%				0.81
Area 3	Pavement/Roof/Landscape	79.0%				21.0%			0.83
Area 4	Pavement/Roof/Average Grass	25.0%			75.0%				0.61
Area 5	Pavement /Rock/Poor Grass	5.0%	5.0%	90.0%					0.63
Area 6	Pavement/Roof/Average Grass	20.0%	10.0%	70.0%					0.69
Area 7	Pavement/Roof/Average Grass	60.0%			40.0%				0.77
Area 8	Pavement/Roof/Average Grass	70.0%			30.0%				0.82
Area 9	Pavement/Roof/Average Grass	42.0%			58.0%				0.69
Area 10	Rock/Average Grass/Pavement	1.50%	78.5%		20.0%				0.74
Area 11	Rock/Average Grass/Pavement	1.50%	78.5%		20.0%				0.74
Area 12	Rock/Average Grass/Pavement	2.0%	85.0%		13.0%				0.76
Area 13	Pavement/Roof/Rock/Average Grass	66.5%	3.5%		30.0%				0.81
Area 14	Pavement/Roof/Average Grass	60.0%			40.0%				0.77
Area 15	Pavement/Roof/Average Grass	65.0%			35.0%				0.79
Area 16	Pavement/Average Grass	60.0%			40.0%				0.77
Area 17	Pavement/Average Grass	75.0%			25.0%				0.84
Area 18	Rock/Average Grass/Pavement	2.0%	53.0%		45.0%				0.67
Area 19	Rock/Average Grass/Pavement	2.50%	60.5%		37.0%				0.69
Area 20	Rock/Average Grass/Pavement	5.5%	24.5%		70.0%				0.60
Area 21	Pavement/Roof/Average Grass	48.0%			52.0%				0.72
Area 22	Pavement/Roof/Average Grass	50.0%			50.0%				0.73
Area 23	Pavement/Rock/Average Grass	2.5%	52.0%		45.5%				0.67
Area 24	Pavement/Roof/Poor Grass	49.0%		51.0%					0.77
Area 25	Poor Grass			100.0%					0.60
Area 26	Rock/Average Grass		52.0%		48.0%				0.66

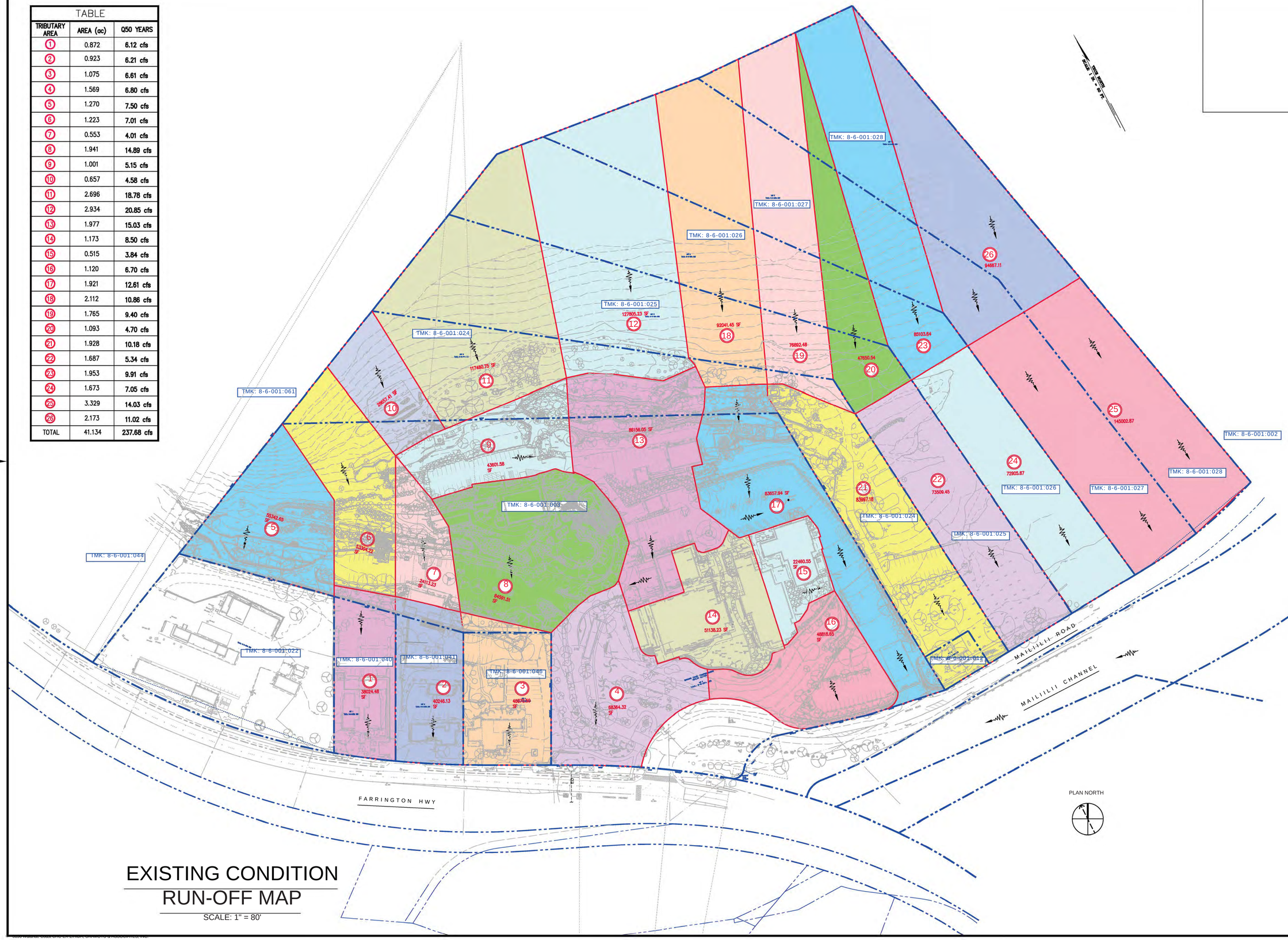
HIDA, OKAMOTO & ASSOCIATES, INC. CONSULTING ENGINEERS

JOB NO.: 3136 BY: RW CHECK:

SUBJECT: WCCHC SHEET:

EXHIBITS

TABLE		
TRIBUTARY AREA	AREA (ac)	Q50 YEARS
1	0.872	6.12 cfs
2	0.923	6.21 cfs
3	1.075	6.61 cfs
4	1.569	6.80 cfs
5	1.270	7.50 cfs
6	1.223	7.01 cfs
7	0.553	4.01 cfs
8	1.941	14.89 cfs
9	1.001	5.15 cfs
10	0.657	4.58 cfs
11	2.696	18.78 cfs
12	2.934	20.85 cfs
13	1.977	15.03 cfs
14	1.173	8.50 cfs
15	0.515	3.84 cfs
16	1.120	6.70 cfs
17	1.921	12.61 cfs
18	2.112	10.86 cfs
19	1.765	9.40 cfs
20	1.093	4.70 cfs
21	1.928	10.18 cfs
22	1.687	5.34 cfs
23	1.953	9.91 cfs
24	1.673	7.05 cfs
25	3.329	14.03 cfs
26	2.173	11.02 cfs
TOTAL	41.134	237.68 cfs



EXISTING CONDITION RUN-OFF MAP

SCALE: 1" = 80'

HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
PACIFIC GUARDIAN TOWER
1440 KAPIOLANI BOULEVARD, SUITE 1120
HONOLULU, HAWAII 96814
PHONE: (808) 942-0066 FAX: (808) 947-7546

ALAN T. OKAMOTO — REGISTERED PROFESSIONAL ENGINEER — No. 5483-C — HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
SIGNATURE: Alan T. Okamoto
JUNE, 2020
DATE

LICENSE EXPIRES: 30 APRIL 2022

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
WAIANAE, OAHU, HAWAII
TAX MAP KEY: 8-6-001: 003

EXISTING CONDITION RUN-OFF MAP

Rev.	Date	Brief	Made By	Approved

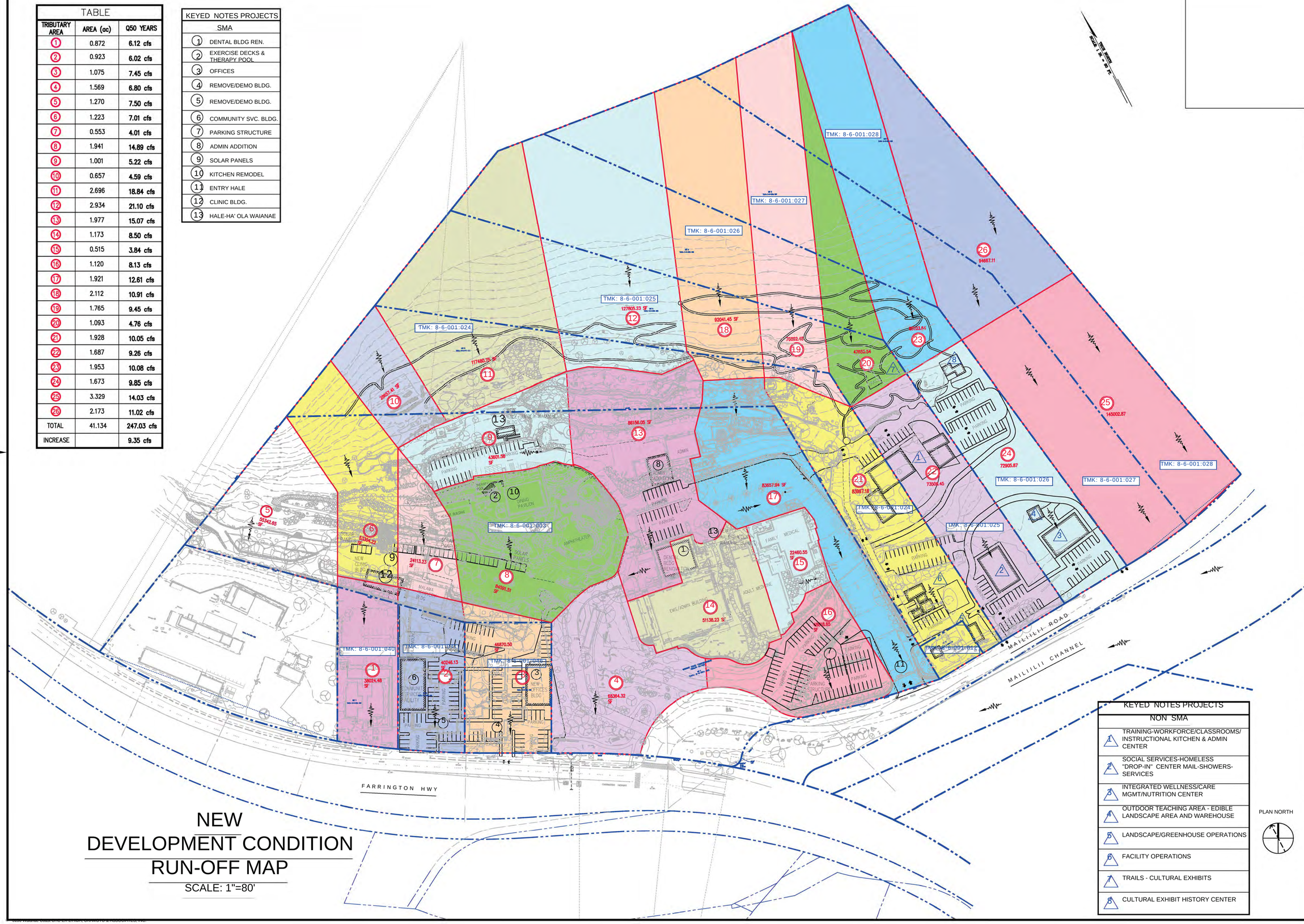
Designed:
Drawn:
Checked:
Date: AUGUST 2019
Job No.: 19-3136
Drawing No.

EX-1

Sheet . of . Sheets

TABLE		
TRIBUTARY AREA	AREA (ac)	Q50 YEARS
1	0.872	6.12 cfs
2	0.923	6.02 cfs
3	1.075	7.45 cfs
4	1.569	6.80 cfs
5	1.270	7.50 cfs
6	1.223	7.01 cfs
7	0.553	4.01 cfs
8	1.941	14.89 cfs
9	1.001	5.22 cfs
10	0.657	4.59 cfs
11	2.696	18.84 cfs
12	2.934	21.10 cfs
13	1.977	15.07 cfs
14	1.173	8.50 cfs
15	0.515	3.84 cfs
16	1.120	8.13 cfs
17	1.921	12.61 cfs
18	2.112	10.91 cfs
19	1.765	9.45 cfs
20	1.093	4.76 cfs
21	1.928	10.05 cfs
22	1.687	9.26 cfs
23	1.953	10.08 cfs
24	1.673	9.85 cfs
25	3.329	14.03 cfs
26	2.173	11.02 cfs
TOTAL	41.134	247.03 cfs
INCREASE		9.35 cfs

KEYED NOTES PROJECTS
SMA
1 DENTAL BLDG REN.
2 EXERCISE DECKS & THERAPY POOL
3 OFFICES
4 REMOVE/DEMO BLDG.
5 REMOVE/DEMO BLDG.
6 COMMUNITY SVC. BLDG.
7 PARKING STRUCTURE
8 ADMIN ADDITION
9 SOLAR PANELS
10 KITCHEN REMODEL
11 ENTRY HALE
12 CLINIC BLDG.
13 HALE-HA' OLA WAIANAE



KEYED NOTES PROJECTS
NON SMA
A1 TRAINING-WORKFORCE/CLASSROOMS/ INSTRUCTIONAL KITCHEN & ADMIN CENTER
A2 SOCIAL SERVICES-HOMELESS "DROP-IN" CENTER MAIL-SHOWERS-SERVICES
A3 INTEGRATED WELLNESS/CARE MGMT/NUTRITION CENTER
A4 OUTDOOR TEACHING AREA - EDIBLE LANDSCAPE AREA AND WAREHOUSE
A5 LANDSCAPE/GREENHOUSE OPERATIONS
A6 FACILITY OPERATIONS
A7 TRAILS - CULTURAL EXHIBITS
A8 CULTURAL EXHIBIT HISTORY CENTER

NEW DEVELOPMENT CONDITION RUN-OFF MAP

SCALE: 1"=80'

HIDA, OKAMOTO & ASSOCIATES, INC.
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SIGNATURE: Alan T. Okamoto
JUNE, 2020
LICENSE EXPIRES: 30 APRIL 2022

WAIANAE COAST COMPREHENSIVE HEALTH CENTER

WAIANAE, OAHU, HAWAII
TAX MAP KEY: 8-6-001: 003

NEW DEVELOPMENT CONDITION
RUN-OFF MAP

Rev	Date	Brief	Made By	Approved

Designed:
Drawn:
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Date: AUGUST 2019
Job No.: 19-3136
Drawing No.

EX-2

Sheet . of . Sheets

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KEYED NOTES PROJECTS	
SMA	
1	DENTAL BUILDING RENOVATIONS
3	NEW OFFICES BUILDING
7	PARKING STRUCTURE
8	ADMIN ADDITION
9	SOLAR PANELS
11	ENTRY HALE

DINING PAVILION
ADMIN
ADMIN ADDITION
SOLAR PANELS
EXIST SPRINKLER TANK
PARKING
DENTAL BLDG RENOVATION
EXIST FAMILY MEDICAL
EXIST EMS/ADMIN BUILDING
EXIST ADULT MEDICINE
NEW OFFICES BLDG
NEW PARKING STRUCTURE
WAIANAE COAST COMPREHENSIVE HEALTH CENTER
LOT 2
T.M.K.: 8-6-001: 003
TMK: 8-6-001:048
TMK: 8-6-001:003
TMK: 8-6-01:024
TMK: 8-6-01:025
TMK: 8-6-001:012
LOT A
T.M.K.: 8-6-30: 012
D8 8'-0" DRYWELLS
FARRINGTON HIGHWAY
MAILIILII ROAD
MAILIILII CHANNEL
STOP
30 15 0 30 60
Graphic Scale in Feet (Scale: 1"=30')
PLAN NORTH

SCHEMATIC DRAINAGE PLAN-A

SCALE: 1"=30'

HDA
HIDA, OKAMOTO & ASSOCIATES, INC.
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HAWAII, U.S.A.

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SIGNATURE: Alan T. Okamoto
DATE: MARCH 2020
LICENSE EXPIRES: 30 APRIL 2022

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
WAIANAE, OAHU, HAWAII
TAX MAP KEY: 8-6-001: 003
SCHEMATIC DRAINAGE PLAN-A

Rev	Date	Brief	Made By	Approved

Designed:
Drawn:
Checked:
Date: AUGUST 2019
Job No.: 19-3136
Drawing No.
EX-3
Sheet . of . Sheets

NEW CLINIC BLDG

MALAMA RECOVERY BLDG

SOLAR PANELS

TMK: 8-6-001:003

TMK: 8-6-001:041

TMK: 8-6-001:040

TMK: 8-6-001:046

HULA MOUND

PARKING

INFILTRATION TRENCH

PLANTER AREA

8'-0" DRYWELLS

COMMUNITY SERVICES FACILITY

LOT 2
T.M.K.: 8-6-001: 041

LOT 1
T.M.K.: 8-6-001: 040

LANDSCAPE

NEW OFFICES BLDG

LOT
T.M.K.: 8-6-001: 046

Graphic Scale in Feet (Scale: 1"=20')

KEYED NOTES PROJECTS	
SMA	
3	NEW OFFICES BUILDING
4	REMOVE BUILDING
5	REMOVE BUILDING
6	COMMUNITY SERVICES FACILITY
9	SOLAR PANELS
12	CLINIC BUILDING

HDA
HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
PACIFIC GUARDIAN TOWER
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THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
SIGNATURE: Alan T. Okamoto
DATE: MARCH 2020

LICENSE EXPIRES: 30 APRIL 2022

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
WAIANAE, OAHU, HAWAII
TAX MAP KEY: 8-6-001: 003

SCHEMATIC DRAINAGE PLAN-B

Rev.	Date	Brief	Made By	Approved

Designed:
Drawn:
Checked:
Date: AUGUST 2019
Job No.: 19-3136
Drawing No.
EX-4
Sheet . of . Sheets

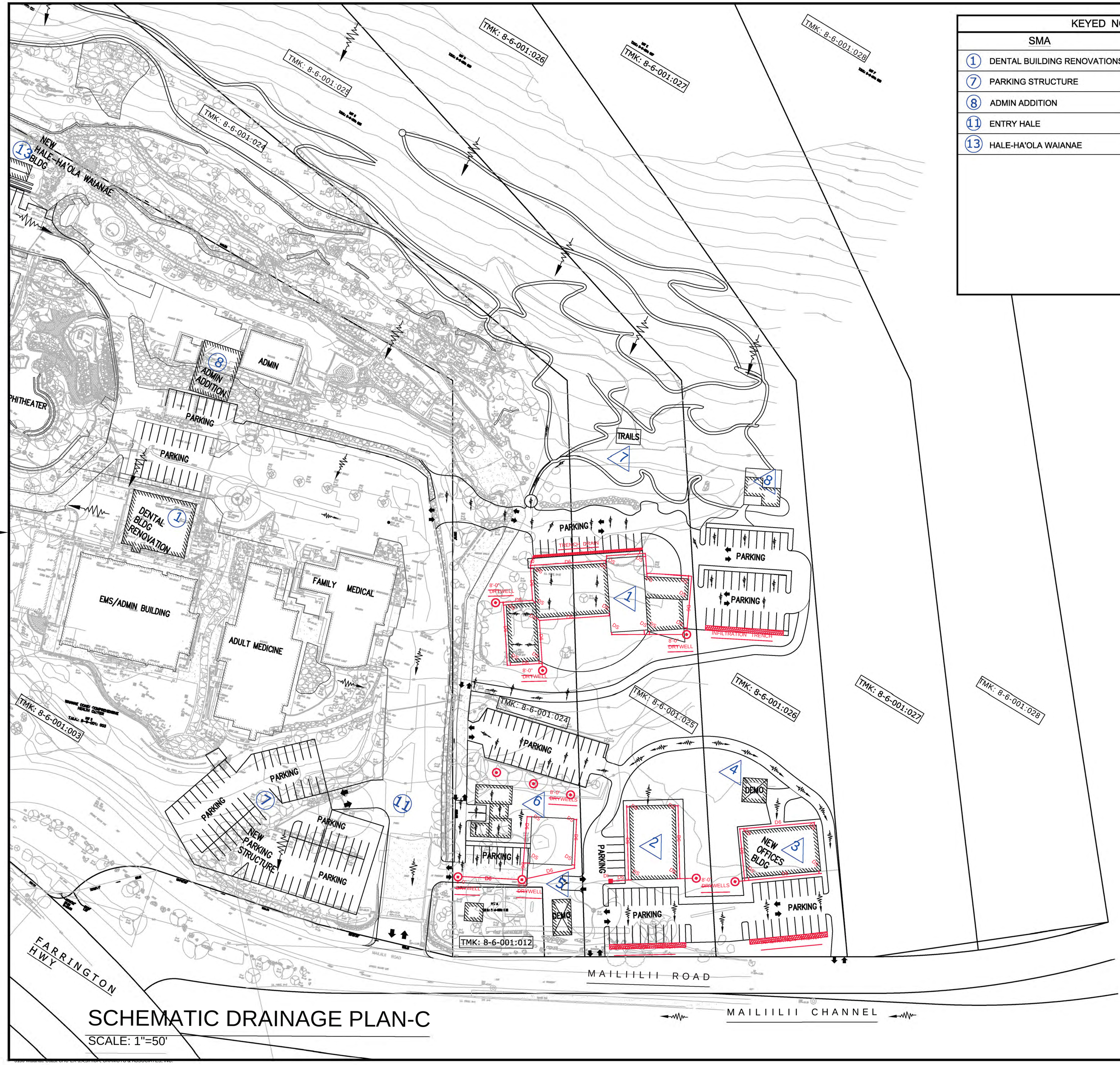
SCHEMATIC DRAINAGE PLAN-B

SCALE: 1"=20'

PLAN NORTH

FARRINGTON HWY

ITEM G-1 EXHIBIT A



SCHEMATIC DRAINAGE PLAN-C

SCALE: 1"=50'

KEYED NOTES PROJECTS	
SMA	**NON SMA**
1 DENTAL BUILDING RENOVATIONS	1 TRAINING-WORKFORCE/CLASSROOMS/ INSTRUCTIONAL KITCHEN & ADMIN CENTER
7 PARKING STRUCTURE	2 SOCIAL SERVICES-HOMELESS "DROP-IN" CENTER MAIL-SHOWERS-SERVICES
8 ADMIN ADDITION	3 INTEGRATED WELLNESS/CARE MGMT/NUTRITION CENTER
11 ENTRY HALE	4 OUTDOOR TEACHING AREA - EDIBLE LANDSCAPE AREA AND WAREHOUSE
13 HALE-HA'OLA WAIANAE	5 LANDSCAPE/GREENHOUSE OPERATIONS
	6 FACILITY OPERATIONS
	7 TRAILS - CULTURAL EXHIBITS
	8 CULTURAL EXHIBIT HISTORY CENTER

PLAN NORTH

50 0 50 100
Graphic Scale in Feet (Scale: 1"=50')

HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
PACIFIC GUARDIAN TOWER
1440 KAPIOLANI BOULEVARD, SUITE 1120
HONOLULU, HAWAII 96814
PHONE: (808) 942-0066 FAX: (808) 947-7546

ALAN T. OKAMOTO USA REGISTERED PROFESSIONAL ENGINEER No. 5483-C HAWAII

THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
SIGNATURE: Alan T. Okamoto
DATE: MARCH 2020
LICENSE EXPIRES: 30 APRIL 2022

WAIANAE COAST COMPREHENSIVE HEALTH CENTER
WAIANAE, OAHU, HAWAII
TAX MAP KEY: 8-6-001: 003
SCHEMATIC DRAINAGE PLAN-C

Rev.	Date	Brief	Made By	Approved

Designed:
Drawn:
Checked:
Date: AUGUST 2019
Job No.: 19-3136
Drawing No.:

EX-5

Sheet . of . Sheets

2020 HIDA, OKAMOTO AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

EXHIBIT E

Pre-assessment Consultation Comments

WAIANAE • NANAKULI • KAPOLEI • EWA • WAIPAHU

WAIANAE COAST COMPREHENSIVE HEALTH CENTER

June 26, 2024

The Honorable Josh Green
Governor, State of Hawaii
Executive Chambers
415 S. Beretania Street
Honolulu, Hawaii 96813

Dear Governor Green:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, 026
Lualualei, District of Waianae, Oahu

The Waianae Coast Comprehensive Health Center ("COMP") proposes to construct a community resiliency hub on land adjoining the COMP to the north. A Location Map is attached. The resiliency hub would be a "Food Campus" with the objective of providing and teaching Waianae Coast residents about food resiliency and sustainability. Central to this objective is the construction of a food warehouse where food products can be received, processed, packed, and distributed to households in need. The warehouse, infrastructure, and off-street parking will be constructed as Phase 1.

Food sustainability would be achieved by raising local and Native Hawaiian produce and other crops in a growing area. Produce at the growing area would support and complement a proposed training kitchen. Students enrolled in the training kitchen program will learn about vegetable farming at the growing area and food preparation, handling, sanitation, nutrition, cooking meals, and meal services. The growing area will be established and the training kitchen constructed as Phase 2.

Phase 2 improvements also include an Administrative Area with meeting spaces, an Agriculture Support Area, and Hawaiian Cultural Area. A proposed Site Plan is attached.

The project may be of interest to you or your organization and your input would aid in preparing a thorough environmental assessment. We would appreciate receiving your comments by July 15, 2024. I can be contacted by telephone at 808-625-9626 or email at gpark@gpup.biz. Mr. John Griego, Sr. Director of Facilities, Planning & Design for the Waianae Coast Comprehensive Health Center can be contacted at 808-697-3704 or email at jgriego@wcchc.com. Please cc. Ms. Shay Guerrero, Project Manager for Waianae Coast Comprehensive Health Center on email correspondence at sguerrero@wcchc.com.

Sincerely,

Gerald Park
Urban Planner

c: Kristelle Ompad, WCCHC

Attachments: Location Map, Site Plan

Outreach: Government Addresses

State of Hawaii

Sharon Hurd, Chairperson
Department of Agriculture
1428 S. King Street
Honolulu, HI 96814

Kenneth Fink, MD, Director
Department of Health
Kinau Hale, 1250 Punchbowl Street
Honolulu, HI 96813

Dawn Chang, Director
Department of Land and Natural Resources
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City and County of Honolulu
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Honolulu Police Department
801 South Beretania Street
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Sheldon K. Hao, Fire Chief
Honolulu Fire Department
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Denise Iseri-Matsubara, Executive Director
Office of Housing
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United States

US Army Corps of Engineers
Pacific Ocean Division
Building 230, Room 302
Fort Shafter, HI 96858-5440

US Department of the Interior
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Elected Officials

The Honorable Josh Green
Governor, State of Hawai'i
Executive Chambers
415 S.Beretania Street
Honolulu, Hawaii 96813

The Honorable Sylvia Luke
Lieutenant Governor, State of Hawaii
415 S.Beretania Street
Honolulu, Hawaii 96813

The Honorable Rick Blangiardi, Mayor
City and County of Honolulu
530 S. King Street, Suite 300
Honolulu, Hawaii 96813

Representative Darius K. Kila
44th Representative District
Hawaii State Capitol
415 S. Beretania Street, Room 322
Honolulu, HI 96813

Representative Cedric Gates
45th Representative District
Hawaii State Capitol
415 S. Beretania Street, Room 441
Honolulu, HI 96813

Andria Tupola, Councilmember
Honolulu City Council Honolulu Hale
530 S. King Street, Room 202
Honolulu, HI 96813

Organizations

Amy Miller, President and Chief Executive Officer
Hawaii Food Bank
2611 Kilihau Street
Honolulu, HI 96819

King Lunalilo Trust
501 Kekauluohi Street
Honolulu, HI 96825

Tiana Wilbur, Chair
Waianae Coast Neighborhood Board No. 24
925 Dillingham Boulevard, Suite 160
Honolulu, HI 96817

Samantha Decorte, Chair
Nanakuli Maili Neighborhood Board No. 36
925 Dillingham Boulevard, Suite 160
Honolulu, HI 96817

Utilities

Rouen Q.W. Liu, Permits Engineer
HECO Engineering Department
PO Box 2750
Honolulu, HI 96840-0001

Alicia E. Moy, President and Chief Executive Office
Hawaii Gas
515 Kamakee Street
Honolulu, HI 96814

Su Shin, President
Hawaiian Telcom
1177 Bishop Street
Honolulu, HI 96813

Andrea David, Right of Entry Specialist
SPECTRUM Enterprise Delivery Service
750 Canyon Drive, Suite 500W
Coppell, TX 73019

Native Hawaiian Organizations

Trisha Kehaulani Watson, Vice-President
Aina Momona
4348 Wai'alae Avenue, #254
Honolulu, HI 96816

Hailama Farden, President
Association of Hawaiian Civic Clubs
PO Box 1135
Honolulu, HI 96807

Blossom Feiteira, President
Association of Hawaiians for Homestead Lands
2149 Lauwiliwili Street, Ste. 200
Kapolei, HI 96707

Samson L. Brown, President
Au Puni O Hawaii
21 Pohai Street
Hilo, HI 96720

Napali Woode, Senior Vice-President
Council for Native Hawaiian Advancement
2149 Lauwiliwili Street, Ste. 200
Kapolei, HI 96707

Thomas Kamealoha, Cultural Monitor
Kamealoha
84-1035 Kaulaili Road #A
Waianae, HI 96795

Glen Kila, Program Director
Koa Ike
89-530 Mokiawe Street
Waianae, HI 96792-3840

Lu Faborito, Secretary
Makaha Hawaiian Civic Club
PO Box 305
Waianae, HI 96792

Kaleo Patterson, President
Native Hawaiian Church
1127 Bethel Street, Suite 16
Honolulu, HI 96813

Mele Worthington, President
Waianae Hawaiian Civic Club
PO Box 687
Wainae, HI 96792-0687

Duane Hew Len
Waianae Kai Hawaiian Homestead Association
86-303 Hokupaa Street
Waianae, HI 96792-2971

Don Jugoz, President / Secretary
Princess Kahanu Estates Association
87-117 Princess Kahanu Avenue
Waianae, HI 96792

Kamaki Kanahele
Nanakuli Hawaiian Homestead Community Association
1188 Bishop Street, Suite 907
Honolulu, HI 96813

Property Owners

Guoming and Wenying LI
86-164 Mailiili Road Unit A
Waianae, HI 96792

Walter Durapan and Meldene Balecha TR
86-168 Mailiili Road
Waianae, HI 96792

Min Gun Choi TR
86-174 Mailiili Road
Waianae, HI 96792

Alexander and Victoria Agustin
86-130 Mailiili Road
Waianae, HI 96792

Jo Anne Cariaga
86-180 C Mailiili Road
Waianae, HI 96792

Maile Point Properties
86-185 Mailiili Road
Waianae, HI 96792

Agriculture Practitioners

Kukui-Maunakea Forth, Executive Director
MA'O Organic Farm
86-148 Puhawa Road
Waianae, HI 96792

Avary Maunakea, Executive Director
Kahumana Organic Farm
86-660 Lualualei Homestead Road
Waianae, HI 96792

Chelsey Jay, Executive Director
Hoa 'Āina O Mākaha
84-766 Lahaina Street
Wai'anae, HI 96792

Eric Enos, Executive Director
Ka'ala Farms
PO Box 630
Waianae, HI 96792

Kehau Hanohano
Waianae Valley Homestead Association
PO BOX 601
Waianae, HI 96792

Kamaki Kanahele
Ahupuaa o Nanakuli Hawaiian Homestead Association
PO BOX 2142
Waianae, HI 96792

Gerald Park

From: Dang, Charmian I <charmian_dang@fws.gov>
Sent: Tuesday, August 6, 2024 8:11 AM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Subject: Waianae Coastal Comprehensive Health Center Proposed Community Resiliency Hub on Oahu
Attachments: IPaC Info Letter_Species List Instructions_PIFWO_20Apr2022_Final.pdf

Dear Mr. Park, Mr. Griego and Ms. Guerrero,

Our office received your letter requesting the US Fish and Wildlife Service's input on the proposed Community Resiliency Hub Project in Waianae on Oahu. Below are instructions for the IPAC online portal to obtain a list of species that may be affected in the project location and conservation measures which should be included in the EA.

The Pacific Island Fish and Wildlife Office (PIFWO) is transitioning to the use of the Information for Planning and Consultation (IPaC) online portal, https://ipac.ecosphere.fws.gov/, for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species and designated critical habitat in your project area. Using IPaC expedites the process for species list distribution and takes minimal time. Therefore, the IPaC list would fulfill your request for a species list. Please find step by step instructions attached to use IPaC for future projects, and feel free to share with additional project partners.

For recommended avoidance and minimization measures, you can visit the following webpage https://www.fws.gov/office/pacific-islands-fish-and-wildlife/library

Aloha,
Charmian Dang

~~~~~~

Charmian Dang
U. S. Fish and Wildlife Biologist
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850
808-792-9400
~~~~~~

Gerald Park

From: ʻĀina Momona <ainamomona1893@gmail.com>
Sent: Wednesday, August 7, 2024 9:06 AM
To: gpark@gpup.biz; lgriego@wcchc.com
Cc: sguerrero@wcchc.com
Subject: Food Campus Masterplan

Aloha Gerald,

Thank you for your pre-consultation letter. Aina Momona strongly supports the project. Although, it is unclear from the figures provided where the project area actually is. Is it the entire yellow area? Or a small subset of that area? There is no clear legend indicating the project area. If you could provide clearer figures, we're happy to provide additional feedback.

Mahalo

--
Donate to ʻĀina Momona: https://secure.actblue.com/donate/aina-momona

Walter Ritte, Executive Director
ʻĀINA MOMONA
P.O. Box 376 | Hoʻolehua, HI 96729
www.kaainamomona.org

Gerald Park

From: Dorene Eddy <d.eddy@capitol.hawaii.gov>
Sent: Thursday, August 8, 2024 3:06 PM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Cc: Rep. Darius K. Kila
Subject: Right of Entry 728 Food Campus Masterplan

Good Afternoon:

Representative Kila is in receipt of your letter dated August 1, 2024, regarding the Right of Entry 728 Food Campus Masterplan. I apologize for the delay in responding as Representative Kila was off island for business.

Representative Kila would like to have a presentation by you and/or your group regarding this project. He is willing to do it in Wai'anae or in town, at your convenience. Please send some dates and times that you will be available so that I may coordinate it with Representative's calendar.

Thank you for your assistance regarding this matter.

Dorene W. Eddy
Office Manager for Representative Darius K. Kila
House District 44
Honokai Hale, Nānākuli, Mā'ili

p: (808) 586-9480
e: d.eddy@capitol.hawaii.gov
a: 415 S. Beretania St. Room #322
Honolulu HI, 96813

Gerald Park

From: Jimmy Yanos <jyanos@hbws.org>
Sent: Wednesday, August 14, 2024 9:06 AM
To: gpark@gpup.biz; jgriego@wcchc.com; sguerrero@wcchc.com
Subject: Right of Entry 728 Food Campus Masterplan Questions.
Attachments: 240669.pdf

Aloha,

The Honolulu Board of Water Supply (BWS) has received your request concerning the early consultation for environmental assessment regarding the proposed Right of Entry 728 Food Campus Masterplan in Waianae (see attached). We just had the following questions:

- What is the total proposed water demands of the project?
- Will a private water system be used for the irrigation demands for agricultural uses?
- On the Food Campus Conceptual Master Site Plan map, there are several numbers in circles (1, 2, 3, 7, and 8). What do these numbers represent?

Please let me know if you have any questions.

Thanks,

Jimmy Yanos, P.E.
Honolulu Board of Water Supply
Civil Engineer
Water Resources, Project Review
630 South Beretania Street
Honolulu, HI 96843
808-748-5439
jyanos@hbws.org

HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU

636 SOUTH STREET • HONOLULU, HAWAI'I 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

RECEIVED
AUG 15 2024
BY:

August 12, 2024

Mr. Gerald Park, Principal
Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Wai'anae, Hawai'i 96792

Dear Mr. Park:

Subject: Request for Comments for Environmental Assessment
Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, and 026

In response to your letter dated August 1, 2024, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

   A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1.)

2. Fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.

3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which

facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.

4. Submit civil drawings to the City and County of Honolulu's Department of Planning and Permitting (DPP). They will be routed to the Honolulu Fire Department as needed by the DPP.

The abovementioned provisions are required by the HFD. This project may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or phwang@honolulu.gov.

Sincerely,

CRAIG UCHIMURA
Assistant Chief

CU/MD:ns

DEPARTMENT OF DESIGN AND CONSTRUCTION
KA 'OIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

HAKU MILLES, P.E.
DIRECTOR
PO'O

MARK YONAMINE, P.E.
DEPUTY DIRECTOR
HOPE PO'O

August 22, 2024

SENT VIA EMAIL

Gerald Park
gpark@gpup.biz

John Griego
jgriego@wcchc.com

Dear Mr. Park and Mr. Griego:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001:012, 024, 025, 026
Lualualei, District of Wai'anae, O'ahu

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any questions, please contact me at (808) 768-8480.

Sincerely,

Haku Milles, P.E., LEED AP
Director

cc: Shay Guerrero (sguerrero@wcchc.com)

HM:krn (926164)

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96813
TELEPHONE: (808) 529-3111 • WEBSITE: www.honolulupd.org

RICK BLANGIARDI
MAYOR
MEIA

ARTHUR J. LOGAN
CHIEF
KAHU MĀKA'I

KEITH K. HORIKAWA
RADE K. VANIC
DEPUTY CHIEFS
HOPE LUNA NUI MĀKA'I

OUR REFERENCE EO-SH

August 22, 2024

SENT VIA EMAIL

Mr. Gerald Park, Principal
gpark@gpup.biz

Dear Mr. Park:

This is in response to your letter of August 1, 2024, requesting input on the proposal to construct a resiliency hub at the Wai'anae Coast Comprehensive Health Center.

Based on the information provided, the Honolulu Police Department does not have any concerns at this time.

If there are any questions, please call Major Gail Beckley of our District 8 (Kapolei, Wai'anae) at (808) 723-8600.

Thank you for the opportunity to review this project.

Sincerely,

GLENN HAYASHI
Assistant Chief of Police
Support Services Bureau

Gerald Park

From:	Liu, Rouen <rouen.liu@hawaiianelectric.com>
Sent:	Friday, August 30, 2024 2:36 PM
To:	gpark@gpup.biz
Cc:	sguerrero@wcchc.com; Kuwaye, Kristen
Subject:	Pre consultation EA - 728 Food Campus Master Plan

Dear Mr. Park,
Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Food Campus project comes to fruition, please continue to keep us informed.

Please contact me at 808-772-2135 should there be any questions.

Rouen Liu (WA3 – PTA)
Permits Engineer
Hawaiian Electric Company
PO Box 2750
Honolulu Hawaii 96840-0001

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ITEM G-1 EXHIBIT A

DEPARTMENT OF FACILITY MAINTENANCE
KA 'OIHANA MĀLAMA HALE
CITY AND COUNTY OF HONOLULU

1000 ULU`OHIA STREET, SUITE 215, KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3343 • Fax: (808) 768-3381 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

GENE C. ALBANO, P.E.
DIRECTOR AND CHIEF ENGINEER
PO'O A ME LUNA NUI 'ENEKINIA

WARREN K. MAMIZUKA
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
DRM 24-322

August 29, 2024

Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Waianae, Hawaii 96792
Attention: Mr. Gerald Park, Principal

Dear Mr. Park:

Subject: Right of Entry 728 Food Campus Masterplan
Tax Map Key: 8-6-001: 012, 024, 025, 026
Lualualei, District of Waianae, Oahu

Thank you for the opportunity to review and to give our input regarding the proposed community resiliency hub, food campus masterplan located at Tax Map Key: 8-6-001: 012, 024, 025, 026 in Waianae dated August 1, 2024.

The Department of Facility Maintenance have no comments at this time as we do not have any facilities or easements on the subject property.

For your information, Mailiilii Road adjacent to the proposed development is under the jurisdiction of the City and County of Honolulu.

If you have any questions, please call Mr. Dustin Harbottle of the Division of Road Maintenance at (808) 768-3600.

Sincerely,

Gene Albano, P.E.
Director and Chief Engineer

XC: GF

ITEM G-1 EXHIBIT A

received
9.3.24

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

September 3, 2024

2024/ELOG-1507 (LP)

SENT VIA EMAIL

Mr. Gerald Park
gpark@gpup.biz

Dear Mr. Park,

SUBJECT: Pre-Draft Environmental Assessment (EA)
92-100 Kamoana Place – Wai'anae
Tax Map Keys (TMKs): 8-6-001: 003, 012, 024, 025, and 026

This is in response to your letter, received August 5, 2024, requesting comments on the scope and content to be addressed in a Draft EA (DEA), for a "food campus" consisting of a food warehouse, training kitchen, administrative area with meeting spaces, agriculture support area, and Hawaiian cultural area on five zoning lots with a combined lot area of 15.11 acres. The Project site is located in the P-1 Restricted Preservation District (P-1 District), P-2 General Preservation District (P-2 District), and Special Management Area (SMA). The Project site is also in Flood Zone X, which incldes areas that have been determined to be outside the 0.2 percent annual chance floodplain. Additionally, adjacent to the Project site is the Wai'anae Coast Comprehensive Health Center (WCCHC) located on TMK 8-6-001: 003 in the B-2 Community Business District. The Project site is owned by the State of Hawai'i and will be leased to WCCHC to expand their campus. Our step-by-step instructions for the preparation of EAs can be found on our website at the link below. Please utilize this resource as you prepare the disclosure document:

www.honolulu.gov/dpp/permitting/zoning-permits

In addition, the following items should be addressed in the DEA:

- Planning Policies: The DEA should describe the Project's consistency with the Oahu General Plan, and Wai'anae Sustainable Communities Plan.

- Land Use Consistency: For the purposes of Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance (LUO), it appears the uses are defined as the following:

Proposed Use	Defined LUO Use	Comment
Food warehouse	Agricultural product processing	Not permitted in the P-2 District.
Administrative area with meeting spaces	Meeting facility	Not permitted in the P-2 District.
Training kitchen	More information needed	More information needed to assess if use is permitted.
Agricultural support area	More information needed	More information needed to assess if use is permitted.
Hawaiian cultural area	More information needed	More information needed to assess if use is permitted.

The purpose of the Preservation District is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value. As a result, the Preservation District is limited on the types of uses permitted. Some of the proposed uses are not permitted in the P-2 Preservation District and other proposed uses require more information in order for the Department of Planning and Permitting to make a determination on the use. Further, uses and structures within the P-1 District are governed by the State agency and not the City and County. A more detailed description should be provided in the DEA.

Additionally, development activities must comply with the development standards applicable to the zoning districts. Project compliance with these standards should be presented and evaluated in the DEA. The LUO is available on our website at:

https://www.honolulu.gov/rep/site/dpp/dpp_docs/land-use-ordinance.pdf

- State Land Use District: Part of the Project site is in the P-1 District and Conservation District which is regulated by the State. Any development within this area will need approval from the Office of Conservation and Coastal Lands, Department of Land and Natural Resources. Plans should show the zoning district overlayed on the proposed development.

- Existing and Proposed Structures: The DEA should describe any existing or proposed structures, including when the existing structures were built, and identify any associated building permits or other land use approvals.

- SMA: The Project would require a SMA Permit. The DEA should also analyze the Project's consistency with ROH Chapter 25, the SMA Ordinance; and, Hawai'i Revised Statutes (HRS) Chapter 205A. The DEA should include the Project valuation and construction schedule. Instructions for preparation of an SMA Permit application are available on our website at:

www.honolulu.gov/dpp/permitting/coastal-area-permits

- Other Permits and Approvals: The DEA should include a discussion of any other discretionary permits and approvals that the proposed Project will require prior to the Project's implementation. It appears that the Project will overlap between different TMK parcels. A Conditional Use Permit for joint development is required for multiple parcels to be developed jointly and be treated as one zoning lot or a subdivision to consolidate is required.

- Cultural Impact Assessment (CIA): The Draft EA must include a discussion analyzing the impact of the proposed Project on cultural practices and features associated within the Project area. The content requirements for a CIA are as detailed in Hawai'i Administrative Rules Sections 11-200-10 and 16 through 18.

- Historic Properties: The Draft EA should include a discussion identifying historic properties within the Project area, the potential impacts as a result of the Project, and the appropriate mitigation to be implemented. Additionally, the Project should be submitted to the State Historic Preservation Division (SHPD) for review and comment under HRS Chapter 6E-42. Please include our request for comment letter when submitting the Project to the SHPD. Our letter is available online through the link found on page one of this letter.

Copies of available records for the Subject property can be obtained from our Data Access and Imaging Branch. Please note that any request for permit research and/or copies (e.g., a Certificate of Occupancy, or a specific land use or building permit) must be accompanied with a research request fee. A money order or certified check in the amount of $5.00, made payable to the City and County of Honolulu, will initiate the process of researching and copying the specific records you are interested in obtaining. There will also be a copy charge of $0.50 for the first page of every record, and $0.25 for each page of the same record, thereafter. In addition to the copy charge, there is a research fee of $5.00 per 10 minutes, or fraction thereof, of research time. Shipping and handling charges will also be added to your total cost for this type of request. These charges will be imposed separately from the zoning clearance and confirmation request fee. Please contact our Customer Service Division at (808) 768-8272 for cost estimates to initiate the request.

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Lena Phomsouvanh, of our Zoning Regulations and Permits Branch, at (808) 768-8052 or via email at lena.phomsouvanh@honolulu.gov.

Sincerely,

FOR Dawn Takeuchi Apuna
Director

ITEM G-1 EXHIBIT A

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

received
9.3.24

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

September 3, 2024

LD 0114

Gerald Park, Principal
95-595 Kaname'e Street, #324
Mililani, Hawaii 96789

Via email: gpark@gpup.biz

SUBJECT: Right of Entry 728 Food Campus Masterplan, Lualualei, Waianae, Island of Oahu, Hawaii, TMK: (1) 8-6-001: 012, 024, 025, 026

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to DLNR's various divisions for their review and comment.

Enclosed are comments received from our Engineering Division. Should you have any questions, please feel free to contact Timothy Chee via email at *timothy.chee@hawaii.gov*. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments
cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

August 7, 2024

LD 0114

MEMORANDUM

FROM: ~~TO:~~ **DLNR Agencies:**

_X_ Div. of Aquatic Resources *(via email: kendall.l.tucker@hawaii.gov)*
_X_ Div. of Boating & Ocean Recreation *(via email: richard.t.howard@hawaii.gov)*
_X_ Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
_X_ Div. of Forestry & Wildlife *(via email: Rubyrosa.T.Terrago@hawaii.gov)*
_X_ Div. of State Parks (curt.a.cottrell@hawaii.gov)
_X_ Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
_X_ Office of Conservation & Coastal Lands *(via email:Sharleen.k.kuba@hawaii.gov)*
_X_ Land Division – Oahu District *(via email: barry.w.cheung@hawaii.gov)*
_X_ Aha Moku *(via email: leimana.k.damate@hawaii.gov)*

TO: ~~FROM:~~ **Russell Y. Tsuji, Land Administrator** Russell Tsuji
SUBJECT: **Right of Entry 728 Food Campus Masterplan**
LOCATION: **Lualualei, Waianae, Island of Oahu, Hawaii**
TMK: (1) 8-6-001: 012, 024, 025, 026
APPLICANT: **Waianae Coast Comprehensive Health Center**

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to *timothy.chee@hawaii.gov* at the Land Division by the internal deadline of **September 1st, 2024**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Timothy Chee at the above email address. Thank you.

BRIEF COMMENTS:

Attachments

Cc: Central Files

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(✓) Comments are included/attached.

Signed:
Print Name: Carty S. Chang, Chief Engineer
Division: Engineering Division
Date: Aug 19, 2024

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Right of Entry 728 Food Campus Masterplan
LOCATION: Lualualei, Waianae, Island of Oahu, Hawaii
TMK(s): (1) 8-6-001: 012, 024, 025, 026
Applicant: Waianae Coast Comprehensive Health Center

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: Aug 19, 2024

ITEM G-1 EXHIBIT A

BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

received
9.6.24

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
KAPUA SPROAT
LANCE WILHELM
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

September 3, 2024

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street, #324
Mililani, Hawai'i 96789

Dear Mr. Park:

Subject: Your Letter Dated August 1, 2024, Requesting Comments on the Preparation of an Environmental Assessment for the Proposed Food Campus Master Plan in Wai'anae, Mailiilii Road – Tax Map Key: 8-6-001: 012 ,024, 025, 026, 027, 028

Thank you for your letter regarding the proposed food campus master plan.

The existing water system is generally adequate to accommodate the proposed food campus center master plan development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

To aid in our evaluation of the availability of water, the Draft Environmental Assessment should break down the potable water requirements for the commercial, agricultural, and residential needs of the proposed food campus.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

The developer should investigate the feasibility of using non-potable water for irrigation of the proposed agricultural projects. If non-potable water is either unavailable or infeasible, a report of the investigation including proposed irrigation demands should be submitted to us before we will consider the use of potable water.

Water conservation measures are required for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

Proposed mixed-use developments are required to install separate domestic meters and laterals serving the residential and non-residential spaces.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

Gerald Park

From: Justin Medeiros <justin.medeiros@hawaiiantel.com>
Sent: Tuesday, September 24, 2024 5:21 PM
To: gpark@gpup.biz
Cc: Sean Cross; HT-Plan Reviews
Subject: RE: Letter from Waianae Coast Comprehensive Health Center
Attachments: Letter from Waianae Coast Comprehensive Health Center - 08-01-24.pdf

Hi Gerald,

I apologize for the delay in getting our initial comments to you about the Food Campus Masterplan in Waianae.

Please be aware that Hawaiian Telcom does have aerial facilities along the front of the property. When the project plans are available, please send them to our HT-PlanReviews@hawaiiantel.com email address for review. Feel free to send me an email if you have any questions.

Thank you,

Justin Medeiros
OSP Engineer I
Hawaiian Telcom
C: 808.888.1509
Email: justin.medeiros@hawaiiantel.com

EXHIBIT F

Draft Environmental Assessment Comments and Responses

PROJECT: 'Elepaio Food Campus Master Plan
Draft EA Comments and Responses

Published in the Environmental Notice	June 8, 2025
Start of 30-day Public Review Period	June 8, 2025
End of Public Review Period	July 8, 2025

Count	Affiliation / Individual	Author	Date Received	Response Required?	Remarks
1	Pacific Fish and Wildlife Office	J. Browing	6/12/2025 (em)	No	
2	DOH, Clean Air Branch	L Kitahara	6/12/2025 (em)	No	
3	Hawaiian TelCom	G. Kawachi	6/23/2025 (em)	No	
4	Office of Hawaiian Affairs	K. Ibarra	6/26/2025 (em)	No	
5	Honolulu Fire Department	K. Mokulehua	6/28/2025	Yes	
6	Dept of Environmental Services	R. Babcock	6/28/2025	Yes	
7	Hawaiian TelCom	S. Tercino	7/02/2025 (em)	No	
8	Dept of Planning and Permitting	J. Duyvejonck	7/08/2025 (em)	Yes	
Late Comments					
9	DLNR – Land Division	I. Hirokawa	7/09/2025 (em)	No	
10	DLNR – OCCL	D. Vierra	7/09/2025 (em)	No	
11	Board of Water Supply	Ernest ??	7/14/2025	No	
12	DLNR – WRC	C. Kahahane	7/15/2025 (em)	No	
13	DLNR – DOFAW	J. Omick	7/15/2025 (em)	No	
14	Dept of Facility Maintenance	?? for G. Albano	7/16/2025	No	

Note: (em) = email

Gerald Park

From: Browning, Joy <joy_browning@fws.gov>
Sent: Thursday, June 12, 2025 1:13 PM
To: gpark@gpup.biz
Subject: 'Elepaio Food Campus Master Plan - Draft Environmental Assessment

Aloha,

To assist with your project planning, please see below for instructions on identifying species that may be in your area and avoidance and minimization measures that may need to be incorporated into your project.

The Pacific Island Fish and Wildlife Office (PIFWO) has transitioned to the use of the Information for Planning and Consultation (IPaC) online portal, https://ipac.ecosphere.fws.gov/, for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species and designated critical habitat in your project area. Using IPaC expedites the process for species list distribution and takes minimal time to complete.

Please note that the accuracy of your species list should be verified after 90 days. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change the species list. Verification can be completed by visiting the IPaC website at regular intervals during project planning and implementation. An updated list may be requested through the IPaC system by completing the same process used to obtain the initial species list. We hope this process provides efficiencies to our partners in obtaining a species list.

For recommended avoidance and minimization measures, you can visit the following webpage https://www.fws.gov/office/pacific-islands-fish-and-wildlife/library

Respectfully,

Joy Browning

Gerald Park

From: DOH.CABPASS <DOH.CABPASS@doh.hawaii.gov>
Sent: Thursday, June 12, 2025 1:24 PM
To: gpark@gpup.biz
Subject: Draft Environmental Assessment of 'Elepaio Food Campus Master Plan

Hello Gerald Park
Gerald Park Urban Planner

Thank you for the opportunity to review Draft Environmental Assessment of 'Elepaio Food Campus Master Plan in the June 08, 2025 edition of the TENs. Please go to the Clean Air Branch (CAB) website to download and utilize our Standard Comments for Land Use Reviews. The link is included below.

https://health.hawaii.gov/cab/clean-air-branch/standard-comments-for-land-use-reviews/

Lisa Kitahara
Planning & Administrative Support Staff Supervisor | Clean Air Branch
Hawai'i State Department of Health | Ka 'Oihana Olakino
2827 Waimano Home Road #130 | Pearl City, Hawaii 96782
Office: (808) 586-4200

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Gerald Park

From: Greg Kawachi <Greg.Kawachi@hawaiiantel.com>
Sent: Monday, June 23, 2025 4:32 PM
To: gpark@gpup.biz; jgriego@wcchc.com
Cc: HT-Plan Reviews
Subject: Elepaio Food Campus Master Plan
Attachments: Gerald Park `Elepaio Food Campus Master Plan.pdf

Hi Gerald,

We're reaching out to confirm receipt of your letter. For future requests, can you please email it to HT-PlanReviews@hawaiiantel.com and you can update the POC to me. Please let me know if you have any additional questions. Thank you!

Greg Kawachi
Manager II – Network OSP
O: 808.546.7666
C: 808.779.8324

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Gerald Park

From: Kaweni Ibarra <kawenii@oha.org>
Sent: Thursday, June 26, 2025 9:08 AM
To: jgriego@wcchc.com; gpark@gpup.biz
Cc: Kamakana Ferreira
Subject: OHA Comment Re: DEA for Elepaio Food Campus Master Plan, Waianae, Oahu

Aloha e John and Gerald,
The Office of Hawaiian Affairs (OHA) is in receipt of your letter dated June 9, 2025 regarding the Draft Environmental Assessment (DEA) for the Elepaio Food Campus Master Plan in Waianae, Oahu.
At this time, OHA requests that we be provided with copies of any current and future comments provided by the State Historic Preservation Division (SHPD).
Mahalo for your time. We look forward to receiving the requested information. Please feel free to contact me should you have any questions.
Mahalo,
Kaweni Ibarra

Kaweni Ibarra

Compliance Advocate

Office of Hawaiian Affairs

ITEM G-1 EXHIBIT A

HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU

636 SOUTH STREET • HONOLULU, HAWAI'I 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

received
6.28.25

RICK BLANGIARDI
MAYOR
MEIA

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

June 27, 2025

Mr. Gerald Park, Principal
Gerald Park Urban Planner
95-595 Kaname'e Street, Suite 324
Mililani, Hawai'i 96789

Dear Mr. Park:

Subject: 'Elepaio Food Campus Master Plan
Tax Map Keys: 8-6-001: 012, 024-028
Lualualei, District of Wai'anae, O'ahu, Hawai'i

In response to your letter dated June 9, 2025, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:

1. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2021 Edition, Section 18.2.3.2.2).

   A fire apparatus access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2021 Edition, Section 18.2.3.2.1.).

2. Fire apparatus access roads shall be in accordance with NFPA 1, 2021 Edition, Section 18.2.3.

3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1, 2021 Edition, Sections 18.3 and 18.4.

4. Civil drawings submitted to your department shall be routed to the HFD for review and approval.

The abovementioned provisions are required by the HFD and may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdfpb1@honolulu.gov.

Sincerely,

KEVIN MOKULEHUA
Assistant Chief

KM/MD:sk

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

[illegible] Kuhaane e St
[illegible]
Mili[illegible], Hawaii
[illegible]

Telephone:
[illegible]
Email:
[illegible]@gpup.biz

July 28, 2025

Sheldon K. Hao, Fire Chief
Honolulu Fire Department
636 South Street
Honolulu, HI 96813-5007

Dear Chief Hao:

Subject: 'Elepaio Food Campus Master Plan
TMK: [1] 8-6-001: 012, 024, 025, 026, 027, 028
Lualualei, District of Wai'anae, O'ahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the responses below in the order your comments were presented.

1/2. Vehicle and fire apparatus access was discussed in Section 1, B. Development Phasing, d. access (page 9). Two, 24-foot wide driveways will provide vehicle and fire apparatus access to the Food Warehouse and the upper sections of the Project Area.

3. The buildings will be equipped with a fire sprinkler system

4. Civil drawings will be routed to the Honolulu Fire Department for review and approval.

Honolulu Fire Department participation in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c:J. Griego, WCCHC

ITEM G-1 EXHIBIT A

DEPARTMENT OF ENVIRONMENTAL SERVICES
KA 'OIHANA LAWELAWE KAIĀPUNI
CITY AND COUNTY OF HONOLULU

1000 ULU'ŌHI'A STREET, SUITE 308 • KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: honolulu.gov

received
6.28.25

RICK BLANGIARDI
MAYOR
MEIA

ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR
PO'O

DANIEL BRIECK, P.E.
DEPUTY DIRECTOR
HOPE PO'O

MICHAEL O'KEEFE
SECOND DEPUTY DIRECTOR
KA LUA O KA HOPE PO'O

IN REPLY REFER TO:
PRO 25-047

June 25, 2025

Mr. Gerald Park
Urban Planner
95-595 Kaname'e Street
Mililani, Hawai'i 96789

Dear Mr. Park:

SUBJECT: 'Elepaio Food Campus Master Plan
Draft Environmental Assessment
TMK: (1) 8-6-001:012, 024, 025, 026, 027, 028

We have reviewed the subject document as requested in your letter dated June 9, 2025. We hope the following comments will be helpful towards the success of your project:

1. Attached is a map showing the project area and the nearby City sewer system.

2. A Sewer Connection Application should be submitted to the Department of Planning and Permitting, Site Development Division, Wastewater Branch. This application should be submitted at an early stage to determine whether sewer capacity is available or if off-site sewer improvements are needed to accommodate the project.

3. Should the project include construction in City-owned streets, or otherwise plan to dedicate sewer lines constructed for this project to the City, the project should follow our Wastewater System Design Standards, which are available at our website, www.honolulu.gov/env/.

If you have any questions, please contact Paul Christiansen, Civil Engineer, at (808) 768-3470 or email p.christiansen@honolulu.gov.

Sincerely,

Roger Babcock

Roger Babcock, Jr. Ph.D. P.E.
Director

Attachment

‘Elepaio Food Campus Master Plan

ITEM G-1 EXHIBIT A

June 23, 2025

1:5,000

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, NGA, USGS, Department of Planning & Permitting

Tax Parcel
Treatment Plant
Pump Station
Manhole
Sewer Submersible Pump
Individual Pump
Low Pressure Pump
Fittings
Clean_Out
Increaser
Coupling
Plug
Reducer
Sewer Main
Force
Gravity
Model Link
Outfall
Siphon
Treatment
Low Pressure Force

Department of Environmental Services

ITEM G-1 EXHIBIT A

GERALD PARK
Urban Planner
Planning
Land Use
Research
Environmental
Studies
[illegible] Kamehameha St
[illegible]
Wailuku, Hawai'i
96793
Telephone
[illegible]
Email:
[illegible]

July 28, 2025

Roger Babcock, Jr. Ph.D, P.E., Director
Department of Environmental Services
City and County of Honolulu
1000 Ulu'ōhi'a Street, Suite 308
Kapolei, HI 96707

Dear Director Babcock:

Subject: Elepaio Food Campus Master Plan
TMK: [1] 8-6-001: 012, 024, 025, 026, 027, 028
Lualualei, District of Wai'anae, O'ahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the responses below in the order your comments were presented.

1. Thank you for providing a map of the nearby City sewer system.
2. A Sewer Application Permit will be submitted to the Department of Planning and Permitting, Site Development Division, Wastewater Branch for determination of sewer capacity and if off-site improvements are needed.
3. The sewer system will be designed Department of Environmental Services Wastewater System Design Standards.

The participation of the Department of Environmental Services in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c. J.Griego, WCCHC

ITEM G-1 EXHIBIT A

Hawaiian Telcom
HAWAII'S TECHNOLOGY LEADER™

7/2/2025

Gerard Park
95-595 Kaname-e Street #324
Mililani, Hawaii 96789

Subject: Elepaio Food Campus Environmental Assessment

Dear Mr. Park,

Thank you for allowing us to review and comment on your plans for the **Elepaio Food Campus Environmental Assessment** project.

Hawaiian Telcom Inc. has no comments or concerns regarding this EA and how it impacts our facilities.

If you have any questions, feel free to call me at 808-492-2983 or email Stephen.tercino@hawaiiantel.com

Thank you,

Stephen Tercino
Outside Plant Engineer – Network Development
Hawaiian Telcom Inc.

c: J.L.Kwan

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

received
7. 8. 2025

RICK BLANGIARDI
MAYOR
MEI

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

July 8, 2025 2025/ELOG-1135 (LP)

SENT VIA EMAIL
Mr. Gerald Park
gpark@gpup.biz

Dear Mr. Park:

SUBJECT: Chapter 343 Hawaii Revised Statues
Draft Environmental Assessment (EA)
The 'Elepaio Food Campus Master Plan
92-100 Kamoana Place – Wai'anae
Tax Map Keys (TMKs): 8-6-001: 012 and 024 through 028

This is in response to your letter, received June 12, 2025, requesting comments on the scope and content to be addressed in a Draft EA, for a "food campus" consisting of a food warehouse, training kitchen, administrative area with meeting spaces, agriculture support area, and Hawaiian cultural area on six zoning lots with a combined lot area of 25.11 acres. The Project is located in the P-2 General Preservation District (P-2 District). Parcel 12 is owned by the State of Hawai'i and Parcels 24 through 28 is owned by the Department of Hawaiian Home Lands (DHHL). The following comments should be addressed:

- Land Use Permits Division Comments:
  - Parcels 24 through 28 are owned by the DHHL. Under provisions of the Hawaiian Homes Commission Act, 1920, as amended, the DHHL is not subject to compliance with Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance (LUO) or ROH Chapter 22, the Subdivision regulations..
  - Parcel 12 is owned by the State of Hawai'i and is regulated by ROH Chapter 21. For the purposes of ROH Chapter 21, LUO, it appears Parcel 12 will be developed with a dumpster. More information in the EA should be provided if there will be any development on this parcel.
  - Plans show parking and driveway improvements on the adjacent lot, TMK 8-6-001: 003, which is in the Special Management Area (SMA). More information is needed to determine if the work is considered development and if an SMA Permit is required.

- Figure 1 Vicinity Map calls out existing kupuna housing on the Project site. The EA should describe any existing or proposed structures, including when the existing structures were built, and identify any associated building permits or other land use approvals.

- The EA must include recommendations to mitigate any impact to historical properties on the site. Additionally, the Project should be submitted to the State Historic Preservation Division (SHPD) for review and comment under HRS Chapter 6E-42. An appendix for the referenced draft archaeological literature review and field inspection report and draft cultural assessment should also be added.

- A short assessment of traffic should accompany the proposed Project design in the EA. Discuss anticipated traffic and circulation impacts associated with the Project design.

- Traffic Review Branch Comments:

  - A timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy or opening, shall be prepared by the Applicant in a format acceptable to the Department. The timeline should identify when the construction management plan (CMP) and the traffic management plan (TMP) will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy.

  - The CMP shall identify the type, frequency and routing of heavy trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities. A CMP should be done for each phase of the development.

  - A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities by residents. TDM strategies could

include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. The TMP should address where pick-up/drop-off would occur and how delivery trucks would access/egress the site and how it will be managed. A post TMP will be required after full build-out, to validate the relative effectiveness of the various TDM strategies identified in the initial report. The TMP should include how drive-up food distribution drives will be managed to minimize traffic impacts to Ma'ili'ili Road.

- The Hawai'i State Department of Transportation should be consulted regarding the need for a Traffic Impact Assessment Report for the intersection at Farrington Highway.

- The EA should provide more information about the anticipated daily traffic generated by the various uses of the project. The narrative should explain how each use will operate on a daily basis. Describe the number of vehicles accessing the site, how parking stalls be used and managed, if any of the uses will overlap, and if parking will be shared. Additionally, clarify if there will be special events that are larger than normal and how will the parking be affected for larger events.

- Construction plans for all work within or affecting public streets should be submitted to the DPP Traffic Review Branch for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Vehicular access points should be constructed as standard City dropped driveways and to provide 20-foot minimum width for two-way traffic. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles.

- Driveway grades shall not exceed five percent for a minimum distance of 25-feet from the back of the designated pedestrian walkway. Any entry gates or guard shacks, if used, should be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit, front first.

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Lena Phomsouvanh, of our staff, at (808) 768-8052 or via email at lena.phomsouvanh@honolulu.gov.

Sincerely,

FOR Dawn Takeuchi Apuna
Director

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kaname'e St.
#324
Mililani, Hawai'i
96789

Telephone:
(808) 625-9626

Email
gpark@gp-hi.com

July 28, 2025

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

Dear Director Apuna:

Subject: Draft Environmental Assessment\
'Elepaio Food Campus Master Plan
Tax Map Keys: 8-6-001, 012 and 024-028
2025/ELOG-1135 (LP)

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. Our responses are provided in the order your comments were presented.

Land Use Permits Division Comments

- Acknowledged.
- At this time, development is not proposed on parcel 012. Parcel 012 is owned by the Department of Hawaiian Home Lands.
- Parking and driveway improvements on parcel 003 are not proposed for the 'Elepaio Food Campus. Said improvement, however, will be proposed in an updated development plan for the Wai'anae Coast Comprehensive Health Center ("WCCHC").
- The Vicinity Map does not call out the Kupuna Housing as an existing project. It is a proposed project to be developed by others. The housing developer has informed the WCCHC planning office that plans for the housing project will not available until 2027.
- Mitigating measures for historic properties were not included because none were proposed pending HRS 6E consultation with the State Historic Preservation Division (SHPD). 'Elepaio Social Services will comply with mitigating measures recommended by SHPD.

  Four technical reports were prepared for the 'Elepaio Food Campus Master Plan. An archaeological Literature Review / Field Inspection Report, Cultural Impact Assessment, Natural Resources Assessment, and a Drainage Study. These reports should have been listed in the Draft Environmental Assessment but were mistakenly omitted. An Exhibit sheet will be included in the Final Environmental Assessment identifying the reports and stating electronic file will be available upon request.

- Measures for mitigating traffic impacts during construction and potential long-term impacts on traffic circulation primarily on Māʻiliʻili Road and mitigating measures were disclosed in the environmental assessment.

Traffic Review Branch Comments

- A generalized timeline for the proposed improvements is presented in Tables 2 and 3 of the Draft Environmental Assessment. Table 2 indicates the improvements projected for the three phases and Table 2 projects the years but not by calendar years the improvements would commence.

  A timeline for permit procurement, construction, and occupancy is not available for submittal at this early site planning stage. Applicant will prepare a timeline contingent on availability of a complete or near complete set of construction plans, secured funding, a licensed contractor retained, and a construction management team assembled . Timelines will be prepared and submitted prior to each development phase and include Construction and Traffic Management Plans.

- A Construction Management Plan (CMP) has not yet been prepared. The ʻElepaio Food Campus is currently in the planning stage as evidenced by the scant number of plans in the Draft Environmental Assessment. Asides from the ʻElepaio Food Campus Master Plan only a Conceptual Site and Utility Plan and Conceptual Grading and Drainage Plan have been prepared. The two conceptual plans provide the food campus planners with a preliminary order of magnitude of construction and cost estimate for site and building improvements.

  The information you are requesting for general frequency, routing, and movement of construction vehicles are unknowns at this time. A CMP will be prepared after hiring a General Contractor or a Site Work Contractor. They would be able to chart out how site work should proceed, types of equipment required, movement and routing of said vehicles, and locating staging areas for workers and the earth moving activities to follow.

  A CMP or CMPs will be submitted for review and approval prior to each development phase.

- Residential development is not proposed for the Food Campus. A *kupuna* housing project, however is proposed by others on two lots adjoining the eastern end of the Food Campus. Traffic Demand Management strategies as stated in his comment should be directed to that developer.

  Delivery trucks would access the Food Campus from the existing main entry to the WCCHC on Māʻiliʻili Road. A driveway will be provided to the Service Yard

and Food Warehouse Loading Dock. From the Service Yard trucks would egress through a one-way driveway to Mā'ili'ili Road.

Food distribution drives would be set up in the parking lot fronting the Multi-Purpose building. Vehicles would enter the two-way driveway, drive to the pick-up point, and exist via the one-way driveway for delivery vehicles on the western side of the parking lot.

Left turn movements from Mā'ili'ili Road into the two-way driveway would not be allowed. Movement into the distribution area would be right-turn only from Mā'ili'ili Road. A section of the *mauka* side of the road is proposed for widening which would allow a storage lane for queuing vehicles.

- The Hawai'i Department of Transportation was included as an agency to be consulted during the environmental assessment review process.

- The best estimate of anticipated daily traffic is the number of employees projected to staff the various uses. The Draft EA talked about a cadre of 40 employees for the various uses and facilities. Twenty-eight employees are projected for Phase 1 with 16 for the 'Elepaio Food Campus Office , 6 for the Hawai'i Food Bank, and 6 for the Growing Field and Farm House. Employees will be added as the other facilities are built during Phases II and III.

  How each use would operate on a daily basis is unknown at this time. 'Elepaio Social Services, who will manage the Food Campus, will occupy space in the Food Warehouse. As managers, they should operate daily (Monday-Friday). but working hours have not been determined.

  The Hawai'i Food Bank will determine its hours of operation. The frequency of food deliveries to distribution sites and pickups from food vendors and suppliers has not been determined.

  The most extreme event would occur if the Multi-Purpose Building is used as an emergency shelter. The building could function as a communications center for emergency personnel, assembly / respite area for first responders, and shelter households displaced by a disaster even.

  A combination of the above will fill the parking lot fronting the Food Warehouse and Multi-Purpose Building to capacity. Parking is available elsewhere on-site and vehicles would be marshalled or signs posted directing drivers to those areas.

- Construction plans for work in or adjacent to Mā'ili'ili Road will be submitted to the Traffic Review Branch. Two driveways are proposed. A 24-foot width, two-way driveway to the parking area fronting the Food Warehouse and a 20-foot width exit only driveway for delivery vehicles departing the Food Warehouse Service Yard. This driveway will also provide a second exit for vehicles from the

Food Warehouse parking area. The turning movement will be right turn only at Mā'ili'ili Road. Traffic control plans will be submitted if required.

- A pedestrian walkway is not planned. A gate is proposed for the Food Warehouse exit driveway. A guard shack is posted at main entry to the WCCHC but none is proposed for the Food Campus. Loading and parking areas are designed such that vehicles enter and exit, front first.

Department of Planning and Permitting participation in the environmental assessment review process is appreciated. We look forward to the Department of Planning and Permitting's continued support for the 'Elepaio Food Campus.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: J. Griego, WCCHC

Comments Received After the 30-Day Review Period Ending on July 8, 20025.
Responses Are Not Required.

ITEM G-1 EXHIBIT A

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

received
7.7.2025

July 8, 2025

Gerald Park Urban Planner
95-595 Kaname'e St. #324
Mililani, Hawai'i 96789
Ph: 808-625-9626

via email: gpark@gpup.biz

SUBJECT: Wai'anae Coast Comprehensive Health Center 'Elepaio Food Campus Master Plan – Draft Environmental Assessment – Anticipated Finding of No Significant Impact (DEA-AFONSI), TMK: (1) 8-6-001: 012, 024, 025, 026, 027, 028 Lualualei, District of Wai'anae, O'ahu, Hawai'i

Dear Mr. Park:

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comment.

Please find enclosed, comments from the Office of Conservation and Coastal Lands, on the subject matter. Should you have any questions, please feel free to contact Dayna Vierra at (808) 587-0423 or email: dayna.k.vierra@hawaii.gov.

Sincerely,

Ian Hirokawa
Acting Land Administrator

cc: Julie-Ann Cachola, DHHL
John Griego, WCCHC

Enclosure(s)

ITEM G-1 EXHIBIT A
OA 25-271

HONOLULU LAND DIVISION
2025 JUN 25 PM 2:39
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

RECEIVED
OFFICE OF CONSERVATION AND COASTAL LANDS
2025 JUN 20 A 8:25
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

RUSH

June 19, 2025

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
__Div. of Boating & Ocean Recreation
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
__Div. of State Parks
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – Oʻahu District (barry.w.cheung@hawaii.gov)
X Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

FROM: Ian C. Hirokawa, Acting Land Administrator

SUBJECT: **Waiʻanae Coast Comprehensive Health Center ʻElepaio Food Campus Master Plan – Draft Environmental Assessment – Anticipated Finding of No Significant Impact (DEA-AFONSI)**

LOCATION: Lualualei, District of Waiʻanae, Oʻahu, Hawaiʻi, TMK: (1) 8-6-001:012, 024, 025, 026, 027, 028

APPLICANT: Gerald Park, Urban Planner on behalf of Waiʻanae Coast Comprehensive Health Center, Planning and Design

Transmitted for your review and comment is information on the above-referenced subject matter. Please use the following link to access project information:

2025-06-08-OA-DEA-Elepaio-Food-Campus-Master-Plan.pdf

Please submit comments by **July 7, 2025.** If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

Proposed work appears to be outside of the Conservation District and, in part, on DHHL lands. OCCL does not have jurisdiction over DHHL lands

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(✓) Comments are included/attached.

Signed:
Print Name: Trevor Fitzpatrick
Division: OCCL
Date: 6/25/2025

Attachments

BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
LANCE WILHELM
KĒHAULANI PU'U
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

July 11, 2025

received
7·14·25

Mr. Gerald Park
Gerald Park Urban Planner
95-595 Kaname'e Street, #324
Mililani, Hawai'i 96789

Dear Mr. Park:

Subject: Your Letter Dated June 9, 2025 Requesting Comments on the Draft Environmental Assessment for the Proposed 'Elepaio Food Campus Master Plan in Wai'anae – Tax Map Key: 8-6-001: 012, 024, 025, 026, 027, 028

Thank you for your letter regarding the proposed food campus master plan.

The existing water system is adequate to accommodate the proposed food campus center master plan development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The developer should investigate the feasibility of using non-potable water for irrigation of the proposed agricultural projects. If non-potable water is either unavailable or infeasible, a report of the investigation including proposed irrigation demands should be submitted to us before we will consider the use of potable water.

Water conservation measures are required for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

Very truly yours,

for ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

95-595 Kaname e St.
#324
Mililani, Hawai i
96789

Telephone-
(808) 625-9626

e-mail:
gpark@gp4 biz

July 28, 2025

Ernest W. Lau, P.E., Manager
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96813

Dear Mr. Lau:

Subject: 'Elepaio Food Campus Master Plan
Tax Map Key: [1] 6-6-001: 012, 024, 025, 026, 027, 028
Lualualei, District of Wai'anae

Thank you for your comments on the Draft Environmental Assessment for the 'Elepaio Food Campus Master Plan. We offer the responses below in the order your comments were presented.

Thank you for confirming that the existing water system is adequate t accommodate the proposed food campus project. It is understood that the availability of water will be confirmed when the building permit applications are submitted.

Applicant will pay the Water System Facilities Charges for resource development, transmission, and daily storage.

Applicant is investigating the feasibility of using non-potable water for irrigating the agriculture growing field and landscaping. The subject has been broached with the Director of the Department of Environmental Services. Wastewater from the Waianae Wastewater Treatment Plan would be treated and recycled for the above irrigation uses. Infrastructure improvements at the treatment plan will be planned, designed, constructed, and funded by the Wai'anae Coast Comprehensive Health Center. The Board of Water Supply will be included in ensuing discussions.

Construction plans will be submitted for BWS approval.

Fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

Participation of the Board of Water Supply in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park, Principal

c: J. Griego, WCCHC

ITEM G-1 EXHIBIT A

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

received
7.15.25

July 11, 2025

Gerald Park Urban Planner
95-595 Kaname'e St. #324
Mililani, Hawai'i 96789

via email: gpark@gpup.biz

SUBJECT: Wai'anae Coast Comprehensive Health Center 'Elepaio Food Campus Master Plan - Draft Environmental Assessment – Anticipated Finding of No Significant Impact (DEA-AFONSI), Lualualei, Wai'anae, O'ahu, Hawai'i

Dear Mr. Park,

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated July 8, 2025, enclosed are comments from the Division of Forestry and Wildlife and the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to contact Dayna Vierra at (808) 587-0423 or email: dayna.k.vierra@hawaii.gov.

Sincerely,

Ian Hirokawa
Land Administrator

cc: Julie-Ann Cachola, DHHL
John Griego, WCCHC

Enclosure(s)

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

DAWN N.S. CHANG
CHAIRPERSON

KENNETH S. FINK, M.D., MGA, MPH
AURORA KAGAWA-VIVIANI, PH.D.
WAYNE K. KATAYAMA
LAWRENCE H. MIIKE, M.D., J.D.
HANNAH KIHALANI SPRINGER

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES | KA 'OIHANA KUMUWAIWAI 'ĀINA
COMMISSION ON WATER RESOURCE MANAGEMENT | KE KAHUWAI PONO
P.O. BOX 621
HONOLULU, HAWAII 96809

July 9, 2025

REF: RFD.6470.3

TO: Mr. Ian Hirokawa, Acting Administrator
Land Division

FROM: Ciara W.K. Kahahane, Deputy Director
Commission on Water Resource Management

SUBJECT: Wai'anae Coast Comprehensive Health Center Elepaio Food Campus Master Plan

FILE NO.: RFD.6470.3
TMK NO.: (1) 8-6-001:012, (1) 8-6-001:024, (1) 8-6-001:025, (1) 8-6-001:026, (1) 8-6-001:027, (1) 8-6-001:028

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

- [ ] 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- [ ] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- [ ] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- [X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- [X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/
- [ ] 6. We recommend the use of alternative water sources, wherever practicable.
- [X] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- [X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

[X] 9. There may be 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.

[ ] 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

[ ] 11. The Hawaii Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes). We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation. Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater. Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area.

[ ] 12. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

[ ] 13. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

[ ] 14. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

[ ] 15. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[ ] 16. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

[ ] 17. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

[ ] 18. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

[X] 19. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

[X] OTHER: Planning -

The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

If you have any questions, please contact Ryan Imata of the Groundwater Regulation Branch at (808) 587-0225 or Katie Roth of the Planning Branch (808) 587-0216.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

RUSH

June 19, 2025

MEMORANDUM

FROM: **DLNR Agencies:**
X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
__Div. of Boating & Ocean Recreation
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
__Div. of State Parks
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – O'ahu District (barry.w.cheung@hawaii.gov)
X Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: Ian C. Hirokawa, Acting Land Administrator

SUBJECT: **Wai'anae Coast Comprehensive Health Center 'Elepaio Food Campus Master Plan – Draft Environmental Assessment – Anticipated Finding of No Significant Impact (DEA-AFONSI)**

LOCATION: Lualualei, District of Wai'anae, O'ahu, Hawai'i, TMK: (1) 8-6-001:012, 024, 025, 026, 027, 028

APPLICANT: Gerald Park, Urban Planner on behalf of Wai'anae Coast Comprehensive Health Center, Planning and Design

Transmitted for your review and comment is information on the above-referenced subject matter. Please use the following link to access project information:

2025-06-08-OA-DEA-Elepaio-Food-Campus-Master-Plan.pdf

Please submit comments by **July 7, 2025.** If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(☑) Comments are included/attached.

Signed: _____
Print Name: JASON D. OMICK, Wildlife Prog. Mgr
Division: Forestry and Wildlife
Date: Jul 9, 2025

Attachments

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
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

July 8, 2025

Log no. 5083

MEMORANDUM

TO: IAN C. HIROKAWA, Acting Land Administrator
Land Division

FROM: JASON D. OMICK, Wildlife Program Manager
Division of Forestry and Wildlife

SUBJECT: Wai'anae Coast Comprehensive Health Center 'Elepaio Food Campus Master Plan – Draft Environmental Assessment – Anticipated Finding of No Significant Impact (DEA-AFONSI); Lualualei, District of Wai'anae, O'ahu, Hawai'i; TMK: (1) 8-6-001:012, 024, 025, 026, 027, 028

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments regarding the DEA-AFONSI for 'Elepaio Social Services, the social services arm of the Wai'anae Coast Comprehensive Health Center (WCCHC), which proposes to develop a food campus and resiliency hub at 86-134 Mā'ili'ili Road, in the ahupua'a of Lualualei, District of Wa'ianae. The project will be developed on approximately 10.5 acres east of and adjoining the WCCHC. The area to be developed is part of 6 lots comprising 25.1 acres owned by the Department of Hawaiian Home Lands.

The project proposes to construct a food warehouse, approximately 2 acres for agricultural growing fields, a 1,000 square foot "Farm House," a 6,500 sq. ft. multi-purpose building, a 3,500 sq. ft. teaching kitchen and dining area, and a 10,000 sq. ft. two-level administration building. A hula mound and healing garden, "Ka 'Āina Ho'opulapula O' Kamaki Kanahele" are also proposed. The project will be built in three phases over a projected seven years beginning in 2025 or 2026. Site work, infrastructure installation, road improvements, and construction of the food warehouse and growing field are proposed for Phase 1 construction. The proposed project site is located within State Land Use Designation Urban and Conservation and is zoned Preservation and Agriculture by the City and County.

A biological survey of the proposed project site was conducted and found two endemic plants: koki'o ke'oke'o *(Hibiscus arnottianus)* and loulu *(Pritchrdia sp.)*. Neither are rare, threatened, or endangered or proposed for said status. No threatened or endangered mammals or birds were noted during the survey.

DOFAW concurs with the measures included in the DEA intended to avoid construction and operational impacts to State-listed seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i please visit https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

DOFAW provides the following additional comments regarding the potential for the proposed work to affect listed species in the vicinity of the project area.

The State listed 'ōpe'ape'a or Hawaiian hoary bat (*Lasiurus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided in any construction as bats can become ensnared and killed by such fencing material during flight.

For nighttime work that might be required, DOFAW recommends all lights used be fully shielded to minimize the attraction of seabirds. Nighttime work which requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15, when young seabirds make their maiden voyage to sea. If nighttime construction is required during the seabird fledgling season, we recommend a qualified biologist be present at the project site to monitor and assess the risk of seabirds being attracted or grounded due to the lighting. If seabirds are seen circling the area, lights should be turned off. If a downed seabird is detected, please follow DOFAW's recommended response protocol by visiting https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/

The State endangered pueo or Hawaiian short-eared owl (*Asio flammeus sandwichensis*) could potentially occur in the project vicinity. Pueo are most active during dawn and dusk twilights. Remove and exclude non-native mammals such as mongoose, cats, dogs, and ungulates from the nesting area. Minimize habitat alterations and disturbance during pueo breeding season. These birds nest on the ground, and active nests have been found year-round. Before any potentially disturbing activities—like clearing vegetation, especially ground-based disturbance, DOFAW recommends a qualified biologist conduct surveys during crepuscular hours. Observation surveys should be done at those times from vantage points where they can see the whole project area for 2-3 nights before construction is to start. If any breeding displays are observed, it is likely there could be a nest. If pueo nests are detected in the area, a buffer zone should be established in which no activity occurs within a minimum buffer distance of 100 meters until the nesting cycle is complete, and the chicks are capable of flight. O'ahu Branch DOFAW staff should be notified at (808) 973-9778 of any nests or adult displayed breeding behavior.

State-listed waterbirds such as ae'o or Hawaiian stilt (*Himantopus mexicanus knudseni*), 'alae ke'oke'o or Hawaiian coot (*Fulica alai*), 'alae 'ula or Hawaiian gallinule (*Gallinula chloropus sandvicensis*), and koloa maoli or Hawaiian duck (*Anas wyvilliana*) *could* potentially occur at or in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction, all activities within 100 feet (30 meters) should cease and the bird or birds should not be approached. Work may continue after the bird or birds leave the area of their own accord. If a nest is discovered at any point, please contact the O'ahu Branch DOFAW Office at (808) 973-9778 and establish a buffer zone around the nest.

DOFAW is concerned about the impacts of nonnative predators such as cats, rodents, and mongoose, on native and endangered waterbirds, seabirds, and forest birds. DOFAW recommends no feeding of feral cats should occur on the premises, as predation is instinctive and even well-fed cats will hunt and kill wildlife. Take action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

DOFAW recommends using native plant species for landscaping that are appropriate for the area; i.e., plants for which climate conditions are suitable for them to thrive, plants that historically occurred there, etc. DOFAW also recommends referring to www.plantpono.org for guidance on the selection and evaluation of landscaping plants and to determine the potential invasiveness of plants proposed for use in the project.

Avoid importing soil or other plant material from off-island. Soil and plant material may contain fungi (e.g., rapid 'ōhi'a death) and other pathogens which could harm our native species and ecosystems. We recommend consulting the Hawai'i Interagency Biosecurity Plan at http://dlnr.hawaii.gov/hisc/plans/hibp/ in the planning, design, and construction of the project.

We recommend consulting the O'ahu Invasive Species Committee (OISC) at (808) 266-7994 to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. Soil and plant material may contain detrimental fungal pathogens (like rapid 'ōhi'a death), vertebrate and invertebrate pests (e.g. little fire ants, and coconut rhinoceros beetle), or invasive plant propagules (e.g. albizia, pampas grass, fireweed, etc.) that will harm our native ecosystems, and the unique native found within them. Therefore, DOFAW advances the guidance that all equipment and personal items—to include clothing and foot ware should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Additionally, DOFAW recommends minimizing the movement of plant or soil material between worksites. Suspect pests should be reported through the statewide pest hotline. Photos, videos, and locations can be shared at www.643pest.org or call: 743-PEST. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

To prevent the spread of rapid ʻōhiʻa death (ROD), DOFAW requests that removal, pruning/trimming, and potentially injury to ʻōhiʻa trees be avoided as much as possible. Wounds serve as entry points for ROD fungus and increase the odds that the tree will be infected and die. Also, clean gear/tools, clothes, footwear, and vehicles before and after use. Make sure to removal all loose soil from the aforementioned items, spray gear/tools with 70% rubbing alcohol, and wash clothes with hot water and soap. Wash tires and undercarriages of all vehicles/machinery with a high-pressure water source. If ʻōhiʻa trees must be removed or pruned/trimmed, please conduct these activities on a still day to minimize blown sawdust and use a sharp saw to create chips rather than dust. Seal all wounds to these trees with a stump seal product (e.g. Spectricide, etc.). For more information, please consult https://cms.ctahr.hawaii.edu/rod.

The invasive coconut rhinoceros beetle (*Oryctes rhinoceros*) or CRB is widespread on the island of Oʻahu. CRB have been detected on other islands with moderate infestation on Kauaʻi, one incipient site on Hawaiʻi Island, and only one positive site on Maui in 2023. Hawaiʻi Department of Agriculture interim rule 24-1 restricts the movement of CRB-host material from the island of Oʻahu, which is defined as the Quarantine Area. Regulated material (host material or host plants) is considered a risk for potential CRB infestation. Host material for the beetle specifically includes 1) entire dead trees; 2) mulch, compost, trimmings, fruit and vegetative scraps, and 3) decaying stumps. CRB host plants include the live palm plants in the following genera: *Washingtonia*, *Livistona*, and *Pritchardia* (all commonly known as fan palms), *Cocos* (coconut palms), *Phoenix* (date palms), and *Roystonea* (royal palms). When such material or these specific plants are moved there is a risk of spreading CRB because they may contain CRB in any life stage. Inspection and/or treatment approved by HDOA is mandatory before inter-island transport. For more information regarding CRB, please visit https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/coconut-rhinoceros-beetle/.

We recommend that Best Management Practices are employed during and after construction to contain any soils and sediment with the purpose of preventing damage to near-shore waters and marine ecosystems.

Due to the arid climate, high fine fuel load (grasses) surrounding the worksite, and risks of wildfire to listed species and native habitats, we recommend coordinating with the Hawaiʻi Wildfire Management Organization at (808) 850-0900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area. When engaging in activities that have a high risk of starting a wildfire—like wielding in/near tall grass, it is recommended that you: 1) wet down the area before starting your task, 2) continuously wet down the area as needed, 3) have a fire extinguisher on hand, and 4) in the event that your vision is impaired, (i.e. welding goggles) have a spotter to watch for fire ignitions. Additionally, do not park any vehicles in or near tall grass as heat from the engine/exhaust may ignite dry vegetation.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their

own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Kelli Yamaguchi, Protected Species Habitat Conservation Planning Associate via email at kelli.yamaguchi.researcher@hawaii.gov.

Sincerely,

JASON D. OMICK
Wildlife Program Manager

ITEM G-1 EXHIBIT A

DEPARTMENT OF FACILITY MAINTENANCE
KA 'OIHANA MĀLAMA HALE
CITY AND COUNTY OF HONOLULU

1000 ULU'OHIA STREET, SUITE 215, KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3343 • Fax: (808) 768-3381 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

GENE C. ALBANO, P.E.
DIRECTOR AND CHIEF ENGINEER
PO'O A ME LUNA NUI 'ENEKINIA

WARREN K. MAMIZUKA
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
DRM 25-192

July 11, 2025

received
7.16.25

Mr. Gerald Park, Principal
Gerald Park Urban Planner
95-595 Kanamee Street #324
Mililani, Hawai'i 96789

Dear Mr. Park:

Subject: Elepaio Food Campus Master Plan
TMK: (1) 8-6-001: 012, 024, 025, 026, 027, 028
Lualualei, District of Waianae

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

We have no comments at this time, however, we would appreciate receiving your Phase 1 construction plans, so we may review and comment on the site work, infrastructure installation, road improvements and construction of the food warehouse and growing field.

If you have any questions, please call Mr. Ray Jyo of the Division of Road Maintenance at (808) 768-3697.

Sincerely,

Gene C. Albano, P.E.
Director and Chief Engineer

STATE OF HAWAI`I

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager *lkjm*

Subject: Declare a Finding of No Significant Impact (FONSI) for the Waianae Coast Comprehensive Health Center ʻElepaio Food Campus Master Plan, Waiʻanae, Oahu TMK No. (1)- 8-6-001:012, 024, 025, 026, 027, 028 (por.)

Recommended Motion/Action

That the Hawaiian Homes Commission (HHC) issue a Finding of No Significant Impact (FONSI) declaration based on the Final Environmental Assessment (FEA) for the Waianae Coast Comprehensive Health Center ʻElepaio Food Campus Master Plan, Waiʻanae, Oahu TMK No. (1)- 8-6-001:012, 024, 025, 026, 027, 028 (por.).

Discussion

Waiʻanae Coast Comprehensive Health Center (WCCHC) has been providing medical and emergency services to Leeward Coast residents since 1972. For 50+ years, its focus has been on physical and behavioral health care. The COVID-19 Pandemic of 2020 was a game changer. “During the COVID epidemic, WCCHC diversified its service mix and began addressing the basic human needs of its borader community through major food distribution systems, while also integrating a wider range of social service coordination through its recently launched ʻElepaio Social Services. The center acquired temporary food storage space at the Waiʻanae Mall and would regularly distribute food through drive-through food delivery reaching more than 10,000 people a month and through home delivery to Kupuna and other high-risk families.” (WHCCHC, 2024).

WCCHC submitted a land use request to DHHL on April 19, 2022 for approximately 25.0 acres (more or less) to develop health, human services, and cultural resource programs to meet the health, wellness and economic development needs of Native Hawaiian and other residents on the Waiʻanae Coast that would be provided through its planned ʻElepaio Food Campus. A beneficiary

consultation meeting was conducted on November 14, 2022, to collect beneficiary input and feedback on WCCHC's land use request. A beneficiary consultation report was submitted to the HHC in December 2022, for acceptance (Item G-5). At the December 2022 HHC meeting, the HHC also approved a Right-of-Entry Permit for WCCHC to conduct planning and due diligence studies, including but not limited to the preparation of a HRS Chapter 343 Environmental Assessment, prior to the issuance of a long-term disposition to the organization (Item F-4).

The information provided below is a summary of the project description and HRS Chapter 343 Draft Environmental Assessment (DEA).

The proposed Food Campus will physically expand ʻElepaio current food storage and distribution network, grow food for security and sustainability, provide a community center that can shelter residents during emergencies, and offer training for future job opportunities.

The ʻElepaio Food Campus Master Plan ("Plan") is shown in the DEA (Figure 3). As indicated by its title, it is a conceptual plan depicting the proposed development. Access to the project will be through the existing entry driveway to the WHCCHC from Māʻiliʻili Road and will serve as the principal access route for trucks to the Food Warehouse. An existing two-way driveway to lots 012 and 024 just inside the entry will accommodate delivery vehicles. A Service Yard for vehicle maneuvering and a loading dock will be constructed on the west side of the Food Warehouse.

The **Food Warehouse** is the principal use of the Food Campus and the key facility for food security and distribution. It is located in the center of the Food Campus with accessible routes from Māʻiliʻili Road for delivery vehicles, employees, volunteers, and the public. The Warehouse will be operated by the Hawaii Food Bank. Space in the 10,500 square foot structure is allocated for a loading dock / receiving area, sorting and packing, refrigerator and freezer cold storage, distribution, operations office, meeting room, breakroom, and restrooms. A wash area for vegetables harvested from the Growing Fields and space for a produce prescription program operated by ʻElepaio Social Services will be provided.

Approximately 2.0 acres is planned as **Growing Fields** for raising produce, fruits, and Native Hawaiian staples. The crops to be grown will be determined by a Garden Manager and others. Produce grown on site will be harvested for use in the Teaching Kitchen, Farmers Market, Meals on Wheels, and food distribution

events. Participants in the Teaching Kitchen will plant, tend, and harvest vegetables for use in the cooking program. It is anticipated that the Growing Field will help increase fruit and vegetable consumption of WCCHC patients, improve health outcomes, reduce healthcare costs of program participants, and decrease food insecurity. Livestock, fowl, and other animals will not be raised on the Food Campus.

A 1,000 square foot structure will provide **office space**, a meeting room, restrooms, and a tool room for storing garden tools, equipment, and irrigation supplies.

A **Hawaiian Cultural Center** has been partially improved. Improvements include a Native Hawaiian open-sided thatched roof hale (Hale O Palani), stacked stone walls bounding a grass lawn used for small gatherings, hula performances, reflection / meditation, and a small garden for raising Native plants. A hula mound and healing garden are proposed as part of this cultural center. The estimated area of this cultural center is 1.5 acres.

A certified **Teaching Kitchen** and **Dining area** of approximately 3,500 square feet will be built adjoining the Food Warehouse. The kitchen will teach hands-on skills and methods for cooking healthy and nourishing vegetable-based meals in the home. Participants will also plant, tend, and harvest vegetables from the Growing Field and cook them in the Kitchen, in effect a field to table learning experience.

A 6,500 square foot **Multi-purpose Building** will be constructed as a place of assembly, a learning place, and a gathering place, including during emergencies. ʻElepaio Social Services will use the building for promoting its community wellness programs and provide access to services, resources, and opportunities for the communities it serves. ʻElepaio already has conducted workshops on emergency preparedness, financial literacy, and food preparation and these workshops are expected to continue. It is anticipated that the facility will be promoted as a safe, secure, gathering place for the community.

The project also proposes a 10,000 square foot administration building that would provide space for administrative officers, operations support, community programs and staff, conference / meeting rooms, and training rooms.

Table 1 summarizes the proposed master plan improvements.

Proposed Improvement	**Area**
Site Clearing	10.5 acres
Food Warehouse	10,500 square feet
Growing Field	2.0 acres
Farm House	1,000 square feet
Hawaiian Cultural Center	1.5 acres
Teaching Kitchen and Dining Room	3,500 square feet
Multi-Purpose Building	4,500 square feet
Administration Building	8,000 square feet

DISCUSSION – DRAFT ENVIRONMENTAL ASSESSMENT

Based on the proposed Master Plan for the proposed ʻElepaio Food Campus, WCCHC prepared a draft environmental assessment (DEA) in accordance with HRS Chapter 343. Below is a summary of the DEA report. The full report can be found in Exhibit A.

Natural Resources (Flora and Fauna)

A natural resources assessment of the property did not reveal the presence of rare, threatened, or endangered flora or fauna (AECOS, 2019). The survey was conducted on the lower elevation portions of the project area with flatter topography. Higher elevation areas with steep topography not suitable for development were excluded from the survey area. A total of 134 plant species were identified of which only 14 species were native species. Vegetation in the surveyed areas included primarily invasive species (kiawe, buffle grass, and haole koa). No rare, threatened, or endangered species were discovered during the survey.

Terrestrial mammals (except for a cat) were not observed during the field survey. The Hawaiian hoary bat, the only native terrestrial mammal was not observed but may overfly the area. Endangered seabirds may overfly the project area, but were not observed. Night lights can disorient seabirds resulting in their downing and harm from collision and predation from dogs and cats if downed. Security lights mounted building exteriors will be activated by motion sensors, shielded with light reflectors, and light directed downward to illuminate the ground and not the sky. Night-time construction is not proposed.

Cultural Resources and Cultural Practices

An archaeological field inspection survey was conducted to identify and document the presence of historical features within the project area. Three potential historic properties were identified.

1) The first feature is comprised of a basalt and concrete mortared structural remnant in poor condition. Piles of large tires and trash hindered investigation of the immediate vicinity.
2) The second feature is similar to the first feature in terms of construction style and materials, however is in better condition than the first feature.
3) The third feature is an L-shaped basalt boulder alignment in good condition. The third feature is in close proximity to the second feature.

In addition to the potential historic properties, a boulder-filled limestone sinkhole and walking trails were also identified. The sinkhole may be modified as the observable portion appeared vertical and straight; however; portions of the sinkhole were obscured by boulders and vegetation. No Land Commission Awards (LCA) were awarded in the project area.

A cultural impact assessment was completed by WCCHC. While no current cultural practices were reported occurring within the project area, the cultural impact assessment did identify cultural practices that did occur historically or are currently practiced within the vicinity of the project area. These include historic cultivation of traditional crops such as kalo and ʻuala in the mauka reaches of the ahupuaʻa. Sandalwood also existed in the mauka portions of the ahupua'a. Sandalwood was often used for kapa making and also for lāʻau lapaʻau. Surfing, fishing, and limu gathering were common practices in the makai areas of the ahupua'a. Religious practices were also reported to have occurred in various locations throughout the ahupua'a where the project area is located.

The development of the WCCHC is not anticipated to affect the ability of Native Hawaiians to continue historic or current traditional cultural practices as the project location will not block access to mauka or makai areas where cultural practices have been known to occur. The project is also anticipated encourage traditional and customary practices through the creation of the planned Hawaiian Cultural Center.

Infrastructure - Water

The project will be relying on the Honolulu Board of Water Supply (BWS) water system to provide water. In its comment letter submitted during the pre-consultation period for this EA process, the BWS stated that it is highly likely that its system will be able to accommodate the projected water demand for this project, but requested that WCCHC submit its projected water demand for the

project and identify its water needs in the DEA, in order for BWS to verify its ability to provide water service for this project.

In response to the BWS comment letter, WCCHC anticipates that at full build out of the project, the daily domestic water demand will be 3,030 gallons per day. Irrigation for crop production in the Growing Fields and general landscape irrigation is estimated to be 4,000 gallons per day.

WCCHC has been in conversations with the City and County of Honolulu Department of Environmental Services regarding potential availability of recycled water from the Waianae Waste Water Treatment Plant for irrigation purposes in the project area. However, the WWTP does not currently treat waste water at an R-2 or R-1 level. Irrigation needs in the near term would need to be met from the BWS potable water system.

Water use is estimated for the following types of use at these amounts:

FOOD CAMPUS MASTER PLANNING

PHASE	BUILDING	FOR DESIGN				FOR DPP SEWER CONNECTION APPLICATION		
		SEWER		WATER				
		Gallon per min	Gallon per day	Gallon per min	Gallon per day	Category	Units	Quantity
I	Food Warehouse (Comm)	32.4	150	36	160	Warehouse	No of Employees	6
	Mezzanine Office (Comm)	27	320	30	350	Office	No of Employees	16
II	Teaching Kitchen (Comm)	5.4	300	6	330	School	No of Students	12
	Dining (Comm)	0	60	0	60	Restaurant	No of Seats per day	12
	Multi Purpose Facility (Comm)	23.4	160	26	170	Office	No of Employees	8
	Farm House (Res)	4.5	120	5	130	Office	No of Employees	4
III	Teaching Center (Comm)	33.3	1000	37	1110	School	No of Students	40
	Admin (Comm)	32.4	600	36	660	Office	No of Employees	30
	Hawaiian Cultural Center (Comm)	3.6	60	4	60	Office	No of Employees	4
	Total	162	2770	180	3030			
	Commercial				2900	gpd		
	Residential				130	gpd		

Infrastructure - Wastewater

A trunk sewer (6-inch and 8-inch lines) will be installed along the east side of Lot 026. Service laterals will connect the proposed buildings to the trunk main. Wastewater will gravity flow to the municipal sewer main along Māʻiliʻili Road. Approximately 400 lineal feet of sewer and seven manholes will be constructed. Waste water generated from the proposed project is estimated to be 2,770 gallons per day at full project build-out. Wastewater generated from the project area will need to be treated at the Waiʻanae WWTP.

ANTICIPATION OF FINDING OF NO SIGNIFICANT IMPACT

Based upon the analysis in the Draft EA, staff anticipates a finding of no significant impact (FONSI) for this project. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR, Section 11-200.1-13. A summary of the analysis of the 13 criteria of significance is presented below. A full discussion of the analysis of the 13 criteria of significance can be found in Chapter 7 of Exhibit A.

(1) The Project will not irrevocably commit a natural, cultural or historic resource.

Three surface historic features were recorded in the Project Area. Two of the features are in the general location of the proposed Food Warehouse. The third feature is on a lot to be developed by others. WCCHC will consult with the State Historic Preservation Division for disposition of the sites and appropriate mitigation measures to minimize potential impacts.

Should subsurface features be unearthed, work in the immediate area will cease and the proper authorities will be notified for proper treatment of the finds. The cultural assessment did not disclose on-going traditional and customary cultural practices associated with the lots.

(2) The Project will not curtail the range of beneficial uses of the environment

Most of the area is vacant and unused land. The proposed project will develop a food-based resiliency hub. In total, the Food Campus will help residents cope with hunger, raise produce, and distribute food, and provide a shelter during emergencies.

(3) The Project will not conflict with the State's environmental policies or long-term environmental goals established by law

The Project will not conflict with the State's environmental policies or long-term environmental goals.

(4) The Project will not have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.

The project will not result in substantial adverse effect on the economic welfare, social welfare, and cultural practices of the

community and the state. Conversely, reducing hunger and providing food to those in need, providing training and classes for job opportunities, and building facilities for community use and emergency sheltering would benefit Leeward Coast households.

(5) The Project will not have a substantial adverse effect on public health.

Public health will not be adversely affected during construction. Construction related impacts on public health can and will be mitigated through public health regulations, best management practices, other measures adaptable to the site and scale of a particular improvement. In the long term, growing, teaching, and distributing food provides residents with the tools and outreach for positively improving their health. It is anticipated that actions by individual households to improve their lot, collectively improves overall public health in the community.

(6) The Project will not involve adverse secondary impacts, such as population changes or effects on public facilities.

Adverse secondary impacts on population and effects on public facilities are not anticipated. The food hub is primarily planned to serve the existing population along the coast and it is not likely that the planned hub will significantly increase the population of the region and should not have a negative impact on public facilities.

(7) The Project will not involve a substantial degradation of environmental quality.

The Project will not involve a substantial degradation of environmental quality on-site or in the surrounding area. Mitigation measures identified in the Environmental Assessment will reduce the probability that the proposed project will lead to a substantial degradation of environmental quality.

(8) The Project will not create cumulative impacts that would have substantial adverse effects upon the environment and does not involve a commitment for larger actions.

Cumulative adverse environmental effects are neither anticipated nor a commitment for larger actions are not expected beyond the Master Plan timeframe.

(9) The Project will not have a substantial adverse effect on a rare, threatened or endangered species, or its habitat.

Rare, threatened, or endangered flora and fauna were not observed on the properties outside of several native and endangered species cultivated in the gardens on the site. These plants will be unaffected by the proposed action. There is potential for the Hawaiian hoary bat to be in the vicinity of the proposed project. No use of barbed wire in the proposed project and avoidance of the removal of woody trees exceeding 15 feet in height during pupping season (June to September) will mitigate potential adverse impacts to this species. Lighting will be shielded to protect native water birds. In the event any type of species or habitat are discovered during site work, work in the immediate area will cease and a botanist or wildfire specialist summoned to examine the finds.

(10) The Project will not have a substantial adverse effect on air or water quality or ambient noise levels.

As discussed in prior sections of this environmental assessment, substantial adverse effects on air, water quality, and ambient noise levels are not anticipated in the short and long term.

(11) The Project will not have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.

Based on available information, the project is not located in an environmentally sensitive area as cited in this criterion. The environmental assessment disclosed that lower sections of the development are located in an Extreme Tsunami Evacuation Zone.

(12) The Project will not have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.

Buildings at the Food Campus will not totally block views of Puu Mailiili thus substantial effect on views is not anticipated. Depending on viewing location, some structures and trees may interfered with views of its lower south facing slope but not views of its sheer face and top ridgeline.

(13) The Project will not require substantial energy consumption or emit substantial greenhouse gases.

Substantial energy consumption or emission of greenhouse gases are not anticipated.

Next Steps

Here are the anticipated next steps for the planning and Environmental Assessment process for this project:

- HHC approval of the Final Master Plan and Environmental Assessment (FEA) Oct 2025.
- Publishing of the Final EA in the next issue of The Environmental Notice.
- 30-day legal challenge period.
- Design and construction phases of project TBD

Recommended Motion/Action

That the Hawaiian Homes Commission (HHC) issue a Finding of No Significant Impact (FONSI) declaration based on the Final Environmental Assessment (FEA) for the Waianae Coast Comprehensive Health Center ʻElepaio Food Campus Master Plan, Waiʻanae, Oahu TMK No. (1)- 8-6-001:012, 024, 025, 026, 027, 028 (por.).

ITEM G-2

EXHIBIT A

2025

MAKU‘U

REGIONAL PLAN

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

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Executive Summary

Regional Plans build a sense of community and capacity, stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The existing 23 Regional Plans empower beneficiaries by providing a recurring opportunity to convene as a community and a platform for them to talk to each other about their common issues and concerns in order to identify and solve their own problems.

Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the Department. In this way, Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. The Hawaiian Homes Commission approves each regional plan for various homestead communities across the state, ensuring that they all have this same opportunity.

The homestead association that serves the lessees of Maku‘u is the Maku‘u Farmers Hawaiian Homestead Association (MFHHA). It was founded to perpetuate the following: Mālama pono ka ‘āina, ke kai, ka lani, a me Kāneikawaiola I ola no ke kanaka a mau loa aku,” which translates to “take care of the land, the ocean, the sky, and our precious fresh water resources so that we may survive for generations to come.”

Vision. A vision for Maku‘u was developed by its beneficiaries through this planning effort. The purpose of a vision statement is to provide a unified direction for homestead, Departmental and Commission actions in Maku‘u. The vision statement is as follows:

> *“As established by the Hawaiian Homes Commission Act of 1920, Maku‘u strives to ho‘opulapula and perpetuate Native Hawaiian values and traditions. We support our ‘ohana to become self-sustaining by being grounded in ‘ike kūpuna and growing through educational and employment opportunities for future generations.”*

Planning Area. The Maku‘u Region is located in the eastern section of Hawai‘i Island, encompassing a collective total of 2,105 acres across two ahupua‘a, Maku‘u (also referred to as Pōpōkī and Hālona) and Keonepoko Iki, and is in the moku (district) of Puna. This region includes the following homestead communities: Maku‘u Makai (500 acres), Maku‘u Farm Lots (868 acres), Maku‘u Mauka (637 acres), and Keonepoko Nui (100 acres).

Planning Process. This plan updates the 2010 Maku‘u Regional Plan. The process began with a virtual meeting with the MFHHA leadership. This meeting introduced the Regional Plan Update project and gathered guidance on how the process could be tailored to best fit the Maku‘u community. They were able to advise on the format and schedule for beneficiary consultations and offered assistance with publicity for the meetings.

A series of four Beneficiary Consultations were held over three months at the MFHHA site. Lessees of Maku ‘u were invited via postcard mailing. A total of 150 postcards were mailed to current

lessees of the Maku‘u Farm Lots and the Maku‘u Subsistence Agricultural Lots. Beneficiary Consultation #1 was held on July 17, 2025. This meeting introduced the Regional Plan Update project to the meeting participants and identified community values for future land uses in Maku‘u. Beneficiary Consultation #2 was held on July 31, 2025. In this meeting, participants reviewed and revised the draft community values from Beneficiary Consultation #1, renaming community values to “‘O Maku‘u Ke Kahua[1],” and developed a draft vision statement for Maku‘u. At Beneficiary Consultation #3, held on August 7, 2025, participants identified a list of potential project ideas and narrowed it down to seven for Maku‘u lessees to vote on as priority projects.

Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to MFHHA for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL’s website. Maku‘u lessees were asked to participate in the poll to select the top five priority projects to be included in the update to the Maku‘u Regional Plan. The poll was open for participation from August 14 to August 28, 2025. A total of 12 responses were collected from verified Maku‘u lessees.

Beneficiary Consultation #4 was held on September 4, 2025 to gather feedback from the community on the draft project profiles for the top five priority projects. An informational submittal and draft of the update to the Maku‘u Regional Plan was presented to the Hawaiian Homes Commission (HHC) for feedback in September. The Comment Period for beneficiaries was open until September 25, 2025. Feedback from the Commissioners and beneficiaries was incorporated into the Final Maku‘u Regional Plan Update, which was presented to the HHC in October 2025 for adoption and authorization to distribute.

[1] The use of the phrase “‘O Maku‘u Ke Kahua” in this context refers solely to a conceptual framework identified by meeting participants and is not intended to reference the Native Hawaiian non-profit organization that shares the same name. It replaces the term “community values,” which participants felt reflected a western framework that did not fully capture the scope of the discussion. The organization ‘O Maku‘u ke Kahua is the sister beneficiary organization to the MFHHA.

Priority Projects. The priority projects summarized in the table below reflect the projects that the community identified as priorities for the Maku'u region.

Priority Project	Issues & Opportunities	Desired Outcomes
Homestead Safety and Security	• The Maku'u community regularly experiences unauthorized access, illegal dumping, illegal hunting, animal carcass dumping, arson and wildfires, squatters on unoccupied lots, drug activity, destructive invasive species, and other unlawful activities. • Beneficiaries need financial support for fencing installation to improve security for their lots.	• Improve communication and reporting systems to support homestead safety and security. • Increase enforcement and compliance efforts to enhance overall community safety. • Provide financial assistance or a loan program to help community members install fencing and improve the security of their properties.
Hālau Initiative	• Beneficiaries need a dedicated community gathering space with permanent structures to provide opportunities for educational programs, cultural activities, and community events. • A gathering space is important to strengthen community capacity and support long-term programming. • Families want access to a homestead cemetery to keep kūpuna in Maku'u after passing.	• Support the existing Māla Ho'oulu 'Ike programs. • Create permanent and functional spaces. • Provide the community beneficiaries with resources to farm on their own land and encourage economic self-sufficiency to improve the success of homesteaders. • Designate an appropriate area for a cemetery.
Support for Agricultural Use & Infrastructure	• Need financial and resource support, training and technical support for successful agricultural operations. • Need for additional infrastructure and facilities to support homesteading and for agricultural operations.	• Enhance food security and economic self-sufficiency. • Develop a butcher processing station, a product co-op store, shared use of large equipment for residents, a mulching area, a water well or a water distribution system, and a quarry. • Establish a specialized funding program to assist homesteaders to cover upfront costs for fencing and other agricultural equipment and uses.

Priority Project	Issues & Opportunities	Desired Outcomes
Alternative Financing Program for Lava Zone 2 and and Kūpuna Housing	• Homesteaders in Lava Zone 2 need funding opportunities as they currently have limited access to existing programs (e.g., NAHASDA funding and conventional loans). • Homesteaders are asked to provide three denial letters from lenders which harm their credit. • Kūpuna deserve support to age in place; the Maku'u community has no designated Kūpuna housing that provides a safe, comfortable and culturally grounded living environment and resources for kūpuna.	• Make DHHL Trust funds available to provide financing for housing development in Lava Zone 2 for beneficiaries who are unable to access other funding sources. • Seek a policy change on the requirement of providing denial letters from lenders to demonstrate ineligibility for financing. • Proposed kūpuna housing to feature a mix of indoor and outdoor spaces that encourage social interaction, with designated spaces to allow family members to gather, visit and remain connected.
Water System Governance, Infrastructure, & Community Benefits	• Maku'u homesteaders want to be more involved in decision-making for actions that directly impact their homestead, especially regarding water system governance. • The Maku'u homestead community should receive benefits for water connections with surrounding non-homestead communities. • Homesteaders are required to connect to the water system and cannot choose rainwater catchment. • Critical infrastructure such as fire hydrants in the community need to have access to water.	• Ensure meaningful beneficiary consultation for any proposed changes or projects related to the Maku'u water system before plans are submitted. • Explore feasibility of empowering homesteaders to serve as the water source developer and operator. • Negotiate community benefit agreements for projects serving the public on homestead lands. • Support for rainwater catchment and small-scale water treatment systems. • Ensure critical infrastructure, such as the fire hydrants, have access to water.

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Appendices

Appendix A Beneficiary Consultation #1 Meeting Notes

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Appendix E Beneficiary Comments on the Draft Plan

Introduction

Purpose of a Regional Plan

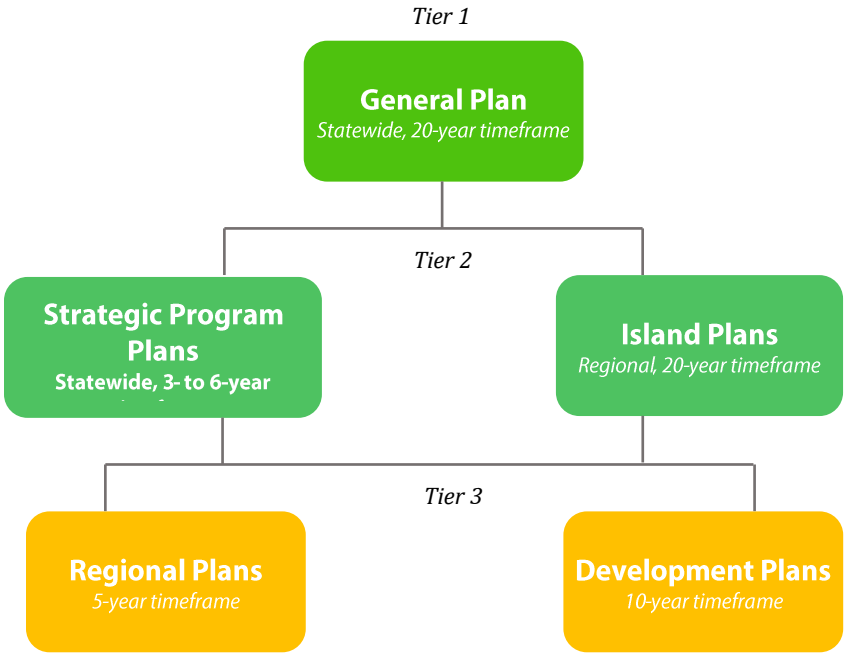
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups to achieve that vision.

This Regional Plan is one of 23 Regional Plans that DHHL has helped Hawaiian homesteads to formulate statewide. These Regional Plans assess land use development factors, document issues and opportunities, and identify the region’s top priority projects slated for implementation over a five-year planning horizon.

Planning System

Regional Plans are part of DHHL’s three-tiered Planning System (see Figure 1). At Tier 1 is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Island Plans that identify the Department’s land use designations for each island and which have a function similar to the counties’ land use designations. The Regional Plans are located at the third tier in the Department’s Planning System which focuses on communities and regions. Development plans carry out second-tier planning recommendations and contain the information necessary to implement area-wide development, such as off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

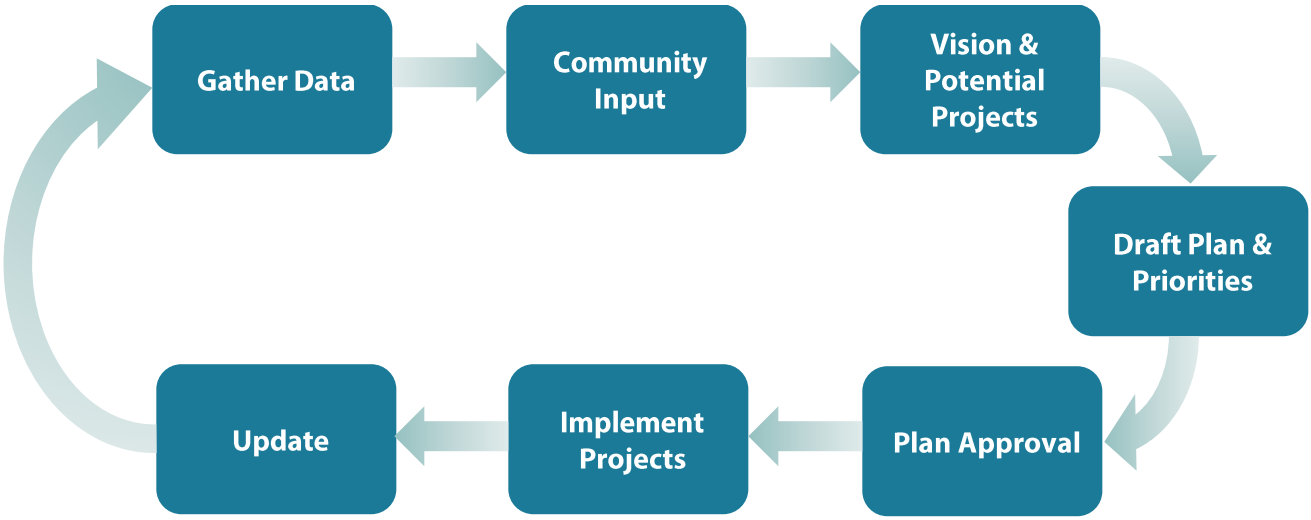
FIGURE 1: DHHL'S PLANNING SYSTEM



The roles of the Regional Plans within the Planning System are to:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis on which to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2, The Regional Plan Development and Update Process):

1. **Gather Data.** Pertinent data describe existing conditions and trends, including history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement

that is reviewed and modified, as necessary, to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.

4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks associated with large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects is the same in most instances.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that has a membership that works well together and has high levels of participation in regular association business ensures that (1) projects are selected based upon agreed upon criteria rather than individual preferences, (2) project plans are created, and (3) large amounts of social capital are built within and outside of the community. Figure 3, Community Organization & Development, briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to evolving conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. From time to time, a homestead association should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3 Community Organization and Development illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually that idea is shared with, and incorporates the ideas of, others in larger social circles in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4, Master Planning and Land Development Process on Hawaiian Home Lands, illustrates the process of master planning and land development on Hawaiian Home Lands.

Project Proponent Tasks:

- The project proponent should focus their time and attention to ensure that the community's vision and needs are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared for the Master Plan in accordance with Hawai'i Revised Statutes (HRS) Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals and proceed with construction.

The next steps after the Project Proponent Tasks in Figure 4 include various DHHL staff reviews and Hawaiian Homes Commission (HHC) approvals that the Project Proponent will need to obtain.

Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands

DHHL has begun implementing a process for Internal Revenue Code (IRC) § 501(c)(1) or IRC § (501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which authorize DHHL to lease or license lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in HRS Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with DHHL prior to requesting HHC approval of a long-term disposition. See "Implementation Action Steps" under "Priority Projects" for a more detailed list of steps and requirements for these types of land use requests.

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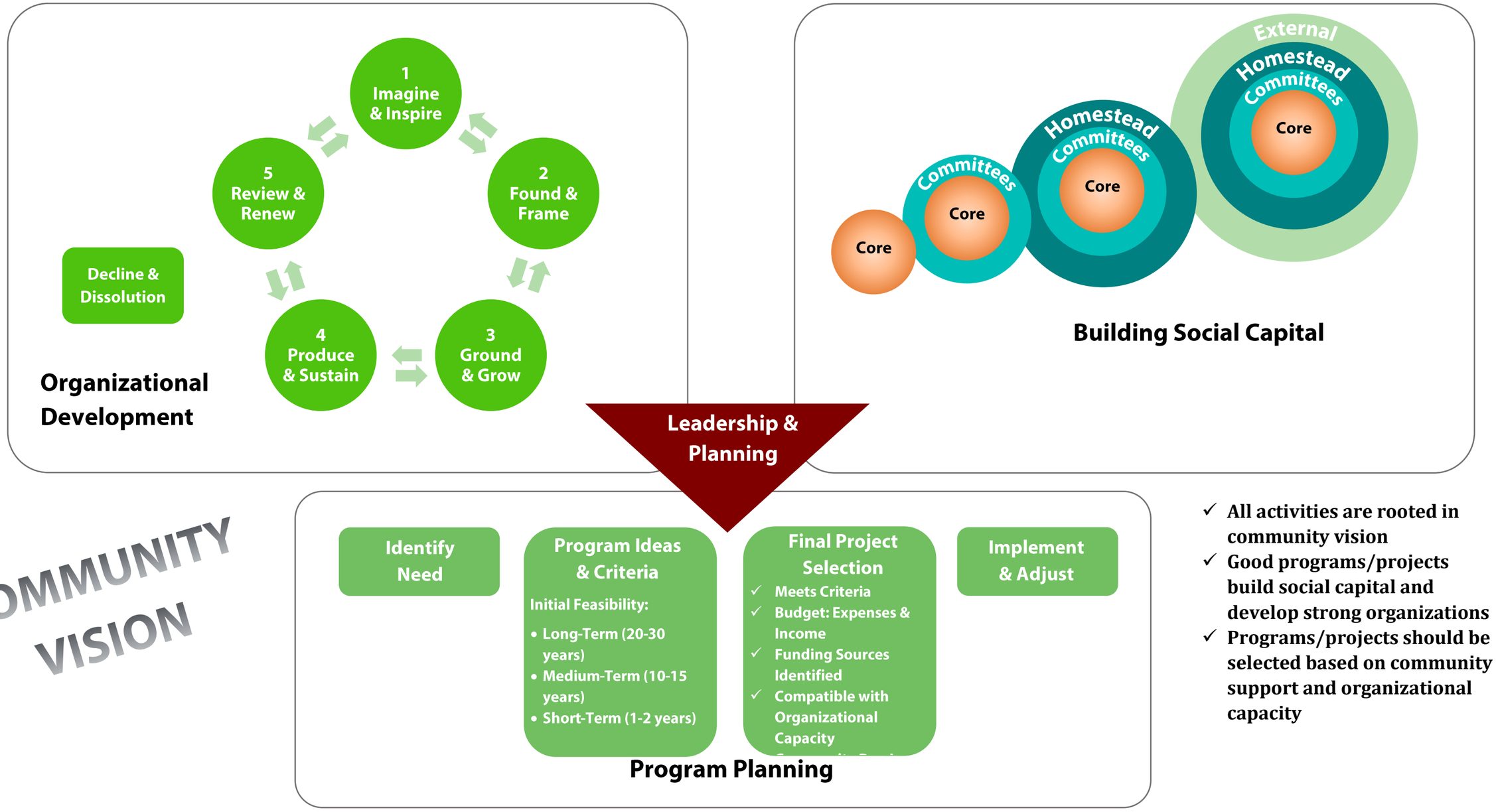
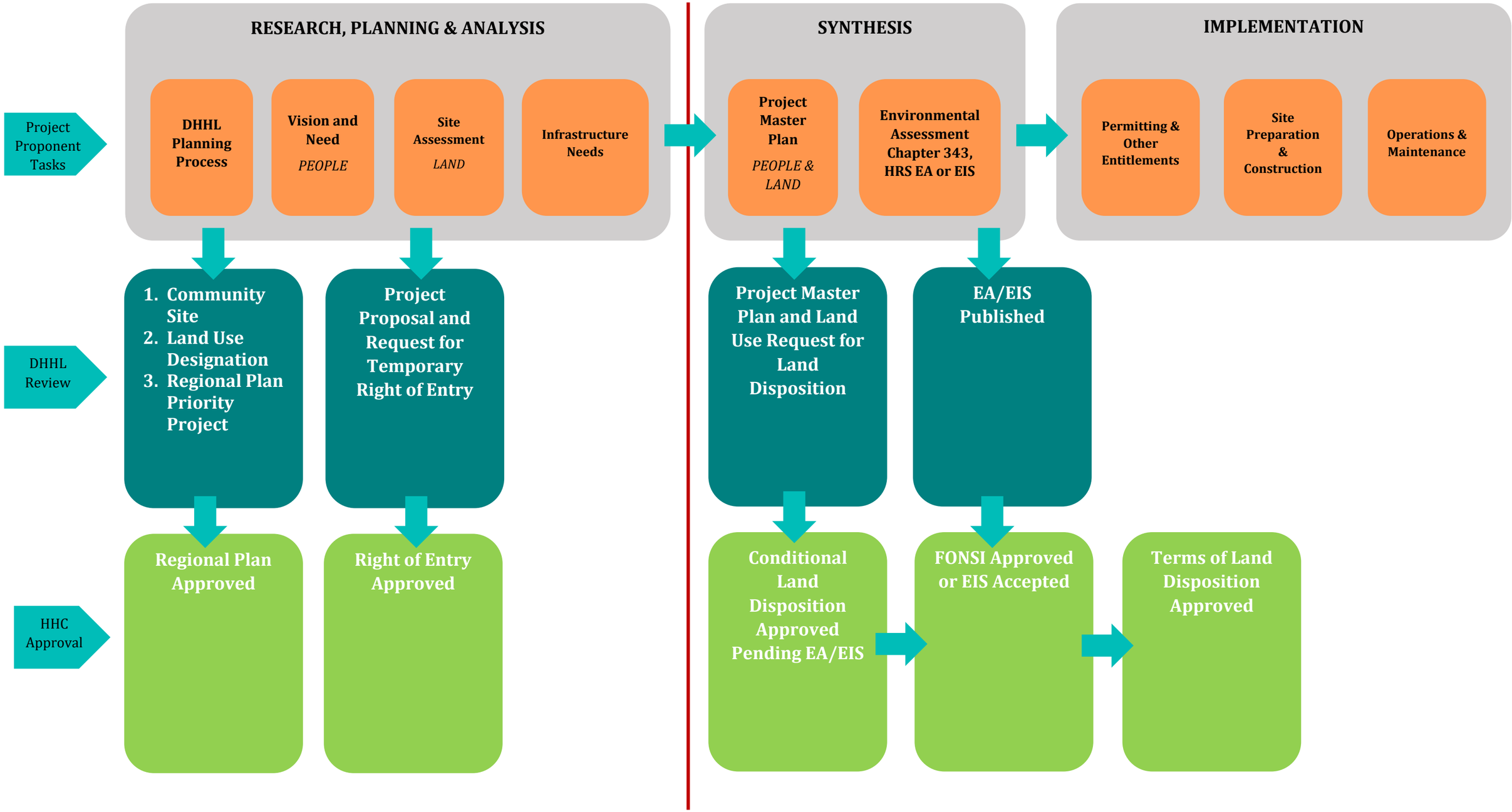
FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT



- ✓ All activities are rooted in community vision
- ✓ Good programs/projects build social capital and develop strong organizations
- ✓ Programs/projects should be selected based on community support and organizational capacity

FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



Methods and Approach

The Makuʻu Regional Plan Update began with a meeting with Makuʻu Farmers Hawaiian Homestead Association (MFHHA) leadership for insight and guidance on a planning process that would best fit the Makuʻu beneficiary community. They provided input on the times and days for each beneficiary consultation and suggested use of the MFHHA site for all four beneficiary consultations. MFHHA graciously hosted all four beneficiary consultation meetings at no cost to the Department.

Broad publicity of the beneficiary consultations was accomplished through mail-outs of meeting notices via postal mail to the 150 Makuʻu lessees and distribution of digital meeting invitations and reminders with assistance from MFHHA.

The approach for the beneficiary consultations consisted of large group discussions. Detailed notes were captured at all meetings and were posted online on the project website hosted by DHHL. A meeting recap for each beneficiary consultation is included in the appendices of this document.

The timeline for the Regional Plan update was as follows:

April 29, 2025: Leadership Meeting. The purpose of this meeting was to introduce the Regional Plan Update project to the board of MFHHA and to ask for their insight and guidance on the planning process. The meeting took place virtually via Zoom.

July 17, 2025: Beneficiary Consultation #1. The objective of this meeting was to explain the purpose and objective of regional plans in the DHHL planning system and the reason for the update to the Makuʻu Regional Plan and to discuss the planning process and schedule with Makuʻu beneficiaries. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for their homestead and to identify important community values, issues, and opportunities in the region.

Postcards were mailed to all Makuʻu beneficiaries. The postcards provided information on the location, date, and purpose of each Beneficiary Consultation. Additionally, a meeting notice and project fact sheet was sent to the MFHHA board to distribute to their networks within the community.

The beneficiary consultation was conducted in-person at the MFHHA site; there were a total of 12 attendees. After some introductory presentations, beneficiaries were asked two questions: (1) What are the values that guide/shape this community? and, (2) What does that look like in your community? The major ideas and themes that came out of this meeting were used to create a list of community values and a draft vision statement. See Appendix A for more information about this meeting.

July 31, 2025: Beneficiary Consultation #2. There were seven attendees at this meeting. The purpose of this meeting was to review the draft vision statement and values to the community for

feedback. Meeting participants helped refine the descriptions of each value and revise the vision statement. See Appendix B for a more detailed record of the meeting.

August 7, 2025: Beneficiary Consultation #3. Fourteen individuals signed-in at this meeting, which focused on creating and refining a list of project ideas to address key issues in Maku'u. Participants developed a final list of seven proposed projects, which was then opened for voting to determine the top five priority projects for inclusion in the updated regional plan. Additional details on this meeting are provided in Appendix C.

August 14 to August 28, 2025: Priority Project Polling. Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to MFHHA for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL's website. Maku'u lessees were asked to select the top five priority projects for the region from the list of seven project ideas that were developed in Beneficiary Consultation #3. Participants had a total of five votes, and they were instructed that they could vote for an individual project more than once. This poll was open for participation from Thursday, August 14, 2025 to Thursday, August 28, 2025. Twelve responses were collected, and the top five priority projects were chosen from the responses in this polling process. The top five projects and the number of votes each one received are displayed below.

Project	Lessee Votes
1. Homestead Safety and Security	25
2. Hālau Initiative	8
3. Support for Agricultural Use & Infrastructure	8
4. Alternative Financing Program for Lava Zone 2 and Kūpuna Housing	7
5. Water System Governance, Infrastructure, & Community Benefits	5

September 4, 2025: Beneficiary Consultation #4. A draft of the top five priority project profiles was presented to meeting participants for feedback. Beneficiaries were notified that a full draft of the plan would be posted on the project website for review and comment beginning on September 11, 2025 until September 24, 2025. An email containing a link to the draft plan and instructions on how to submit comments was sent to beneficiary consultation attendees, as well as to the MFHHA board for dissemination within their networks. Beneficiaries had the option of submitting comments via postal mail, an online form, email, or phone.

Beneficiaries were also informed at this meeting that the Draft Plan would be brought before the HHC for information in September, and that a Final Draft would be taken for HHC adoption in October 2025.

September 2025: HHC Meeting. An informational submittal on the Draft Regional Plan Update was presented to the HHC for feedback at their regular meeting.

October 2025: HHC Meeting. Commissioners voted to adopt the Final Maku‘u Regional Plan Update.

Vision and Values

> *“As established by the Hawaiian Homes Commission Act of 1920, Maku‘u strives to ho‘opulapula and perpetuate Native Hawaiian values and traditions. We support our ‘ohana to become self-sustaining by being grounded in ‘ike kūpuna and growing through educational and employment opportunities for future generations.”*

‘O Maku‘u Ke Kahua[2]

Aloha kekahi i kekahi

We value relationships grounded in aloha, integrity, and mutual care. We uplift one another through laulima, pilina, and a strong sense of ‘ohana. Guided by our kūpuna, we honor our shared kuleana to support and care for one another. We treat this community as ‘ohana and we take pride in the values of aloha kekahi I kekahi, aloha ‘āina, and mālama ‘āina, especially in caring for the Maku‘u area.

Aloha Nā Akua

Our relationship with Nā Akua is vital to grounding our actions, intentions, and identity as a community. We honor different bodies of akua. We honor our ‘āina and elementals in our spiritual foundations through pule, ceremonies, and dedicated spaces. Our community is deeply rooted in traditions and practices that respect our culture, honor our ancestors, and foster spiritual growth.

Nurturing ‘Ohana (keiki to kūpuna) through Education, Culture, and Community

Through education, our ‘ohana grow to be kūpa‘a, grounded in their cultural identity, committed to their community, and steadfast in upholding the values and traditions of their kūpuna. We cherish our ‘ohana and instill the importance of a‘o aku a‘o mai, the giving and receiving of knowledge. As a community, we work together to protect and nurture our ‘ohana, embracing the value of hānai and recognizing that raising our lāhui is a shared kuleana.

Building Community Capacity and Economic Resilience

As a community, we strive to be self-sufficient and economically independent to support our programs and initiatives. We are committed to building community capacity through educational opportunities and access to resources. The creation and success of the Maku‘u Farmers Market enable us to offer programs and support projects that benefit our community, such as the Māla Ho‘oulu ‘Ike and Māla Ho‘onauao programs, while also serving as inspiration for our ‘ohana and other homestead communities seeking to build self-sufficiency and resilience.

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[2] The use of the phrase “‘O Maku‘u Ke Kahua” in this context refers solely to a conceptual framework identified by meeting participants and is not intended to reference the Native Hawaiian non-profit organization that shares the same name. It replaces the term “Community Values,” which participants felt reflected a western framework that did not fully capture the scope of the discussion. The organization ‘O Maku‘u ke Kahua is the sister beneficiary organization to the MFHHA,

Sustaining Community through Cultural Practice and Knowledge

Our programs embody a return to ancestral food systems, including the sharing of moʻolelo, ʻoli, mele, and the use of ʻŌlelo Hawaiʻi. We restore our connection to the ʻāina, strengthen food security, and encourage community participation and collaboration. We strive to maintain a balanced, symbiotic relationship between people and the land to provide for one another and to grow together through all stages of life. We honor the sacred importance of moʻokūʻauhau, recognizing that our genealogy deeply connects us to our kūpuna, our ʻāina, and to each other.

Honoring, Caring for and Continuing the Legacy of Our Kūpuna

We value the ʻike passed down by our kūpuna, those with us and those who came before us, and are committed to creating and maintaining physical spaces that honor our past and support our future. These spaces allow us to preserve our history, capture and share manaʻo, and ensure our kūpuna have a place to rest. We carry forward their legacy, affirm our kuleana to care for our kūpuna, and build a strong foundation to kīpaipai future generations.

Stewarding the Ahupuaʻa

We serve as a model of a thriving, sustainable ahupuaʻa, integrating traditional knowledge and responsible gathering of resources within the region. We honor and protect our wahi pana and maintain a deep spiritual connection to Pele and lineal descendants of Puna. In doing so, we lead by example for other homesteads across Hawaiʻi.

Strengthening Community through Gathering Space

We support one another, valuing the strength and resilience of our kaiāulu. Our community spaces serve as kīpuka, an oasis, a place where homesteaders can gather, reconnect, and build pilina. These spaces play a vital role in providing shared resources, especially during times of natural hazard or emergency. They are a puʻuhonua for our community, offering refuge, safety and collective care.

Honoring and Understanding Pele

We honor the moʻolelo and ʻike passed down by our kūpuna and is still upheld by the lineal descendants of Puna, which guide our relationship with the ʻāina and deepen our understanding of Pele, an active, powerful, and living presence in this landscape. Success on this ʻāina comes from recognizing the sacred relationship between Pele and the people, and learning how to live in respectful interaction with her. As we are reminded, "We don't rip her up." We carry the responsibility to honor her through careful stewardship, cultural awareness, and understanding the role of homesteading on the ʻāina.

Planning Area

Location

The Maku‘u Region is in the easternmost section of Hawai‘i Island, spreading across two ahupua‘a, Maku‘u (also referred to as Pōpōkī and Hālona) and Keonepoko Iki, and is in the moku (district) of Puna. This region includes the following homestead communities: Maku‘u Makai, Maku‘u Farm Lots, Maku‘u Mauka, and Keonepoko Nui (see Table 1 and Figure 5).

Table 1. Maku‘u Parcels

Homestead	Acreage
Maku‘u Makai	500 acres
Maku‘u Farm Lots	868 acres
Maku‘u Mauka	637 acres
Keonepoko Nui	100 acres
Total	2,105 acres

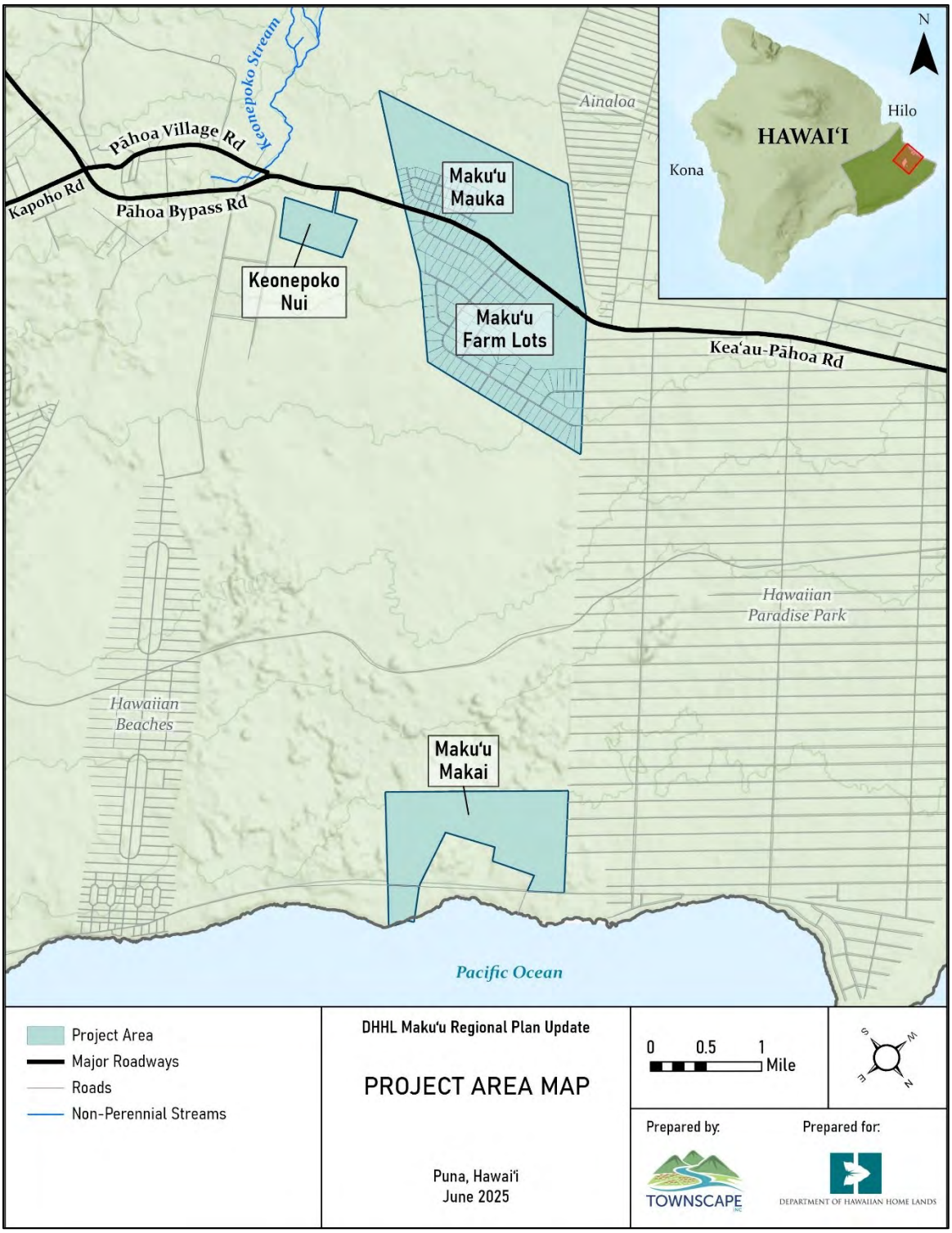
As of May 2025, there are a total of ninety-seven active agricultural homestead leases in the Maku‘u region. Sixty-three leases were awarded between 1985 to 1987, thirty-four leases were awarded in 1997, and eleven were awarded in February 2025.

The Department of Hawaiian Home Lands (DHHL) Hawai‘i Island Plan (2002) designated the following land uses within this Planning Area, which are described in the section titled “Existing Land Uses” of this report:

- Subsistence Agriculture
- Supplemental Agriculture
- Residential
- Community Use
- General Agriculture
- Commercial

In the 2022 update to the DHHL General Plan, the “General Agriculture” land use designation was proposed to be removed, while three additional designations (Stewardship, Community Agriculture, and Renewable Energy) were proposed. The “Stewardship” designation will open land up to beneficiaries or DHHL for uses that provide immediate benefits to the surrounding community and the Trust. The “Community Agriculture” designation will identify lands for shared community agriculture or gardens. Lastly, the “Renewable Energy” designation will identify lands best suited for renewable energy generation. With the removal of the General Agriculture category, the lands in Maku‘u that are currently designated as General Agriculture will be redesignated through the DHHL Hawai‘i Island Plan process. The previous Island Plan for Hawai‘i Island, published in 2002, is being updated.

FIGURE 5. PROJECT AREA MAP



Regional History

Mokupuni

The main Hawaiian Islands are made up of eight distinct mokupuni (islands). From oldest to youngest, their names are Ni‘ihau, Kaua‘i, O‘ahu, Moloka‘i, Lāna‘i, Maui, Kaho‘olawe, and Hawai‘i. Known translations for some of these names include:

- Ni‘ihau, bound with hau bark
- Kaua‘i, the action of placing something
- Moloka‘i, twisting current
- Lāna‘i, day conquest
- Maui, the name of a well-known demigod throughout Polynesia
- Kaho‘olawe, the taking away (as by currents).

Hawai‘i, the island Maku‘u is on, has no known translation. However, it is often referred to as “Ka Moku o Keawe,” translating to the island of Keawe, in honor of an ancient chief who ruled over the island in the 17th century.

Moku

The island of Hawai‘i is divided into six moku, or districts. Moving clockwise from the north, these moku and their translations are Kohala (to pull or drag hala), Hāmākua (back of the island), Hilo (to twist, the first night of a new moon, a famous Polynesia navigator), Puna (spring of water), Ka‘ū (the breast), and Kona (leeward sides of the Hawaiian Islands) (Pukui and Elbert, 1986; Pukui et al., 1974).

The Maku‘u region is located within the Puna moku, which spans about 500 square miles. Puna is a wahi pana (storied place) known for its abundant resources and significance. Its pre-colonial landscape included fisheries, vast groves of niu (coconut) and hala (pandanus), and lush forests full of valuable resources such as bird feathers, canoe trees, cordage, and ‘awa (kava). The people of Puna transformed the lowland landscape to farm staple food crops such as kalo (taro), ‘uala (sweet potato), and ‘ulu (breadfruit), and established agroforestry systems in the upland forests.

Several significant heiau (temples) are found here including Waha‘ula, a revered heiau in the current Hawai‘i Volcanoes National Park. Waha‘ula translates to “red mouth,” indicative of the human sacrifices that took place at this temple, which is understood to be the first heiau luakini (human sacrifice temple) in Hawai‘i (James, 1995). Puna is also home to Kumukahi, translating to “beginning” or “origin,” and Ha‘eha‘e, known as the “eastern gate of the sun,” the easternmost points of the island where the sun rises (Parker, 1922; Emerson, 1977, p. 258). These places are highly revered in mele (compositions) and oli (chants) as places of great healing and power due to their reception of the first light of dawn. Puna is also considered the district of Pele, with Halema‘uma‘u crater within the active Kīlauea volcano considered her home. Numerous mo‘olelo describe lava flows altering the landscape because of various battles between Pele and other Hawaiian deities.

Historically, Puna had close political ties with the neighboring moku of Ka‘ū and Hilo. The ‘ōlelo no‘eau “Hilina‘i Puna, Kālele ia Ka‘ū,” which translates to “Puna leans and reclines on Ka‘ū,” recalls

this relationship (Pukui, 1983, p. 107). Prior to the unification of the Hawaiian Islands, Keōua, a rival cousin of King Kamehameha the Great, governed Puna.

Another prominent figure from Puna is Joseph Nāwahī (Joseph Kaoʻoluhi Nāwahīokalaniʻōpuʻu). Nāwahī was a politically active native Hawaiian lawyer, legislator, cabinet member to Queen Liliʻuokalani, newspaper publisher, painter, and student of Christian missionaires. He publicly opposed the overthrow of the Hawaiian monarchy, and continued to service the Hawaiian people post-overthrow through his operation of *Ke Aloha ʻĀina*, a Hawaiian nationalist newspaper. A Hawaiian language immersion school in Keaʻau (Puna, Hawaiʻi), Ke Kula ʻo Nāwahīokalaniʻōpuʻu, honors his legacy and name.

In more recent history, Puna has experienced adverse impacts from rapid development, particularly the creation of large subdivisions during the 1950s to 1970s. Many landowners purchased land parcels for investment purposes but have not yet developed them. This has led to a sparsely populated community, making the area vulnerable to public safety issues, as is common in rural communities. Today, the region has become more attractive to homebuyers due to lower housing costs, making it one of the fastest-growing districts in Hawaiʻi. Anecdotally, Makuʻu homesteaders have shared the adverse impacts they witness on their moku and communities from rapid development and unregulated expansion in Puna. Many of those moving to this area have no connection to this place and lack the knowledge and experience to live in balance with the resources. Transplants come to Puna, clear-cut and scrape the earth flat and build with no thought to resources being destroyed by these actions.

Kīlauea is an active volcano that attracts millions of tourists each year. Large numbers of visitors crowd the park, overwhelm the roadways, and stay in short-term rentals surrounding the national park. Its volcanic activity has a history of activity in the Puna district with various flows over the past century consuming many residences and land. The volcano also emits a composition of chemical gases that are reported to affect the productivity of many agricultural crops. Puna's position on the slopes of Kīlauea attracted commercial geothermal energy drilling and development. These activities began in 1976, though not without opposition from residents and the Native Hawaiian community, who raised concerns about the desecration of the home of the goddess Pele, public health risks, and the outgassing of hydrogen sulfide.

Māhele ʻāina in Puna

There was an estimated population of 4,000 in Puna during the Māhele, a pivotal era in Hawaiian history that marked the beginning of private land ownership in Hawaiʻi. Within this region, only eleven land claims were made across nine ahupuaʻa (land divisions) or ʻili (smaller land divisions). Of these claims, only three were awarded, all of which were in the Keaʻau area and totaled 32.22 acres. Although personal property rights were established over much of the Makuʻu lands, not all claims were ultimately awarded.

Within Puna, eleven makaʻāinana (native tenants/caretakers) across nine ahupuaʻa or ʻili submitted thirteen claims for kuleana (personal land holdings). In addition to these, twenty-eight land tract were claimed by Aliʻi/Konohiki (chiefs or land managers), five of which had already been assigned to the Aupuni (government) inventory. By the close of the Māhele in 1855, the Mōʻī and Aliʻi/Konohiki retained control over eighteen ahupuaʻa and two ʻili, covering approximately

200,000 acres. The Mō‘ī also allocated at least thirty-seven ahupua‘a and seven ‘ili to the Aupuni inventory, further balancing royal, chiefly, and government holdings.

Notably, no maka‘āinana claims were recorded for the Waikahekahe Nui and Waikahekahe Iki ahupua‘a, both of which were traditionally retained by women of chiefly lineage. The largest cluster of maka‘āinana claims in Puna, with three claimants under five separate helu (claim numbers), was in the Kea‘au ahupua‘a, where two competing claims by ali‘i were also filed. This land was ultimately awarded to High Chief William Charles Lunalilo before he ascended to the throne as the King of Hawai‘i. These details underscore the unique historical land tenure dynamics in Puna during the Māhele.

Ahupua‘a

Puna is comprised of 42 ahupua‘a. The Maku‘u Hawaiian Homestead Lands span across two of these ahupua‘a within the Puna moku, namely Maku‘u and Keonepoko Iki. Below is a list of the ahupua‘a in Puna, including English translations where available. Figure 6 provides delineations of each ahupua‘a in relation to the Maku‘u Hawaiian Homestead Lands. Note that some ahupua‘a have multiple names, which is due to historical variations in naming, with different names used at various times or by different communities. Where available, English translations are provided for the names from Pukui et al., (1976), and Pukui and Elbert (1986).

Maku‘u Hawaiian Homestead Lands

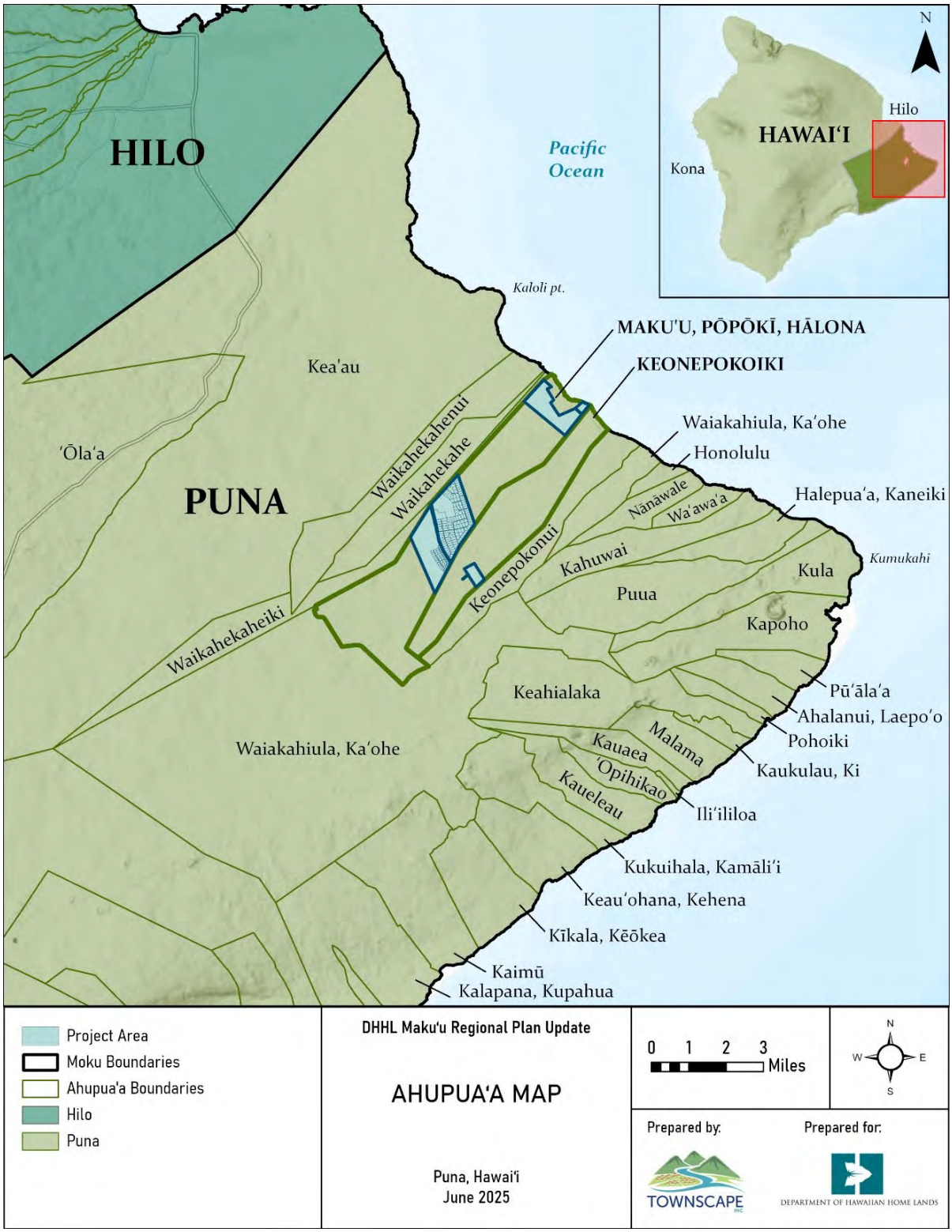
- Maku‘u- *n.* A unique lashing technique. A bundle, as of white tapa fastened to ridgepole during certain ceremonies; also Pōpōkī and Hālona
    - Pōpōkī - Tī leaf bundle
    - Hālona - *n.* Peering; place from which to peer at, lookout
- Keonepoko Iki (Small Keonepoko (Keonepoko - the short sand))

Other Puna Ahupua‘a

- ‘Ōla‘a (once known as La‘a; sacred)
- Kea‘au (hindering current)
- Waikahekahe (flowing water)
- Waikahekahenui (Large Waikahekahe)
- Waikahekaheiki (Small Waikahekahe)
- Keonepoko Nui (Large Keonepoko, the short sand)
- Waiakahiula (Kahiula’s water; also Ka‘ohe)
- Honolulu (sheltered bay)
- Nānāwale (only look)
- Wa‘awa‘a (gullied, furrowed)
- Kahuwai (attendant, guardian, keeper, caretaker of water)
- Halepua‘a (pig house)
- Puua (rain hill)
- Kula (dry upland)
- Kapoho (the mortar)
- Pū‘āla‘a (named for the ‘āla‘a (*Planchonella*) tree)
- Ahalanui (great transgression; also Laepo‘o)
- Pohoiki (small depression; Pele is said to have dug a crater here)
- Keahialaka (the fire of Laka)
- Kaukulau (also Ki)
- Malama (month)
- Kauaea (placed until one arises)
- ‘Ili‘ililoa (large pebble as used in dances or kōnane (Hawaiian checkers))
- ‘Opihikao (gathering limpets; probably formerly ‘Opihikāō, literally crowd

gathering limpets because people were afraid to gather ʻOpihi alone due to robbers)
- Kaueleau (season of dark tide)
- Kukuihala (falling kukui nuts; also Kamāʻili)
- Keauʻohana (group of families, familial currents; also Kehena)
- Kīkala (hip; also Kēōkea, the white sands)
- Kaimū (gathering [at the] sea [to watch surfing])
- Kalapana (announce a noted place; also Kupahua)
- Hulunanai
- Kahaualeʻa (The hau (*Hibiscus tiliaceus*) tree or dew of Leʻa)
- Kamoamoa (the sharp point at the stern of a canoe)
- Laeapuki (cape of Puki; also Pānauiki, small Pānau)
- Pānaunui (uneasy; large Pānau)
- Kealakomo (the entrance path)
- Kahue (the gourd)
- ʻĀpua (fish basket)

FIGURE 6. AHUPUA'A MAP



Site History

Moʻolelo Kaao Hooniua Puuwai no Ka-Miki

The moʻolelo kaʻao, "Hooniua Puuwai no Ka-Miki" (The Heart-stirring Story of Ka-Miki) describes how the ahupuaʻa of Makuʻu was named, as well as provides cultural context for the communities and customs of Puna (Mali and Mali, 2022, p. 32). This moʻolelo was translated from Hawaiian newspapers in an ethnohistorical overview, thus diacritical marks may be missing or altered.

> Two brothers, Ka-Miki and Maka-ʻiole, were traveling around the island of Hawaiʻi on the ala loa and ala hele, ancient trails and paths on Hawaiʻi Island. They encountered Kapuʻeuhi, who secretly conspired with the ʻōlohe chiefess Kaniahiku of Kapoho to ensnare the brothers and steal their possessions.
>
> Kaniahiku was the guardian of the Kaliʻu and Mālama forests, which had strict kapu (taboo, prohibition) around gathering ʻawa (*Piper methysticum*), lehua (*Metrosideros polymorpha*), and ʻōhelo (*Vaccinium reticulatum*) in the forests. Those who broke kapu were enveloped in the mist and rains and lost in the forests. Getting lost in these forests had no escape, and many people died in this way.
>
> Kaniahiku instructed Kapuʻeuhi to accompany the brothers into the forest under the guise of assisting them in gathering ʻawa, but secretly pick lehua, ʻōhelo, and kupaliʻi plants along the way, breaking the kapu and causing the brothers to be lost in the forest's mist. Ka-Miki anticipated this deception and chanted to Ka uluhe, his forest formed ancestresses, to assist them. The sun deity Ka-ʻōnohi-o-ka-lā then shed light, receding the mist and revealing the pathway.
>
> Frustrated upon their survival, Kaniahiku escalated her attacks. She first tried to trip Ka Miki with a pīkoi (tripping club), but he dodged, causing it to tangle in the branches of the grove Mauānuikananuha (a famous ʻawa grove, also the kinolau of Kaniahikuʻs god, Kū-lili-kaua-i-kanahele-o-Kaliʻu). Then she threw a spear, which landed in the hills now called Nā puʻu o Kaniahiku. As a final effort, she wielded her powerful sling stone, Kaueleau, an eight-foot-long stone that weighed several hundred pounds, and was bound with dense coconut and olonā cordage in a technique known as makuʻu. Kaniahiku swung Kaueleau overhead, but the cordage broke sending the stone flying toward the sea, where it landed and caused the ocean mist to rise, darkening the shore. The place where the stone landed became known as Kaueleau, named for the suspended mist and for the deity associated with the red glow of volcanic eruptions. When the cordage of the sling broke, it flew in the opposite direction and landed in the area now called Makuʻu, a name that commemorates the unique lashing technique.

The term "makuʻu" itself also refers to an intricate lashing method used not only for binding the stone but also for the end-knobs on canoes, tied with lashing at both ends (mua and hope) and guided by ropes down from the mountains. Makuʻu is also the name of a deity that was carved from Haumeaʻs tree, Ka-lau-o-ke-kāhuli. This tree grew the flowers Kanikawī and Kanikawā.

The Hawaiian Homes Commission Act

The Hawaiian Homes Commission Act, 1920, as amended, is the legal basis for the establishment of the DHHL. Congress passed the Act, and it was signed in to law by President Warren Harding on July 9, 1921. Approximately 200,000 acres of land, including the Maku'u tract, were set aside by the HHCA upon its inception in 1921. In the Ka'ohe-Maku'u area, around 2,000 acres were redesignated from crown lands to "available lands," which eventually became Hawaiian homestead lands (Hawaiian Homes Commission Act, 1920).

Between 1985 and 1986, as a part of DHHL's accelerated awards program, the first leases in Maku'u were awarded. One hundred twenty-seven native Hawaiian farmers were awarded 99-year agricultural homestead leases on unimproved vacant lands in Maku'u (lands that lack infrastructure) (DHHL, 2010). The current leases in Maku'u are agricultural homestead leases. For the five-acre Farm Lots, these include an active cultivation requirement for two-thirds of the lot and require compliance with a farm or business plan as these lots are on lands designated as Supplemental Agricultural. For those with Subsistence Agricultural awards, the lots are no more than three acres in size and require cultivation; however, no specific metric for cultivation is provided, nor is a farm or business plan required. All lots allow for the development of a dwelling, but compliance with DHHL and county standards and procedures is necessary.

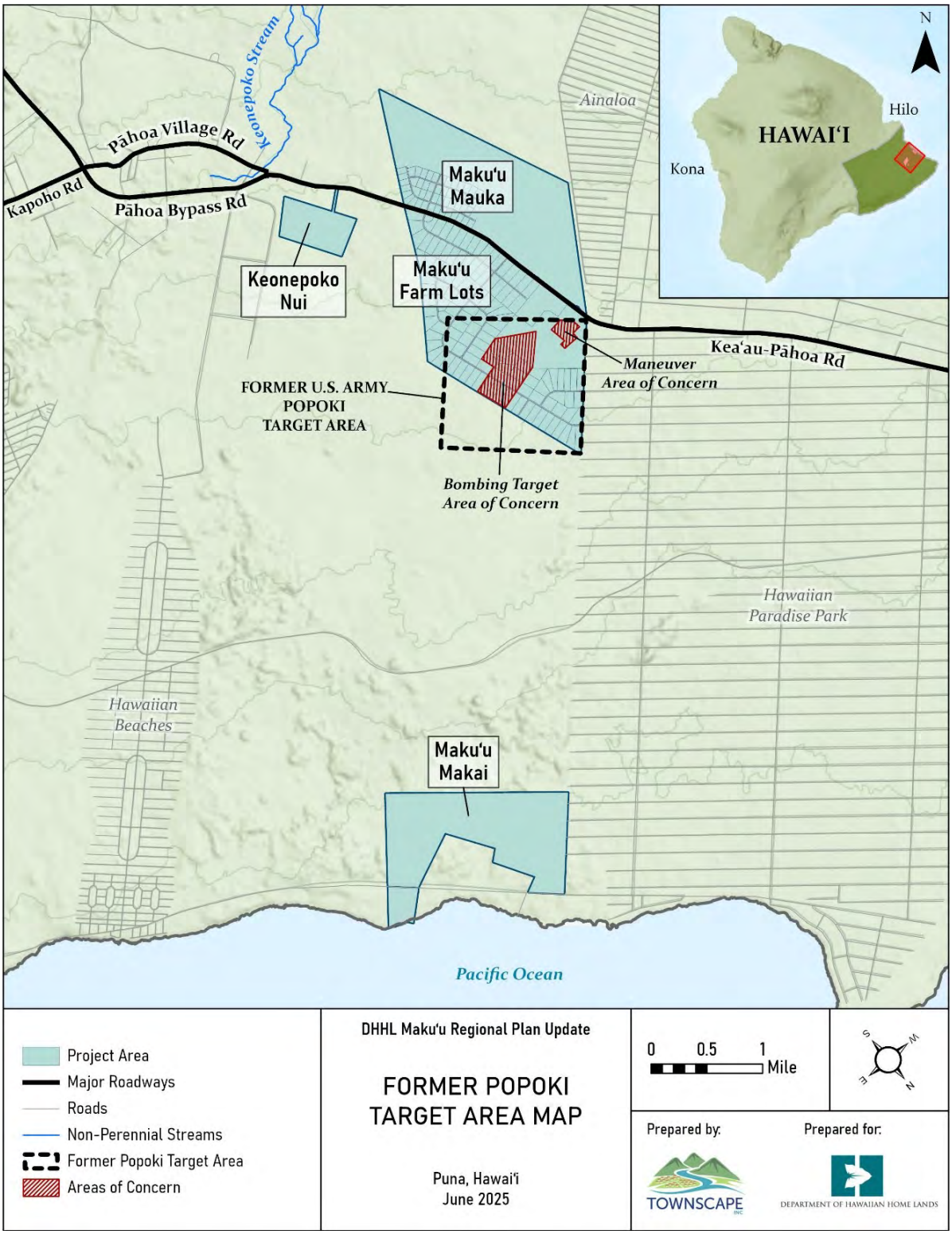
Pōpōkī Target Area

In response to World War II, the U.S. Department of Defense (DoD) established the Pōpōkī Target Area for military target practice. It is a 640-acre site that intersects with the current Maku'u Farm Lots (see Figure 7). The U.S. Navy acquired the land through a sublease from W.H. Shipman Ltd. or H. Blackshear, executor of the Shipman Estate, at an unknown date. The sublease was terminated on November 1, 1945.

Investigations confirmed the site's former military use and identified potential risks from munitions and explosives of concern (MEC) and munitions constituents, qualifying it for environmental restoration under the Defense Environmental Restoration Program for Formerly Used Defense Sites. Remediation in 2011 removed 94 unexploded ordnances (UXO) and 9,400 pounds of debris (USACE, 2024).

The DoD identified two non-contiguous Areas of Concern (AOCs) within the site: a Maneuver AOC, used for troop training, and a Bombing Target AOC (see Figure 7). A risk assessment classified the site as low risk, though potential for encountering MEC remains. The DoD recommends subsurface removal of MECs and debris across 108 acres within these AOCs. The site is currently in long-term management, which includes monitoring, public outreach and education, and five-year reviews on its condition. The DoD holds annual public safety awareness meetings, announced via public notices and letters to landowners and beneficiaries. The awareness meetings focus on the "3 R's," teaching community members how to "recognize" munitions, "retreat" to safety, and "report" the situation to authorities (USACE, 2024). Aside from the annual public safety meetings, there are no anticipated future projects or actions in the area, according to a response letter from the USACE Honolulu District Public Affairs, dated July 15, 2025.

FIGURE 7. FORMER PŌPŌKĪ TARGET AREA



Surrounding Land Ownership and Uses

There is a mix of large public and private landowners surrounding the Maku‘u Hawaiian Homestead Lands.

State of Hawai‘i

The State of Hawai‘i holds a large tract of land immediately adjacent to the DHHL parcels. The State’s landholdings in this area are largely zoned for agricultural use, however some of the land is zoned as conservation, and a small section of land in the Pāhoa area is zoned as urban.

Kamehameha Schools

Kamehameha Schools is the largest private landowner in Hawai‘i. The Kamehameha Schools’ landholdings total around 7,540 acres in lower Puna to the southwest of the DHHL parcels. Their landholdings in Puna are mainly designated as agricultural usage, with exception to a relatively small portion of the southernmost tract of coastal land, which is designated as conservation. There are also two Kamehameha preschool campuses in Puna—the Kea‘au Preschool located to the north between Maku‘u Mauka and Maku‘u Makai, and the Pāhoa Preschool located to the south of the project area (Kamehameha Schools, n.d.). Much of their land in lower Puna, Kahuwai, and Pū‘āla‘a are leased to papaya growers. Puna Geothermal Venture and Ormat Technologies, Inc. lease 3,000 acres, seven hundred of which are in the geothermal subzone. Kamehameha Schools also owns and oversees the stewardship of Kahuwai Village, a cultural and educational site that extends over 200 acres in coastal Puna. The ancient trail system, planting areas, canoe sheds, and other cultural features located in Kahuwai Village are used to provide educational opportunities to students of Kamehameha Schools (Kamehameha Schools, 2004).

W.H. Shipman Ltd.

W.H. Shipman Ltd. is a family-owned company that was established in 1882. W.H. Shipman Ltd. acquired approximately 70,000 acres from the estate of King Lunalilo in the 19th century. Over time much of the land was sold off. Most notably in the Puna district is about 52,000 acres of “wastelands” that were sold to subdivision developers in 1950s. Many of the main, large subdivisions in the district that were once W.H. Shipman lands include Hawaiian Paradise Park, Mauna Loa Estates, and others. Numerous social service facilities between Kea‘au and Hawaiian Paradise Park and Orchidland Estates are on currently and/or formerly owned Shipman lands. At present, W.H. Shipman, Ltd. owns almost 18,000 acres in Puna, a large parcel of which is located to the northeast of the DHHL parcels, and a relatively smaller lot of land directly adjacent to Maku‘u Makai (see Figure 8).

Office of Hawaiian Affairs

The Office of Hawaiian Affairs (OHA) owns and manages 25,856 acres of land southwest of the DHHL lands in Maku‘u, located within the ahupua‘a of Waiakahiula (OHA, 2025). Acquired by OHA in 2006, this area is known as the Wao Kele o Puna, which translates to “the upland forest of Puna.” OHA’s mission for this land is to preserve its natural and cultural resources while safeguarding the traditional and customary rights of Native Hawaiians. The Wao Kele o Puna is designated as a protected forest reserve and is one of Hawai‘i’s only remaining lowland forests. It plays a critical role in groundwater recharge, supports native plant seed banking, provides habitat for threatened & endangered species, and offers forest resources essential for gathering and cultural practices. The

land of Wao Kele o Puna is also considered a sacred place for Native Hawaiians because it sits on the slopes of Kīlauea, the home of the Goddess Pele, and various cultural artifacts as well as iwi kūpuna (ancestral remains) have been found within its boundaries (Nālehualawakuʻulei and OHA, 2017). Figure 9 shows where the Wao Kele o Puna is situated within the Puna district.

Kapoho Land & Development Company Ltd.

The Kapoho Land & Development Company Ltd. (KLDC) owns approximately 3,700 acres of land in the lower East Rift Zone of Kīlauea, to the southeast of the Makuʻu Tract, as well as numerous roadways and agricultural subdivisions in the area. KLDC was formed in 1948, and county tax records indicate they acquired land in Puna between 1990 and 2010. Notable use on KLDC land is the Puna Geothermal Venture, the largest geothermal energy power plant in Hawaiʻi. Many of the remaining KLDC parcels are also considered candidates for geothermal development due to their location on the lower East Rift Zone.

Other Privately Owned

The remaining lands surrounding the parcels are predominantly large privately-owned residential subdivisions, including ʻĀinaloa and Hawaiian Paradise Park to the northwest and Hawaiian Beaches to the southeast. Other residential subdivisions in the area include Orchidland Estates, Tiki Gardens, Nānāwale Estates, and Leilani Estates.

FIGURE 8. LARGE LANDOWNERS MAP

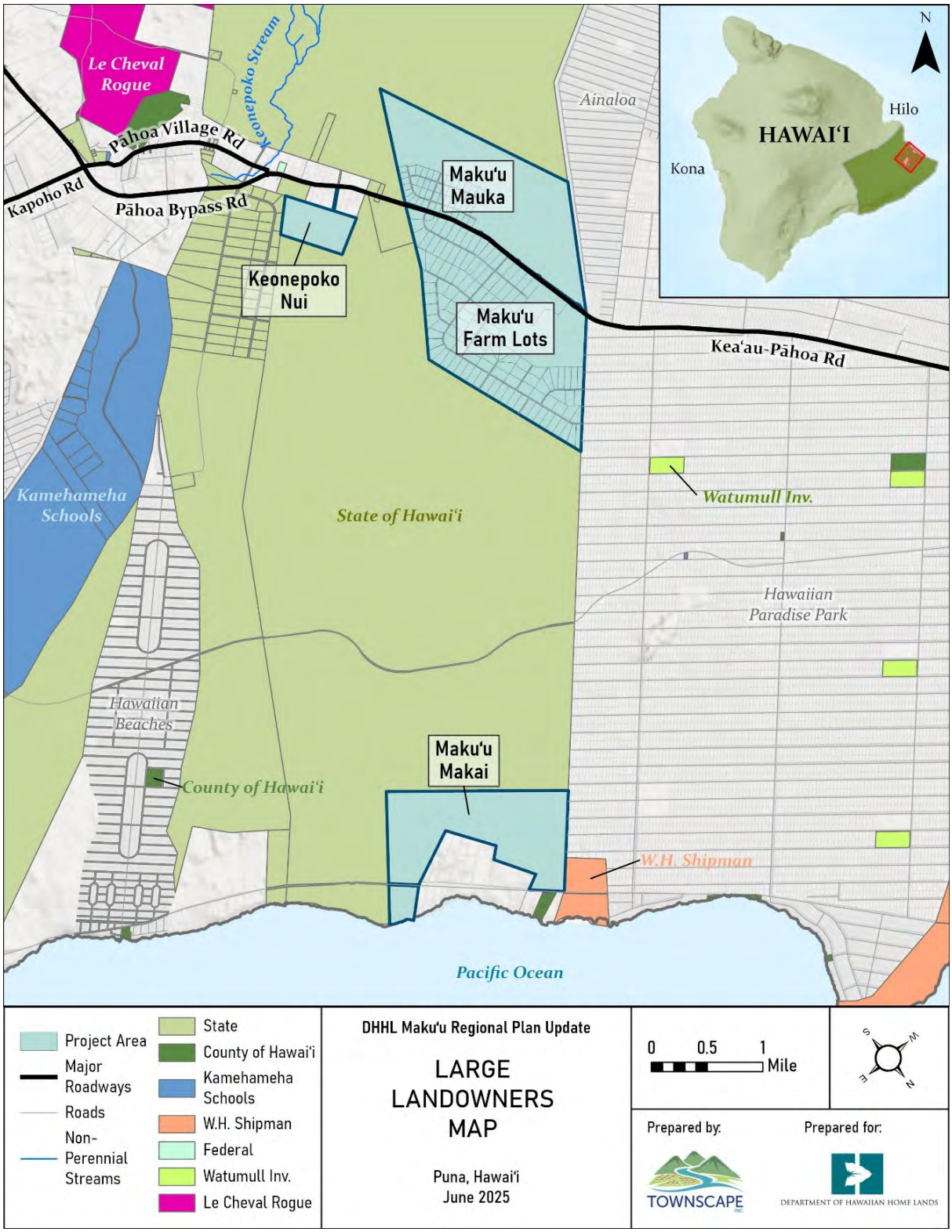


FIGURE 9. PUNA DISTRICT (YELLOW) AND WAO KELE O PUNA BOUNDARIES (WHITE)

Source: Nālehualawakuʻulei and OHA (2017), p. 25.

Natural Hazards

Wildfire

Hawai‘i’s ecosystems developed without the presence of frequent fires, making them highly susceptible to significant damage from wildfires.

In Puna, land use changes from open forest and traditional agroforestry systems transitioned to sugarcane plantations and ranching, transforming the landscape. At the collapse of the sugar industry, the abandoned land became the prime environment for colonization by invasive alien plant species. Many of these species fuel wildfires in the area due to their evolved fire tolerance.

Most wildfires on Hawai‘i Island result from human error or arson, particularly near developments, power lines, and roadsides (Hawai‘i Wildfire Management Organization, 2024). These fires pose significant dangers, especially in residential areas, threatening property, lives, critical infrastructure, and both natural and cultural resources.

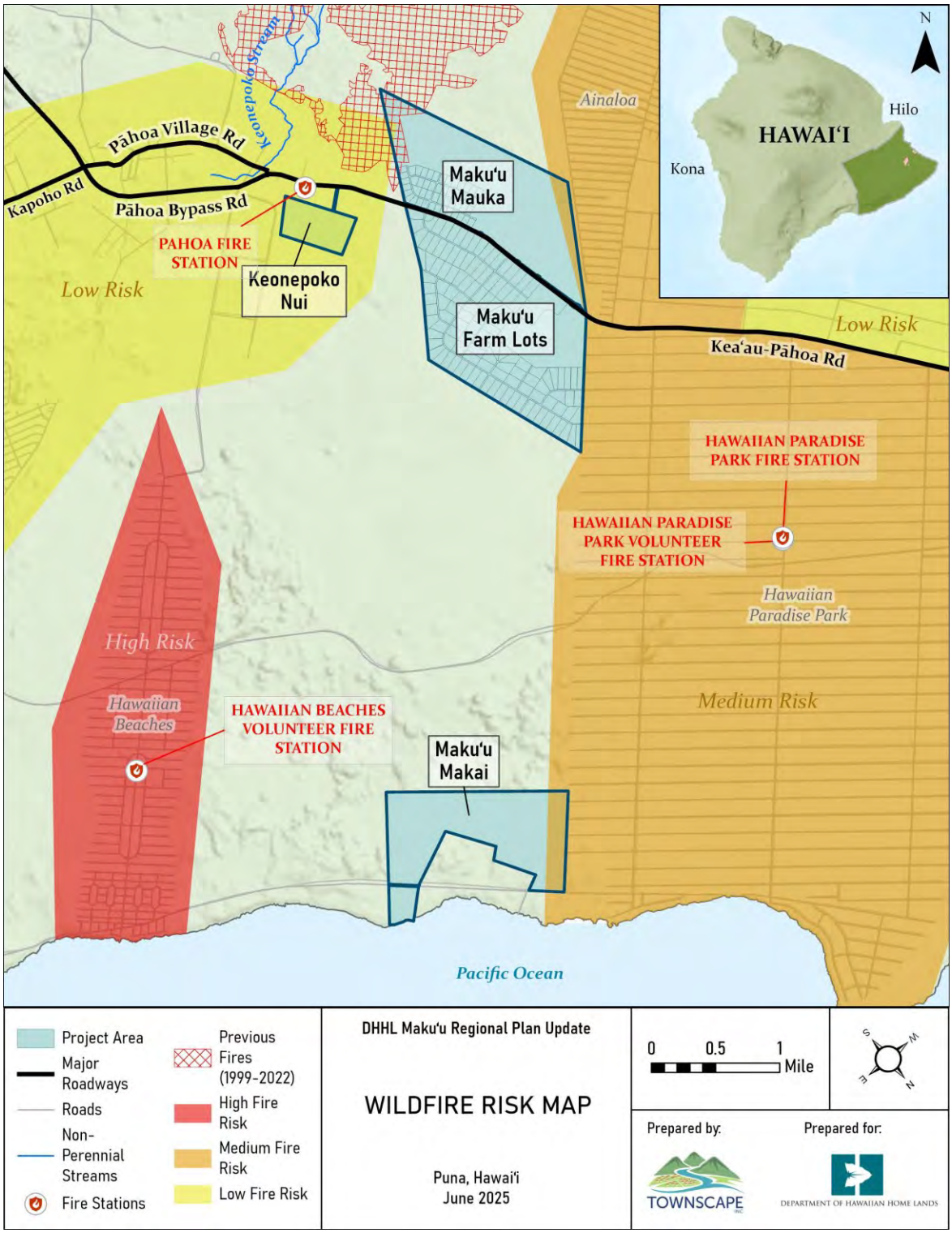
Between 1999 and 2022, two wildfires were recorded near the Maku‘u Hawaiian Homestead lands, one in 2014 and one in 2015. The 2015 fire was ignited by a lava flow and burned a relatively small portion of the Maku‘u Mauka parcel (see Figure 10).

The Department of Land and Natural Resources (DLNR), Department of Forestry and Wildlife Fire Management Program has identified the eastern portions of Maku‘u Mauka and Maku‘u Makai as medium fire risks, while Keonepoko Nui is in a low-risk area. The remaining portions of the parcels have no fire risk rating (see Figure10). However, in an early consultation letter dated July 28, 2025, the County of Hawai‘i Civil Defense states that periods of drought pose an elevated wildfire risk for the region.

There are four fire stations in the vicinity of the Maku‘u homestead lands—two county fire stations and two volunteer fire stations—Hawaiian Paradise Park Fire Station, Pāhoa Fire Station, Hawaiian Paradise Park Volunteer Fire Station, and Hawaiian Beaches Volunteer Fire Station. The closest fire station to most of the parcels is the Pāhoa Fire Station, which is approximately 0.3 miles from Keonepoko Nui, and 0.8 miles from Maku‘u Mauka and Maku‘u Farm Lots. The closest fire station to Maku‘u Makai is the Hawaiian Paradise Park Fire Station, approximately two miles away.

The Hawai‘i Wildfire Management Organization (HWMO) scheduled a Community Wildfire Protection Plan (CWPP) meeting for Puna for 2025/2026. CWPPs are collaborative documents created by local communities, county and state agencies, and other stakeholders to assess wildfire hazards, set priorities for hazard reduction, and guide wildfire mitigation efforts and funding in wildland-urban interface areas.

FIGURE 10. WILDFIRE RISK MAP



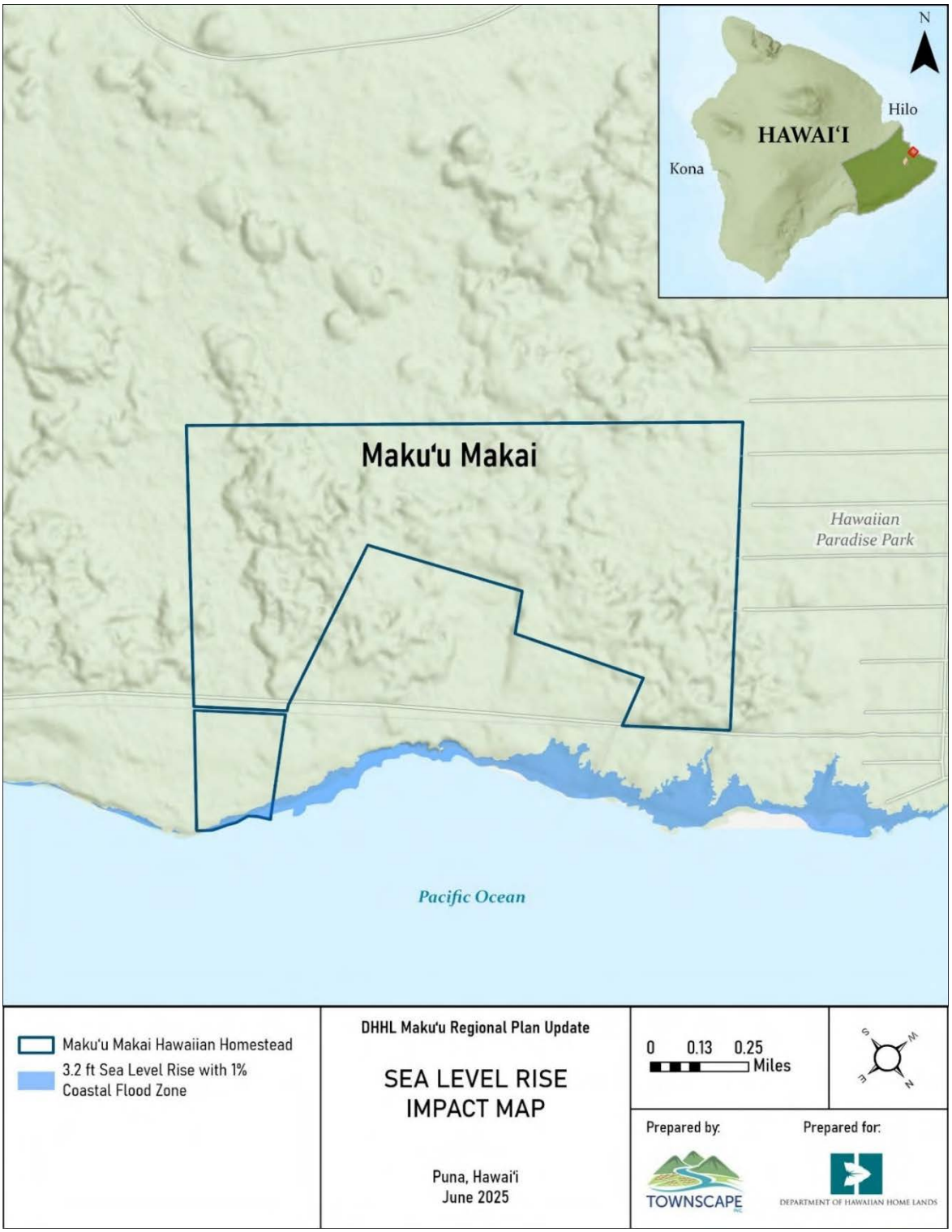
Sea Level Rise

The State of Hawai‘i conservatively estimates a sea level rise of 3.2 feet by 2100, though a rise of six feet is possible by the end of the century (Hawai‘i Climate Change Mitigation and Adaptation Commission, 2017). The County of Hawai‘i has not produced its own formal guidance for sea level rise (SLR) planning scenarios, but in 2022, the State of Hawai‘i recommended a statewide benchmark of planning for 3.2 feet of SLR by the middle of the century, and at least 4 feet of SLR for all projects by the year 2100 (DLNR Office of Conservation and Coastal Lands, 2022). The City and County of Honolulu has been the leader in SLR planning and recommends adopting a more cautionary benchmark of planning for 6 feet of SLR by 2100 (City and County of Honolulu, 2022). The State has reviewed the City and County of Honolulu’s recommendations based on the latest science and will thus apply a 6-foot benchmark for public infrastructure projects as well as other types of projects with a low tolerance for risk (DLNR Office of Conservation and Coastal Lands, 2022).

In this profile, the current mid-range standard of 3.2 feet SLR with coastal flooding is included (see Figure 11). However, given the significant uncertainty surrounding SLR processes, more extreme SLR scenarios beyond the 3.2 feet standard cannot be ruled out. Furthermore, it is critical to recognize that SLR is an ongoing process; sea levels will continue to rise over time, necessitating the consideration of diverse scenarios in planning efforts.

Since most of the homestead areas are landlocked, sea level rise will have minimal impact on DHHL’s landholdings in Maku‘u. The primary area of concern in this profile is Maku‘u Makai, where a sea level rise of 3.2 feet with 1% coastal flooding can affect the seaward most parcel of Maku‘u Makai. However, the primary access road, Government Beach Road, is not anticipated to be impacted with 3.2 feet of sea level rise. The site is currently undeveloped, thus leaving no risk to human health or important infrastructure on the parcel itself by a 3.2-foot sea level rise scenario.

FIGURE 11. SEA LEVEL RISE MAP 3.2 FT. SCENARIO WITH COASTAL FLOODING



Volcanic Activity

The moku of Puna sits on the slopes of the active volcano, Kīlauea, leading to high volcanic activity in this area. Potential risks to the Maku‘u Hawaiian Homestead lands associated with volcanic activity are earthquakes, loss of nearby infrastructure, and inhibited access to the parcels due to road closures and damages.

In 2018, a large volcanic event led to fissure eruptions in the Lower East Rift Zone of Kīlauea, just south of the Maku‘u region. The eruptions lasted from May to August 2018. This volcanic event destroyed 700 homes in the Puna district, displaced over 2,000 people, covered 30 miles of road, and added 875 acres of new land to Hawai‘i Island (National Park Service, 2021). Sections of Pohoiki Road in southeast Puna remain closed. The road restoration work is scheduled to start by the end of 2025 and is anticipated to be completed by the end of 2026 (Hawai‘i County, 2025).

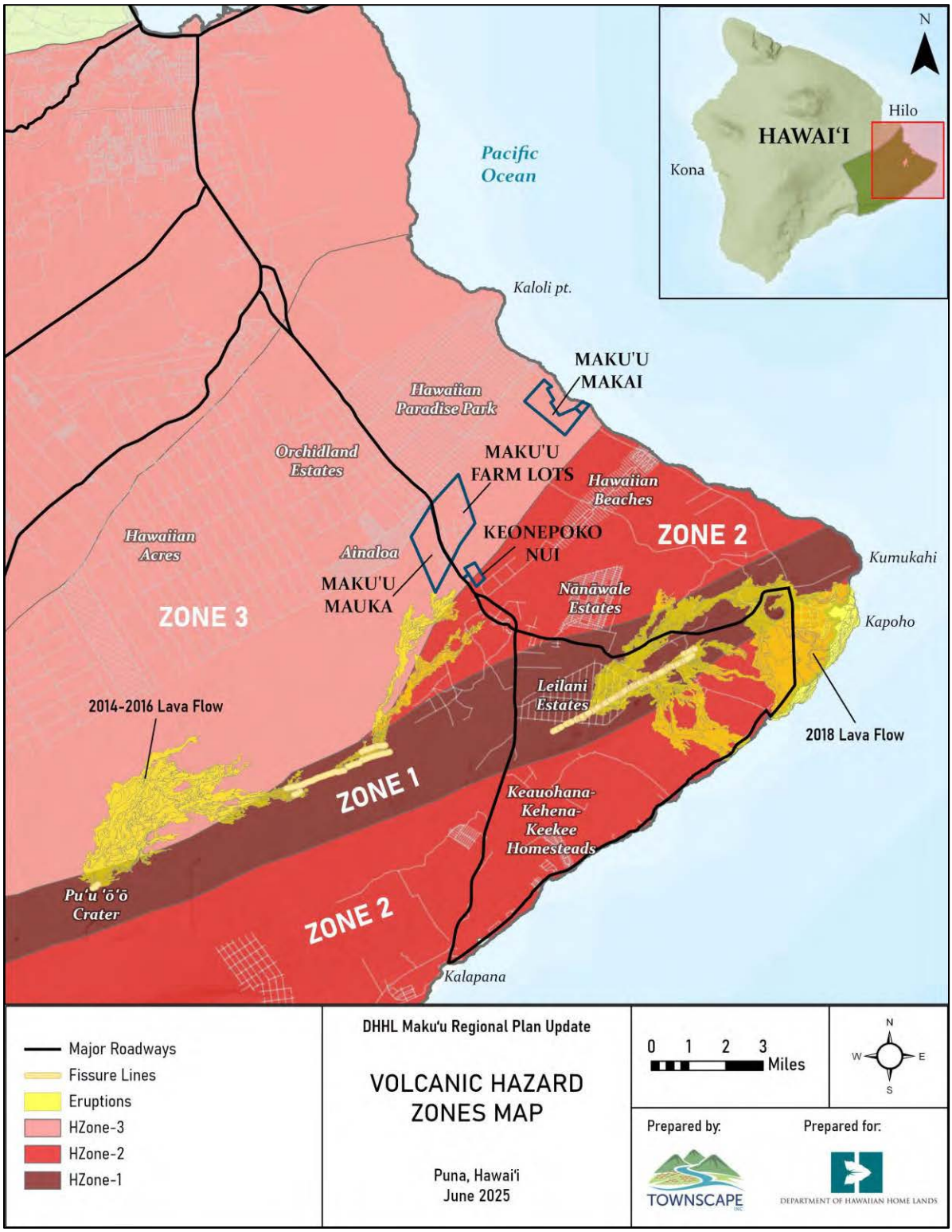
A previous lava flow from 2015-2016 came within 0.25 to 0.5 miles of the Keonepoko Nui parcel and residential lots in Maku‘u Mauka.

The U.S. Department of Interior Geological Survey developed lava-flow hazard zones for the Island of Hawai‘i. The lava flow hazard zones are based on three factors: the location of past eruptions, past lava coverage, and topography (USGS, 1997; USGS Hawaiian Volcano Observatory, 2023). The Hazard zones are ranked from 1 being the highest hazard, to 9 being the lowest hazard (USGS, 1997). The first three zones are defined below, with zones 2 and 3 affecting the Maku‘u region (see Table 2 and Figure 12). Zone designations and risk assessment are based on the assumption that future eruptions would be similar to those in the past (USGS Hawaiian Volcano Observatory, 2023). However, it is important to note that hazard zone boundaries are approximate, and the change in degree of hazard from one zone to the next is generally gradual rather than abrupt. Additionally, zone boundaries may continue to be updated as new eruptions occur.

Table 2. Volcanic Hazard Zones

Zone	Description	Affected Parcels
1	• Summits and rift zones of Kīlauea and Mauna Loa. • Vents have been repeatedly active over historical time. • Boundaries are defined by eruptive fissures, cinder cones, pit craters, graben and caldera faults. • Lava flows that originated in Zone 1.	
2	• Areas adjacent to and downslope from Zone 1. • 15-20% of Zone 2 has been covered by lava since 1800. • 25-75% has been covered in the last 750 years. • Relative hazard within Zone 2 decreases gradually moving away from Zone 1.	Keonepoko Nui and portions of the Maku‘u Farm Lots
3	• Areas gradually less hazardous than Zone 2 because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas. • 1-5% of Zone 3 has been covered since 1800. • 15-75% has been covered within the last 750 years.	Maku‘u Mauka, Maku‘u Farm Lots, Maku‘u Makai, Keonepoko Nui

FIGURE 12. VOLCANIC HAZARD ZONES MAP



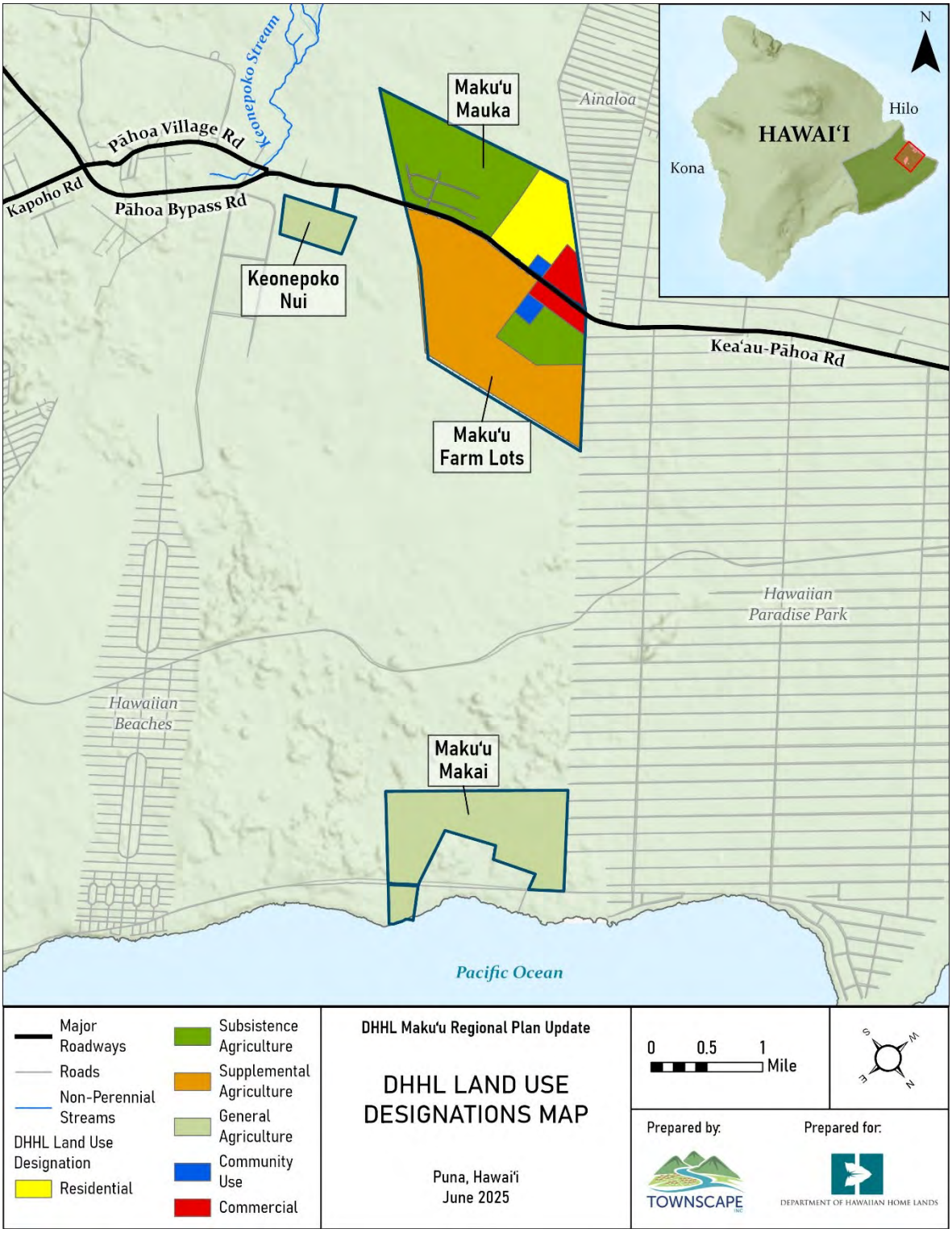
Existing Land Uses

DHHL establishes land use designations for all their lands in the respective Island Plans. The following descriptions outline the land use designations within the Maku‘u region, which total 2,051.5 acres, as identified in the DHHL Hawai‘i Island Plan (2002) and shown in Figure 13:

- **Subsistence Agriculture (560.1 acres):**
  - Small agriculture/aquaculture lots. Marginal to good lands. Lifestyle areas intended to allow for home consumption of agricultural products.
  - Occupancy required. Lots awarded to applicants on the agricultural waiting list.
- **Supplemental Agriculture (685.3 acres):**
  - Large lot agriculture/aquaculture. Marginal to good lands. Location not dependent upon existing infrastructure. Commercial level agriculture activity allowed. Intended to provide opportunities for agricultural production for supplemental income and home use.
  - Occupancy optional. Lots awarded to applicants on the agricultural waiting list.
  - Farm plan required.
- **Residential (187.3 acres):**
  - Residential subdivisions built to County standards in areas close to existing infrastructure.
  - Lots awarded to applicants on the residential waiting list.
- **Community Use (28.0 acres):**
  - Common areas for community use. Includes space for parks and recreation, cultural activities, community based economic development, and other public amenities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **General Agriculture (500.0 acres):**
  - Prime agricultural area. Commercial level agriculture.
- **Commercial (90.8 acres):**
  - Lands suitable for retail, business, and commercial activities.
  - No lot size restrictions at present. Infrastructure must meet County standards.

Based on the 2023 Annual Report, there are 120 agricultural leases in Maku‘u. Since then, an additional 32 Subsistence Agriculture Lots and 20 Farm Lots have been awarded to lessees in November 2024.

FIGURE 13. DHHL LAND USE DESIGNATION MAP



Maku‘u Makai

Maku‘u Makai is the seaward-most parcels of the Maku‘u region and spans approximately 519 acres (DHHL, 2025). It is largely covered by lowland shrubs and sparse trees. This parcel lacks water and sewer services and was previously listed by DHHL as a non-priority site for development due to high infrastructure development costs (PBR Hawai‘i, 2002). It is thus recommended for General Agriculture Use in the DHHL Hawai‘i Island Plan (2002). The soil has a carrying capacity index of 10 acres per animal unit yield and is classified as bedrock that has not been weathered. The area experiences temperatures between 59°F and 80°F and receives 100 to 150 inches of annual rainfall. It features mild slopes ranging from 0 to 5 percent and elevation ranging from sea level to 118 feet. The land is bordered by Hawaiian Paradise Park to the northwest, and State-managed lands to the east and southeast. It is accessible via Ala Hele o Puna Road, which intersects the parcel, and Ka‘aahi Road along the mauka boundary.

In the update for the 2002 Hawai‘i Island Plan, important land use designation changes to ensure safety and align with conservation goals are being proposed. The 36-acre parcel located makai of Government Beach Road is now designated as Conservation land. This area, situated in a tsunami evacuation zone, flood-prone region, and sea-level rise risk area, now aligns with the State’s Conservation Land Use designation. Additionally, the mauka portion of Maku‘u Makai, covering 483 acres, is proposed to be redesignated as DHHL Kuleana Lands, a redesignation from a non-homesteading to a homesteading use. This parcel, previously zoned for General Agriculture, is overgrown and lacks infrastructure, making it unsuitable for turn-key residential or traditional homestead development without more significant infrastructure development (PBR Hawai‘i, 2002). Kuleana Lands are a part of the DHHL Kuleana Homestead Program, an alternative program to the more common Hawaiian homesteading approach, where beneficiaries are awarded lots that are un-improved with no infrastructure other than basic vehicular access to the lots. This type of homesteading is suitable for lessees who would prefer off-grid homesteading lifestyles on their lots, and would like a more accelerated timeline for accessing their lots to start their homesteading. The reduced infrastructure development thus reduces the timeline for beneficiaries to settle on the land. This area is identified for DHHL Kuleana homesteading in particular because rainfall in the area can support water supplies for homesteading and because significant ground disturbance to develop turnkey homesteads would be challenging with the existing topography.

Maku‘u Mauka

Maku‘u Mauka, approximately 682 acres, is located mauka of Kea‘au-Pāhoa Road (Highway 130). The DHHL Hawai‘i Island Plan (2002) designation includes Subsistence Agriculture, Residential, Commercial, and Community Use. It is listed as a non-priority site for development due to a lack of infrastructure. DHHL developed smaller arterial streets within the parcels to provide access to developed agriculture lots. Homestead lots primarily use water catchment systems and lack sewer service systems. Immense infrastructure improvements are needed to support beneficiaries’ residency and agricultural practices. Three projects proposed the creation of two subdivisions within Maku‘u Mauka and were estimated to cost $15.8 million to be completely funded by DHHL.

In the ongoing update for the 2002 Hawai‘i Island Plan, the following land use designations are proposed for Maku‘u Mauka: approximately 261 acres for residential, 331 acres for subsistence

agriculture, and 90 acres as Special District to serve as a buffer from the 2014-2015 lava flows (DHHL, 2025).

Maku‘u Farm Lots

The Maku‘u Farm Lots consist of a total of 868 acres, with the majority of lots zoned for Supplemental Agriculture and Subsistence Agriculture (DHHL, 2010). A smaller portion of the parcel is zoned for Commercial and Community Use (93 acres and 28 acres, respectively). A 38-acre parcel of this land is leased to the MFHHA, where they conduct weekly farmers markets and aim to build a community center.

In the 2012 Hawai‘i Island Plan Update, proposed land use designation changes for the Maku‘u Farm Lots parcel to include designating 146 acres as Industrial to serve as a Restricted Area due to the presence of the Federal Aviation Administration (FAA) traffic control towers, ensuring safety and compliance with regulatory standards. The plan preserves 705 acres for Subsistence Agriculture Lots, supporting agricultural activities and sustainable land use. Additionally, the proposal includes designating 8 acres for residential use, 5 acres for commercial purposes, and 24 acres for community use, with two acres of the previous community use area reallocated to the restricted area. These adjustments aim to optimize land use, balance community needs, and enhance land management within the region.

Keonepoko Nui

Keonepoko Nui is a 100-acre rural parcel just north of Pāhoa Town. It is recommended for General Agriculture Use and listed as a non-priority site for development due to its lack of infrastructure, limited access via a dedicated flag off Kea‘au-Pāhoa Road, and parcel size. The parcel is bordered by state-managed lands and Keonepoko Homestead. It is undeveloped and largely covered with ‘Ōhi‘a Lehua trees and scrub grass. The parcel is relatively flat with a maximum slope of around 5 percent and an elevation between 540 to 600 feet. Temperatures on this parcel range from 56°F to 80°F. The annual rainfall is 150 to 200 inches (PBR Hawai‘i, 2002). The soil is of marginal quality and primarily volcanic material with a carrying capacity of 8 acres per animal unit. Beneficiaries support agricultural use, consistent with surrounding land use.

The ongoing update to the Hawai‘i Island Plan proposes to change the current designation of General Agriculture to Renewable Energy, reflecting the parcel’s potential for alternative energy production due to its high solar exposure (DHHL, 2025). The parcel is located within Volcanic Hazard Zone 2 and lies just 0.25 to 0.5 miles from the most recent lava flow, making it unsuitable for residential or homestead use due to safety concerns. However, the parcel’s solar potential opens opportunities for renewable energy development, such as a solar farm.

Homestead Uses

Subsistence Agriculture

Subsistence Agriculture Land Use Designations are agricultural lots that are one to three acres in size. Currently, approximately 560 acres across Maku‘u Mauka and the Maku‘u Farm Lots are designated for Subsistence Agriculture under the DHHL land use designation. In November 2024, thirty-two two-acre Subsistence Agriculture Lots were awarded.

Supplemental Agriculture

Supplemental Agriculture Land Use Designations are agricultural lots that are over three acres and up to 40 acres in size. In the current DHHL Land Use designation, approximately 685 acres of the Maku‘u Farm Lots are zoned for Supplemental Agriculture. In November 2024 as part of the Maku‘u-Honomū offering, twenty Supplemental Agriculture Lots were awarded.

This land is proposed to remain as Supplemental Agriculture in the Hawai‘i Island Plan land redesignation process. However, the total area of Supplemental Agriculture land is proposed to grow to 705 total acres due to adjacent lands that will be redesignated.

Residential

Residential homestead is designated within the Maku‘u Mauka parcel; however, the area is not yet ready for residential development due to the lack of sewage infrastructure (DHHL, 2002).

Non-Homestead Uses

Community Uses

There are two parcels designated for Community Use that total 28 acres in the Maku‘u Mauka and Maku‘u Farm Lots parcels. The MFHHA leases 38 acres of land under a license agreement with DHHL to expand their farmers market. The Maku‘u Farmers Market is a popular weekend market that hosts around 170 vendors every Sunday. The market provides a steady stream of income for the MFHHA and helps to support homestead farmers in the region.

‘O Maku‘u ke Kahua, the non-profit organization established by the MFHHA, also oversees a community gardening program called the Māla Ho‘oulu ‘Ike, which aims to provide sustainable food production opportunities for homestead beneficiaries and the broader community to engage in through educational workshops and providing access to community farming facilities (‘O Maku‘u ke Kahua, n.d.). Additionally, the MFHHA is currently fundraising to build a community center. The community center would be the first of its kind in Puna, and the vision for the center is to create a space centered on Hawaiian values and perpetuating culture via cultural workshops, educational and after-school programs, community outreach events, culinary events, and wellness activities, while also creating employment opportunities (‘O Maku‘u ke Kahua, n.d.).

General Agriculture

Lands that are currently designated as General Agriculture are not necessarily best suited for farming but were only previously designated as such because of their lack of infrastructure and unsuitability for homesteading (DHHL, 2023). Thus, in the updating process of the Hawai‘i Island Plan, all General Agriculture lands across the state are to be redesignated appropriately. However, the existing General Agriculture Lots in Maku‘u are described below.

More than half of the agricultural lots in the Maku‘u region awarded to beneficiaries are vacant due to a lack of infrastructure, economic constraints, and/or a lack of agricultural education and training (DHHL, 2010). The community and beneficiaries have expressed concerns about safety due to the vacant lots. Thus, it has been a past priority to provide agricultural education to beneficiaries, assist homestead farmers in developing farm plans to adhere to, and revoke leases from unused lots and re-award them to beneficiaries that are willing to engage in agricultural activities on the land.

The 100-acre Keonepoko Nui parcel is currently zoned for General Agriculture use. The lot possesses marginal soil quality. It is currently undeveloped and unused. The lack of access, infrastructure and the small size of the parcel constrain its development and use (DHHL, 2010).

The 500-acre Maku‘u Makai parcel is also currently designated as General Agriculture (PBR Hawai‘i, 2002). These lands were originally designated as General Agriculture due to their unsuitability for other uses, primarily because of the lack of infrastructure and high cost of development in the area. Thus, these lands are currently vacant and overgrown. However, thirty-six acres of the Maku‘u Makai parcel on the makai side of the Government Beach Road are proposed to be redesignated as Conservation land because it is in a tsunami evacuation zone and a shoreline area.

The remaining Maku‘u Makai General Agriculture lands on the mauka side of the Government Beach Road are proposed to be redesignated as DHHL Kuleana Lands. This would allow for additional homesteading on these lands, but for those who are interested in more off-grid lifestyles.

Commercial

A 30-year Mercantile Commercial license was awarded to Jerry Schweitzer dba., which operates Maku‘u Gas. It operates on 1.93 acres of DHHL land in the Maku‘u Mauka parcel (TMK (3) 1-5-010:004 (p)). The lease is valid from 5/22/2001 to 12/31/2030 and the annual lease rent is $240.00. In 1998, a 17-year General Lease was awarded to the U.S. Department of Transportation Federal Aviation Administration, Western Pacific Region on 170.884 acres of land in Maku‘u (TMK (3) 1-5-010:017 (p)), with an annual rent of $28,800. After the lease expired in 2015, the FAA remained on a month-to-month lease agreement for the land.

Regional Revenue Generation

The Department receives revenue from various land uses through annual lease rent payments. The table below details the land use types and corresponding annual lease rents reported in the 2023 DHHL *Annual Report*. This data excludes revenue and acreage from homestead residential uses, as well as non-revenue-generating lands designated for community use, easements, and public services. Only lands that generated revenue for the Department, as noted in the 2023 DHHL *Annual Report*, are included in this section.

In fiscal year 2022, the DHHL land inventory in the Makuʻu region generated a total of $29,040 (see Table 3). The total land inventory for General Leases, Rights-of-Entry, and Licenses on Hawaiʻi Island covers 40,571.5 acres, with Makuʻu's 172.8 acres comprising less than one percent of the revenue-generating lands on the island. Statewide, the total revenue from all DHHL General Leases, Rights-of-Entry, and Licenses is approximately $19.82 million. (DHHL, 2023)

Table 3. Makuʻu Regional Revenue in Fiscal Year 2022

Land Use	Annual Lease Rent
Commercial	$ 240
Government	$ 28,800
TOTAL	**$** 29,040

DHHL uses four types of land dispositions: leases, licenses, revocable permits, and rights of entry. Each carry specific terms.

1. Leases: provide the lessee the right to exclusive use and possession of the land for a definite period of time
2. Licenses: provide a personal, revocable, non-assignable right, not considered an interest in the land, which is usually non-exclusive
3. Revocable Permits: provide temporary occupancy by direct negotiation without public auction
4. Rights-of-Entry: provide the right to enter upon land in possession of another for a special purpose without being guilty of a trespass

As of 2023, there are seven land use dispositions in Maku‘u, of which one is a general lease, five are licenses, and one is a right of entry, totaling $24,040 in revenue per year. Table 4 lists the current land dispositions in Maku‘u. The land uses as of June 30, 2022 from the DHHL 2023 Annual Report are as follows:

Table 4. Land Dispositions in Maku‘u

Type	No.	TMK “(p)” denotes portion of parcel	Use	Lessee, Licensee, or Permittee	Dates & Term	Acreage	Annual Lease Rent
General Lease	247	(3)1-5-010:017 (p)	Government	U.S. Department of Transportation, Federal Aviation Administration, Western Pacific Region	8/1/1998-7/31/2015; 17 years; month-to-month after lease expiration.	170.844	$28,800.00
License	288	(3)1-5-008:003 (p) 1-5-010:004 (p), 017 (p)	Easement	Hawaii Electric Light Company, Inc. & Hawaiian Telecom, Inc.	7/1/1994; Perpetual	9.903	$0
	348	(3)1-5-008:003 (p) 1-5-010:004 (p), 017 (p)	Easement	State of Hawaii Department of Transportation	10/7/1996; Perpetual	10.025	$0
	456	(3) 1-5-010:004 (p)	Commercial	*Jerry Schweitzer dba, Maku‘u Gas	5/22/2001-12/31/2030; 30 years	1.928	$240.00
	509	(3)1-5-119:047(p)	Easement	Hawaii Electric Light Company Inc.	6/1/2002-5/31/2023; 21 years; month-to-month after license expiration.		$0
	649	(3)1-5-010:041 (p)	Community	*Maku‘u Farmers Association (name changed to Maku‘u Farmers Hawaiian Homestead Association)	8/1/2005-7/31/2060; 55 years	38.0	$0
Right-of-Entry	701	(3)1-5-119:051; (3)1-5-118:048; (3)1-5-120:036; (3)1-5-121:046	Telecomm	Hawaiian Telcom, Inc.	2/4/2021-2/3/2023; 2 years; month-to-month after expiration.	46.011	$0

*Denotes Native Hawaiian individual or corporation/organization

State and County Land Use Designations

In general, the DHHL Island Plan Land Use Designations are consistent with State Land Use Districts and County Zoning. Where they may be inconsistent, DHHL may exempt itself from the State Land Use Law and County land use regulations pursuant to the HHCA, Section 204.

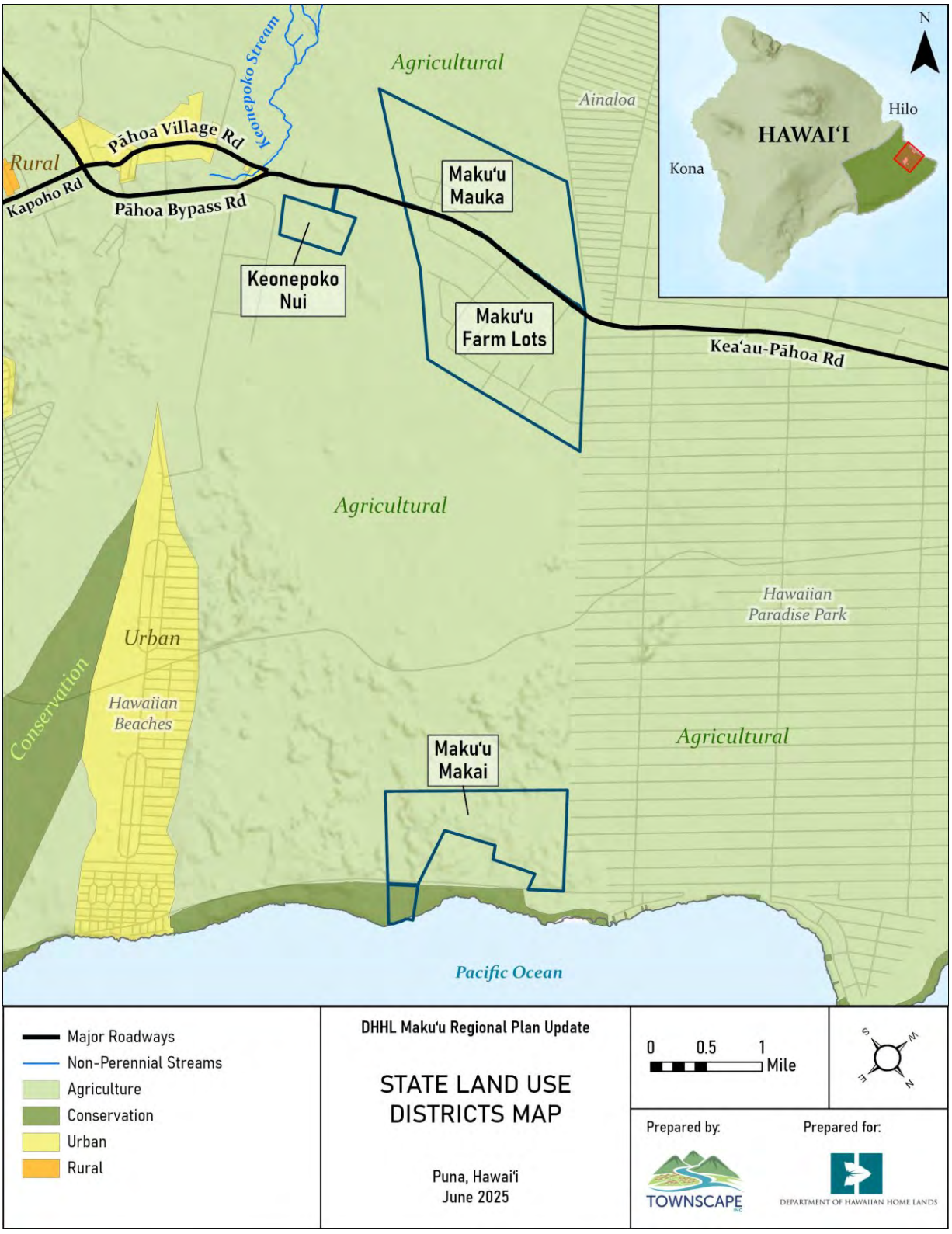
State Land Use Districts

The State Land Use Commission classifies all lands in Hawai‘i into one of four districts—agricultural, conservation, urban, or rural—in accordance with Hawai‘i Revised Statutes (HRS) §205-2. The Commission’s role is to evaluate whether lands should be preserved or developed to best serve public interests and welfare.

The Maku‘u region is predominantly classified under the Agricultural district, which includes lands designated for crop cultivation, aquaculture, livestock raising, wind energy facilities, timber cultivation, and agriculture-related activities such as mills and employee housing. Additionally, this district encompasses land with significant agricultural potential.

A small portion of the Maku‘u Makai parcel is zoned under the Conservation district. This classification primarily covers lands within existing forest and water reserve zones and includes areas vital for watershed and water source protection, scenic and historic preservation, parks, wilderness, open spaces, recreational areas, habitats for endemic species, and all submerged lands seaward of the shoreline. The Conservation district also includes lands prone to flooding and soil erosion. For more details, see Figure 14.

FIGURE 14. STATE LAND USE DISTRICTS



Land Use Pattern Allocation Guide

The Hawai‘i County Land Use Pattern Allocation Guide (LUPAG) provides a visual representation of the land uses outlined in the County of Hawai‘i General Plan (2005). While LUPAG is not a zoning map and does not govern land use, it illustrates potential future land use patterns (County of Hawai‘i, 2024). Most of the Maku‘u region is designated for Extensive Agriculture (EA), defined by the County of Hawai‘i as “Lands not classified as Important Agricultural Land. Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, tillable by machine, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near Urban Growth Areas (UGAs). Dwelling density up to 1 unit per acre, although additional units may be allowed with permitted additional farm dwellings” (County of Hawai‘i, 2005, sec. 14-9). A small portion of Maku‘u Makai is considered an Open Area, which are lands that should be protected and preserved for their natural resources (County of Hawai‘i, 2005).

Figure 15 illustrates the County LUPAG designations for the Maku‘u region.

County Zoning

The Hawai‘i County Code Chapter 25 outlines the permitted land uses and establishes regulations and standards for land development. The table below lists the zoning designations for the Maku‘u Hawaiian Homestead Lands and the corresponding homesteads within those zones. Additional information can be found in the County Zoning Map (see Figure 16).

Table 5. County Zoning Classifications by Homestead

Homestead	County Zoning
Maku‘u Mauka	A-20a, A-1a, RS-15
Maku‘u Farm Lots	A-5a, CV-38, FA-1a
Keonepoko Nui	A-5a
Maku‘u Makai	A-5a, A-1a

Zoning Classifications

A-20a	Agricultural district; minimum building site of 20 acres
A-5a	Agricultural district; minimum building site of 5 acres
A-1a	Agricultural district; minimum building site of 1 acre
FA-1a	Family agricultural district; minimum building site of 1 acre
RS-15	Single-family residential district; minimum building site area of 15,000 square feet
CV-38	Village commercial district; minimum land area of 38,000 square feet required for each building site

FIGURE 15. LAND USE PATTERN ALLOCATION GUIDE MAP

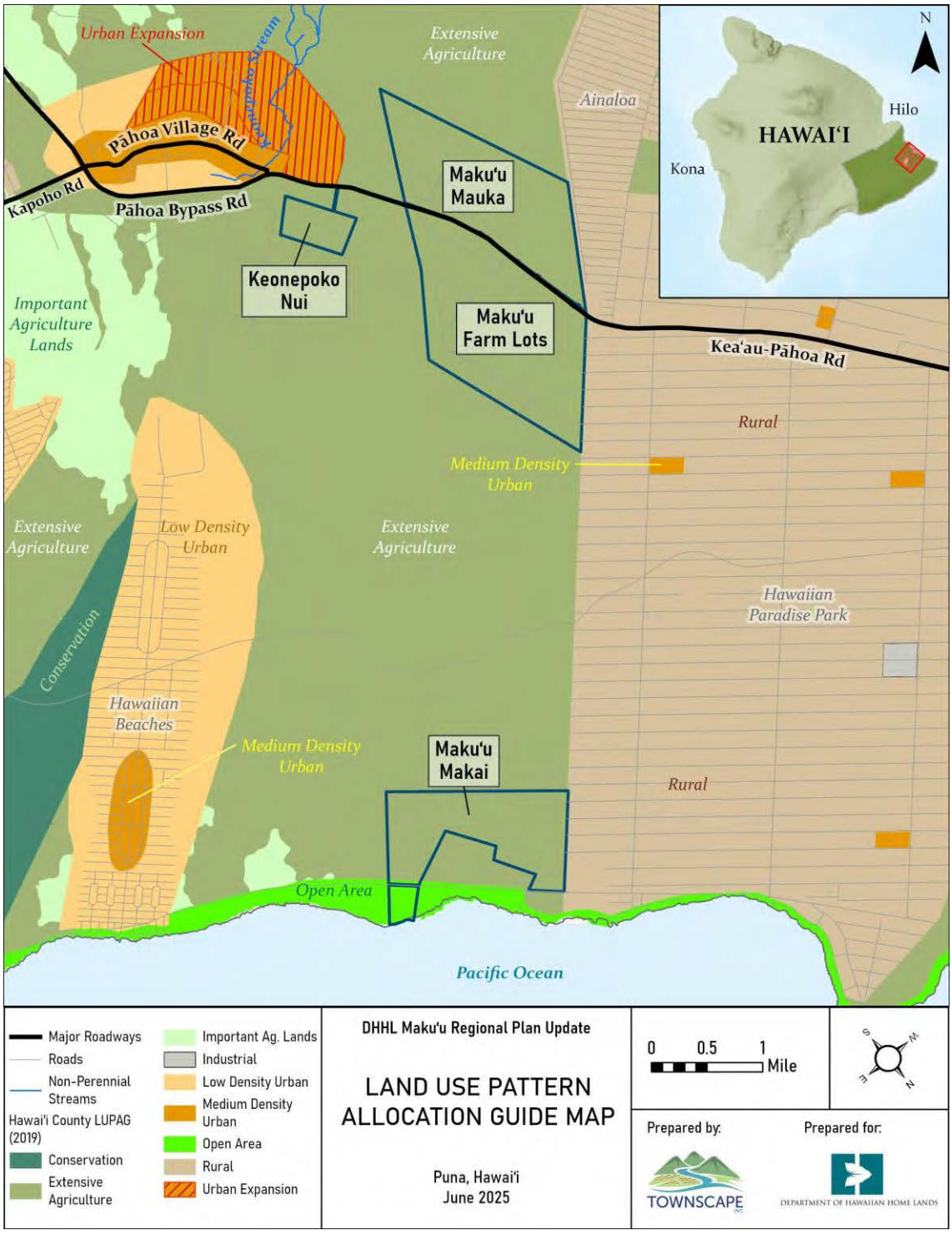
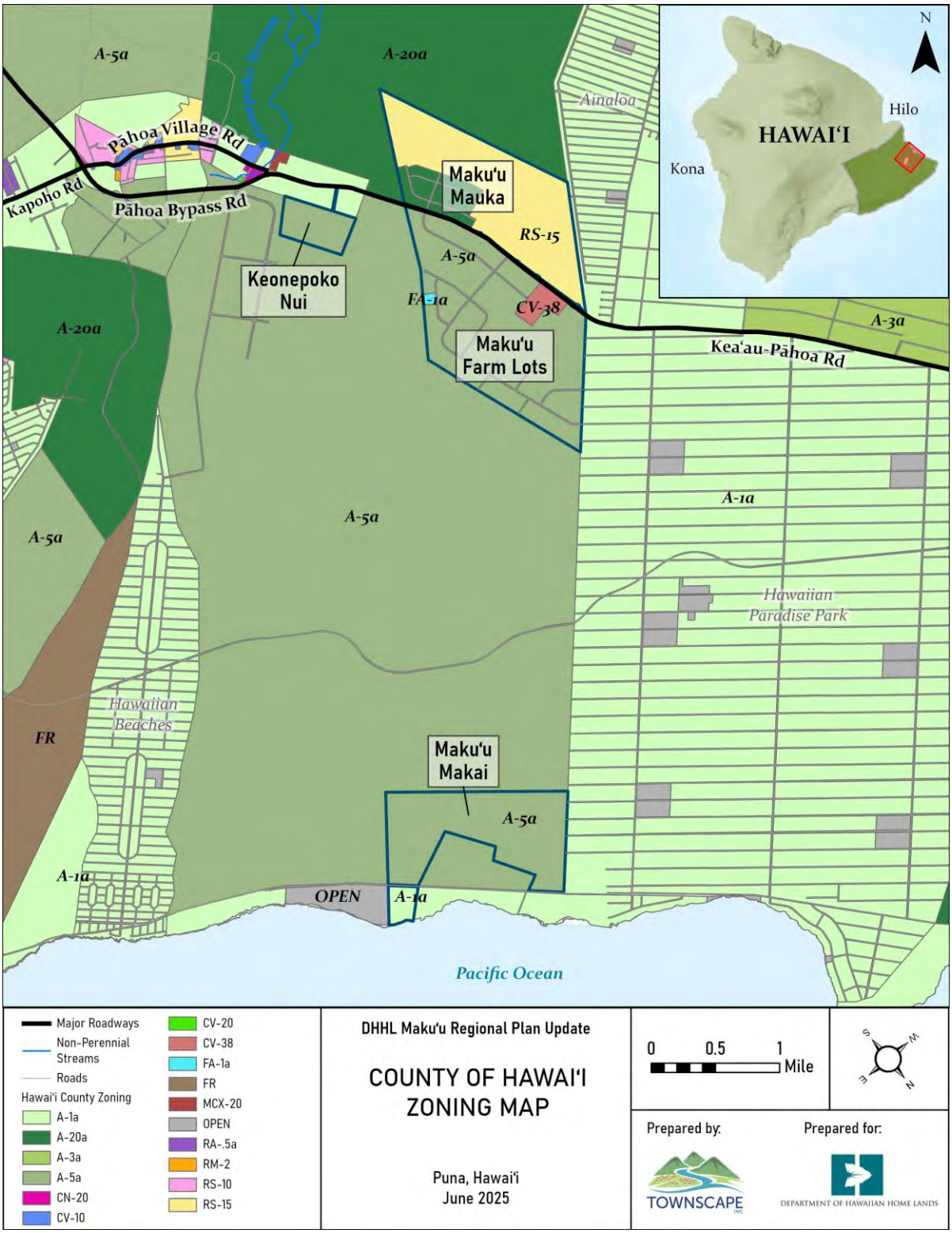


FIGURE 16. COUNTY ZONING MAP



Infrastructure

Water Sources and Systems

Groundwater Resources

Pumped groundwater is the sole source used by public and private water supply purveyors in the area. Groundwater use by category in the Puna District is composed of 33.7% Agriculture, 14.8% Municipal (non-DWS), 10.6% Municipal (DWS), and 40.9% Domestic. These categories use 2.22 mgd (million gallons per day), 0.98 mgd, 0.70 mgd, and 2.69 mgd of water, respectively (Fukunaga & Associates, Inc., 2010).

The majority of the Puna district, including the Maku‘u area, is situated within the Kīlauea Aquifer Sector Area (ASA), also known as the Kīlauea Hydrologic Unit. There are four Aquifer System Areas (ASYA) within the Kīlauea ASA: Pāhoa, Kalapana, Hilina, and Keaiwa (see Figure 17). The sustainable yield (SY) of the entire Kīlauea ASA is 618 mgd (Fukunaga & Associates, Inc., 2010). It is made up of three water service systems: the ‘Ōla‘a-Mountain View Water System, the Pāhoa Water System, and the Kalapana Water System. The Maku‘u region is situated within the boundary of the Pāhoa Water System, which sources water from four wells—two wells at the Pāhoa well field and two wells at Keonepoko Nui.

The Department of Water Supply (DWS) is the largest purveyor of potable water on the island of Hawai‘i. Subdivisions and residential areas that receive county water services currently surrounding the Planning Area include portions of the following: Pāhoa Town, Nānāwale Estates, Hawaiian Paradise Park, Kalapana, and Kapoho (see Figure 18). Presently, not all of the Maku‘u homestead lots are serviced by a piped water supply. The DWS currently only services 99 lots that are below 523 feet evelation (Engineers Surveyors Hawai‘i, Inc., 1994). Lots above 523 feet elevation are not currently serviced by a piped water supply due to inadequate water pressure, which includes much of Maku‘u Mauka, Maku‘u Farm Lots, and Keonepoko Nui (DHHL, 2010). In the 2002 DHHL Hawai‘i Island Plan, Maku‘u was identified as a non-priority area for the provision of piped water services due to costs, even though in 1994 DHHL developed a master plan to provide water service to the entire Maku‘u region. However, this project regained momentum and became a priority during the time of the 2010 Maku‘u Regional Plan Update, when an exploratory well was drilled at 826.74 feet elevation (Water Resources Hawai‘i, 2005; DHHL, 2010). Before extending water services in Maku‘u, pressure testing and chlorination must be conducted on existing pipes. Once testing is completed, the exploratory well must be converted into a production well, and a reservoir and supporting facilities must also be built. Once completed, twenty-two (22) additional lots would be serviced with water (DHHL, 2023).

FIGURE 17. HAWAIʻI ISLAND HYDROLOGIC UNIT MAP

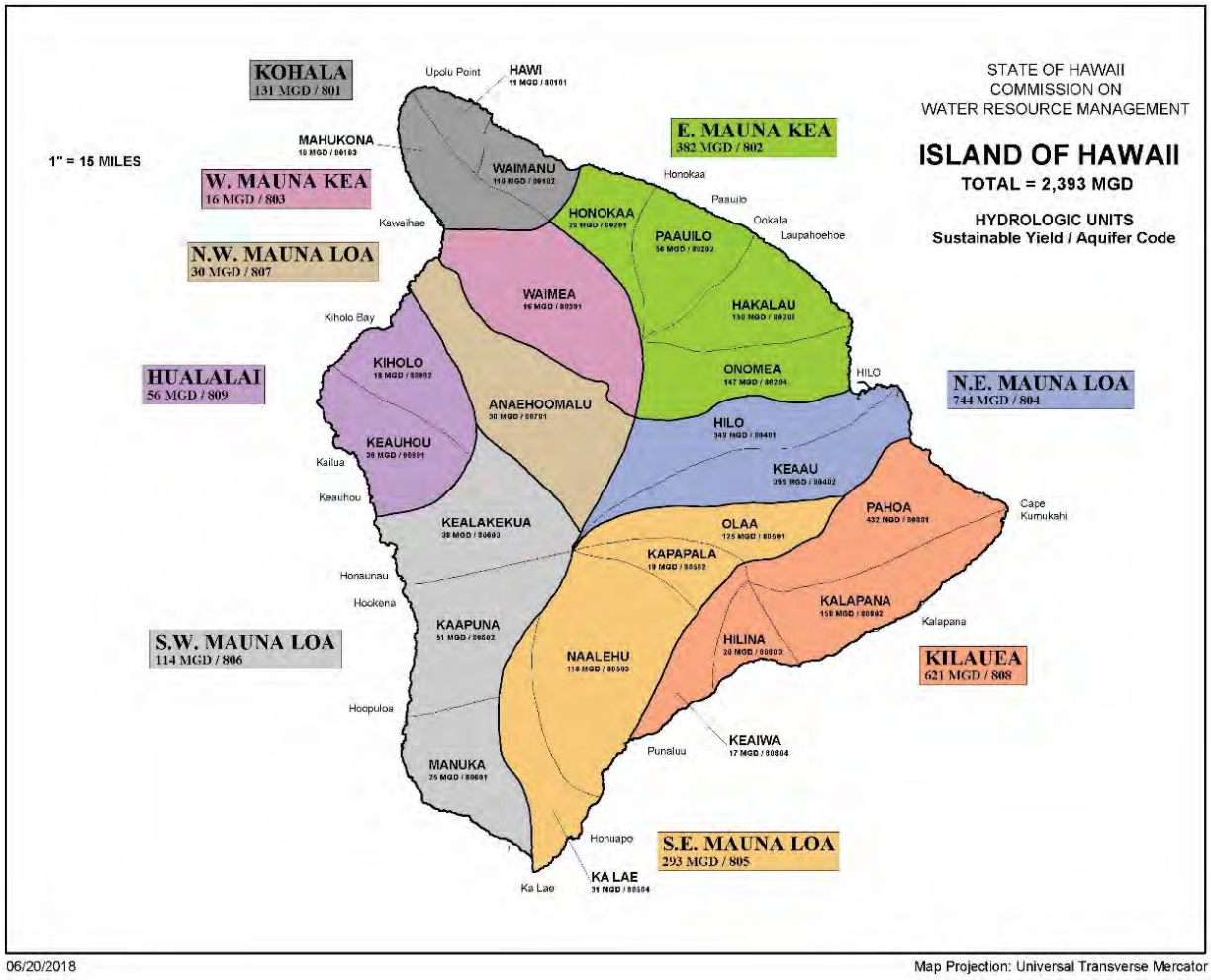
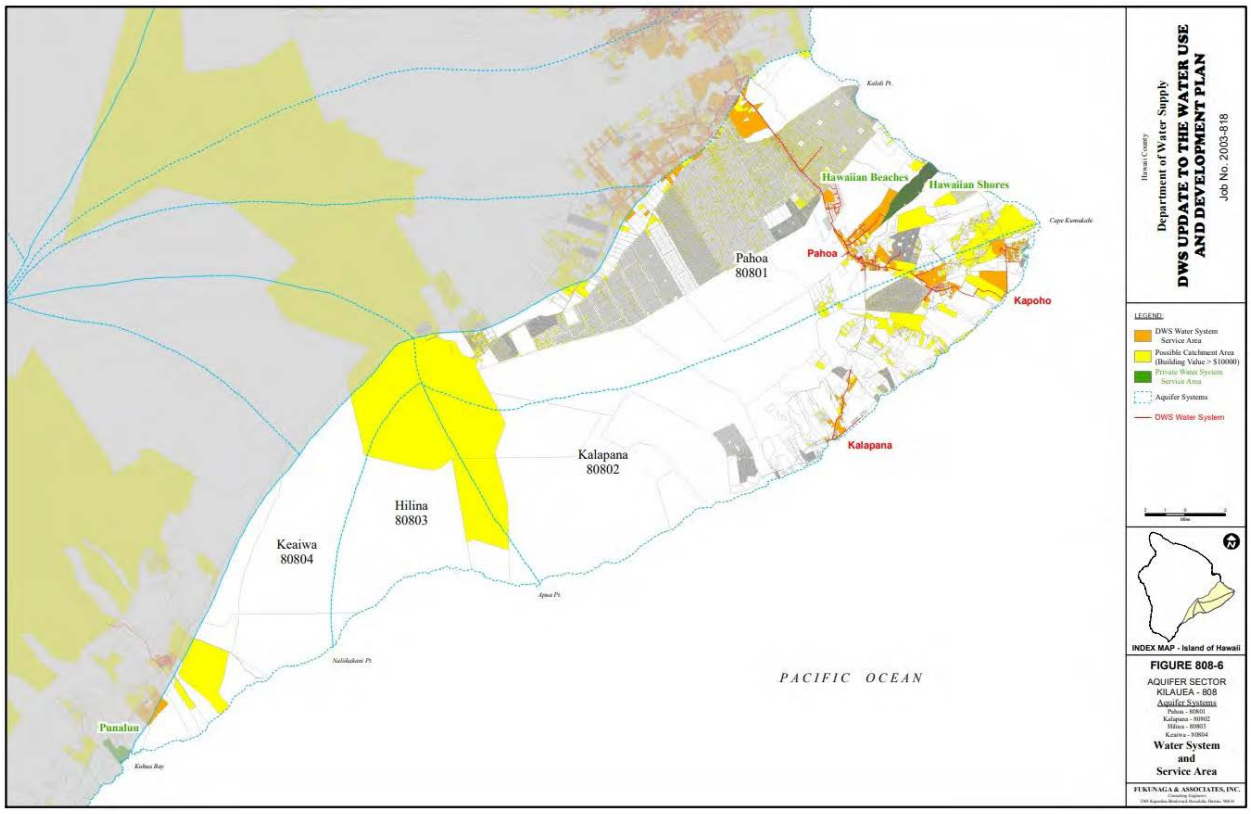


FIGURE 18. DWS WATER SYSTEM AND SERVICE AREA



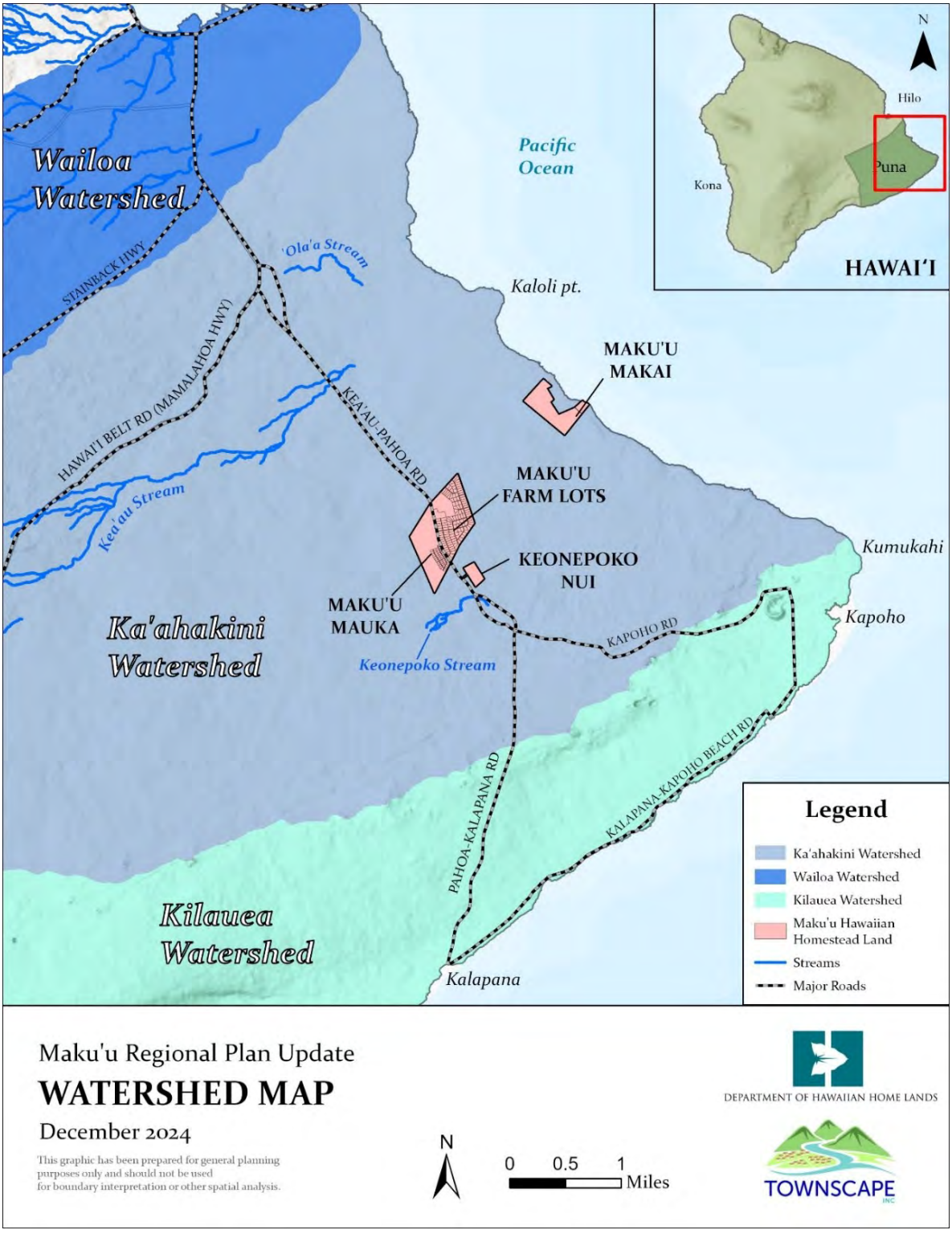
Surface Water Resources

The Maku‘u region is located within the Ka‘ahakini watershed, which is bordered by the Wailoa watershed to the north and Kīlauea watershed to the south (see Figure 19).

Maku‘u Mauka receives between 150 to 200 inches of annual rainfall, making water catchment systems possible in the area. Agriculture parcels in Maku‘u Mauka are currently utilizing catchment systems. Maku‘u Makai typically receives between 100 to 150 inches of annual rainfall (Fukunaga & Associates Inc., 2012). However, just receiving over a hundred inches of rain per year does not automatically make catchment viable for all water users, as monthly rainfall patterns (e.g., receiving only a few months of heavy rain and little to no rain for remaining months), catchment tank size, storage tank size, and the individual needs of the water users are all factors that affect the reliability of catchment systems (Macomber, 2020). During the development of the 2010 Maku‘u Regional Plan Update, Maku‘u residents expressed that all awarded lots should be provided with a reliable water service (DHHL, 2010). However, in this current update, beneficiaries have expressed a preference for rainwater catchment.

Aside from rain-fed individual catchment systems, there are limited surface water resources in the Puna district. There is only one registered stream diversion, and no perennial streams. Keonepoko Stream, which runs to the south of the Keonepoko Nui parcel, is a non-perennial stream. Surface water from streams is not considered to be a viable water resource for the Puna district.

FIGURE 19. WATERSHED MAP



Non-Potable Water

There are no existing non-potable irrigation/water systems in the Kīlauea ASA (i.e. ditches and perennial streams), with the exception to one registered stream diversion. Most agricultural and irrigation needs are satisfied by rainfall.

In order to develop the lands in Maku'u Mauka to support its recommended uses by DHHL, adequate water service infrastructure would have to be provided for the homesteads. A total average demand of 4.043 mgd is projected for both existing and proposed lots in Maku'u Mauka, Maku'u Farm Lots, and Keonepoko Nui through the year 2023 (Fukunaga & Associates Inc., 2020). Proposed lots are recommended for residential, subsistence agriculture, community, and cultural uses. Of the total projected water demand, 0.66 mgd will be needed for potable uses for the proposed residential and community developments, and 3.383 mgd will be needed for nonpotable uses (Fukunaga & Associates, Inc., 2020).

No potable or nonpotable water demands were proposed by DHHL for Maku'u Makai.

Water for the proposed lots in Maku'u Mauka and Maku'u Farm Lots was initially planned to be provided by the DWS Pāhoa Water System, which in 2005 pumped 0.55 mgd from its four wells, operating at a total capacity of 1.91 mgd (Fukunaga & Associates, Inc., 2012). However, the 2020 update to the State Water Projects Plan (SWPP) states that additional sources would be needed to meet the projected demand for potable water.

Wastewater Systems

Maku'u is not currently serviced by the County's sewer system, much like many homes in the Puna district which rely on on-site sewage disposal systems (OSDS) for their wastewater needs. There are 21 OSDS within Maku'u, with cesspools as the primary type. There are 20 cesspools across Maku'u Farm Lots and Maku'u Mauka, and there is a single Class I OSDS located in Maku'u Farm Lots (see Table 6). Cesspools discharge untreated human waste and household gray water into the ground, posing risks to drinking water, nearshore recreation activities, and aquatic ecosystems. Cesspools are particularly problematic in the Maku'u region because of the high groundwater table, making contamination more likely when untreated waste is very proximate to the water resource (DHHL, 2010). Statewide, there are approximately 88,000 cesspools across the State of Hawai'i, with 50,000 of them located on the island of Hawai'i.

Table 6. OSDS classes and definitions

Class	Definition	Affected Parcels	Quantity
Class I	Systems where the effluent is subjected to soil treatment	Maku'u Farm Lots	1
Class II	Septic systems discharging to a seepage pit	N/A	0
Class III	Aerobic systems discharging to a seepage pit	N/A	0
Class IV	Cesspools	Maku'u Farm Lots Maku'u Mauka	16 4

Because of the environmental risks associated with cesspools, Act 125 was passed during the 2017 legislative session, requiring all cesspools across the state to be upgraded, converted, or closed by January 1, 2050 (Hawai'i Department of Health Wastewater Branch, 2025a). Thus, cesspools within the Maku'u region will need to be updated within the timeframe to comply with Act 125. The MFHHA had previously expressed opposition to the installation of a municipal wastewater treatment plant within DHHL lands in the region during the time of the 2010 Regional Plan Update (DHHL, 2010). However, DHHL lands are not exempt from Act 125. Assessments of cesspools on DHHL lands throughout the state were conducted between 2021 to 2022, and the Hawai'i Cesspool Pilot Grant Program (CPGP) opened applications in 2023 to offer reimbursements to DHHL property owners statewide who convert their cesspools or connect to a sewage service line (HDOH Wastewater Branch, 2025b). All applications were filled out statewide. While some TMKs within Maku'u were on the DOH's eligibility list for Hawai'i Island (HDOH Wastewater Branch, 2022), connecting to a sewage service line will not be possible unless such capital improvements are made to extend wastewater and sewage services to the Maku'u area. Further, upgrading cesspools to individual septic systems is not feasible on all properties due to size constraints.

Despite these challenges, there are ongoing county-level efforts to address the issue of cesspools on Hawai'i Island and the Puna district. Fortunately, DHHL Maku'u lands are included within the scope of these efforts. The County of Hawai'i is currently producing an Integrated Wastewater Management Plan (IWWMP) guidance document, which will recommend ways to replace all cesspools on the island by expanding existing sewer systems, creating new sewer districts (i.e., building infrastructure in places that currently do not have any), and supporting private cesspool upgrades to approved Individual Wastewater Systems in rural or decentralized communities (Hawai'i County Department of Environmental Management, n.d.). The IWWMP guidance document is expected to be completed by 2026 (Hawai'i County Department of Environmental Management, n.d.). Additionally, a Programmatic Final Environmental Impact Statement (PEIS) has been conducted in the Puna district with the intention to add wastewater infrastructure to communities that currently lack service (County of Hawai'i, 2023). Several communities with high build-out rates in larger subdivisions as well as small, remote communities, known as Community Village Centers—including 'Āinaloa, Kurtistown, Maku'u Homesteads, Mountain View, Volcano, and various locations within Hawaiian Paradise Park—are identified as areas where wastewater infrastructure should be built (County of Hawai'i, 2023). However, the PEIS does not identify an order in which communities should be prioritized. The County of Hawai'i Wastewater Division provided comments during the update of the Maku'u Regional Plan, expressing interest in partnering with DHHL to provide sewer service for DHHL developments. However, the County noted that no specific project plans are currently in place. The County also recommends that nearby Pāhoa Town and the 'Āinaloa subdivision be connected to a sewered system and a decentralized treatment plant capable of producing R-1 recycled water for the community's non-potable water needs.

Electrical Infrastructure

The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for the County of Hawai'i. HELCO purchases 112 megawatts of power from three privately-owned companies: Hilo Coast Power Company (22 megawatts), Hāmākua Energy Partners (60 megawatts), and Puna Geothermal

Venture (38 megawatts). HELCO also owns four hydroelectric units and a windfarm that provides additional energy to the system (Hawaiian Electric, 2025).

HELCO uses 34.5kV as a sub-transmission voltage and three lines are used to service the Puna, Ka‘ū and North Kohala areas. The existing distribution system consists of several different voltage levels: 2.4kV, 4.16kV, 7.2kV, 12.47kV and 13.8kV. The Maku‘u Farm and Agriculture Lots are supported by a 12.47 kV distribution substation located in the Hawaiian Paradise Park Subdivision. The electrical lines within the Maku‘u Farm and Agriculture Lots are single-phase, 7.2 kV voltage levels.

Telecommunications

Hawaiian Telcom services Maku‘u Mauka and Maku‘u Farm Lots, providing phone service and internet connection to the community. Many lessees in the Maku‘u region had previously inquired about acquiring digital subscriber line (DSL) access during the time of the 2010 Regional Plan Update (DHHL, 2010). Since then, fiber optic technology has been created and is considered the highest standard for the provision of internet services. Fiber optic infrastructure for the area was installed in 2024 (see Figure 20).

FIGURE 20. FIBER OPTIC INFRASTRUCTURE MAP FOR MAKU‘U MAUKA AND MAKU‘U FARM LOTS

Source: Oceanit Broadband Technology (2025).

Road System

Existing

Maku‘u Mauka, Maku‘u Farm Lots, and Keonepoko Nui are accessible via the Kea‘au-Pāhoa Road (Highway 130), a state roadway under the jurisdiction of the Hawai‘i Department of Transportation (HDOT) (State of Hawai‘i Department of Transportation, 2025; PBR Hawai‘i, 2002). Kea‘au-Pāhoa Road extends to the north of the homestead lands reaching Kea‘au town. It intersects with Māmalahoa Highway (also known as Hawai‘i Belt Road), Stainback Highway, and Kea‘au Bypass Road. Eventually the road connects to Kanoelehua Avenue, leading into Hilo town. This road is a two-lane highway and is the only route between Hilo and Puna. Since many residents that live in Puna work in Hilo, the road becomes highly congested with traffic on weekdays (DHHL, 2010; DeMasters, 2025). Due to the congestion and lack of alternate routes, there are also concerns about evacuation from Puna in the event of a natural disaster. In Pāhoa town, Kea‘au-Pāhoa Road splits to form Pāhoa Village Road and Pāhoa Bypass Road. Pāhoa Village Road intersects Pāhoa town, and Pāhoa Bypass Road runs to the east of it. Pāhoa town has amenities such as pharmacies, banks, schools, gas stations, auto services, a post office, grocery store, a library, and a community medical center. Within Maku‘u Mauka and the Maku‘u Farm Lots, small arterial streets developed by DHHL provide vehicular access to the lots (DHHL, 2002).

Maku‘u Makai can be accessed via the County’s Government Beach Road which intersects the makai portion of the parcel (DHHL, 2010). However, Maku‘u Makai is presently overgrown and there are no roads that offshoot from Government Beach Road to improve navigation within the parcel (DHHL, 2002).

An old railroad right-of-way located between Maku‘u Mauka and Maku‘u Makai could serve as a potential emergency access route in evacuation situations. However, it cannot handle vehicular traffic or high traffic volumes due to both its size and multiple landownerships surrounding it, thus it is best suited for non-motorized public use, while maintaining access for area farmers and lessees (DHHL, 2010).

Planned

Puna Alternate Route Study

In 2024, the County of Hawai‘i introduced the Puna Alternate Route Study, which seeks to identify new potential locations for an alternative route into Puna. Currently, the only access route between Puna and Hilo is Highway 130, a two-lane highway that sees over 20,000 vehicles per day in each direction. Funding for this study was secured as part of the budget proposal under H.B. 300 during the 2025 legislative session (Relating to the State Budget, H.B. 300, Thirty-third Legislature, 2025; Hawai‘i House Democrats, n.d.). However, H.B. 300 stipulates that the County of Hawai‘i must match state funds on a dollar-for-dollar basis. The study would result in the selection of the site for the alternate transportation route. The study would cover a broad scope across Puna, including locations mauka of Highway 130 (Brestovansky, 2024; Office of Representative Greggor Ilagan, 2025). The newly proposed study aims to alleviate traffic congestion to and from Puna as well as improving emergency response access (Hawai‘i House Democrats, n.d.). However, the downside of the newly proposed study is that it excludes routes that would have serviced DHHL parcel areas (DeMasters, 2025). Thus, the Maku‘u communities are still in need of improved access to roads. The

proposed route historically has been Railroad Avenue, and this proposed route has consistently been challenged by both DHHL beneficiaries and the Department itself. Challenging any proposed bypass route which passes through existing homesteads was identified in the DHHL Pana‘ewa Regional Plan as a priority project by beneficiaries and homesteaders in Pana‘ewa. The Department and the HHC have maintained their support of this priority project by challenging proposed bypass routes that pass through any existing homesteads. A route passing through existing homesteads would put undue hardship on the homestead communities by increasing health and safety concerns for our homesteaders. The Department has consistently responded to beneficiary requests to oppose any siting of an alternate route through existing homestead communities, and will continue to do so.

Puna Community Medical Center

The DLNR Land Division discussed the planned projects for the Puna Community Medical Center (PCMC) in a letter dated August 4, 2025. The PCMC has obtained a lease for five acres of State land located makai of Highway 130 and between the Maku‘u Mauka and Keonepoko Nui parcels. The PCMC plans to build a regional medical center that will serve the communities of lower Puna as well as provide worker housing to its employees.

The PCMC has recently requested from the State to lease an additional 12 acres to construct an on-site sewage treatment plant and solar farm that will service the medical and housing facility. Additionally, the PCMC plans to implement small-scale agriculture on the remaining requested acres.

Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in Beneficiary Consultation #1, #2, and #3. Priority projects identified in the 2010 Maku‘u Regional Plan were discussed during the beneficiary consultations to determine the relevance of those priority projects to the community today. In addition to the previously identified priority projects, attendees suggested additional projects. All project ideas considered by the community are described in the following two sections.

Previous Priority Projects

The first Regional Plan for Maku‘u was completed in 2010. The five priority projects identified in that plan and their status updates are described in the table below.

Table 7. 2010 Priority Projects

Maku‘u Regional Plan Priority Project	Project Champion	Status
Maku‘u Farmers Hawaiian Homesteaders’ Association Community Center – site preparation	MFHHA	In progress. Completed HRS 343 EA in 2011. The MFHHA is working on funding for construction. In FY 2022, the MFHHA received a $100,000 grant from DHHL to assist in the cost for updating plans, obtaining permits, and starting construction (DHHL, 2023).
Maku‘u Offsite Water System	DHHL	In progress. DHHL resumed discussion with Hawai‘i County DWS on a well development agreement. An exploration well was constructed, but the project was put on hold due to the 2015 lava flow. The well needs to be converted to a production well, and a reservoir and supporting facilities still need to be built after the completion of chlorination and pressure testing of existing pipes. DHHL was exploring a partnership agreement with the County and funding opportunities to support water development, but no agreements or plans are in place.

Maku‘u Regional Plan Priority Project	Project Champion	Status
Sustainability and Renewable Energy Initiatives	MFHHA	In progress. In 2009, the MFHHA launched their Renewable Energy Pilot Program, using wind power to produce energy for the Māla. During the 2010 Update, beneficiaries expressed a desire to also explore solar, recycling, and anaerobic wastewater treatment. No Renewable Energy Land Use designations were proposed thus far for the Maku‘u area in the ongoing DHHL Hawai‘i Island Plan update process.
Farm Plans, Capacity Building, and Promotion of Agriculture	‘O Maku‘u ke Kahua	In progress. The 2010 Maku‘u RPU described a vision to create a cooperative for sharing large farm equipment, as well as training/support for agricultural practices and developing farm plans. ‘O Maku‘u ke Kahua has taken the lead on agricultural education through their Māla Ho‘oulu ‘Ike initiative. CTAHR technical assistance is also available to Maku‘u lessees via a CTAHR Extension Agent.
Lease Enforcement Provisions	DHHL	In Progress. DHHL staff discovered over 300 abandoned vehicles on three adjacent homestead lots in Maku‘u in 2020. DHHL & the County partnered to remove these abandoned vehicles & debris that same year. DHHL continues to respond to complaints with evidence that are brought to their attention at: https://dhhl.hawaii.gov/lessee-information/. However, the isolated location of the lots and the vacancies/non-use of the parcel makes the area susceptible to issues of squatters and dumping. The enforcement unit believes that increased presence and usage of the parcels by lessees will help to deter these crimes.

Final Project Ideas List

The following project ideas list came from the discussions in Beneficiary Consultations #1, #2, and #3. These project ideas are meant to address the needs and concerns of the community. A draft project list was refined by participants into seven projects at Beneficiary Consultation #3. This project list was shared in an online survey on the project website, and beneficiaries were asked to select their top five priority projects for the Makuʻu Regional Plan. The initial list of seven projects is provided below.

1. Hālau Initiative

Develop a three-acre site envisioned to support the well-being of Makuʻu homesteaders by relocating current activities out of tents into permanent, functional spaces. This initiative will support the existing Māla Hoʻoulu ʻIke programs and provide learning spaces and a certified kitchen focused on building community capacity for beneficiaries to farm on their own land and to encourage economic self-sufficiency and improve the success of homesteaders. Other features will include a large multipurpose gathering space for hula, community events, conferences, and farm related activities, as well as office space, a health center, meeting rooms equipped with high-speed technology. The initiative will also designate an appropriate area for a cemetery.

2. Water System Governance, Infrastructure, & Community Benefits

Ensure meaningful beneficiary consultation for any proposed changes or projects related to the water system before plans are submitted, providing opportunities for feedback and input prior to decision making. This project also explores the feasibility of empowering homesteaders or DHHL to serve as the water developer and operator; ensures critical infrastructure such as the fire hydrants have access to water; and supports small scale water treatment systems. Additionally, negotiate community benefit agreements that allocate a portion of water revenues toward the protection of natural resources and ensure beneficiaries receive direct economic benefits from projects serving the public on homestead lands.

3. Support for Agricultural Use & Infrastructure

Provide critical infrastructure, along with training, technical assistance, and resource support, for Makuʻu beneficiaries to enhance food security and economic self-sufficiency. The project includes the development of a butcher processing station, a product co-op store, shared use of large equipment for residents, a mulching area, a water well or a water distribution system, and a quarry. Additionally, it establishes a specialized funding program to assist homesteaders who need financial support to cover upfront costs for fencing or other agricultural uses. This program would provide microloans and/or grants for initial fencing expenses, with a clear pathway for partial or full reimbursement upon project completion.

4. Alternative Financing Program for Homesteads in Lava Zone 2 and Partnership for a Kūpuna Housing Initiative

Make DHHL Trust funds available to provide financing for housing development in Lava Zone 2 for beneficiaries who are unable to access other funding sources. This initiative would address the unique lending challenges in Lava Zone 2 by creating an alternative funding pathway for qualified applicants. As part of the program, a policy change would be sought on the requirement of

providing denial letters from lenders to demonstrate ineligibility for financing. This project also seeks to develop a five-acre parcel, modeled after the King Lunalilo Trust’s proposed project featuring a range of housing options, designed to provide a safe, comfortable and culturally grounded living environment and resources for kūpuna. The site will feature a mix of indoor and outdoor spaces that encourage social interaction. Designated ‘ohana spaces will allow family members to gather, visit and remain connected. The area will be landscaped with native plants.

5. Homestead Safety and Security

Improve communication and reporting systems to support homestead safety and security. Implement proactive measures to prevent illegal dumping, hunting, animal dumping, arson and wildfires, squatters, drug activity, destructive invasive species, and other unlawful activities. Increase enforcement and compliance efforts to enhance overall community safety. Additionally, provide financial assistance or a loan program to help community members install fencing and improve the security of their properties.

6. Renewable Energy for Maku‘u Homestead

Identify and designate approximately 30 acres of land near Kaheakeola Place as a potential site for a solar farm. The primary goal is to generate renewable energy that would directly benefit the Maku‘u homestead lands by lowering utility costs and supporting energy self-sufficiency. The project will include conducting site assessments to evaluate solar potential, environmental impacts, and infrastructure needs, as well as engaging with beneficiaries and partners to explore feasible ownership, operational and benefit sharing models.

7. UXO Clearance and Monitoring Program

Provide financial resources and comprehensive remediation efforts to address pollutants and hazards on the ‘āina. All parties responsible for the Unexploded Ordnance should be held liable and fund additional remediation for the proper identification, removal and disposal of the UXO. Costs should not fall on the lessee. To prioritize safety, a mix of subsurface scanning and geophysical surveys should be completed on properties prior to any grubbing, grading, or ground disturbance, with financial support from DHHL and all other responsible parties.

Priority Projects

Following Beneficiary Consultation #3, Maku‘u homesteaders were invited to participate in a poll to select the top five priority projects for the region from the list of seven project ideas identified in the section below. The voting criteria, established with participants at the Beneficiary Consultation #3, were as follows:

- Voting was open to Maku‘u lessees only.
- Each lessee could cast up to five votes.
- A lessee could allocate multiple votes to a single project.
- Only one submission per lessee was permitted.

This poll was open for two weeks, from Thursday, August 14, 2025 to Thursday, August 28, 2025. Maku‘u homesteaders were able to submit votes by postal mail, online form, e-mail, or phone. Notification of the voting process was e-mailed to the Maku‘u Farmers Hawaiian Homesteaders’ Association for distribution within their networks. Information about voting details was also provided to beneficiary consultation attendees and posted on the project page hosted on DHHL’s website. Additionally, postcards were mailed to all Maku‘u beneficiaries directing them to the project webpage to participate in the poll.

All participants were required to share their full name, contact information, and their lot/lease number for verification. A total of 13 responses were received, but only 12 participants provided sufficient information to confirm their status as lessees. The final voting results of eligible participants are presented in the table below.

Table 10. Priority Project Voting Results

Project	Lessee Votes	Percentage of Votes
Homestead Safety and Security	25	42%
Hālau Initiative	8	13%
Support for Agricultural Use & Infrastructure	8	13%
Alternative Financing Program for Homesteads in Lava Zone 2 and Partnership for a Kūpuna Housing Initiative	7	12%
Water System Governance, Infrastructure, & Community Benefits	5	8%
Renewable Energy for Maku‘u Homestead	4	6%
UXO Clearance and Monitoring Program	3	5%

Homestead Safety and Security

PROJECT DESCRIPTION

This project aims to improve safety and security in the homestead through multiple strategies: enhancing communication and reporting procedures, providing funding opportunities to homesteaders, implementing traffic calming measures, and addressing Unexploded Ordnances. It also seeks to increase law enforcement presence in the homestead and response capacity to address illegal or unsavory activities more effectively. This project calls for the implementation of proactive measures to prevent the major issues impacting homesteaders such as: unauthorized access, illegal dumping, illegal hunting, animal carcass dumping, arson and wildfires, squatters on unoccupied lots, drug activity, the prevalence of destructive invasive species, traffic-related issues, and other unlawful activities. Improving the situation in the Maku‘u requires both increased enforcement capacity and faster response time to enhance overall community safety. In addition to improved communication, reporting procedures, and law enforcement presence, this project explores other strategies to increase safety and security in the homestead by deterring unlawful activities and illegal access. This project aims to provide financial assistance in the form of a grants program, or similar funding assistance, to help homesteaders install fencing, gates, signage, and cameras to secure their lots. The upfront cost of purchasing fencing materials is a significant barrier for many homesteaders. Although other financial assistance programs exist, they are typically structured as reimbursement-type grants and require homesteaders to pay upfront costs, which is often not feasible.

A small grants program that covers upfront costs of materials and equipment would be a good way to support homesteaders to improve their own safety and security on their lots. These funds could be used for initial purchases for select homesteaders who are ready to provide the labor for installation, and upon reimbursement, these funds could be reused for the next ‘ohana that is ready for installation. These funds would create a revolving pool of resources. This structure would maximize the impact of these funds and allow for a small amount of funds to significantly improve safety and improve the quality of life of homesteaders.

Programs that can support the removal of invasive species in the homestead, such as feral pigs and invasive plants, would also improve the ability of homesteaders to cultivate their lots. Compliance with cultivation requirements is a challenge in Maku‘u due to multiple barriers, from safety and security issues that threaten the safety of homesteaders and their crops by unwanted persons, to the added difficulty of planting on lots overgrown with aggressive invasive plant species, to the risk of damage to crops, fencing, and equipment from feral pigs, and even the natural barriers that the rugged terrain presents to homesteaders. Providing support and resources to overcome these challenges is critical to the success of Maku‘u homesteaders. Departmental support in addressing these issues is needed.

Specific interventions for traffic control include the installation of speed tables, security gates, and street cameras to reduce speeding and prevent trespassing. These measures, combined with improved collaboration with law enforcement, are intended to address safety concerns.

Maku‘u homesteaders also deserve to reside in an area that is clear of munitions explosion and not be burdened with UXO identification and reporting. While the military has removed 94 UXOs from Maku‘u in 2011, it is still likely that there are remaining UXOs. The DoD has characterized the site as “low risk,” however, any amount of risk of a munitions explosion is considered unacceptable to DHHL. Thus, this project aims to provide financial resources and comprehensive remidation efforts in Maku‘u. All parties responsible for the UXO should be held liable and fund additional remediation for the proper identification, removal and disposal of the UXO. It is imperative that costs should not fall on the lessee. More robust discussions amongst responsible entities about the UXO risks are needed. To prioritize safety, a mix of subsurface scanning and geophysical surveys should be completed on properties prior to any grubbing, grading, or ground disturbance, with financial support from DHHL and all other responsible parties.

Overall, this project calls for a multi-pronged approach including better enforcement coordination, improved reporting procedures, and programs available to homesteaders to support a safe and secure homestead environment. For homesteaders to feel safe cultivating and occupying their lots, security improvements are necessary. Creating an environment in which homesteaders can feel safe and secure throughout the homestead can create a positive reinforcement loop: if homesteaders feel safe, they are more inclined to occupy and cultivate their lots. In turn, the increased presence of lessees and cultivation on the lots can further deter squatters and illegal activity.

PAST ACTIONS

- 2011 – 94 UXOs and 9,400 lbs. of debris were removed by the US Army Corps of Engineers (USACE).
- 2020 – DHHL and the County of Hawai‘i partnered to clean up debris and more than 300 abandoned vehicles that were found throughout the homestead that year.
- ~2020 – Began discussions with HPD and the County about traffic safety measures, including installing speed bumps.
- Ongoing – The Department of Defense conducts annual public safety awareness meetings.

COMMUNITY INPUT

Throughout beneficiary consultations, safety and security were major concerns. During the 2010 Regional Plan Update, Maku‘u lessees shared that they felt unsafe because of the high vacancy rate among the leased lots. Although many lots mauka and makai of the highway have been awarded, most remain vacant with little to no improvements. With limited presence and enforcement capacity from the Department to ensure lease compliance, the homesteads have been susceptible to illegal activities and unwanted persons. These concerns for homestead safety and mass vacancy persist today. Many homesteaders spoke about issues of arson fires, drugs, illegal hunting, squatters, dumping of trash, animal carcass dumping, and the proliferation of invasive species like feral pigs and invasive plants that are overtaking the homestead. Additionally, beneficiaries brought up the need for fencing to improve security of their homesteads. However, the major upfront costs of fencing installation are a huge barrier to homesteaders’ ability to secure their lots with fencing. Additional security measures such as cameras, signage, and feasibility of creating a gated

community should be explored as well. Residents have reported speeding and street racing within the homesteads.

OBJECTIVE

This project supports the values of *Aloha Kekahi i Kekahi* and *Stewarding the Ahupua‘a* through ensuring the wellbeing and safety of ‘āina and community members. With fencing and clearly marked homestead boundaries, homesteaders can feel safer in their homes and farms and feel confident in their ability to protect their families and secure their property. With improved and clear procedures for reporting and more collaboration for law enforcement oversight, homesteaders can feel more comfortable in reaching out for and receiving necessary assistance. This project will focus on proactive approaches to deter activities that are harmful to the homestead community and the environment. With improved safety, lessees will feel more inclined to invest in and spend time on their agricultural lots so they their lots and their ‘ohana can flourish.

IMPLEMENTATION ACTION STEPS

1. Collaborate with law enforcement and community members, including Maku‘u lessees, Hawai‘i County Police Department, the State DLNR Division of Conservation and Resources (DOCARE), State Sheriffs, and DHHL Enforcement Unit (EU), to discuss challenges and potential solutions to the on-going health and safety challenges in the region.

2. Research and evaluate options for securing the entire homestead, including the feasibility of establishing a gated community, and to implement traffic calming measures on the roadways within the homestead.

3. Explore expansion of DHHL Enforcement Unit in the Department’s organizational chart, including adding EU staff that are based out of the East Hawai‘i District Office and able to more rapidly respond to issues and complaints in the region.

4. Explore funding opportunities or the creation of a funding program for homesteaders to access support for the upfront costs associated with fencing and other security measures due to the risks posed from UXO on lots that were formerly used by the military.

5. Convene USACE, DHHL and lessees to further discuss UXO risks and remediation options.

Hālau Initiative

PROJECT DESCRIPTION

A space to gather, connect, and uplift one another is critical for creating a thriving, resilient community. This project expands upon the original vision by the Makuʻu Farmers Hawaiian Homesteaders' Association (MFHHA) to build a community center, which was identified as a priority project in the 2010 Makuʻu Regional Plan. Planning, design, and environmental compliance have been initiated, and fundraising is on-going; however, the facility has not yet been built. Thus, the creation of a community gathering space remains a top priority for the community today. Now referred to as the Hālau Initiative, this updated project would be the first of its kind in Puna. It incorporates key elements from the original community center concept, including a community gathering space centered on Hawaiian values and the perpetuation of culture through cultural workshops, educational and after-school programs, community outreach events, culinary events and entrepreneurship, and wellness activities, while also creating employment opportunities. The project also addresses newly identified community needs .

The Hālau Initiative would entail the development of a three-acre site envisioned to support the total wellbeing of Makuʻu homesteaders by relocating current activities out of tents into permanent, functional spaces. This initiative will support the existing Māla Hoʻoulu ʻIke programs and provide learning spaces and a certified kitchen focused on building community capacity for beneficiaries to farm on their own land and to encourage economic self-sufficiency and improve the success of homesteaders. Other features will include a large gathering space for hula, community events, conferences, farm-related activities, and emergency relief, as well as office space, a health center, and meeting rooms equipped with high-speed technology.

The initiative also identifies the need for a cemetery to serve the Makuʻu homesteads. A desire for homesteaders to age in place, in their beloved homes and to have a final resting place within the homestead is prevalent on the minds of homesteaders. Identifying appropriate spaces for these types of needs is also important for community areas.

PAST ACTIONS

- 2000 – The MFHHA in partnership with an architect created a conceptual plan for the Community Center.
- 2001 – The MFHHA began site clearing, grading and erecting canopy tents.
- 2005 - The Makuʻu Farmer's Association (whose name was later changed to Makuʻu Farmers Hawaiian Homestead Association) obtained a 55-year license for 38 acres for community use.
- ~2008 – A land survey was completed, a land use plan was created, and County permitting approvals were obtained.
- 2011 – HHC issued a Finding of No Significant Impact for the Final Environmental Assessment for the development of a Community Center.
- 2022 – The MFHHA received a $100,000 grant from DHHL to assist in the cost for updating plans, obtaining permits, and starting construction of a community center.

COMMUNITY INPUT

At each beneficiary consultation meeting, community members emphasized the need for a multipurpose gathering space to serve as a pu‘uhonua, kīpuka, and anchor for the community. At the third beneficiary consultation meeting for the 2025 Regional Plan Update, participants referenced concepts from the Community Center priority project in the 2010 Regional Plan Update.

The need for a cemetery so that homesteaders can remain in Maku‘u even after passing was also a recurring theme throughout the 2025 beneficiary consultation process. Community members shared that honoring kūpuna in both life and death is an important value, so their history can be preserved and their legacy passed down to future generations.

OBJECTIVE

The objective of this project is to create a thriving Hālau that strengthens pilina, perpetuates cultural knowledge and practices, and ensures long-term resilience for Maku‘u homesteaders. By providing a community gathering space, the Hālau Initiative highlights most of the values held by the Maku‘u community members. This includes that values of *Nurturing ‘Ohana (keiki to kūpuna) through Education, Culture, and Community* as well as *Sustaining Community through Cultural Practice and Knowledge.* Providing a gathering space expands the community’s ability to offer educational, cultural, and wellness initiatives, including those already provided by the Māla Ho‘oulu ‘Ike program. Programming such as those, plus the addition of a certified kitchen would also uphold the value of *Building Community Capacity and Economic Resilience,* as it would provide homesteaders with the opportunities and tools needed for becoming more self-sufficient. Providing access to technological equipment and classes will also bolster this value. The value of *Strengthening Community through Gathering Space* would also be evident at the Hālau by offering people a place to connect, build pilina, and seek support during times of natural disaster or emergency. Fulfilling the value of *Honoring, Caring for, and Continuing the Legacy of Our Kūpuna* would be made possible with a gathering space to preserve and share history, mo‘olelo, and mana‘o as well as having a resting place for kūpuna. Lastly, the value of *Aloha nā Akua* would be embodied in the Hālau Initiative by offering a space to engage in ceremonies, hula, and spiritual grounding. The Hālau Initiative would nurture the wellbeing of the entire Maku‘u community.

IMPLEMENTATION ACTION STEPS

1. Secure funding for the next phases of development.
2. Planning and design.
    - If the Hawai‘i Island Plan Update is approved to include the proposed kuleana homesteading area at Maku‘u Makai, include space for cemetery land uses in the settlement plan and environmental assessment.
3. Permitting and construction.
4. Operations and maintenance.

Support for Agricultural Use and Agricultural Infrastructure

PROJECT DESCRIPTION

Beneficiaries awarded agricultural leases are required to "cultivate" their lots. This cultivation requirement varies depending on the type of agricultural lot the lessee is awarded. Supplemental Agricultural lots, referred to as "Farm Lots" in Maku'u, are larger than three acres and requires the lessee to 1) prepare a Farm Plan or Business Plan for their agricultural activities and 2) cultivate at least two-thirds of the lot's acreage. Subsistence Agricultural lots, often called "Subsistence Lots" in Maku'u, are no more than three acres in size and require that the lessee "cultivate" their lot, but do not specify a minimum area to be cultivated nor require a Farm or Business Plan.

Compliance with these lease components has been a challenge for most lessees. These measures are not often practical since many lessees in Maku'u lack commercial farming experience and the financial resources to purchase large farm equipment or cover startup costs needed to prepare and cultivate their lots. This project echoes some of the needs expressed and the vision shared of the "Farm Plans, Capacity Building, and Promotion of Agriculture" priority project from the 2010 Regional Plan to provide lessees with the resources and assistance to comply with the cultivation and Farm/Business Plan requirements for lessees. Improving these types of resources and support would enable lessees to comply with their lease terms as well as better provide food for their families.

'O Maku'u ke Kahua, the sister beneficiary organization to the MFHHA, has previously taken the initiative to provide agricultural education to the community by offering educational workshops centered on sustainable gardening practices, as well as providing community resources such as a fruit tree "pantry," a shade house, and a hydroponic hale.

The newly proposed "Support for Agricultural Use and Agricultural Infrastructure" project aims to continue this positive momentum built by the homesteaders and extend support more broadly across the community, especially to those homesteaders who have struggled to occupy their lots. This newly proposed project would provide critical agricultural infrastructure such as processing facilities and farm equipment, along with training, technical assistance, and resource support for Maku'u beneficiaries, to enhance food security and economic self-sufficiency. The project also includes the development of a butcher processing station, a product co-op store, cooperative use for large equipment for homesteaders, a mulching area, a water source or a water distribution system for irrigation uses, and a quarry. Additionally, this project is aligned with the project to improve homestead safety and security as it seeks to establish a specialized funding program to assist homesteaders who need financial support to cover upfront costs for fencing. This project would also look at potential resources for funding support for other agricultural equipment and needs to support agricultural operations. This program seeks to provide microloans and/or grants for initial fencing expenses, with a pathway for accessing other programs that provide partial or full reimbursement upon project completion.

PAST ACTIONS

- Ongoing – 'O Maku'u ke Kahua has taken the lead on agricultural education through their Māla Ho'oulu 'Ike initiative (Peer to Peer training).

COMMUNITY INPUT

A desire to create a cooperative for the sharing of large farm equipment was brought up by beneficiaries during both the 2010 Maku'u Regional Plan Update beneficiary consultation process as well as during the 2025 update. During the third beneficiary consultation, participants expanded on additional shared resources that would be needed. Specific needs include a quarry, a butcher processing station, a product co-op store, mulching area, and a means for water distribution, such as a well. Beneficiaries shared challenges in obtaining County permits with community and agricultural structures, and they expressed their preference for a DHHL-managed permitting system.

In addition to physical improvements, financial support would also be needed to improve agricultural use on the homesteads. Participants suggested that the homestead could pool together as a single entity to complete a project, receive partial reimbursement, and have any remaining funds roll over to the next project or 'ohana.

Beneficiaries also suggested the provision of financial support for UXO scanning technologies, as farm preparation activities such as grading, grubbing, or ground disturbance pose a huge risk of munition explosions. Farmers would need to be able to know where they can safely conduct agricultural activities, and the risk for UXO on the farm lots discourages homesteaders from further cultivation.

OBJECTIVE

This project embodies the values of *Building Community Capacity and Economic Resilience* and *Aloha Kekahi i Kekahi.* Removing financial barriers and providing shared equipment would empower Maku'u homesteaders to move forward with farm development. By being able to spend more time on the 'āina, homesteaders can deepen their connection to place and to Pele, exemplifying the value of *Honoring and Understanding Pele.* Beneficiaries recognize Pele as an active, powerful, and living presence in the Maku'u and greater Puna landscape and note that success on the 'āina is achieved through this recognition and careful stewardship. Further, by making the homesteads more conducive to farming, the increased physical presence of lessees and occupancy on the lots could potentially improve safety and deter squatters and illegal activity.

IMPLEMENTATION ACTION STEPS

1. Secure funding.
2. Planning and design for infrastructure, facilities and programs.
3. Permitting and construction for infrastructure and facilities.
4. Implementation of programs, including creation of a specialized funding program.
5. Operations and maintenance of infrastructure, facilities and programs.

Alternative Financing Program for Homesteads in Lava Zone 2 and Partnership for a Kūpuna Housing Initiative

PROJECT DESCRIPTION

Access to affordable housing and the ability to build permitted houses and structures on their lots remain an obstacle for beneficiaries. The need for transitional or affordable housing was identified in the 2010 Regional Plan Update, as many working families struggled to pay rent but were ineligible for other financial assistance programs for various reasons. Today, this project aims to focus on improving housing options in Maku'u by addressing the financial barriers faced by homesteaders and by seeking partnerships to provide a kūpuna housing option within the homestead.

The first component of this project would address the needs for more financial support to eligible 'ohana who wish to build housing on their lots who either: 1) are ineligible under the Native American Housing Assistance and Self Determination Act (NAHASDA) and other financing options due to their homesteads being located in Lava Zone 2, or 2) have resided in the homestead for at least five years. As funding from NAHASDA and most conventional lenders do not allow for financing in Lava Zone 2, supplemental funding would need to be made available through the DHHL Trust funds, which do not carry the same types of restrictions. Direct loans using trust funds would be able to address this barrier for homesteaders who find themselves without options.

This initiative would address the unique lending challenges in Lava Zone 2 by creating an alternative funding pathway for qualified applicants. As part of the program, a policy change would also be sought regarding the current requirement that homesteaders must provide three denial letters from lenders to demonstrate ineligibility for financing, a requirement currently enforced by the Department. This practice can negatively impact beneficiaries' credit and appears to be an unnecessary burden. The second component of this project looks at creating housing options for kūpuna to live in the homestead, especially for Puna kūpuna aging on the waitlist and for homestead kūpuna who seek alternative housing once they are no longer able to meet the labor demands of maintaining an agricultural lot. This project would be modeled after a project idea that was shared with the Maku'u community by the King Lunalilo Trust's 2027 expansion plan through their affiliate organization, Nā Pua a Lunalilo. The King Lunalilo Trust aims to meet the needs of kūpuna and their 'ohana through a wider reach—by adding new programming for affordable housing that offers individual kūpuna or multi-generational unit options with an array of on-site support services and cultural resources, keeping families connected with each other and culturally grounded; by creating a new kūpuna day care center; and by offering more at-home services so that kūpuna can continue to live with their families. Further, the King Lunalilo Trust model offers financial support to residents in need through subsidies.

This project shares a similar vision of creating safe, affordable, culturally grounded housing options for kūpuna and their families. It would involve developing a five-acre parcel with indoor and outdoor spaces that encourage social interaction, 'ohana spaces, and native plant landscaping. The project would offer a variety of unit types, including options for live-in caretakers and different room sizes, as well as a kūpuna day care and assisted living services. Originally proposed by Nā Pua

a Lunalilo and shared with the community in recent years, the project received strong support from Maku‘u homesteaders. Many homesteaders were disappointed when the project was relocated to Waipouli on Kaua‘i and the proposed Maku‘u Kūpuna project was abandoned.

PAST ACTIONS

- 2023 – Nā Pua a Lunalilo provided a presentation to the Maku‘u homesteaders on their proposed Kūpuna housing project.

COMMUNITY INPUT

The Maku‘u community expressed a need for housing tailored to meet the needs of kūpuna. This need was also identified during the update to the 2010 Maku‘u Regional Plan and remains a priority today. Participants discussed utilizing the Lunalilo Trust as a potential partner for the kūpuna housing in Maku‘u. Within the proposed housing, beneficiaries would like to see native plants used for landscaping, a combination of indoor and outdoor spaces for kūpuna to enjoy, and ‘ohana spaces. The previously identified project identified a five-acre parcel in the homestead and approximately 22 dwelling units for the site. Participants also expressed a desire for kūpuna day care as well as assisted living services to be brought to the homestead. Existing Maku‘u lessees noted that current funding is available only for new lessees, leaving long-standing lessees without comparable support. Funding should be made accessible to those residing in the homestead for at least five years to assist with repairs, maintenance, and new construction. A self-help housing program, common for residential homesteads, was also suggested as a possible model. Lessees also prefer DHHL to issue their own building permits for homesteads.

OBJECTIVE

This project aligns with the values of *Building Community Capacity and Economic Resilience* as well as *Honoring, Caring for, and Continuing the Legacy of Our Kūpuna.* By providing financial support and housing, lineal descendants of Puna can live, thrive, and age in place, as well as remain surrounded by ‘ohana. The diverse and supportive housing options would allow family members to gather, visit, and remain connected.

IMPLEMENTATION ACTION STEPS

For denial letter requirement:

1. Initiate policy change for denial letter requirement.

For funding program for homesteads in Lava Zone 2 and existing lessees:

1. Research and develop options for a funding program using DHHL Trust funds to support housing options, including repair, maintenance, and construction, for homesteaders with lots in Lava Zone 2 and lessees who have resided in the homestead for at least five years. Use of Trust Funds removes the limitations such as those attached to the use of NAHASDA funding that prevent those funds from being used for homesteading in Lava Zone 2.

For Kūpuna housing initiatives:

1. Identify a partner and site within the homestead for kūpuna housing.
2. Secure funding.

3. Initial planning, design and technical studies.
4. Secure a land disposition.
    a. Land Use Request Application
    b. Right of Entry for due diligence (compliance with HRS Chapter 343, Chapter 6E, Ka Pa‘akai Framework [Article XII, Section 7 of the State Constitution], and other required compliance).
    c. Complete due diligence.
    d. HHC approval for compliance.
    e. HHC approval for the issuance of the long-term land disposition.
5. Permitting and construction.
6. Operation and maintenance.

Water System Governance, Infrastructure, & Community Benefits

PROJECT DESCRIPTION

Access to water is vital to support all activities and agriculture on the homestead lots, and it is critical that Maku‘u homesteaders are appropriately included in decision-making regarding water on the homelands. Beneficiaries expressed during the update to the 2010 Regional Plan that all awarded lots should have access to water. However, in recent discussions, much of the community noted that water access does not always mean development of groundwater wells. Beneficiaries highlighted rainwater catchment, with many expressed that it remains their preferred water source today. Future water source development should not look only at groundwater sources, but should take into account the bounty of water available through rainfall. Homesteaders identified a need for greater opportunity for involvement in water-related decisions that impact their homestead and expressed a strong desire for community-led water governance and stewardship over all water resources for the Maku‘u homesteads.

Sustainable, informed, and autonomous water governance is important to the Maku‘u community today. This project seeks to support these preferences and help the homesteaders achieve their goals through ensuring meaningful beneficiary consultation for any proposed changes or projects related to the water system before plans are submitted, and by providing opportunities for feedback and input prior to decision-making. This is in alignment with DHHL’s Water Project Plan priority policy #4 which states the Department is obligated to:

> *“Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.”*

This project also explores the feasibility of empowering homesteaders to serve as the water source developer and operator; ensures critical infrastructure such as fire hydrants have adequate access to water; and supports the implementation of small scale water treatment and recycling systems in the homestead. The Maku‘u homestead is interested in progressive, technologically advanced, environmentally sustainable alternatives for water sources, systems and stewardship of water resources.

Additionally, the project aims to address concerns about the abundance of utility infrastructure that crosses or is developed on Hawaiian Home Lands that may be extractive or simply does not directly benefit homesteaders, but instead is developed to serve developments outside of the homestead. This project proposes that future land dispositions include negotiated community benefit agreements to ensure that homesteaders gain tangible advantages, which may be used to support the protection of natural resources and receive direct economic benefits from projects serving the public on homestead lands. There are far too many examples of homelands serving the broader public without providing meaningful benefit to homesteaders or the Trust, and these types of agreements must stop.

PAST ACTIONS

- 1994 – DHHL produced a Master Plan intended to develop and provide groundwater to the entire Maku‘u Homestead.
- 2009 – A Water Agreement between DHHL and County of Hawai‘i DWS for the development of two groundwater wells, a one-million gallon storage tank and transmission lines was signed. This agreement states that DHHL will develop the water infrastructure, dedicate it to the County for operation and maintenance and in exchange will receive 1,360 water credits or equivalent units for potable water for DHHL’s lands in Maku‘u. One well was developed and some of the water system was completed.
- Present – The remaining well and infrastructure has not yet been completed and this project is currently unfunded. Additionally, Maku‘u homesteaders had previously expressed concerns about dedication of the water system to the County, specifically regarding interconnection with the County’s existing water system in neighboring Hawaiian Paradise Park development.

COMMUNITY INPUT

Participants emphasized the desire to have more say in the governance of their water in the Maku‘u area. With sustainability and autonomy in mind, the homesteaders generally prefer to continue to use rainwater catchment rather than groundwater well sources wherever possible. Additionally, homesteaders would like to have the choice of whether to use catchment or connect to DWS service, as existing homesteaders shared that they are not allowed to choose rainwater catchment as a water source option. While the existing catchment systems were indicated to be the first-choice method for many for supplying water to the homesteads, beneficiaries also expressed that in the event a new water source or expanded system may need to be developed, Maku‘u beneficiaries would like the option for the homestead or for DHHL to be the water developer and purveyor to oversee the water source and system. Participants ranked their order of preference for water system operators: 1) a community entity, 2) DHHL, and 3) the County, if needed. The homesteader shared a history of mistrust and frustration with the County DWS and a preference for more opportunities to be involved in the planning and decision-making process.

Participants also expressed a desire for community autonomy over wastewater as well. They expressed an opposition to utilizing recycled water from a large, centralized County Wastewater Treatment Plant, and would prefer the option to have a small, localized treatment system that allows their gray water to circulate through vegetated spaces and other natural filtering networks. Water that is used in the homestead seeps into the underground water networks and there is great concern for adverse impacts from pollutants on the natural water systems. Some homesteaders also expressed that they would like to utilize on-site recycled water systems for use within the community spaces as well.

Beneficiaries voiced the importance of being informed about all potential water projects or changes to infrastructure that may occur through the homesteads. Beneficiaries feel that all potential water projects that may pass through the homesteads should require Beneficiary Consultation meetings, as stated in the DHHL Water Policy Plan. Additionally, beneficiaries are concerned over the potential for water being extracted from Maku‘u and used to serve other communities, without any

sort of benefit for the Maku‘u community. Thus, participants expressed that revenue generated from water or water infrastructure on Maku‘u lands should be partially allocated back into their community so there is visible benefit. One specific idea that was brought up is that a percentage of revenue could be allocated towards protecting natural resources. In the instance of water developments or infrastructure on Maku‘u lands, the community would like the opportunity to negotiate a Community Benefits Agreement.

OBJECTIVE

By ensuring equitable and sustainable access to water as well as autonomy over water governance, this project directly supports the community values of *Building Community Capacity and Economic Resilience* and *Stewarding the Ahupua‘a*. Water is essential, not only for drinking and daily living, but also for growing food, and supporting various community initiatives and developments across the Maku‘u homesteads. The community’s “water footprint” is sustainable and kept relatively small through its general preference for rainwater catchment and onsite treatment. A revenue-sharing model providing direct benefits to beneficiaries would further foster economic resilience and the ability to support community initiatives across the homestead.

Reliable water access is essential for supporting nearly all projects and activities envisioned by the community. It allows homesteaders to care for their land, support subsistence and agricultural practices, and protect their homes from fire. It is also foundational to developing the kūpuna housing and shared community spaces envisioned in other priority projects. Bathrooms, kitchens, landscaping, and drinking water are all necessary for these spaces to function. And these spaces, in turn, will allow the community to come together, hold gatherings, and pass down ‘ike kūpuna to the next generation.

IMPLEMENTATION ACTION STEPS

For water decisions in the region:

1. Conduct beneficiary consultation in alignment with DHHL’s Water Policy Plan, before and after major water decisions.
2. Identify potential community benefits.

For future water source development:

1. Research the feasibility of homesteaders to take on the role of water source development and operation.
2. Create an option for homesteaders to use rainwater catchment instead of connecting to the water system, if they prefer.
3. Research the feasibility of small-scale water treatment systems for recycled water and wastewater.
4. Ensure that fire hydrants have sufficient water supply.

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APPENDIX A

Beneficiary Consultation #1 Meeting Notes

HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

Makuʻu Regional Plan Update
Beneficiary Consultation #1
MFHHA, Pāhoa, HI
July 17, 2025, 6:00 P.M. – 8:00 P.M.

ATTENDANCE

Participants: A total of 12 people attended the Beneficiary Consultation on July 17, 2025 at the Makuʻu Farmers Hawaiian Homestead Association (MFHHA) site. Of the 12 attendees, eight (8) self-identified their beneficiary status as lessees in Makuʻu, three (3) self-identified as potential successors, and one (1) self-identified as “other”.

Project Team:

- DHHL: Lillie Makaila
- Townscape: Gabrielle Sham and Kylie Yonamine

Handouts Provided (attached):

- Project Fact Sheet
- Meeting Agenda
- Slideshow Presentation
- Community Values & Visioning Activity

AGENDA

- Sign-in
- Welina, Pule, & Introductions
- Presentation on Regional Plan Update
- Visioning Exercise Part 1
- Refreshment Break
- Visioning Exercise Part 2
- Closing & Next Steps

PRESENTATION

Lillie Makaila opened the beneficiary consultation meeting by introducing herself and the consultation team. A pule was offered by an attendee to begin the presentation. After the pule concluded, Lillie discussed an overview of the meeting agenda, expectations and kuleana, and a brief overview of the Department of Hawaiian Home Lands’ (DHHL) planning

system. During the brief overview of the DHHL planning system Lillie emphasized that the Island Plans guide the DHHL land use for each island, and Regional Plans maintain focus on each of DHHL's 23 regions statewide. The last Regional Plan for Makuʻu was completed in December of 2010.

Updates on 2010 Priority Projects

1. Priority Project #1: Farm Plans, Capacity Building, & Promotion of Agriculture
    a. Many lots are vacant due to lack of infrastructure, economic constraints/cost of major farm equipment, and lack of agricultural education/training.
    b. The 2010 Makuʻu Regional Plan Update (RPU) described a vision to create a cooperative for sharing large farm equipment, as well as training/support for agricultural practices and developing farm plans.
    c. ʻO Makuʻu ke Kahua has taken the lead on agricultural education through their Māla Hoʻoulu ʻIke initiative.
    - Educational workshops, garden work, and take-home activities.
    - Shade house facility and hydroponics.
2. Priority Project #2: Build a Community Center
    a. Hawaiʻi Revised Statutes Chapter 343 Environmental Assessment was completed in 2011.
    b. The MFA is currently working to fund construction.
    c. In Fiscal Year (FY) 2022, the MFA received a $100,000 grant from DHHL to assist in the cost for updating plans, obtaining permits, and starting construction.
3. Priority Project #3: Enforcement of Lease Provisions
    a. Many lots remain vacant, in violation of the requirement to begin farming within one year of being awarded a lease.
    b. In 2020, DHHL staff discovered 300+ abandoned vehicles on 3 adjacent homestead lot in Makuʻu. DHHL & the County partnered to remove these abandoned vehicles & debris that same year.
    c. DHHL responds to complaints with evidence that are brought to their attention at: https://dhhl.hawaii.gov/lessee-information/
4. Priority Project #4: Makuʻu Offsite Water System
    a. The DWS Pāhoa Water System only services Makuʻu lots below 523 feet elevation. A new source needs to be developed to service the remaining lots above.
    b. This project was in motion when an exploratory well was drilled at 826 feet elevation during the time of the 2010 Makuʻu RPU.
    c. The well still needs to be converted to a production well, and a reservoir and supporting facilities need to be built after completion of chlorination and pressure testing of the existing pipes.
    d. Awaiting testing.

5. Priority Project #5: Sustainability and Renewable Energy Initiatives
    a. 2009 Makuʻu Farmers Association Renewable Energy Pilot Program – wind power producing enough energy for the Māla.
    b. During the 2010 Update, beneficiaries expressed a desire to explore solar, recycling, and anaerobic wastewater treatment.
    c. No Renewable Energy Land Use designations were proposed thus far for the Makuʻu area in the ongoing DHHL Hawaiʻi Island Plan update process.

After the presentation, attendees took a brief break before the community values and visioning activity. Prior to beginning the activity, attendees chose to remain as one group and were guided by the following questions:

1. What are the values that guide/shape this community?
2. What does that look like in your community?
3. What does your homestead and/or the broader Makuʻu area look like?
4. What does it feel like?
5. What about the community are your moʻopuna proud of?

COMMUNITY VALUES & VISIONING ACTIVITY DISCUSSION

- **Aloha kekahi i kekahi**
    - Loving and caring for one another
    - Integrity (steadfast/doing the right thing)
    - Mālama ʻāina
    - Aloha ʻāina
    - Laulima
    - Pilina
    - ʻOhana
        - Kūpuna
- **Aloha ke akua**
    - Pule
    - Ceremonies
    - Physical space
    - Spiritual guidance
- **Keiki**
    - Aʻo aku aʻo mai
    - Hānai
    - Kūpaʻa
- **Market**
    - Powerful entity
    - Capacity building

  - Education
  - Economic development
  - Revenue generation
  - Inspiration
- **Māla Hoʻoulu ʻike**
  - Community garden
  - Growing with plants through all stages
  - Sustainability
  - Mālama ʻāina/Aloha ʻāina
  - Kuleana
  - Moʻo kūʻauhau
  - ʻŌlelo
  - Moʻolelo
  - Culture and practices
  - Food security
  - Returning to the culture
  - Inspiration
  - Hāloa
  - Wai
  - Community collaboration/participation
- **Kūpuna**
  - ʻIke
  - Legacy
  - Strong foundation to kīpaipai
  - Care for kūpuna
  - Physical space for:
    - History
    - Capturing manaʻo
    - Cemetery
- **Hālau**
  - Hale
  - Kaiāulu
  - Kīpuka
  - Vital role of resources and community coming together especially during lava flows/emergencies
  - Puʻuhonua
  - Gathering place
  - Funding
  - Partnerships

- **Ahupuaʻa**
  - Taking care to become a model for other homesteads/places
  - Resources:
    - Natural
    - Access to resources within the area
      - Example: Planting near the imu area
    - Sustainable
    - Oli/Mele
    - Lāʻau lapaʻau
    - Wahi pana
    - Pele
- **Pele**
  - Moʻolelo
  - Lineal descendants
  - Interaction with the ʻāina
  - Understanding Pele is of high importance.
    - Understanding the role of homesteading on the ʻāina.
  - Learning to be successful is understanding how to interact with Pele.
    - “We don’t rip her up.”
  - She is very active.
  - Success here is understanding the relationship between Pele and the people.

REVIEW & NEXT STEPS

After attendees finished the activity, Lillie reviewed the notes once more with the group and asked if anything was missing, and attendees confirmed the notes captured their values accurately.

Lillie concluded the beneficiary consultation meeting by outlining the next steps and informed attendees that she and the consultants will refine the community values discussed, which will be presented at the next beneficiary consultation meeting on Thursday, July 31, 2025. This meeting will be from 6:00 pm to 8:00 pm at MFHHA.

QUESTIONS

Additional questions/comments were posed during the presentation by meeting attendees. These are noted below:

- How can lessees get loans for properties in Lava Zones 1 and 2? This is causing funding issues and preventing loans from the Native American Housing Assistance and Self Determination Act (NAHASDA).

    - The U.S. Department of Housing and Urban Development (HUD) will not fund housing projects in Lava Zones 1 and 2. DHHL could instead offer funding options that use DHHL trust funds which do not have the same constraints.
- Housing and caring for kūpuna should be made a priority.
- Is a native forest considered agricultural use?
    - Yes. Forestry uses and agroforestry are not restricted on homestead lots.
- Will DHHL be charging and providing water to us?
    - The previous regional plan for the area identified a water system for the region though this project is not currently funded.
    - A meeting participant shared that water systems are not needed, as Makuʻu residents can use rainwater catchment systems and many already rely on rainwater for their water needs.

APPENDIX B

Beneficiary Consultation #2 Meeting Notes

HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

Maku‘u Regional Plan Update
Beneficiary Consultation #2
MFHHA, Pāhoa, HI
July 31, 2025, 6:00 P.M. – 8:00 P.M.

ATTENDANCE

Participants: A total of seven (7) people attended the Beneficiary Consultation on July 31, 2025, at the Maku‘u Farmers Hawaiian Homestead Association (MFHHA) site. Of the seven (7) attendees, five (5) self-identified their beneficiary status as lessees in Maku‘u, one (1) self-identified as a potential successor, and one (1) identified as an applicant.

Project Team:

- DHHL: Lillie Makaila
- Townscape: Sherri Hiraoka and Kylie Yonamine

Handouts Provided:

- Draft Community Values & Vision
- Slideshow Presentation

AGENDA

- Welina, Pule & Introductions
- Presentation on Regional Plans & Review of BC#1
- Discussion: Draft Community Values & Vision Part 1
- Refreshment Break
- Discussion: Draft Community Values & Vision Part 2
- Closing & Next Steps

PRESENTATION

To open the beneficiary consultation #2, Lillie Makaila began by briefly introducing herself and the consultation team. A pule was offered by an attendee to begin the presentation. After the pule was concluded, Lillie provided the meeting’s agenda, expectations and kuleana, meeting objectives, project timeline, and a recap from the previous beneficiary

consultation meeting. The review and recap section of the presentation included the discussion of the purpose of a regional plan and the update process to the existing Maku‘u Regional Plan from 2010, which was followed by a group discussion to review the nine (9) draft community values that were created based on the discussion from the first beneficiary consultation meeting. Lillie emphasized to the Maku‘u community that the regional plans are beneficiary-driven and are centered around identifying and advancing priority projects that they would like to see within their community. The last Regional Plan for Maku‘u was completed in 2010.

COMMUNITY VALUES GROUP DISCUSSION

After the presentation, Lillie facilitated a group discussion to review and edit the nine (9) draft community values that were created based on the discussion from the first beneficiary consultation meeting. Attendees were invited to provide feedback, and the revisions to the initial Community Values are shown below. Additions are underlined, while deleted text are shown with a ~~strikethrough~~.

~~Community Values~~ ‘O Maku‘u Ke Kahua

1. **Aloha kekahi i kekahi**
   We value relationships grounded in aloha, integrity, and mutual care. We uplift one another through laulima, pilina, and a strong sense of ‘ohana. Guided by our kūpuna, we honor our shared kuleana to support and care for one another. We treat this community as ‘ohana and we take pride in the values of aloha kekahi I kekahi, aloha ‘āina, and mālama ‘āina, especially in caring for the Maku‘u area.

2. **Aloha ~~Ke~~ Nā Akua**
   Our relationship with ~~Ke~~ Nā Akua is vital to grounding our actions, intentions, and identity as a community. We honor different bodies of akua. We honor our ‘āina and elements in our spiritual foundations through pule, ceremonies, and dedicated spaces. ~~For reflection and guidance.~~ Our community is deeply rooted in traditions and practices that respect our culture, honor our ancestors, and foster spiritual growth.

3. **Nurturing ‘ohana (keiki to kūpuna) ~~Keiki~~ through Education, Culture, and Community**
   Through education, our ‘ohana ~~keiki~~ grow to be kūpa‘a, grounded in their cultural identity, committed to their community, and steadfast in upholding the values and traditions of their kūpuna. We cherish our ‘ohana ~~keiki~~ and instill the importance of a‘o aku a‘o mai, the giving and receiving of knowledge. As a community, we work together to protect and nurture our ‘ohana ~~keiki~~, embracing the value of hānai and recognizing that raising our lāhui ~~children~~ is a shared kuleana.

4. **Building Community Capacity and Economic Resilience**
   As a community, we strive to be self-sufficient and economically independent to support our programs and initiatives. We are committed to building community capacity through educational opportunities and access to resources. The creation and success of the

Makuʻu Farmers Market enables us to offer programs and support projects that benefit our community, such as the Māla Hoʻoulu ʻIke and Māla Hoʻonauao programs, while also serving as inspiration for our ʻohana ~~keiki~~ and other homestead communities seeking to build self-sufficiency and resilience.

5. **Sustaining Community through Cultural Practice and Knowledge**
   Our ~~Māla Hoʻoulu ʻIke~~ programs embody ~~embodies~~ a return to ancestral food systems, including the sharing of moʻolelo, ʻoli, mele, and the use of ʻŌlelo Hawaiʻi. We restore our connection to the ʻāina, strengthen food security, and encourage community participation and collaboration. We strive to maintain a balanced, symbiotic relationship between people and the land to provide for one another and to grow together through all stages of life. We honor the sacred importance of moʻokūʻauhau, recognizing that our genealogy deeply connects us to our kūpuna, our ʻāina, and to each other.

6. **Honoring, Caring for and Continuing the Legacy of Our Kūpuna**
   We value the ʻike passed down by our kūpuna, those with us and those who came before us, and are committed to creating and maintaining physical spaces that honor our past and support our future. These spaces allow us to preserve our history, capture and share manaʻo, and ensure our kūpuna have a place to rest. We carry forward their legacy, affirm our kuleana to care for our kūpuna, and build a strong foundation to kīpaipai future generations.

7. **Stewarding the Ahupuaʻa**
   We serve as a model of a thriving, sustainable ahupuaʻa, integrating traditional knowledge and responsible gathering of resources within the region. We honor and protect our wahi pana and maintain a deep spiritual connection to Pele and lineal descendants of Puna. In doing so, we lead by example for other homesteads across Hawaiʻi.

8. **Strengthening Community through Gathering Space**
   We support one another, valuing the strength and resilience of our kaiāulu. Our community spaces serve as a kīpuka, an oasis, a place where homesteaders can gather, reconnect, and build pilina. These spaces play a vital role in providing shared resources, especially during times of natural hazard or emergency. They are a puʻuhonua for our community, offering refuge, safety and collective care.

9. **Honoring and Understanding Pele**
   We honor the moʻolelo and ʻike passed down by our kūpuna and is still upheld by the lineal descendants of Puna, which guide our relationship with the ʻāina and deepen our understanding of Pele, an active, powerful, and living presence in this landscape. Success on this ʻāina comes from recognizing the sacred relationship between Pele and the people, and learning how to live in respectful interaction with her. As we are reminded, “We don’t rip her up.” We carry the responsibility to honor her through careful stewardship, cultural awareness, and understanding the role of homesteading on the ʻāina.

Additional comments during the group discussion session are summarized below.

- We need to dig deep to find the values of the mana‘o. A lot of the values are expectations and “how we do it” in our community and actions.
- The Maku‘u homestead is different from other homesteads across the Hawaiian Islands because everything is internal for our community. With guiding actions and programs in our community that are implemented by our community members, which have been built and carried out through the generations.
- How can we find out if there are projects in the vicinity of our community? Does the occurrence and presence of development in the vicinity of an area impact the Regional Plan update for the community?
    - DHHL will check and bring comments and emails with them to the next meeting, as consultation with the county and state may be required.
- “People in the community drive the actions of the community.”
- “We work as one, but with westernization we have to be separate.”
    - This quote is in reference to the history and current status of our two non-profit organizations (Māla Ho‘oulu ‘Ike & OMKK) in the Maku‘u community.
- The words “Community Values” do not fully capture the mana‘o of our community, we prefer to use the verbiage “‘O Maku‘u Ke Kahua” instead.
- We want to incorporate and facilitate a collaboration between our programs pre-existing ‘Laulima’ framework with our new ‘O Maku‘u Ke Kahua to connect and guide the regional plan update.
    - Language and Education
    - Arts and Culture
    - Unifying Grassroots & Government
    - Learning environment
    - Incorporating Health and Wellness
    - Maintaining Sustainability
    - Aligning to Resiliency & Resistance

COMMUNITY VISION STATEMENT GROUP ACTIVITY DISCUSSION

The following vision statement was drafted:

> “As established by the Hawaiian Homes Commission Act of 1920, Maku‘u strives to ho‘opulapula and perpetuate Native Hawaiian values and traditions. We support our ‘ohana to become self-sustaining by being grounded in ‘ike kūpuna and growing through educational and employment opportunities for future generations.”

Attendees utilized the MFHHA (Maku‘u Farmers Hawaiian Homestead Association) Vision Statement as their inspiration to fully capture their community’s vision statement for the Maku‘u Regional Plan update. Meeting participants agreed that the vision statement above accurately captures and represents the Maku‘u community.

CLOSING & NEXT STEPS

Lillie closed the meeting by reviewing the next steps. She and the consultants will revise the draft values to properly reflect the mana‘o that was shared during the meeting. At the next beneficiary consultation meeting, handouts with the revisions will be provided, but the majority of the time will be reserved for brainstorming and refining project ideas for priority project voting. The next meeting, Beneficiary Consultation #3, will be held on Thursday, August 7, 2025, from 6:00 p.m. to 8:00 p.m. at MFHHA.

APPENDIX C

Beneficiary Consultation #3 Meeting Notes

HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

Maku‘u Regional Plan Update
Beneficiary Consultation #3
MFHHA, Pāhoa, HI
August 7, 2025, 6:00 P.M. – 8:00 P.M.

ATTENDANCE

Participants: A total of fourteen (14) people signed in at the Beneficiary Consultation meeting on August 7, 2025 at the Maku‘u Farmers Hawaiian Homestead Association (MFHHA) site. Of the fourteen (14) people that signed in, ten (10) self-identified their beneficiary status as lessees in Maku‘u, three (3) self-identified as potential successors, and one (1) self-identified as an applicant and a potential successor.

Project Team:

- DHHL: Lillie Makaila
- Townscape: Gabrielle Sham and Kylie Yonamine

Handouts Provided:

- Meeting Agenda
- How To: Priority Project Voting
- Revised Community Values & Vision
- Presentation Slides

AGENDA

- Welina, Pule & Introductions
- Presentation – Brief Review of BCs #1 & #2
- Develop and Refine Project Ideas List
- Overview of Priority Project Voting Process
- Next Steps & Closing

PRESENTATION

To open Beneficiary Consultation #3, Lillie Makaila began by briefly introducing herself and the consultation team. An oli and pule were offered by Maku‘u lessees to start the meeting. Following the oli and pule, Lillie reviewed the meeting agenda, kuleana and expectations, meeting objectives, project timelines, and provided a recap of the two previous beneficiary consultation meetings.

The recap highlighted the purpose of a regional plan, the updates that will be made to the regional plan, and the process for updating the 2010 Maku‘u Regional Plan. The updates will include a vision statement, community values for the region, and implementation action steps for each priority project. Lillie also reviewed the community values (‘O Maku‘u Ke Kahua[1]) and vision statement, discussed consultation letters sent to agencies and responses received, and reviewed the 2010 Regional Plan priority projects and concerns.

PRIORITY PROJECT IDEAS – GROUP DISCUSSION

Following the presentation, Lillie facilitated a group discussion to draft priority projects for the Maku‘u homestead community. The community expressed many concerns ranging from trespassing and illegal activities to water usage from Maku‘u and identified priority projects that they envisioned within their community. The attendees collaborated and proposed seven (7) project ideas that are listed below.

1. **Hālau Initiative**
    - 3-acre area
    - Provide space for:
        - Certified Kitchen
        - Gathering space with the capacity to hold conferences and large gatherings, a hula studio, and technology space
        - Health center
        - Meetings and learning
        - Restrooms
    - Refer to the conceptual plan in the 2010 Regional Plan.
    - Identify space within the community to create a cemetery for ‘ohana.

[1] The use of the phrase “‘O Maku‘u Ke Kahua” in this context refers solely to a conceptual framework identified by meeting participants and is not intended to reference the Native Hawaiian non-profit organization that shares the same name. It replaces the term “community values,” which participants felt reflected a western framework that did not fully capture the scope of the discussion. The organization ‘O Maku‘u ke Kahua is the sister beneficiary organization to the MFHHA.

2. **Housing for Kūpuna and the Community**
   - 5-acre parcel where kūpuna could enjoy living, with indoor and outdoor spaces.
   - Designated ʻohana spaces.
   - Incorporate native landscaping on the property.
   - See proposed project from the Lunalilo Trust website, which featured units with options for live-in caretaker and different room sizes.
   - Facilities for Kūpuna Day Care and supported living services.
   - Use DHHL Trust Funds to offer loans to beneficiaries in Lava Zone 2 that are not able to access other funding sources.
   - Seek policy change for requiring three denial letters for funding.

3. **Water (Beneficiary Consultation, Water Catchment, and Alternative Systems)**
   - Conduct appropriate Beneficiary Consultation for any changes or proposed water system projects in the community. There needs to be input from the beneficiaries.
     - Provide an option for homesteaders or DHHL to be water operators and developers. Preference for water operators would be: 1) community entity; 2) DHHL; and then 3) County.
   - A percentage of revenue generated should be provided to protect natural resources.
     - Negotiate a Community Benefits agreement
   - Identify a new water source
     - Build capacity for the future
     - Rain water catchment is the preferred option instead of using groundwater.
   - Homesteaders want the option to choose between water catchment or connecting to the County water.
   - Utilize sustainable, recyclable, and reusable water systems within the community that do not have a negative impact on the ʻāina.
   - Homesteaders prefer having a small water treatment that allows water to cycle through plants and miscellaneous networks.
   - Priorities for water distribution in the Puna region should be given to homesteaders.
   - Installation of smart meters for water.
   - Fire hydrants in the community have no water, which is currently in violation of federal regulations.

4. **Safety and Security**
   - Implement security measures.
   - Community concerns include:
     - Safety
     - Drugs
     - Fire
     - Illegal Squatting
     - Illegal dumping including animal dumping
     - Illegal hunting
     - Invasive species (ex. wild pigs)
   - Need financial assistance with fencing off property to improve safety and security.

5. **Support for agriculture and agriculture infrastructure**
   - Fencing properties and funding
     - A potential funding option is for the homestead to work together as a single entity to complete a project, receive reimbursement, and then roll the reimbursement funds into the next project.
   - Financial support for UXO scanning for grubbing, grading, and ground disturbance.
   - Financial support for properties in Lava Zone 2
     - Offer loans directly from DHHL Trust Funds.
     - Properties in Lava Zone 1 or 2 can’t access NAHASDA funding.
     - Make funding available through DHHL for development of housing for properties that don’t qualify for NAHASDA.
       - Policy change so that three denial letters are not requried from a lender.
   - Shared use of large equipment
   - Quarry
   - Butcher processing station
   - Product co-op store
   - Mulching area
   - Water distribution/Water well

6. **Solar Renewable Energy Project**
   - Identify 30 acres.
     - Kāheakeola Place as a potential site.
   - Support solar farm, but not interested in wind turbines.
   - Goal for this project is to use the renewable energency to help power up Maku‘u.

7. **Address Unexploded Ordnance (UXO)**
    - Conduct and support UXO scanning.
    - DHHL to fund additional remediation.
        - Address pollutants and hazards on the ʻāina.
    - Hold all parties responsible for damages.
        - Homesteaders should not be liable for proper removal of UXO.
    - Use LiDAR to detect UXO.
    - Research other types of scanning and technology.

OVERVIEW OF PRIORITY PROJECT VOTING

Voting for the priority projects will open on August 14, 2025, and will be available through the following methods: postal mail, email, online via Google Form, and phone.

For those who prefer to vote by mail, hardcopy voting forms will be available for pickup from MFHHA, with postage stamps provided. To validate each vote, voters must include their contact information and their address or awarded lot number.

Attendees agreed that only lessees will be allowed to vote. If a lease includes more than one individual, each individual on the lease will be permitted to vote. Voters may cast up to five (5) votes and may allocate multiple votes to the same project. It was also agreed that the names of voters, along with their respective votes, would be shared publicly to ensure transparency.

The voting period will close on August 28, 2025, allowing time to finalize the regional plan and present it to the Hawaiian Homes Commission later this year.

CLOSING & NEXT STEPS

Lillie concluded the meeting by providing a summary of the next steps. The planning team will prepare the list of projects for the voting form. They will also send postcards and emails with voting reminders and instructions to Makuʻu beneficiaries to encourage participation.

The next meeting, Beneficiary Consultation #4, will present the draft plan. It will be held on September 4, 2025, from 6:00 p.m. to 8:00 p.m. at the MFHHA Site.

The meeting adjourned at 8:30 p.m.

APPENDIX D

Beneficiary Consultation #4 Meeting Notes

HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

Makuʻu Regional Plan Update
Beneficiary Consultation #4
MFHHA, Pāhoa, HI
September 4, 2025, 6:00 P.M. – 8:00 P.M.

ATTENDANCE

Participants: A total of six (6) people signed in at the Beneficiary Consultation meeting on September 4, 2025 at the Makuʻu Farmers Hawaiian Homestead Association (MFHHA) site. Of the six (6) people that signed in, five (5) self-identified their beneficiary status as lessees in Makuʻu and one (1) self-identified as Other.

Project Team:

- DHHL: Lillie Makaila
- Townscape: Gabrielle Sham

Handouts Provided:

- Presentation Slides
- Draft Priority Project Profiles

AGENDA

- Welina, Pule & Introductions
- Presentation – Draft Regional Plan Update
- Discussion – Priority Projects
- Next Steps & Closing

PRESENTATION

Lillie Makaila opened the meeting by introducing herself and the consultant team. A pule was offered by an attendee to begin the meeting. After the pule, Lillie reviewed the meeting agenda and gave a brief overview of the priority project voting results. She described the voting process, the total number of ballots received, and the breakdown of the results.

DISCUSSION ON PRIORITY PROJECT

Following the presentation, Lillie facilitated a group discussion to review the top five priority projects selected by homesteaders. For each project, she outlined key issues and opportunities, described the desired outcomes, and identified potential implementation steps. Meeting participants shared questions and comments, which are summarized in the bullet points below.

1. Homestead Safety and Security
    - Explore the feasibility of securing the entire homestead (e.g., gated community).
    - Evaluate whether gates can be installed at existing entry points to the homestead. There are three entry points.
    - Consider emergency vehicle access requirements for any gated community.
    - Hold more robust discussions regarding Unexploded Ordnance (UXO) risks.
    - Digitize maps of potential UXO area to better visualize potential risks and solutions.
    - Explore funding sources and integrate more conversations about UXO risks (not every homestead faces this issue).
    - Address traffic safety measures from people speeding, gunfire, and drag racing.
    - Consider installing speed bumps. There were some discussions about this issue prior to the pandemic, but implementation would require coordination with adjacent lot owners where the speed bumps are being proposed.

2. Hālau Initiative
    - A specific site for the kūpuna housing has not been identified. Further discussion is needed, but it should be located on DHHL lands.
    - There may be opportunities for DHHL to acquire new land from Act 14, which still includes some outstanding land transfers to the Department.

3. Support for Agriculture Use and Infrastructure
    - Building permits – preference for permitting to go through a DHHL permitting system instead of the County.

4. Alternative Financing Program for Homesteads in Lava Zone 2 and Partnership for Kūpuna Housing
    - Current funding opportunities are available for new lessees, but not for existing lessees who have been trying to build their homesteads.
    - Provide funding opportunities for existing lessees who have been in Makuʻu for at least five years and are seeking to improve their land. Funding should cover repairs, renovation, and new construction.
    - Consider using the self-help housing program model. While these are typically for residential homesteads, explore whether they can be applied to other homestead types.
    - As mentioned above, preference for building permitting to go through DHHL.

5. Water
    - Do not support construction of a Wastewater Treatment Plant for adjacent lands due to concerns about potential impacts to the homestead in the event of facility failure.

OVERVIEW OF PRIORITY PROJECT VOTING

Voting for the priority projects will open on September 11, 2025, and will be available through the following methods: postal mail, email, online via Google Form, and phone.

For those who prefer to vote by mail, hardcopy voting forms will be available for pickup from MFHHA, with postage stamps provided.

The voting period will close on September 25, 2025, allowing time to finalize the regional plan and present it to the Hawaiian Homes Commission in October.

CLOSING & NEXT STEPS

Lillie concluded the meeting by providing a summary of the next steps. The planning team will send emails with instructions to all meeting attendees notifying them of the draft plan and comment period.

The meeting adjourned at 8:30 p.m.

APPENDIX E

Beneficiary Comments on the Draft Plan

Are you a DHHL beneficiary? *

- (●) Lessee
- ( ) Applicant on waitlist
- ( ) Successor (my name is not on the lease yet)
- ( ) I'm not a beneficiary but I live in the homestead
- ( ) Other: _____

Please submit any comments on the Draft Makuʻu Regional Plan Update below. *

I am asking that we please acknowledge and include the Makuʻu Farmers Hawaiian Homestead Association and our mission:
The Association was founded to perpetuate the following: “Malama pono ka ʻaina, ke kai, ka lani, a me Kāneikawaiola I ola no ke kanaka a mau loa aku.” (Take care of the land, the ocean, the sky and our precious fresh water resource so that we may survive for generations to come.)

This should precede the Vision and Values and it should state Makuʻu Farmers Hawaiian Homestead Association, Not "O Makuʻu Ke Kahua" as they are not the association. This needs to be clearly articulated and added. We need to ensure when people read this that this is not mistaken that we are OMKKCC and that this is our regional plan.

Maybe there can be some clarification about the relationship between MFHHA and OMKKCC. When Aunty Paula Kekahuna explained to me what OMKKCC was, she stated it is a sister organization that supports MFHHA. That we need to ensure that MFHHA is the lead in all the initiatives that are occurring in our homesteads and that we do not forget and that MFHHA is always recognized and supported.

Please elaborate more on the commercial lease section with DOT FAA, the length of the new lease when it expires, there are no dates for the term of the lease

Under the project "Support for Agriculture & Infrastructure" can we please add "Grants" and not just micro loans

Mahalo

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Google Forms

STATE OF HAWAI‘I
DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager *lkjm*

Subject: Final Maku‘u Regional Plan Update (2025)

Recommended Action

That the Hawaiian Homes Commission adopt the Final Maku‘u Regional Plan Update (2025) as presented.

Discussion

Regional plans build a sense of community and capacity, stimulate partnerships for development and improvements, facilitate beneficiary participation in issues and areas of concern, and identify priority projects within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plans document current conditions and trends and identify a prioritized list of projects important to the community and the DHHL.

The DHHL Maku‘u Regional Plan was adopted by the HHC in 2010. The planning horizon of a regional plan is typically 3-5 years. Because it has been more than five years since the adoption of the plan and because several priority projects have been implemented or are in-progress, there is a need to re-evaluate and update the regional plan for the Maku‘u region in Puna, Hawai‘i. The Draft Maku‘u Regional Plan Update is attached as Exhibit A.

OUTREACH, PROCESS & METHODOLOGY

The Maku‘u Regional Plan Update began with discussions with the Maku‘u Farmers Hawaiian Homestead Association (MFHHA) leadership for insight and guidance on a planning

process that would best fit the Maku‘u homestead community. They provided input on the times and days for each beneficiary consultation and generously provided use of their community space for all four (4) beneficiary consultations. The MFHAA community space is the site of the Maku‘u Farmer’s Market and this location is ideal due to its ease of access for homesteaders and convenient central location. The regional planning process included existing and recently awarded Maku‘u lessees, and did not include applicants on the wait-list. The Maku‘u homestead community was very concerned that that voices of the homesteaders in Maku‘u should be elevated and given highest priority in this process, and for that reason, the participation was distributed to existing homesteaders only.

Broad publicity of the beneficiary consultations was accomplished through mail-outs of meeting notices via postal mail, distribution of digital meeting invitations and reminders via email and flyers distributed with assistance from MFHHA. A project website was created: https://dhhl.hawaii.gov/po/hawaii-island/makuu-regional-plan-update-2025/

The approach for the beneficiary consultations included both small group and large group discussions. Detailed notes were captured at all meetings and are posted online on the project website, hosted by DHHL.

The timeline for the Regional Plan update was as follows:

July 17, 2025: Beneficiary Consultation #1.
The objective of this meeting was to explain the purpose of regional plans in the DHHL planning system and the reason for the update to the Maku‘u Regional Plan as well as to discuss the planning process and schedule with Maku‘u homesteaders. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for the region, develop a list of community values, and discuss potential project ideas for priority projects in the region.

The beneficiary consultation was conducted in-person with a total of 12 attendees.

July 31, 2025: Beneficiary Consultation #2.
The beneficiary consultation was conducted in-person. There were 7 attendees at this meeting. The purpose of this meeting was to present the draft kahua (foundational values) to the community for feedback and to work on a draft vision statement.

August 7, 2025: Beneficiary Consultation #3.
The beneficiary consultation was conducted in-person. There were 14 attendees at this meeting. The purpose of this meeting was to present the draft kahua (foundational values) and draft vision statement for feedback as well as to create and refine a list of potential project ideas for beneficiaries in the region to vote on to select the top five priority projects to be included in the Draft Plan. Attendees created a project list of seven (7) projects to be included in the priority project poll to be voted on. They also set the parameters for the voting process.

August 14-28, 2025: Priority Project Selection.
Selection of the priority projects was conducted through a polling process where homesteaders could participate via postal mail, an online form, e-mail, or over the phone. Information & voting instructions were shared with attendees of previous beneficiary consultations via email, posted on the project webpage, and shared with the homestead associations for distribution to homesteaders through their networks.

In the poll, Maku‘u homesteaders were asked to select the top five priority projects for the region from the list of seven (7) project ideas that were developed in Beneficiary Consultation #3. Participants had a total of five votes, and they were instructed that they could vote for an individual project more than once. The selection process was limited to only current Maku‘u lessees, to be verified by DHHL staff. Additionally, participants asked that all participation be transparent, and participants consented to their voting information being shared.

This poll was open for participation from August 14 to August 28, 2025. A total of 13 participants participated in the poll, including: 12 identified as lessees, and one (1) individual who was not able to identify themselves as a lessee. The following table is the breakdown of votes and final project rankings. The top five priority projects are indicated in blue.

PROJECT IDEAS	LESSEE VOTES
Homestead Safety and Security	25
Hālau Initiative	8
Support for Agricultural Use & Infrastructure	8
Alternative Financing Program for Lava Zone 2 and Kūpuna Housing	7
Water System Governance, Infrastructure, & Community Benefits	5
Renewable Energy for Maku‘u Homestead	4
UXO Clearance and Monitoring Program	3

NOTE: Beneficiaries at BC Meeting #3 elected to limit participation to only lessees in priority project selection.

September 4, 2025: Beneficiary Consultation #4. A draft of the Regional Plan Update was presented to beneficiaries for feedback. A comment period was open from September 11 to September 25, 2025. Input from participants has been incorporated into the final draft.

September 15-16, 2025: HHC Meeting.
An informational submittal on the Draft Regional Plan Update is being presented to the Hawaiian Homes Commission (HHC) for feedback at their regular meeting. Input from the Commission will be incorporated into the final Regional Plan Update.

October 20, 2025: HHC Meeting.
A Final Draft of the Regional Plan Update is before the Hawaiian Homes Commission and Commissioners for adoption of the Final Maku‘u Regional Plan Update.

Recommendation

That the Hawaiian Homes Commission adopt the Final Maku‘u Regional Plan Update (2025) as presented.

HAWAIIAN HOMES COMMISSION WATER POLICY PLAN

July 22, 2014

Vision

Our vision is that there will be adequate amounts of water and supporting infrastructure so that homestead lands will always be usable and accessible, to enable us to return to our lands to fully support our self-sufficiency and self-determination in the administration of the Hawaiian Homes Commission Act (HHCA), and the preservation of our values, traditions, and culture.

Mission

In a manner consistent with our values, the Hawaiian Homes Commission (HHC) and Department of Hawaiian Home Lands (DHHL) shall strive to ensure the availability of adequate, quality water by working cooperatively to:

- Understand our trust water assets;
- Plan for our water needs;
- Aggressively understand, exercise and assert our kuleana as stewards of water;
- Develop and protect water sources; and
- Manage water systems.

Values

1. **Waiwai**: Mōhala i ka wai ka maka o ka pua. *Unfolded by the water are the faces of the flowers.* The availability of water to our lands and people is integral to the trust and our mission.
2. **Waihona:** Ua lehulehu a manomano ka `ikena a ka Hawai`i. *Great and numerous is the knowledge of the Hawaiians.* Honoring and documenting our knowledge about water is essential to managing it.
3. **Mālama:** He ali`i ka `āina; he kauwā ke kanaka. *The land is a chief; man is its servant.* We consider water to be part of our genealogy and so we manage it in a manner that cares for its long-term sustainability for all things, as we also use it productively for our mission.
4. **Laulima:** E lauhoe mai nā wa'a; i ke kā, i ka hoe; i ka hoe, i ke kā; pae aku i ka 'āina. *Everybody paddle the canoes together; bail and paddle, paddle and bail, and the shore is reached.* We are one people who now share Hawai`i with others. DHHL is only one of many Hawaiian serving institutions. We will assert our rights while considering our larger lāhui `ōiwi and the larger world in which we live.

Policies

The HHC and the DHHL are seeking to be proactive in our management of water. Our Priority Policies are to:

1. Expressly determine and plan for future water needs and actively participate in broader water management, use and protection efforts in Hawai`i in order to secure water.
2. Aggressively exercise, reclaim, and protect Hawaiian home land water kuleana.
3. Develop, manage, and steward water in a manner that balances cost, efficiency measures, and Public Trust uses in the short and long term.
4. Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.

Additionally, the HHC and the DHHL should consider in their work the following statements:

5. Educate beneficiaries, the DHHL, HHC, and other stakeholders continually on our water kuleana.
6. Foster self-sufficiency of beneficiaries by promoting the adequate supply of water for homesteading when developing or managing water.
7. Foster the self-determination of beneficiaries by seeking ways for beneficiaries to participate in the management of water by delegating authority related to water subject to the discretion of the HHC as described in the HHCA.
8. Make water decisions that incorporate traditional and place-based knowledge of our people and are clear and methodical in their reasoning.
9. Make efforts to understand, maintain, and improve the quality of water as it moves into and through our lands and is used by beneficiaries.
10. Affirmatively consider the development and use of alternative sources of water and efficiency measures in water decision-making.
11. Ensure that water decisions are consistent with other Departmental policies, programs, and plans including but not limited to the Energy Policy and Agricultural Program.
12. Explicitly consider water availability and the costs to provide adequate water when developing new homestead areas, designating land uses, issuing land dispositions, or exchanging properties.

Goals

To make progress on achieving our Mission and complying with our Policies, the Priority Goals of the HHC and the DHHL are to:

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
3. Develop and manage a Water Assets Inventory (WAI).
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

Additional goals that DHHL and the HHC shall seek to achieve, based on the availability of resources, organized by Mission activities, are:

Part I. Understand our trust water assets

1. Revise the DHHL submittal template to the HHC for water related decisions.
2. Revise budgets to show the total costs of a) water system management b) all spending on water issues.
3. Staff and organize the DHHL consistent with importance of water to the trust.

Part II. Plan for our water needs

4. Determine current and foreseeable future needs based upon periodic reviews of water availability projections that incorporate climate change, projected beneficiary demand, alternative sources and efficiency measures.
5. Design homesteads and manage lands to create and enhance water availability, optimizing costs, use of alternative sources and efficiency measures.

Part III. Aggressively understand, exercise and assert our water rights

6. Secure adequate and enforceable reservations of water for current and foreseeable future needs for all of its lands across the islands.
7. Partner with trust beneficiaries in water advocacy efforts.
8. Engage in updates to all Hawai`i Water Plan elements to ensure DHHL water needs and rights are addressed.
9. Advocate that all Water Use Permit Applications properly address the water rights of DHHL and other Hawaiian water rights.
10. Advocate that County Boards of Water Supply and other County agencies that affect water have the spirit of the HHCA faithfully carried out to protect DHHL

water uses as a Public Trust use of water and manage rates so they are affordable by beneficiaries.

11. Ensure that all legal provisions for the licensing of state water are followed.

Part IV. Develop and protect water sources

12. Carefully weigh alternatives regarding the dedication or DHHL management of new water systems.
13. Methodically and consistently manage and allocate water credits.
14. Support the drilling of wells by beneficiaries for their own use on lots where appropriate.
15. Partner with Department of Health and others on water quality education and outreach.
16. Continue to pursue development of agricultural water systems.

Part V. Manage water systems

17. Secure revenue and reduce operation costs so DHHL water systems break even financially over the long term.
18. Increase security and reliability for DHHL water users.
19. Pursue resolution by the Department of Agriculture of prior audit findings in the management of the Moloka`i Irrigation System and full repair of the System

Delegation of Authorities, Reporting, and Consultation

1. Delegation
    a. The HHC delegates authority to the Chairperson to prepare an Implementation Program for this Water Policy Plan, which shall be subject to the approval by HHC. The Program shall identify tasks to implement each goal, and shall specify tasks that apply statewide as well as tasks that apply to different islands or regions under each goal.
2. Reporting
    a. The Chairperson shall submit the proposed Implementation Program to the HHC annually in conjunction with the Department's budget request.
    b. The Chairperson shall annually report on progress on execution of the approved Implementation Program and overall progress towards achieving the goals of and maintaining compliance with the Water Policy Plan.
3. Consultation
    a. The Chairperson shall consult with the HHC on any major water issues not contained in the Implementation Program.

Legal Authorities

1. Hawai`i State Constitution
2. Hawaiian Homes Commission Act of 1921, as amended
3. Hawai`i State Water Code, HRS 174C
4. In the Matter of Water Use Permit Applications (Waiāhole I case)
5. Wai`ola o Moloka`i
6. Kauai Springs, Inc. v. Planning Commission of the County of Kauai

Related Plans and Policies

1. DHHL General Plan
2. DHHL Energy Policy
3. Hawaiian Homes Commission Beneficiary Consultation Policy

References

1. 1983. Pūku`i, Mary Kawena. **'Ōlelo No'eau: Hawaiian Proverbs & Poetical Sayings**. Honolulu: Bernice Pauahi Bishop Museum.
2. **Aia i hea ka wai a Kāne?** (Traditional chant, "Where is the water of Kāne?")

Definitions

Alternative sources: Alternative sources include but are not limited to the water developed through reuse and recycling technologies and best practices, capture of flood waters, desalinated waters, and other sources as may be appropriate for proposed uses.

**Hawai`i Water Plan:** The Hawai`i Water Plan and its parts, as detailed in Part III of the Hawai`i State Water Code (HRS 174C), is the state's "program of comprehensive water resources planning to address the problems of supply and conservation of water" (HRS 174C-2(b)).

Efficiency Measures: Efficiency measures include optimal design and development, alternative energy utilization, changing in behavioral practices and technologies that support onsite distributed wastewater systems.

Kuleana: Kuleana encompasses both rights and responsibilities. DHHL's water kuleana includes its responsibilities under its mission and the legal rights to water enshrined in the HHCA and state Constitutional and statutory provisions. Kuleana exists within the genealogical and spiritual relationship between water and the lāhui `ōiwi.

Public Trust: As delineated in the Hawai`i Supreme Court Waiāhole I and Wai`ola O Moloka`i cases, public trust uses of water include domestic uses, traditional and customary Hawaiian rights, the protection and procreation of fish and wildlife, the maintenance of proper ecological balance and scenic beauty, and reservations of water for the DHHL.

Water: In this policy, water includes mists, fog, rain, and other precipitation; water as it flows above or below ground, and into the ocean; water used for homesteading; alternative sources including waste, brackish, and salt water; water used in the exercise of traditional and customary practices; infrastructure used to produce, store and transmit water; and water we use as well as water to which we have rights.

Water Assets Inventory (WAI): A comprehensive geographically referenced database of the water assets of the DHHL, including traditional knowledge related to water, DHHL owned water infrastructure, current and future water demand, water agreements, water credits, and potential water sources.

Approval Date

Policy approved by the Hawaiian Homes Commission on July 22, 2014.

AGREEMENT CONCERNING THE DEVELOPMENT AND DEDICATION OF WAIOHULI WELLS

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by and between the **DEPARTMENT OF HAWAIIAN HOME LANDS (**hereinafter referred to as "DHHL"), whose principal place of business and mailing address is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and the **DEPARTMENT OF WATER SUPPLY (**hereinafter referred to as "DWS"), an agency of the County of Maui a body politic and corporate, and a political subdivision of the State of Hawaii, whose principal place of business and mailing address is 200 South High Street, Wailuku, Hawaii 96793, (collectively, the "PARTIES").

WITNESSETH:

WHEREAS, Article XI Section 1 of the Hawaii State Constitution recognizes that all water is held in trust by the government for the benefit of the people; and

WHEREAS, there is an affirmative duty of the State and its political subdivisions to take the public trust into account in the planning and allocation of water resources, and to protect public trust uses whenever feasible; and

WHEREAS, the reservations and uses of water by DHHL and its beneficiaries are one of the four public trust uses of water recognized by the Hawaii Supreme Court; and

WHEREAS, DHHL wishes to develop its lands for homesteading and associated purposes in Central and South Maui including a proposed development in Upcountry Maui, Hawaii; and

WHEREAS, DWS has advised DHHL that there currently is a lack of available water source capacity to service its proposed developments in Central Maui, South Maui and Upcountry Maui; and

WHEREAS, DHHL needs to move forward with its proposed developments in Central Maui, South Maui, and Upcountry and is proposing to develop three water wells on its lands in Waiohuli, Maui ("WAIOHULI WELLS") to provide the water source needed for its proposed developments in Waiohuli and to connect the wells via water transmission lines to DWS's Central Maui Water System to service its Central and South Maui developments ("PROJECT"); and

WHEREAS, Exhibit A and Exhibit B contain a location map and conceptual plan of the proposed project; and

WHEREAS, DWS is supportive of DHHL's development of the Waiohuli Wells as it will assist DWS in providing additional and reliable water source for its Central Maui Water System as well as provide a water source for DHHL's proposed development on its Waiohuli lands located in Upcountry Maui; and

WHEREAS, the DHHL improvements will be licensed to DWS in perpetuity (for purposes of this Agreement, and in consideration of Sections 204, 205, and 207 of the Hawaiian Homes Commission Act, DHHL and DWS agree that reference to "dedication" in the WSDF Rules is equivalent to a "license in perpetuity"); and

WHEREAS, DHHL will be pursuing the necessary funding for this Project from various sources including the Federal Government, State of Hawaii, and County of Maui; and

WHEREAS, DWS will assist, support, and cooperate with DHHL in pursuing and obtaining the necessary funding for the Project including the pursuit of County of Maui funding if available; and

WHEREAS, DHHL will prepare an Environmental Assessment and all related studies required in accordance with HRS Chapter 343 for the proposed well development, water storage tanks and transmission waterlines: and

WHEREAS, DWS will assist, support and cooperate with DHHL in the preparation of the Environmental Assessment and all related studies required to the maximum extent practicable: and

WHEREAS, DHHL will be applying for Well Construction/Pump Installation Permits with the State of Hawaii Commission on Water Resource Management (hereinafter referred to as "CWRM"): and

WHEREAS, DWS will assist, support and cooperate with DHHL in the pursual of the Well Construction/Pump Installation Permits with CWRM to the maximum extent practicable: and

WHEREAS, the parties desire to set forth all of the terms and conditions of the foregoing matters in this Agreement.

NOW THEREFORE, in consideration of the mutual promises and benefits of the parties hereto, it is hereby understood and agreed by and between DHHL and DWS that:

1. Development of Wells, Pump Control and Storage Tank and Transmission Pipeline;

1.01. Planning and Design. DHHL will engage Tom Nance Water Resource Engineering and Intera Incorporated as its Well Consultants and Austin, Tsutsumi and Associates, Inc. as its well system, transmission lines, and water storage tank Engineer (the "Project Engineer") to plan, design and engineer the Project. The Project Engineer will prepare detailed plans and specifications for the Project. The plans and specifications shall be subject to DWS's review and approval which will be expedited by DWS. The plans and specifications shall provide for the construction of the wells and shall include the construction requirements for the well drilling, testing, casing, pump/motor, the pump controls and storage tank, control buildings, emergency generator, electrical and SCADA design, transmission pipeline, and all other appurtenances and facilities necessary to connect to DWS's water system.

1.02. Construction. DHHL shall construct the Wells, Pump Control and Storage Tank, and Transmission Pipeline including all pumps, pipes, power, utility extensions, and other appurtenances to make the Waiohuli Wells operational and connected to DWS's existing water system by the Transmission Pipeline in close proximity to DWS's Maui Research and Technology Park Water Storage Tank, all in accordance with all applicable laws, regulations and standards, including without limitation DWS's construction standards and applicable regulations of DWS, the State of Hawaii Department of Health ("DOH"), and the federal Safe Drinking Water Act (42 U.S.C. §§ 300F – 300J).

1.03 Capacity of Waiohuli Wells. The maximum capacity of the three Waiohuli wells combined is anticipated to be approximately 2,592,000 gallons per day. The pump installed in each well is anticipated to supply 864,000 gallons in 24 hours of continuous pumping. The DWS operating capacity of each well is based on 16 hours of pumping which is approximately 576,000 gallons per day for a combined total of 1,728,000 gallons per day for the three wells.

1.04 Quality of Well Water/Contamination. The water quality of the Waiohuli Well water is anticipated to have chloride levels of approximately 66 mg/L. If chloride levels are in excess of the allowable DWS chloride standards, DHHL must install treatment facilities to lower the chloride levels to below DWS standards. Further, if any other contaminants regulated by DWS or DOH are found in excess of DOH maximum contaminant level ("MCL"), DHHL must install treatment facilities to lower the level of such contaminants to below the MCL. DHHL's obligations under this paragraph shall cease upon DWS's Acceptance under paragraph 5.

1.05 Contingencies. This Agreement is contingent on completion by DHHL of the construction of the Project within six (6) years of the date of this Agreement (unless extended by force majeure under Section 10.06 below, or by delays caused by actions or inaction of DWS, or otherwise by mutual agreement of DHHL and DWS). In the event any of these contingencies or other provisions in this Section 1 are not satisfied, this Agreement shall terminate and the parties shall have no further obligations hereunder and DWS shall have no further rights to or interest in the Waiohuli Wells or its production or appurtenances.

2. Scope of DHHL's Obligation. The intent of this Agreement is that DHHL will proceed promptly and with diligence to perform all tasks necessary to develop the Project, make it operational, and commence delivery of water (collectively referred to as the "Work"), all at no cost to the DWS. The Work includes, in addition to all of the requirements in the plans and specifications, and without limitation, the following:

(i) Obtaining all design and construction engineering services;

(ii) Obtaining all necessary contracts with third parties for the development, construction and equipping of the Project;

(iii) Obtaining all necessary governmental approvals for construction of the Project (for which DWS will provide reasonable cooperation and support for);

(iv) Completing all work specified in the plans and specifications;

(v) Performing all trials and tests necessary to render Waiohuli Wells operational and to confirm and document the quality and quantity of Waiohuli Wells' water production and capacity;

(vi) Obtaining all CWRM and DWS approvals to put water into DWS's system (which the DWS will provide reasonable cooperation and support for);

(vii) Installation of necessary electrical, SCADA, and communication line extensions;

(viii) Obtaining final subdivision approval of the Waiohuli Well and Tank Sites or perpetual exclusive easements for the sites and obtaining the necessary Transmission Pipeline Easements;

(ix) Complying with all environmental requirements including the preparation of environmental assessments (which DWS will provide reasonable cooperation and support for);

(x) Obtaining the necessary funding for the Project (which DWS will provide assistance, cooperation, and support for including the pursual of County of Maui funding if available).

3. DWS Oversight. DWS shall be entitled to oversee all aspects of the Work and shall make periodic inspections of the Work as it deems appropriate or upon DHHL's request. DHHL and the Project Engineer shall promptly provide DWS with such information regarding the Work as they may reasonably request. DHHL shall not deviate materially from the Plans and Specifications without first securing DWS's approval.

4. Review and Inspection by DWS. Promptly, but no later than thirty (30) days after receiving written notice from DHHL that construction and all necessary trials and tests for the Work have been completed, and the DOH has approved use of the water generated by Waiohuli Wells, DWS will (a) promptly inspect the Work and review all such tests and trial results; and (b) if DWS determines that the Work has not been completed in accordance with the approved plans and specifications, DWS will promptly notify DHHL in writing of the reasons for said non-approval in sufficient detail to enable

DHHL to correct any and all such deficiencies. Upon receiving written notice from DHHL that all such deficiencies have been corrected, DWS will promptly re-inspect the Work.

5. Wells, Pump Control and Storage Tank, Transmission Pipeline, and Associated Improvements Dedication. Upon completion and approval of the Waiohuli Wells as provided above, DHHL shall license and transfer to DWS the Waiohuli Wells/Well Sites, Pump Control Tank/Storage Tank Site, Transmission Pipeline, and all associated improvements, including but not limited to warranties and as-built drawings, waterline easements reasonably needed for the Transmission Pipeline, and necessary access (the "Transfer"), subject to approval by the Maui County Council pursuant to Chapter 3.44, Maui County Code, if required, or any other successor or applicable law. The license agreement and other appropriate conveyance documents shall be prepared by DHHL at no cost to DWS. The license to the Well Site, Pump Control Tank Site, Transmission Pipeline Site, and associated improvements shall be free and clear of all liens and encumbrances, except for encumbrances which would not have any material, adverse effect on DWS's use and operation of such. Upon approval by the Maui County Council as aforesaid, and the execution of the license agreement and other appropriate conveyance documents ("DWS's Acceptance"), DWS will own, operate, and maintain the Wells/Well Sites, Pump Control and Storage Tank Site, Transmission Pipeline, and all associated improvements for its own use, subject to the terms of this Agreement.

6. Warranty. DHHL shall provide DWS with a written warranty guaranteeing the workmanship and materials incorporated and used in the construction of the Work. The warranty shall be enforceable by DWS for a period of one (1) year from the date of DWS's Acceptance.

7. Source Credit and Issuance of Water Meters. Upon the completion, final inspection, dedication and acceptance of the Waiohuli Wells by DWS and completion of the Transfer, DWS shall grant DHHL Source Credits and the appurtenant source availability on a first priority basis (collectively the "Source Credit"), of not less than 1,728,000 gallons per day which is the total DWS operating capacity of the three wells. The 1,728,000 gallons per day is sufficient source capacity for DHHL's proposed developments in Central, South and Upcountry Maui.

Recognizing DHHL's need to continue development of its parcels in the interim while the Waiohuli Wells are being completed, DWS from and after the date of this Agreement and upon DHHL's

request from time to time, will issue water meters up to a maximum of 683,400 gallons per day which represents approximately 39.5% of the water source needed by DHHL, provided that DHHL, i) has commenced with the ~~development~~ of the Waiohuli Wells and ii) DHHL and/or Beneficiaries who are issued a lease to a homestead that benefits from the Agreement pays in cash the water source, storage, and transmission components of DWS's Water System Development Fee in force for the meter size at the time the water meter is installed. Upon completion and acceptance of the Waiohuli Wells, DWS shall reimburse DHHL and/or applicable Beneficiaries the amounts it has paid for the source, storage, and transmission components of the water meters. No additional water meters for water service, over and above said 683,400 gallons per day allocation, shall be installed until the Wells are completed and accepted by DWS.

The Source Credit may be used by DHHL in perpetuity from the date of DWS's acceptance of the Wells. The term "used" shall mean in each case the application for a water meter has been approved by DWS under its normal meter approval criteria (water meter reservation), other than source availability, and the water meter(s) has been installed by DWS.

When the Source Credit is used to secure water meters for a property, the Source Credit shall be reduced by an amount equal to the average daily use of water as set forth in Exhibit C.

9. Source, Transmission, and Storage Credits.

9.01. Source Credits. Without limiting the generality of Section 8 above, Source Credits to be used by DHHL shall be applied to the source component of the DWS's Water System Development Fee that would have been charged to DHHL in connection with the issuance of new meters.

9.02. Transmission Credits. Upon dedication of the Transmission Line to DWS and submission and approval by DWS of an affidavit itemizing the costs incurred to construct it, DHHL shall receive dollar-for-dollar Transmission Credits which may be applied to the transmission component of DWS's Water System Development Fees that would have been charged to DHHL in connection with issuance of new meters for the DHHL Parcels. Transmission Credits shall be available for meters installed after the Project is completed and accepted by the DWS. The Transmission Credits are limited to construction costs; no compensation shall be made for the cost of engineering, land, easements, surveying, subdivision,

or other non-construction costs. Transmission Credits are based on the transmission lines installed by DHHL and shall be available for use by DHHL in perpetuity

9.03. Storage Credits. Upon dedication of the Storage Tank to DWS, DHHL shall receive storage capacity Credits which may be applied to the storage component of DWS's Water System Development Fees that would have been charged to DHHL in connection with issuance of new meters for the DHHL Parcels that are serviced by the Storage Tank. Storage Credits shall be available for meters installed after the Project is completed and accepted by DWS. Storage capacity credits shall be available for use by DHHL in perpetuity.

9.04. Credit Recipient. All source, transmission and storage fee credits earned under this Agreement may be claimed solely by DHHL and may not be claimed by any other party.

9.05. DHHL Responsible for Balance of Transmission and Storage Fee Component. When water meters are requested to be installed, DHHL must pay for the balance of the transmission fee component of the Water System Development Fees if the transmission credits is less than the Water System Development Fees transmission component effective at the time the water meter is applied for and the water meter is installed. Similarly, if DHHL's available storage capacity is insufficient or not in the location where DHHL's storage credits can be used when water meters are requested, DHHL must pay for the storage fee component effective at the time the water meter is applied for and the water meter is installed.

9.06. Documenting Credit Use. Whenever DHHL elects to use any of the Source, Transmission and Storage Credits, DWS will be notified by a signed notice in substantially the forms attached as Exhibit D. DWS shall promptly sign and acknowledge the credit allocation and tally of remaining credits.

9.07. Application of Credits. The provision for Source Credits does not in and of itself constitute a pre-approval by DWS of any subdivision application, building permit application or water service application for any project that may utilize the Source Credits, as the applicant of any such project will be required to complete all requirements of DWS (other than requirements restricting service for lack of source capacity if the source credits allocated to the project is

adequate to provide the water demands of the project) pursuant to its current rules and regulations. This Agreement does not exempt any applicant from DWS's rules and regulations for subdivisions and other developments.

10. Default; Remedies.

10.01. Default. A party shall be in default of this Agreement if it fails to observe or perform any of such party's covenants or agreements contained herein, the other party gives written notice that such default must be cured, and (i) the defaulting party fails to cure within thirty (30) days of such notice, or (ii) in the case of a covenant or agreement that cannot reasonably be cured within thirty (30) days, the defaulting party fails to continuously and diligently prosecute cure to completion.

10.02. Remedies. If a party is in default of this Agreement, the other party may seek any remedies available in law or equity, including without limitation damages and specific performance.

10.03. Rights and Remedies Cumulative. Each right and remedy provided for in this Agreement shall be cumulative and shall be in addition to every other right or remedy that may be available at law or in equity. The exercise of any one or more of such rights or remedies shall not preclude the simultaneous or later exercise of any or all other rights or remedies provided for in this Agreement, or now or hereafter existing at law or in equity, or by statute or otherwise.

10.04. No Waiver. No failure by any party to insist upon strict performance by the other party of any of the terms and provisions of this Agreement shall be deemed to be a waiver of any such terms or provisions or of the other party's obligation to comply with such terms or provisions; and notwithstanding such failure, each party shall have the right thereafter to insist upon the other party's strict performance of such terms and provisions. Any waiver of the terms of this Agreement shall not be effective unless given in writing.

10.05. Attorney's Fees. If any legal action shall be brought by a party to enforce or interpret any portion of this Agreement or to redress any breach by the other party, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

10.06. Force Majeure. A party's failure to meet its obligations under this Agreement shall be excused if and to the extent that such failure was the direct result of earthquake, fire, hurricane, flood, or other Acts of God, strikes, insurrection, litigation, court order, governmental action or inaction, or other events or occurrences beyond such party's control.

10.07. Approvals. Any approval by either party called for by this Agreement shall not be unreasonably or arbitrarily withheld or delayed.

11. Other Terms and Conditions.

11.01. Governing Law. This Agreement shall be governed by the laws of the State of Hawaii.

11.02. Amendments. This Agreement may not be amended unless mutually agreed to in writing and signed by the parties hereto.

11.03. Notices. All notices or other communications shall be in writing and any written notice or other communication given by either party hereto shall be deemed to be duly given and received by the other party by the earlier to occur of (a) actual receipt by a duly elected or appointed officer, director or authorized employee of said other party, either by mail, courier or hand delivery, or (b) three (3) business days after having been deposited in the United States mail postage prepaid sent by registered or certified mail (whether or not actually received by the other party), addressed to the other party at the address set forth at the top of this Agreement, or to such other address as such other party may have given notice of to the sending party in accordance with the foregoing provision.

11.04. No Third-Party Beneficiary. No third-party beneficiaries are intended to be created by this Agreement or by any of the terms hereof. No person or entity other than DHHL or DWS, shall be entitled to claim any rights under, or to enforce any of the provisions hereof.

11.05. Counterparts. This Agreement may be executed in counterparts, and said execution shall have the same effect as if all parties executed the same original copy hereof. Either party shall be authorized to combine all signed original pages and notary acknowledgements within a single copy of this document for purposes of recording in the State of Hawaii Bureau of Conveyances and submission to any tribunal in any proceeding.

11.06 Exhibits.

Exhibit A: Location Map of Well Site and Transmission Lines

DRAFT

Exhibit B: Map of Well Site

Exhibit C: Department of Water Supply Domestic Consumption Guidelines

Exhibit D: Notice of Exercise of Credits Source, Transmission, and Storage

12. Agreement contingent of Maui County Council Approval. The parties herein SPECIFICALLY UNDERSTAND, AGREE, AND ACKNOWLEDGE that this Agreement, and any and all rights, obligations, and/or benefits resulting therefrom is SUBJECT TO AND CONTINGENT UPON the review and approval, by resolution, by the Maui County Council, in accordance with Chapter 2.20, Maui County Code.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

DEPARTMENT OF HAWAIIAN HOME LANDS

By _____
_____
Its _____

APPROVAL RECOMMENDED:

_____
JOHN STUFFLEBEAN
Director, Department of Water Supply

COUNTY OF MAUI

_____
RICHARD BISSEN
Mayor

APPROVED AS TO FORM
AND LEGALITY:

REV. 08/19/25

DRAFT

Deputy Corporation Counsel
County of Maui

DRAFT

REV. 08/19/25

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this _____ day of _____, 20___, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Signature: _____

Print Name: _____
Notary Public, State of Hawaii

My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: # Pages:

Notary Name: Judicial Circuit:

Doc. Description:

_____

_____

_____

Notary Signature:

Date:

REV. 08/19/25

DRAFT

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this _____ day of _____, 20___, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Signature: _____

Print Name: _____
Notary Public, State of Hawaii

My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: # Pages:

Notary Name: Judicial Circuit:

Doc. Description:

_____

_____

_____

Notary Signature:

Date:

REV. 08/19/25

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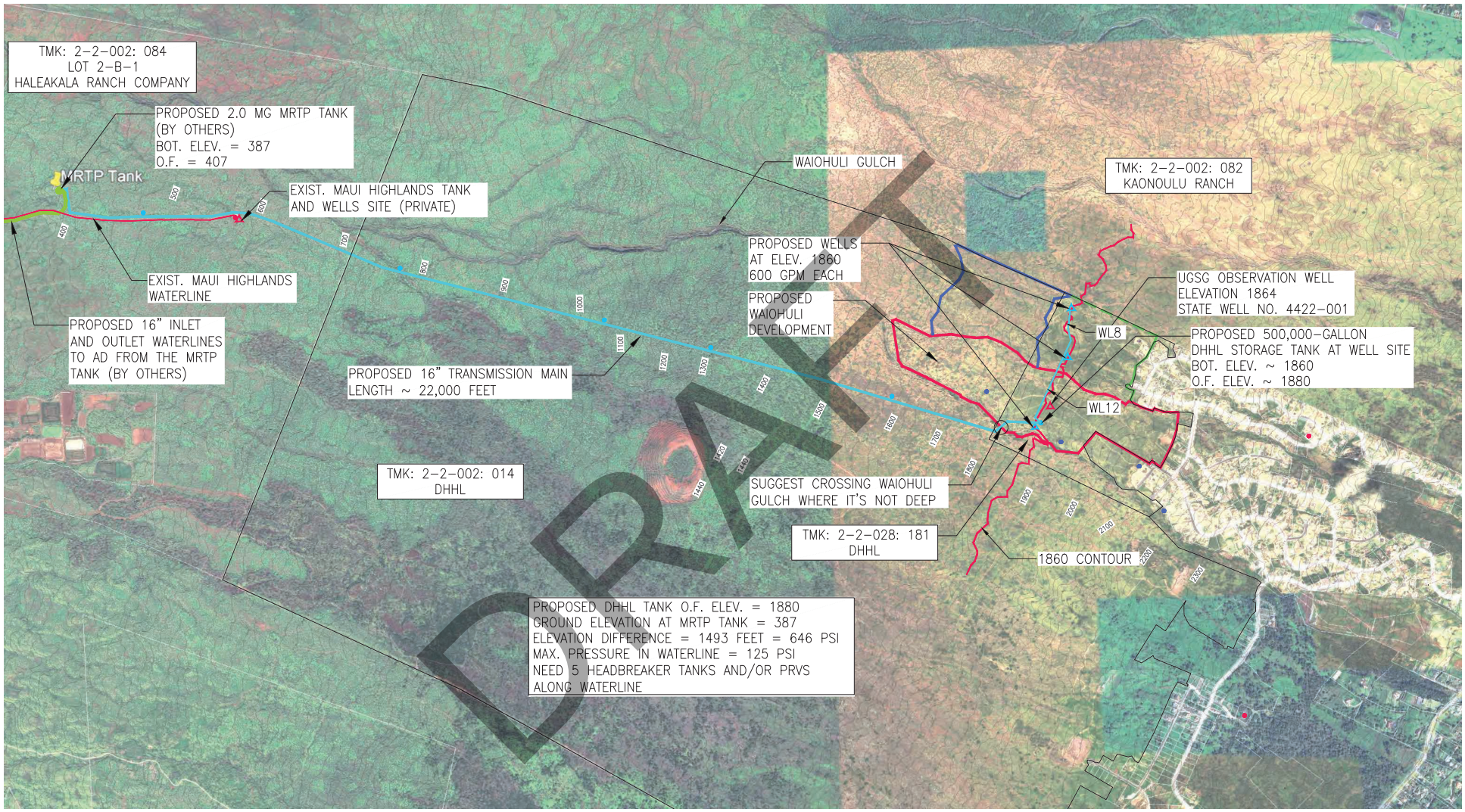


LEGEND

- EXISTING WELL
- PROPOSED WELL
- EXISTING TANK
- PROPOSED WE DO TANK*
- PROPOSED DHHL STORAGE TANK/HEADBREAKER TANK

* TANK LOCATIONS FROM THE DEA FOR THE WAIOHULI ECONOMIC DEVELOPMENT OPPORTUNITIES (WE DO).

VICINITY MAP

SCALE: 1"=2000'

NORTH

0 1

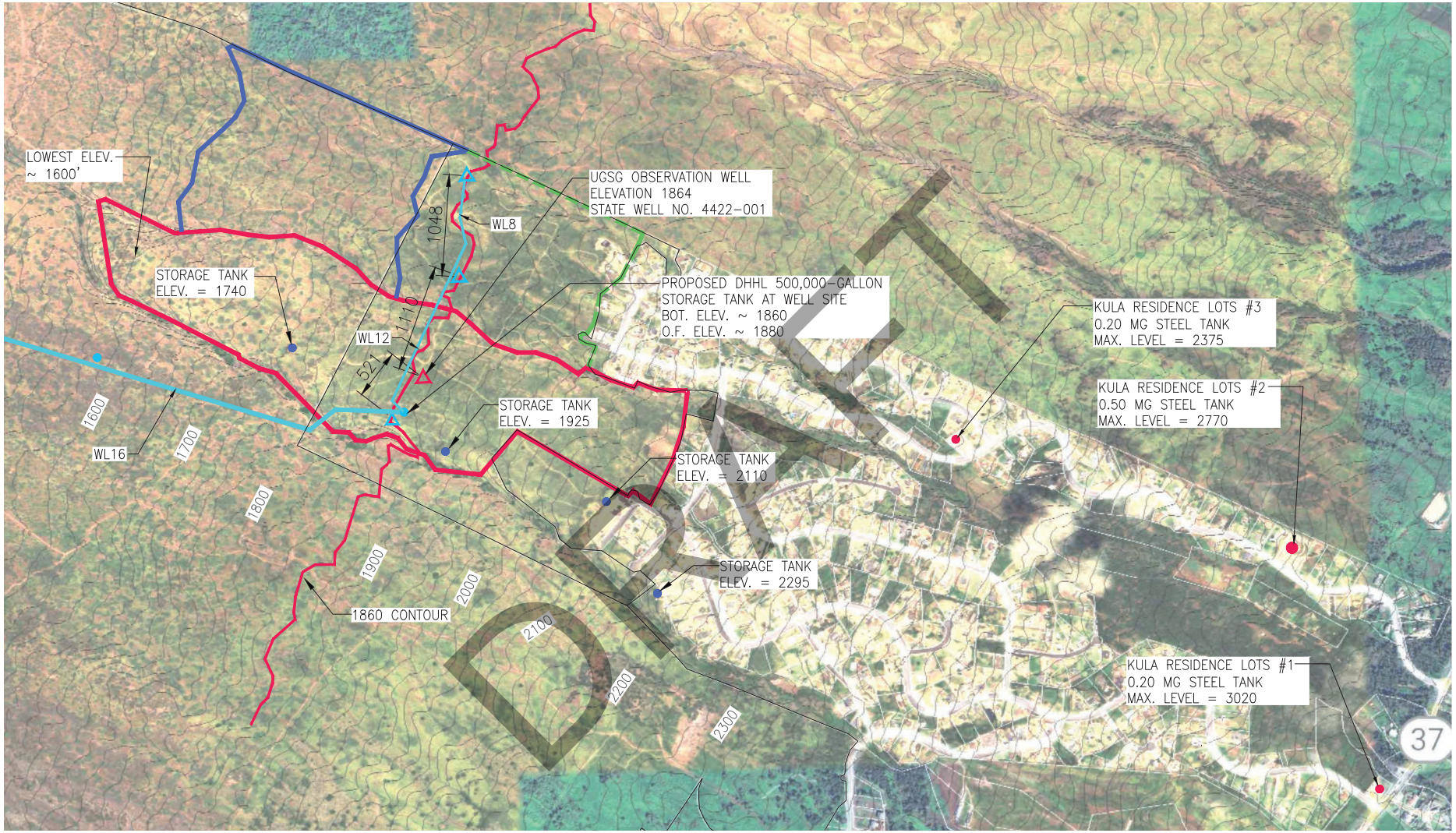
1 INCH AT FULL SIZE

WATER SYSTEM STUDY DHHL WATER SYSTEM MAUI, HAWAII	AUSTIN, TSUTSUMI & ASSOCIATES, INC. HONOLULU • WAILUKU • HILO, HAWAII VICINITY MAP	EXHIBIT 1

FILENAME: Y:\2024\24-006.05 DHHL KAMALANI OFFSITE WATER\ENGINEERING\DWG\EXHIBITS\EXH - WAIOHULI WATER.DWG Jan 20, 2025-3:27 PM

EXHIBIT A

HHC ITEM G-3 EXHIBIT B



LEGEND

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- PROPOSED DHHL STORAGE TANK/HEADBREAKER TANK

* TANK LOCATIONS FROM THE DEA FOR THE WAIOHULI ECONOMIC DEVELOPMENT OPPORTUNITIES (WE DO).

NORTH

0 1

1 INCH AT FULL SIZE

WATER SYSTEM MAP

SCALE: 1"=1000'

WATER SYSTEM STUDY

DHHL WATER SYSTEM

MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
HONOLULU • WAILUKU • HILO, HAWAII

WATER SYSTEM MAP

EXHIBIT 2

FILENAME: Y:\2024\24-006.05 DHHL KAMALANI OFFSITE WATER\ENGINEERING\DWG\EXHIBITS\EXH - WAIOHULI WATER.DWG Jan 20, 2025-3:31 PM

EXHIBIT B

Table 100-18 - DOMESTIC CONSUMPTION GUIDELINES

ZONING DESIGNATION	AVERAGE DAILY DEMAND* HAWAII	KAUAI	MAUI	OAHU
RESIDENTIAL:				
Single Family or Duplex	400 gals/unit	500 gals/unit	600 gals/unit or 3000 gals/acre	500 gals/unit or 2500 gals/acre
Multi-Family Low Rise	400 gals/unit	350 gals/unit	560 gals/unit or 5000 gals/acre	400 gals/unit or 4000 gals/acre
Multi-Family High Rise	400 gals/unit	350 gals/unit	560 gals/unit	300 gals/unit
COMMERCIAL:				
Commercial Only	3000 gals/acre	3000 gals/acre	6000 gals/acre	3000 gals/acre
Commercial/Industrial Mix	--	5000 gals/acre	140 gals/1000 sq. ft.	100 gals/1000 sq. ft.
Commercial/Residential Mix	--	3000 gals/acre	140 gals/1000 sq. ft.	120 gals/1000 sq. ft.
RESORT (To include hotel for Maui only)	400 gals/unit (1)	350 gals/unit	350 gals/unit or 17000 gals/acre	350 gals/unit or 4000 gals/acre
LIGHT INDUSTRY:	4000 gals/acre	4000 gals/acre	6000 gals/acre	4000 gals/acre
SCHOOLS, PARKS:	4000 gals/acre or 60 gals/student	4000 gals/acre or 60 gals/student	1700 gals/acre or 60 gals/student	4000 gals/acre or 60 gals/student
AGRICULTURE:		2,500 gals/acre	5000 gals/acre	4000 gals/acre

* - Where two or more figures are listed for the same zoning, the daily demand resulting in higher consumption use shall govern the design unless specified otherwise.

(1) - Subject to special review and control by the Manager.

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EXHIBIT "C"

HHC ITEM G-3 EXHIBIT B

EXHIBIT D

Notice of Exercise of Water Source Credits No. ( )

Pursuant to the Agreement between the COUNTY OF MAUI DEPARTMENT OF WATER SUPPLY and the STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS dated _____ concerning the development and dedication of Waiohuli Wells, the undersigned hereby requests water source credits be allocated under said Agreement as set forth below:

		SOURCE CREDITS (gpd)
1.	Water source credits allocated to the undersigned:	0
2.	Water source credits allocated prior to the date of this excercise:	(0)
3.	Water source credits allocated and exercised by this notice:	(0)
4.	Water source credits remaining after this exercise:	0

Submitted by:
State of Hawaii
Department of Hawaiian Home Lands

_____
By: _____
Its: Chairman

Request Date: _____

Acknowledgment:
County of Maui
Department of Water Supply

_____
By: _____
Its: Director

Acknowledgment Date: _____

Credits exercised by this notice is for the following Project:

DRAFT

Notice of Exercise of Water Transmission Credits No.(_)

Pursuant to the Agreement between the COUNTY OF MAUI DEPARTMENT OF WATER SUPPLY and the STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS dated _____ concerning the development and dedication of the Waiohuli Wells, the undersigned hereby requests water transmission credits be allocated under said Agreement as set forth below:

		TRANSMISSION CREDITS ($)
1.	Water transmission credits allocated to the undersigned:	$0.00
2.	Water transmission credits allocated prior to the date of this exercise:	($0.00)
3.	Water transmission credits allocated and exercised by this notice:	($0.00)
5.	Water transmission credits remaining after this exercise:	$0.00

DRAFT

Submitted by:
State of Hawaii
Department of Hawaiian Home Lands

_____
By: _____
Its: Chairman

Request Date:_____

Acknowledgment:
County of Maui
Department of Water Supply

_____
By: _____
Its: Director

Acknowledgment Date: _____

Credits exercised by this notice is for the following project:

Notice of Exercise of Water Storage Credits No. ( )

Pursuant to the Agreement between the COUNTY OF MAUI DEPARTMENT OF WATER SUPPLY and the STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS dated _____ concerning the development and dedication of the Waiohuli Wells, the undersigned hereby requests water storage credits be allocated under said Agreement as set forth below:

		STORAGE CREDITS (gals)
1.	Water storage credits allocated to the undersigned:	0
2.	Water storage credits allocated prior to the date of this exercise:	(0)
3.	Water storage credits allocated and exercised by this notice:	(0)
4.	Water storage credits remaining after this exercise:	0

Submitted by:
State of Hawaii
Department of Hawaiian Home Lands

_____
By: _____
Its: Chairman

Request Date: _____

Acknowledgment:
County of Maui
Department of Water Supply

_____
By: _____
Its: Director

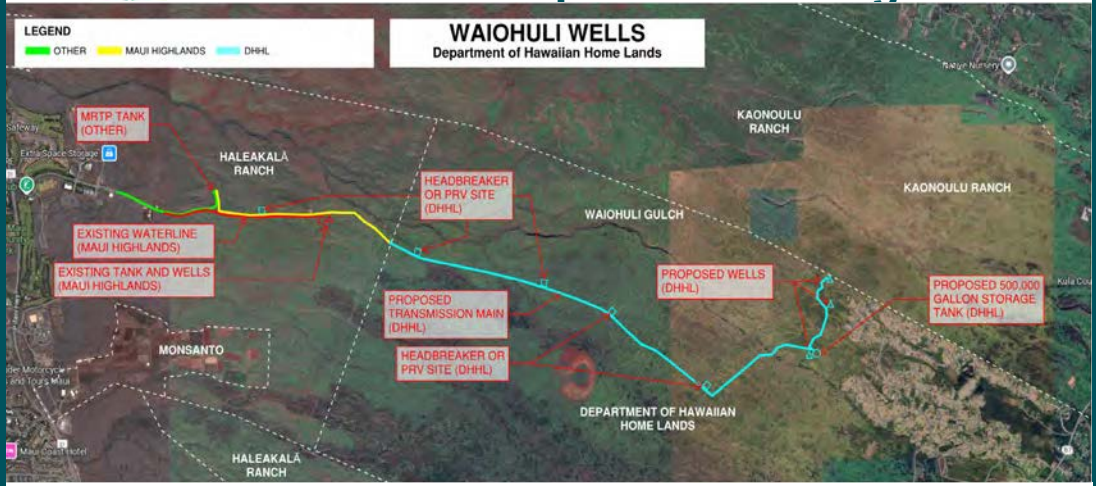
Acknowledgment Date: _____

Credits exercised by this notice is for the following Project:

DRAFT

BENEFICIARY CONSULTATION IN-PERSON MEETING

Proposed Water Agreement



This is Not an Awards Notice

HHC ITEM G-3 EXHIBIT C

dhhl.hawaii.gov/meetings

Beneficiary Consultation
In-Person Meeting
Proposed Water Agreement

Thursday, August 21, 2025
6:00 p.m. to 8:00 p.m.

Location:
Waiohuli Association Community Ctr
881 Lauie Drive, Kula, HI 96790

Meeting Purpose:
DHHL invites beneficiaries to comment on a proposed Water Agreement with the Maui Department of Water Supply for development and dedication of three wells on DHHL lands in Waiohuli, Kula, Maui.

Questions:
cherie-noelle.k.kaanana@hawaii.gov

DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. Box 1879 Hon, HI 96805

PRESORTED
STANDARD
US POSTAGE PAID
HONOLULU, HI
PERMIT NO. 574

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Beneficiary Consultation Meeting

Proposed Water Agreement

August 21, 2025

6:00p.m. – 8:00 p.m.

HHC ITEM G-3 EXHIBIT D

MEETING AGENDA

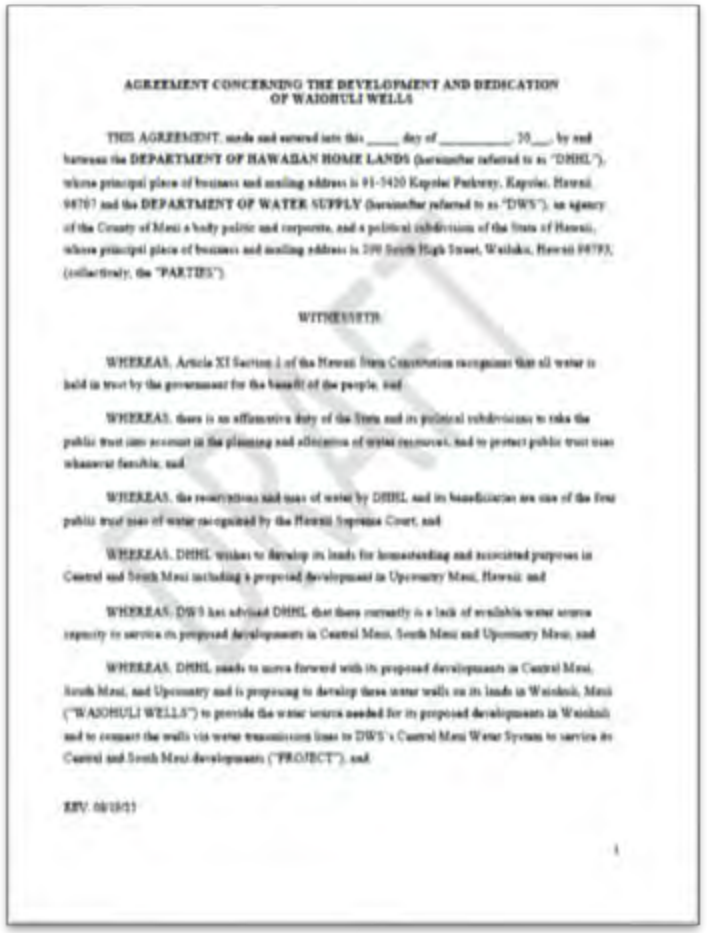
- Welcome & Introductions
- Overview of Agenda
- Policy Trigger for Consultation
- Introduce a Proposed Water Agreement
- Timeline for the Proposed Project
- Q & A on the Proposal
- Next Steps

MEETING GUIDELINES

- Be respectful of the person talking – please do not interrupt the person that is talking, **hold questions until the end of the presentation**
- When addressing other participants: **be respectful, show aloha, treat others kindly**;
- **Agree to disagree** — accept that others may have different perspectives and opinions;
- Have an **open mind** — take home new ideas or new information.

MEETING PURPOSE

- Share information on a proposed Water Agreement
- Provide an opportunity for community comments and questions
- Identify the timeframe of the proposal and proposed project



AGREEMENT CONCERNING THE DEVELOPMENT AND DEDICATION OF WAIOHULI WELLS

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by and between the DEPARTMENT OF HAWAIIAN HOME LANDS (hereinafter referred to as "DHHL"), whose principal place of business and mailing address is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and the DEPARTMENT OF WATER SUPPLY (hereinafter referred to as "DWS"), an agency of the County of Maui a body politic and corporate, and a political subdivision of the State of Hawaii, whose principal place of business and mailing address is 200 South High Street, Wailuku, Hawaii 96793; (collectively, the "PARTIES").

WITNESSETH:

WHEREAS, Article XI Section 1 of the Hawaii State Constitution recognizes that all water is held in trust by the government for the benefit of the people, and

WHEREAS, there is an affirmative duty of the State and its political subdivisions to take the public trust into account in the planning and allocation of water resources, and to protect public trust uses whenever feasible, and

WHEREAS, the reservations and uses of water by DHHL and its beneficiaries are one of the four public trust uses of water recognized by the Hawaii Supreme Court, and

WHEREAS, DHHL wishes to develop its lands for homesteading and associated purposes in Central and South Maui including a proposed development in Upcountry Maui, Hawaii; and

WHEREAS, DWS has advised DHHL that there currently is a lack of available water source capacity to service its proposed developments in Central Maui, South Maui and Upcountry Maui; and

WHEREAS, DHHL wishes to move forward with its proposed developments in Central Maui, South Maui, and Upcountry and is proposing to develop three water wells on its lands in Waiohuli, Maui ("WAIOHULI WELLS") to provide the water source needed for its proposed developments in Waiohuli and to connect the wells via water transmission lines to DWS's Central Maui Water System to service its Central and South Maui developments ("PROJECT"), and

REV 08/15/13

1

MEETING CONTEXT

PURPOSE:

This **beneficiary consultation** is to gather beneficiary mana‘o regarding the proposed Water Agreement between DHHL and the Maui Department of Water Supply (DWS).

TRIGGER FOR BENEFICIARY CONSULTATION:

Four primary triggers:

- Statewide Policy Issues
- Amendments to Land Use Designations
- Development of DHHL Plans
- Long-term use of DHHL land for a non-homestead use

Bonus fifth trigger:

- Any major water decision
  - Refer to the DHHL Water Policy Plan – Priority Policy #4:

  “Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.”

DHHL MAUI WATER NEEDS

Tract	Potable (MGD)	Non-potable (MGD)	Total (MGD)
Kēōkea/Waiohuli	0.8097	0.5780	1.3877
Pu‘unēnē / Pūlehunui	1.7340	1.8564	3.5904
Honokōwai/Kā‘anapali/Leiali‘i	0.7696	2.0808	2.8504
Wākiu	0.11477	0.2550	0.36977
Ke‘anae	0.0034	4.5878	4.5912
Wailua		2.2802	2.2802
Kahikinui	0.0765		0.0765
Other Maui Tracts	0.0238		0.0238
Totals	3.53177	11.6382	15.16997

Million Gallons Per Day = MGD

HHC ITEM G-3 EXHIBIT D

DHHL MAUI WATER RESERVATIONS

Aquifer System Area	Date of Reservation	MGD Reserved
Honokōhau	5/18/21	2
Honokōwai	9/18/18	0.77
Kama‘ole	9/18/18	2.547
Ke‘anae	9/18/18	0.003
Kawaipapa	9/18/18	0.118
Lualaʻiula	9/18/18	0.063
Huelo-Region, East Maui	11/15/22	1.3275

DHHL Parcel	Aquifer System Area	Date of Request	MGD Requested
Pūlehunui	East Maui Irrigation System: Nāhiku, Ke‘anae, Honomanū	12/16/2020	1.327
Kēōkea & Waiohuli	East Maui Irrigation System: Nāhiku, Ke‘anae, Honomanū	11/15/2022	9.85

Million Gallons Per Day = MGD

Thursday, August 21, 2025 - Waiohuli Community Center

DEPARTMENT OF HAWAIIAN HOME LANDS

WAIOHULI WELLS

Proposed Water Agreement

PROJECT OVERVIEW

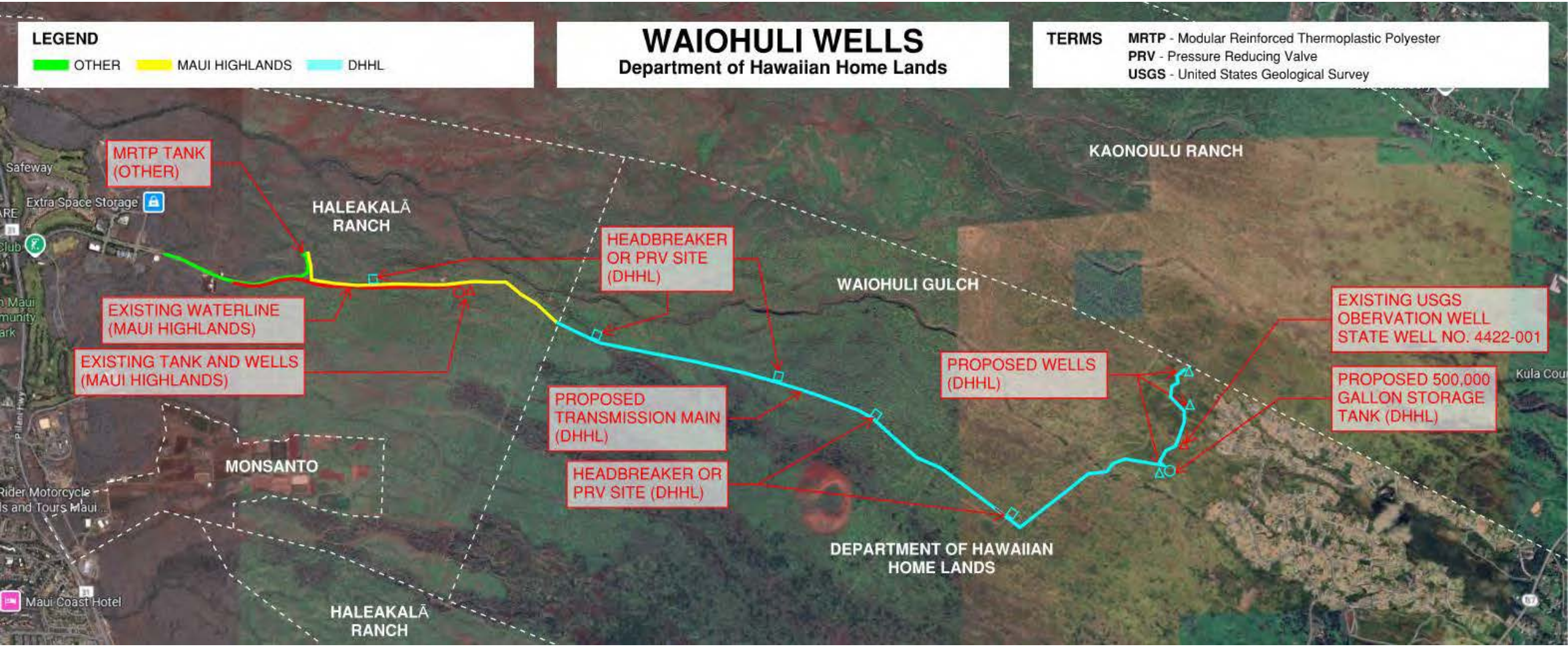
Proposed Water Agreement between DHHL and Maui DWS for the development of new wells and a water transmission system in Upcountry Maui in exchange for advanced water credits to support on-going homestead development.

This critical water infrastructure will directly **support the development of over a thousand homestead lots for native Hawaiian families now**, instead of waiting for additional water to become available. The water system is expected to **generate advanced water credits**, which will unlock the ability to provide:

- Support to the Waiohuli Economic Development Opportunity area
- **950** single-family residential lots in Waiehu Mauka, Wailuku, and Kamalani
- **55** agricultural lots to support ʻohana farming and self-sufficiency
- Additional future lots in all of Pūlehunui and surrounding areas

In total, this system could serve an estimated **2,880** residential units for Hawaiian Home Land beneficiaries on Maui.

PROJECT OVERVIEW



PROJECT PURPOSE

Faster Housing Development:
These advance water credits enable DHHL to begin home construction sooner by removing one of the biggest development hurdles, water availability.

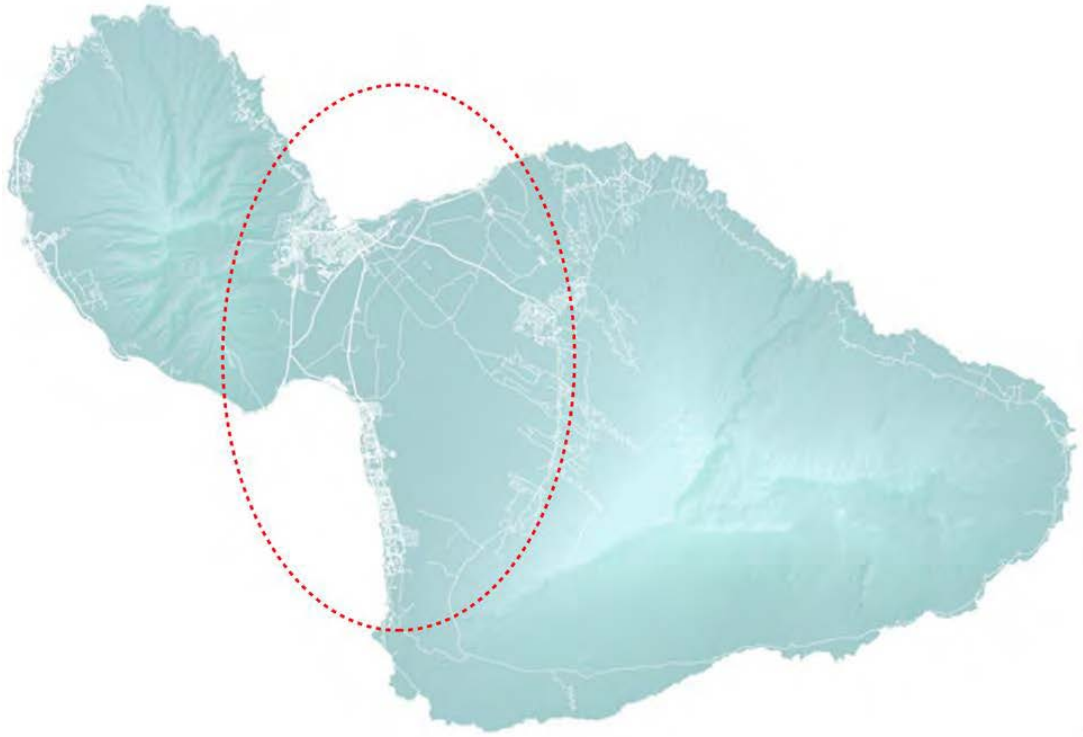
Supports Economic Opportunities:
The wells will also enable various uses in the Waiohuli Economic Development Opportunity area, creating new avenues for local business, farming, and community investment.

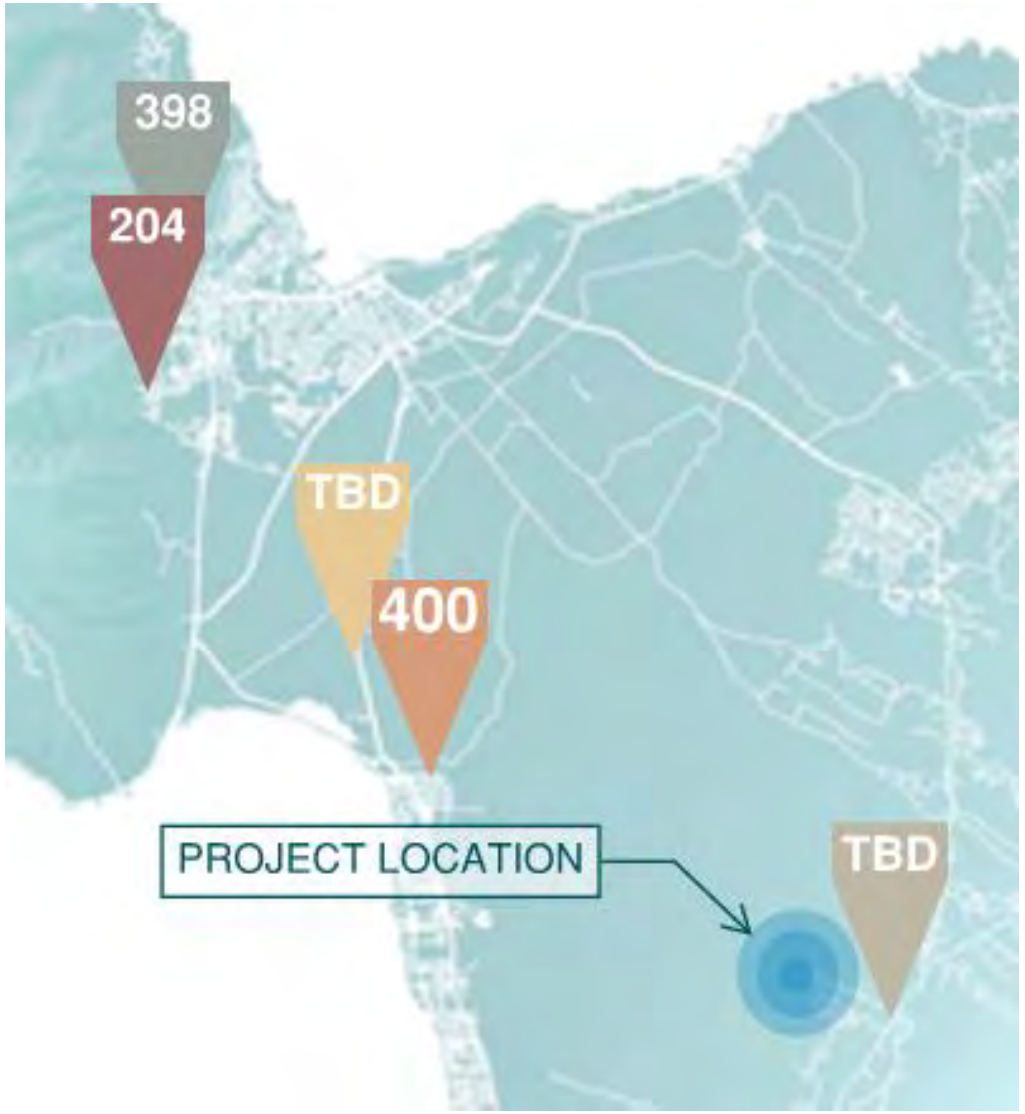
Increase Water Capacity:
Developing our own water sources and dedicating the system to the County allows DHHL to access advance water credits to allow more homesteads to be developed. It makes the County pay for the cost of operating and maintaining the system.

Future Generations:
This system lays the foundation for long-term homestead expansion and sustainability.

PROJECT BENEFIT (NOW)

RES:	AG:	FUTURE PROJECTS:
TBD		WAIOHULI ECONOMIC DEVELOPMENT
400		KAMALANI
TBD		PULEHUNUI
204		WAILUKU SINGLE FAMILY
343	55	WAIEHU MAUKA





MEETING HOMESTEADING NEEDS

Water Limitations:
The current water supply has limited capacity and is tied to existing water systems.

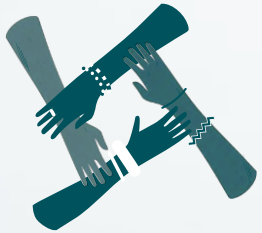
Future DHHL Projects:
Future DHHL housing on Maui cannot proceed without securing additional water source and systems.

Current DHHL Development:
Without the proposed Water Agreement, projects may face extended delays or remain unbuilt.

REQUIRED COMPLIANCE

ENVIRONMENTAL COMPLIANCE

The Proposed Water Agreement accounts for DHHL's requirement to comply with HRS Chapter 343.



HISTORIC SITES COMPLIANCE

The Proposed Water Agreement accounts for DHHL's requirement to comply with HRS Chapter 6E.

KA PA'AKAI FRAMEWORK

The Proposed Water Agreement accounts for DHHL's requirement to comply with Article XII, Section 7.

NEXT STEPS

- 30-Day Beneficiary Consultation Comment Period:

OPEN UNTIL SEPTEMBER 20, 2025

Email comments to: dhhl.planning@hawaii.gov

Call in comments to Cherie at (808) 730-0355

- The Beneficiary Consultation Report will be presented to the Hawaiian Homes Commission for acceptance, **targeting OCTOBER 20-21, 2025 in Wailuku, Maui (9:30am)**
- DHHL staff will seek Commission Approval on the Proposed Water Agreement
- Visit the project website for more info:

https://dhhl.hawaii.gov/po/maui/waiohuli-water-agreement-beneficiary-consultation/

MAHALO

Meeting Notes
Beneficiary Consultation on the Proposed Waiohuli Water Agreement
August 21, 2025
6:00 p.m. – 8:30 p.m.

Department of Hawaiian Home Lands (DHHL) Staff Present: Kalani Fronda, Elijah Davidson, Lilliane Makaila, Cherie-Noelle Kaʻanana

DHHL Consultants: Kahālāwai Consulting LLC

Meeting Purpose
The purpose of the meeting was to gather beneficiary manaʻo on a proposed Water Agreement with the County of Maui's Department of Water Supply (DWS) for the development of three new groundwater wells and a water transmission system in Waiohuli, Maui.

DHHL Staff provided a quick presentation on the policy trigger for beneficiary consultation, an overview of what water source development would look like, and the purpose of the Department pursuing a water agreement with DWS.

Summary of DHHL Staff's Presentation

Beneficiary Consultation (BC) is triggered by the Water Policy Plan's Priority Policy #4; this BC was triggered by a proposed Water Agreement. DHHL requires water source(s) for homestead development, as a result, this project proposed the development of three wells and a transmission system for DHHL lands in Central, Upcountry, and South Maui. The proposed Water Agreement between DHHL and DWS is expected to generate advanced water credits in exchange for the three wells and water transmission system.

Q&A/Comments

Below is a summary of the discussion with beneficiaries that proceeded the presentation including beneficiary questions and comments.

- Water credits
    - Advanced water credits in exchange
    - 600 GPD/water meter
    - 10 for community spaces
- Benefit to present homesteaders
    - Doesn't affect current water for existing lessees
    - It is for future water use
- For future homesteaders on the waitlist?
    - Advanced for new development
- Develop, turn over to DWS; are they limited in how much water goes to other projects?
- Not clear only for DHHL; need to clarify in water agreement
- How do we ensure there is NO water capacity with Maui DWS truthfully?
    - Include more detail, data and costs

    - Industrial in Pulehunui use for Hawaiian/beneficiaries, not non-Hawaiians
- Water sources for County
    - Provided by developers usually
    - Well pump:
        - 1.5 MG well = 24 hrs
        - 1.0 Mg well = 16 hrs
        - 666 Kg – DHHL
        - 333 KG – County
- Designated water areas
    - Required permit
- Kula - non-designated water management area
- If in water management area—water use permits required
- Cost? Always in a begging position
- Don't like the language of credits
    - Beggars
    - Masters of our own development
- This language gets us nervous – we need to put in more strong language
- Whatever is developed, we should have the <u>first crack</u> at water
- Water is the key to everything; we control the water
- Hawaiian Homes not being pimped out and used for water for others
- Water is life
- How come Pulehu gets water over us?
- Ensure DHHL is fighting for what we deserve; "SOFT," not clear
- Plan is kind of ok
    - Asking, not telling
    - HHCA – 212 ?
- Must "tell" the County why are we asking?
- DHHL staff here are fairly new; beneficiaries have a long history of advocacy for themselves
- No BC for Kamalani
    - Diverting resources for a new project
    - What does Waiohuli get out of this?
    - Nasty habit of diverting resources with new administration
    - Remove South Maui
- There are other priorities for Central Maui
- Provide benefit to the existing homestead organizations
- Who decides who gets water in what order? Sense it is already DHHL's decision
- Get back to the drawing board; sit at the table; figure out what to do
- Where is Maui DWS? Where is the Chair?
- We are sending water elsewhere – "rubbish"
- Concerned about capacity
    - What is current capacity and what is being pumped
    - For Kamaole Aquifer
- Sustainable Yield
    - Simplistic Calculation

    - Kamokau (?) – SY = 11MGD
    - Problematic:
        - Every well is evenly spaced, same depth, same rate
        - Recharge is equal/rainfall data
- Well Driller:
    - Looks at well, no other wells in the aquifer
- Formula for SY = inaccurate
    - Recharge & under
- Long-term: what is going to happen years from now?
    - Unclear
    - Concerns
- Not in support of diverting water from Waiohuli to other proposed homesteads
- What about Kula Undivided Interest lessees waiting?
- Think it will go to the tech park and wealthy homes
- Waiehu Kou
- Don't have a good track record with development
- Don't support
- Who initialed this agreement?
- Who will bring it before the HHC? C-Item; Kalani
- If the staff don't bring it before the HHC, then they won't have to decide
- Drafty draft – if I turned in to our professors, it would be a FAIL
- To Drafty draft, not comfortable to support this version
- When DHHL does it, do it well; make sure it is good
    - BENEFIT those that are supposed to benefit
- Very SUS
- DHHL has always been drilling wells & doing this to provide water
- Expiration date for Act 279
    - Encumbered by June 2026
    - 500M (250M for Maui)
    - Spending – more time
- Undivided Interest for Kula (20008)
    - 2B
    - 2A – 75 lots 2027
    - Document this
- Well already for County
    - Why not develop that
- County DWS is shady. Agreements always benefit them over DHHL beneficiaries
- Waiohuli/Keokea:
    - Experiencing impacts – drought
    - End up with scary situation like Lahaina
    - Dedicated water source for wildfire and impacts to environment
- DHHL – firewise program
    - Addressing vacant lands this way
    - Are we (DHHL) looking at TMK?
- Fire Chief lives in Waiohuli

- Please dedicate some water to fighting fires in wildfire
    - Include language in W.A. to address water needed for wildfire
    - Include water tank for wildfire in Waiohuli/Keokea
- Must build water tanks as a part of the agreement
- Needs more detail, more info in the water agreement
- Wakiu CDC rep; don't agree with development at Kamalani
- Disclosure in Kihei—cannot hold previous landowner liable for health issues from this
- License for developer—do not support licensing to the county to run
- What about the future people in charge; will they hold to this?
- One night of consultation is not enough
- Was there plans for this for a long time? When did you know?
- Protocol: usually for info then decision-making
- For info: Oct; Action: Nov
- Needs re-start button
- Working group with Waiohuli community to participate
- Clear it needs deeper conversation
- Re-think that process—needs a PAUSE
- Laka—water is so important.
    - We all know that must increase amount of Wao Kele; fog drip precipitation
    - Why not do that for water sources—bring back Wao Kele
- Kamalani—engineer died from cancer; land is toxic; if buy a house, will it include a cemetery plot?
- Who is making the deal? Make it work for the beneficiaries. "Use the HHL"; "Always get screwed"
- We should control the credits if they ask us
- May—Agenda item came out. "Whirlwind"—didn't have a clear understanding; didn't feel things are truthful
- Do not support "rush, rush, rush"
- This administration keeps building things that suck up all the water
- New Chair = new priorities
    - Changes based on the new administration
- Chair needs to look at the long-term impacts of these changes
- Plan to rally behind Waiohuli to say "a'ole"
- New leaders + new leadership by September 30th
- Page 4: Contingent on completion of the system in 6 years; force mayor or inaction by DWS on this
- May: Asked that this be brought to the island
- Page 1: "DWS—lack of water"; why aren't we (DHHL) a priority?
- Upcountry water x other areas: will it go through County Council?
    - "Half-baked"
    - Why 3 wells?
    - Why so deep?
    - Well—failure & concerns?
    - Already another proposed well that makes 4
- All dry up the area; are we not looking at impacts?

- 2014 Water Policy Plan—impacted May's agenda
- Previously, no reservations how Kapu….?
- Ask Counties to give a report—bill for an Act to compel County
- Water boards
    - DHHL + Ka Huli AO water training
    - Train beneficiaries to same on Boards
- Paupena CDC Goal: 1,200 farm lots on 5,000 acres below us
    - Can the County of Maui disperse water to other areas? Based on county statutes
    - Ka Paakai framework analysis
    - $1M/year
    - County does not treat us well
- 45 years ago
    - Only residential allocation for water
    - No water allotted to farmers that have been waiting

Name: [redacted]
Email: [redacted]

QUESTIONS/COMMENTS:

Submit letter of testimony

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS

Dedicated to Ending the Hawaiian Home Lands Waiting List

Dept. of Hawaiian Homes-Planning Office
Cherie-Noelle Kaanana
(808) 730-0355

Re: Waiohuli Water Agreement Beneficiary Consultation

August 21, 2025

Aloha Chair Watson, Commissioner Kalepa, and Esteemed Commissioners — mahalo for this opportunity to testify.

My name is [redacted] a beneficiary & Secretary of the Association of Hawaiians for Homestead Lands. I stand before you to demand clear, immediate action items and priorities related to the Waiohuli Wells Agreement. Based on what's posted on the DHHL website this consultation triggers Water Policy Plan Priority No. 4: DHHL must "affirmatively communicate our decisions, our reasoning, and our performance" before major water decisions move forward. Tonight we need answers and firm commitments — not promises.

Three direct questions for DHHL that require clear, public answers tonight:

1. How can beneficiaries meaningfully comment when essential documents and exhibits were provided so late in the process? Will DHHL commit to a minimum disclosure period for public review?
2. Will Keōkea/Waiohuli have sufficient water after transfers to Central and South Maui? Provide the hydrologic studies, drawdown projections, and binding assurances that local potable and non-potable needs — current users and planned homesteads — are protected.
3. Can the County lawfully accept this Agreement if diversion would contravene the Makawao-Pukalani-Kula Community Plan? Provide a written County legal opinion confirming conformity.

Kahikinui, Waiohuli – 2000 – Keōkea
All projects have waited too long 20-30 years. Aole!!!

Below are the Action Items / Priorities I ask the HHC to require DHHL to deliver and the Commission to adopt as binding prerequisites to any further approvals or allocations:

Priority 1 — Complete HEPA Review
• Action: Publish a full Environmental Assessment (EA) or EIS determination with findings and respond to comments.

Priority 2 — Ka Pa'akai Analysis
• Action: Produce and publish a site-specific Ka Pa'akai framework analysis (inventory, impact assessment, and proposed protections for cultural and customary rights).

Priority 3 — Full Disclosure of Agreement Materials
• Action: Release the complete MOA and all exhibits: engineering plans, water-yield and drawdown models, credit calculations, financing details, and feasible alternatives.

Priority 4 — Adequate Public Review Period
• Action: Provide a minimum public review window of 45–60 days after posting of all documents.

Priority 5 — Documented Beneficiary Consultation Report
• Action: Submit a report listing consultees, meeting notes, how input altered the proposal, and DHHL responses for HHC review.

Priority 6 — County Legal Confirmation
• Action: Obtain written County legal counsel opinion confirming compliance with the Makawao-Pukalani-Kula Community Plan and other county law.

Priority 7 — Transparent Water Accounting & Protections
• Action: Provide an auditable water ledger reconciling source, allocations, advance credits, and destinations, plus enforceable protections: reserved minimum yield for Keōkea/Waiohuli, monitoring, independent audits, and automatic curtailment triggers.

Priority 8 — Timing & Funding Safeguards
• Action: Require funding assurances and prohibit dedication, transfer, new meters beyond advance credits, or system acceptance until DWS final acceptance and HHC certification.

In closing, I ask the Commission to require these action items as binding priorities and provide direct answers to the three questions tonight. Any HHC approval without these items is premature and risks breach of trust. Mahalo nui loa for centering beneficiary rights and for protecting our homelands for current and future generations.

Respectfully,

[redacted]

Name: [redacted]
Email: [redacted]

QUESTIONS/COMMENTS:

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

Handed in the Waiohuli Wells Beneficiary Consultation Testimony

Waiohuli Wells Beneficiary Consultation – Testimony Template

To:
Chair Watson
Maui/Lānaʻi Commissioner Kalepa
Hawaiian Homes Commissioners

Aloha mai kākou,

Mahalo nui loa for your decision in May 2025 to defer Agenda Item E-5 so it can be properly heard on Maui in October 2025. This showed respect for DHHL policies and the importance of beneficiary consultation.

My name is [redacted], and I am a **[Homestead Beneficiary / Association Member / Resident of** WAIOHULI GPC**]**. I am here tonight to **oppose the Waiohuli Wells Agreement** as currently proposed and to ensure the voices of our community are heard.

Points of Concern *(Choose 2–4 to focus on during testimony)*

1. **Ka Paʻakai Framework Must Be Applied**
   No agreement should move forward without a full, transparent Ka Paʻakai analysis of Waiohuli and Kēōkea resources, rights, and practices.
2. **Need for Complete Information**
   Beneficiaries need to see the full Memorandum of Agreement (MOA), all exhibits, and alternatives before decisions are made.
3. **Uphold the Community Plan**
   The Makawao-Pukalani-Kula Community Plan prohibits diverting Upcountry water until Upcountry homestead needs are met.
4. **Protect Future Homestead Development**
   The agreement risks water needed for the planned 1,450 Upcountry/Pūlehunui farm lots. We must safeguard water for current and future generations.
5. **Equity and Trust Obligations**
   Water credits already secured by beneficiaries should not be "returned" to the County. DHHL must put beneficiaries first in every decision.

Closing Request

For these reasons of urgency to the Department:

- Require a full Environmental Assessment and **Ka Pa'akai Analysis** before approval.
- Release all documentation and alternatives for **beneficiary review**.
- Protect Upcountry water in line with law and policy if there is **NO benefit** approved Waiohuli project please **vote NO**
- **Guarantee sufficient water** for future homesteads.

Mahalo for your time, for listening to beneficiary voices, and for your commitment to protecting our homelands.

Respectfully
Name: [redacted]
Homestead/Association: [redacted]
Contact (optional): [redacted]

Name: [redacted]
Email: [redacted]

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

QUESTIONS/COMMENTS:

The draft is a'ole. Our water should not be given to DWS as they cannot manage what they have now. As beneficiaries we should have 100% of our water and be able manage it ourselves. DHHL says that they are for us and represent beneficiaries when they don't hire our own people and make us go through hoops and bounds to say No to us. The draft is vague needs More info. But overall — Water Should be beneficiary managed 100%!!! Given to all of our beneficiaries NOT to County or any other entity that is not Hawaiian

Name: [redacted]
Email: [redacted]

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

QUESTIONS/COMMENTS:

(1) Ka Pa'akai Framework Must Be Done!
(2) Beneficiaries need to see the Full MOA before decisions are made
(3) Uphold the Community Plans for our upcoming Homesteads these need to be met!
(4) Protect Future Homestead Development for residential and Agriculture lots
(5) Beneficiaries need to have trust and giving our water to 'others' before us is A'ole!

Waiohuli Wells Beneficiary Consultation – Testimony Template

To:
Chair Watson
Maui/Lāna'i Commissioner Kalepa
Hawaiian Homes Commissioners

Aloha mai kākou,

Mahalo nui loa for your decision in May 2025 to defer Agenda Item E-5 so it can be properly heard on Maui in October 2025. This showed respect for DHHL policies and the importance of beneficiary consultation.

My name is [redacted] and I am a **[Homestead Beneficiary / Association Member / Resident of** Waiohuli**]**. I am here tonight to **oppose the Waiohuli Wells Agreement** as currently proposed and to ensure the voices of our community are heard.

Points of Concern *(Choose 2–4 to focus on during testimony)*

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Closing Request

For these reasons of urgency to the Department:

- Require a full Environmental Assessment and **Ka Pa'akai Analysis** before approval.
- Release all documentation and alternatives for **beneficiary review**.
- Protect Upcountry water in line with law and policy if there is **NO benefit** approved Waiohuli project please **vote NO**
- **Guarantee sufficient water** for future homesteads. ONLY!!!
  100% water to Beneficiaries

Mahalo for your time, for listening to beneficiary voices, and for your commitment to protecting our homelands.

Respectfully,
Name: [redacted]
Homestead/Association: Waiohuli
Contact (optional): _____
[redacted]

Name: [redacted]
Email: [redacted]

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

QUESTIONS/COMMENTS:

THE LANDS IN WAIEHU MAUKA, PULEHU, & KAMALANI ARE THEY LAND AQUISISION, LAND EXCHANGE OR LEASED FROM A LAND OWNER

Name: [redacted]
Email: [redacted]

QUESTIONS/COMMENTS:

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

I understand the need to work with DLNR and if DHHL has to move forward w/ an agreement I would ask that the agreement has more language that gives DHHL more teeth and perhaps enforcement. Is there a chance if we operate system that we have control to give the credits directly

Name: [redacted]
Email: [redacted]

QUESTIONS/COMMENTS:

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

(Homes)

1- ARE all of the proposed projects for DHHL recipients.

2. IN Kihei, at the former Mansanto Farm, will Kanaka have Burial plans, funeral plans, included with the house sites, will the toxicity of the land be made safe. IF Not, this is genocide. WHO will be Liable for

Name: [redacted]
Email: [redacted]

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

QUESTIONS/COMMENTS:

I agree with comments from fellow beneficiaries.

- We need to exercise our rights to be prioritized for water rights of existing water sources. Do we have the ability to bring forth a lawsuit against the state for not fulfilling its obligation as written in the Hawn. Homes Commission Act?
- If this moves forward, there needs to be language in the MOU that ALL water goes only to DHHL developments, no excess can be taken by County. There is no trust w/ DWS.
- Only drill one well to supply the needed water to complete the Waiohuli development. Then, bring back a new proposal for consultation.

Will any of the water credits the County is giving DHHL upfront for meters be used for the Waiohuli A & B (undivided lots)?

Will all the water for the transmission line will be tied into DWS transmission lines?

DHHL trying to collab with DWS but there needs to be more clarity in the language and more definite language so that people really can see what's happening.

Concerned with capacity of the underlying aquifer. How did the Water Commission come to the amount for the sustainable yield? There was information that was used prior to creating this formula to determine this, however weather patterns have not been the same. So don't believe the formula can still hold true because of the lack of rainfall - Talking record lack of rainfall. Concerned with the recharge of the aquifer – Biggest concern is that there's not good numbers with the aquifer and the sustainable yield.

39.5% incentive. But the interim advanced water credits would likely come from East Maui. Right now, farmers in Keokea don't have adequate water for the agricultural activities – Need to consider them as well.

Preference to keep the interim advanced water credits of 683,400 gpd and get the 1.7 mgd as well.

Preference for just Native Hawaiians to get the water.

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS

Dedicated to Ending the Hawaiian Home Lands Waiting List

September 20, 2025

Submitted beneficiary consultation comment on behalf of the Association of Hawaiians for Homestead Lands (AHHL), The Association of Hawaiians for Homestead Lands (AHHL) is a national waitlist governed association founded in 2009, a member of the Sovereign Council of Hawaiian Homestead Associations (SCHHA). The AHHL is a Homestead Beneficiary Association (HBA) registered with the U.S. Department of Interior, meeting the federal definition under 43 CFR Part 48.6. Dedicated to *Ending the Hawaiian Home Land Waitlist* by pursuing reforms and delivering services that create success for native Hawaiians to homestead and build mercantile businesses. With more than **29,000 beneficiaries on the DHHL waitlist across Hawai'i and the continent.**

"DHHL's own consultation policy—published on its website—defines beneficiaries to include lessees and waitlist applicants, mandates predictable, multi-method consultation, and expressly makes consultation integral to sound planning. Proceeding after agenda item E-5 after a single, island meeting on August 21, 2025 violates DHHL's policy and the HHCA's fiduciary duties, and thereby risks legal challenge."

Violations of Process
Instead of following those policies, DHHL rushed the beneficiary consultation process.

- It was agendized on Kaua'i with less than 48 hours' notice for a Maui project.
- Includes a development project in South Maui, Kamalani that has been opposed by beneficiaries in multiple meetings.
- Only one public meeting was held in Waiohuli with the current Waiohuli Economic Development Opportunities (WEDO) project leaders in attendance while neglecting to properly inform other recognized Homestead Associations.
- This is a failure to have **"meaningful consultation"**—it attempts to divide lessees and future development projects that affect waitlisters which undermines Trust obligations.

Substantive stakeholder interest

- The relocation appears to be a *circumvention* of that beneficiary plan—less engagement with WHHA's long-range planning and a shift toward county/agency priorities (shorter route) rather than beneficiary priorities.

Process integrity and timing

- The change after initial public attention looks like process shifting after-the-fact. If the site change was made without re-notifying all affected Homestead Associations and waitlist representatives, the consultation is procedurally deficient and likely in breach of DHHL's Water Policy Plan Priority #4.

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS

Dedicated to Ending the Hawaiian Home Lands Waiting List

Breach of Fiduciary Duty

- The Hawaiian Homes Commission (HHC) is a fiduciary trustee of our lands and waters. The courts—**Ahuna v. DHHL**, **Pele Defense Fund v. Paty**, and **Keaukaha-Panaewa**—make clear DHHL must act with loyalty and care for the *sole benefit of beneficiaries.* To change the well sites to access the same aquifer as the WEDO project without full beneficiary consultation and environmental review is a breach of trust obligations.

Recommendations:

1. Publish the full MOA and exhibits and open a **45–60 day public review** period.
2. Provide a comprehensive consultation plan that lists other water sources to stakeholders such as upcountry Hawaiian Homestead & it's affected Homestead Associations Waiohuli, Keokea & Kahikinui who have waited for access to water for over 2 decades.
3. Provide engagement & outreach methods, meeting schedule, and documentation of how input changed the proposal.
4. Require completion and public release of an **EA** and **Ka Pa'akai** analysis **before** any HHC vote.
5. Require the Hawaiian Homes Commission not consider the MOA until the consultation report is formally received and posted in the HHC packet.

Closing

Chair and Commissioners, this is about more than impacting one project. It is about whether DHHL will honor its trust responsibility and its own consultation commitments. Rushing consultation divides beneficiaries of the HHCA and the thousands still waiting for their homesteads.

Submitted online behalf of the Association of Hawaiians for Homestead Lands (AHHL)

[redacted]

Association of Hawaiians for Homestead Lands (AHHL)

Aloha,

My name is [redacted] Maui is my one hanau, I have lived in Waiohuli for over 15 years, and I strongly oppose the proposed development of the Waiohuli Wells project.

Waiohuli is the party with the resource – the wai – and we are also being tasked with carrying the financial burden of developing these wells. Yet, after shouldering the costs and responsibility, the Department of Hawaiian Homelands intends to simply turn over ownership of both the wells and our most precious resource to the Department of Water Supply, in exchange for so-called “water credits” – which, to our community, are nothing more than crumbs.

The current allotment of water to Waiohuli is already grossly insufficient. Our community lives under constant drought conditions and repeated water restrictions. Waiohuli is zoned and designated for agriculture, yet we cannot realistically pursue or sustain our agricultural goals due to a lack of water. Without water, agriculture is impossible, and without agriculture, the vision of self-sufficiency and sustainability for Hawaiian Homelands is undermined at its very root.

My deepest concern is that once DHHL turns over ownership of the wells to the Department of Water Supply, we will forfeit control and self-determination. We will no longer decide who receives this wai, where it is allocated, or how much is shared. In effect, our community will be handing over its sovereignty over water – our most essential and irreplaceable resource – to an outside entity that has no obligation to prioritize the needs of Waiohuli beneficiaries.

The wai of Waiohuli must first and foremost nourish and ho‘oulu our own community. It is not acceptable for us to be left with “credits” while others decide how to use our wai. We do not want the crumbs; we want the wai itself. And that wai should be reserved strictly for Hawaiian Homelands and its beneficiaries.

This position is not new. It is rooted in the very foundation of Hawaiian Homelands. Prince Kūhiō's vision was clear – to return our people to the land so that “the valuable and sturdy traits of our people shall be preserved to prosperity.” That vision cannot be fulfilled if our water is surrendered, if DHHL continues to sell out its beneficiaries, and if the needs of our people are pushed aside in favor of others.

I urge the Hawaiian Homes Commission to reject the proposed Waiohuli Wells development in its current form. Protect our wai, protect our community, and honor the intent of Prince Kūhiō’s legacy by ensuring that Waiohuli water remains in Waiohuli – for the benefit of Hawaiian Homelands beneficiaries, now and for generations to come.

Mahalo,

[redacted]

REFERENCE: Waiohuli Water Agreement

Aloha mai kāua,

Following the 8/21/25 beneficiary consultation on the proposed Waiohuli Water Agreement, I advocate for Ka Paʻakai Framework Analysis at Kēōkea-Waiohuli and Pūlehunui South for three reasons, as follow below.

Initially, let us examine: What is Ka Paʻakai Framework Analysis? Ka Paʻakai Framework Analysis is a legal framework that government agencies must follow when evaluating proposed land-and-water uses that may impact Native Hawaiian traditional and customary rights. The Hawaiʻi Supreme Court developed the three-part Ka Paʻakai inquiry after the court's Sept. 11, 2000, Ka Paʻakai O Ka `Āina vs. Hawaiʻi Land Use Commission lawsuit ruling.

In the case of the proposed Waiohuli Water Agreement, Ka Paʻakai inquiry would mandate that government agencies identify, understand and assess the impact on Kēōkea-Waiohuli's and Pūlehunui South's "valued cultural, historical and natural resources" — including Native Hawaiian traditional and customary rights, such as agriculture on 6,000 homelands acres.

Therefore, Maui beneficiaries advocate for Ka Paʻakai Framework Analysis at Kēōkea-Waiohuli and Pūlehunui South for three reasons, as follows:
First, we beneficiaries seek adequate information, including final MOA specifics and alternative water sources.
Second, can the County of Maui accept and disburse Upcountry water as proposed if the disbursal to South and Central Maui VIOLATES the county's Makawao-Pukalani-Kula Community Plan? The latter community plan, adopted by the Maui County Council and enforced by statute, states that the County of Maui SHALL NOT divert Upcountry water to other areas until Upcountry homestead needs are met.
Third, if DHHL and the County of Maui execute the proposed Waiohuli Water Agreement, will Maui have enough potable and nonpotable water for the Upcountry/ Pūlehunui buildout of a prospective 1,450 homestead farm lots?

In conclusion, mahalo nui for holding a beneficiary consultation on this issue and for deferring action on the matter until at least the 10/20/25 Hawaiian Homes Commission meeting on Maui. I personally welcome DHHL planning, design and construction of three Waiohuli wells, but support DHHL and beneficiary collaboration in the management and operation of a Waiohuli-homelands water system, despite projected annual costs. I am co-founding director of the nonprofit Pāʻupena Community Development Inc. that has been waiting an unacceptable 2.7 years for three water meters due under a Maui County/DHHL water-credits agreement. As my Waiohuli homestead neighbor and UHMC associate professor [redacted] said at the 8/21/25 consultation, beneficiaries must stand in line and beg the county Department of Water Supply for water. I see no evidence that DWS will honor, in a timely and respectful manner, beneficiary entitlement to water from envisioned Waiohuli wells.

Mahalo nui for your consideration of my input,

[redacted]

I feel this should move forward until there is specific language that states Hawaiian Home land receive all water from these wells that are proposed.

Mahalo

[redacted]

September 19, 2025

Chair Kali Watson & Maui, Hawaiian Homes Commissioner - Archie Kalepa
Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

RE: Strong Opposition to DEFER Agenda Item E-5 – Waiohuli Wells Agreement

Aloha, Chair Kali Watson and Hawaiian Homes Commissioners,

My name is [redacted] a resident, and until very recently, a lessee as well as a waitlister for Maui Ag lots. I stand in strong opposition to Agenda Item E-5—the proposed Waiohuli Wells Agreement between DHHL and the County of Maui Department of Water Supply. This agreement, as currently presented, poses significant concerns that warrant immediate attention and action in this **URGENT Request to DEFER Agenda Item E-5 – Waiohuli Wells Agreement till it can be brought back to the Island it affects: Maui, the next HHC meeting will be held in October 2025.**

DEFER for the following reasons:

1. Rushed and Inadequate Process

The agenda was posted on May 13, with the submission released on May 15, providing less than 48 hours for review before the meeting on Kauaʻi. This approach contradicts DHHL's Water Policy Plan, which mandates early and transparent communication with beneficiaries before major water decisions.

2. Unbalanced Water Allocation

The claim that this surplus will "restore" county system capacity previously used by DHHL communities is problematic, as those water credits were already secured by beneficiaries.

3. Threat to Existing Beneficiary Projects

The Waiohuli Economic Development Opportunities Project, approved in January 2025, includes a single small well with explicit recommendations to minimize impacts from nearby developments. Approving three large wells now directly threatens this homesteader-led initiative, disregarding the efforts and plans of beneficiaries.

4. Premature Construction Approval

The proposal seeks authorization for three wells without completing the required Environmental Assessment (EA) under HRS Chapter 343. Additionally, **Ka Pa‘akai Analysis has NOT been conducted** to assess potential impacts on Native Hawaiian traditional and customary rights, a process mandated by the Hawai‘i Supreme Court. All relevant documents and exhibits are provided for review & implementation of a beneficiary consultation.

Conclusion and Request

Given these significant concerns, I respectfully request that the Commission:

- **Lack of Proper Documentation,** including engineering plans, calculations terms, and mitigation measures, making informed decisions impossible.

- **Ensure Compliance** with all legal and policy requirements to uphold the trust responsibilities owed to Native Hawaiian beneficiaries.

It is up to this Hawaiian Homes Commission to take the authority and **DEFER** this item till it can be heard on the island homestead community that it affects in October 2025. The commitment & responsibility to protect the rights and interests of the beneficiaries under the Hawaiian Homes Commission Act . **I submit my testimony via email to provide as proof this request.**

Mahalo Nui Loa,

[redacted]

I was at the meeting in Waiohuli. After further processing I do not feel that the Department should move forward with the current MOU. Although we may be granted water credits, I do not trust that the County Water Supply will uphold them. I also feel that any water taken beyond DHHL use should be paid for by the Water Supply, not just handed over to them. Or keep control of the water line that connects to the county source. Yes, that means we pay for maintenance but then we can still control the water use if the County is pulling more than required for DHHL projects.

Testimony on Draft Memorandum of Understanding: Waiohuli Wells Project

Chair and Members of the Commission,

Mahalo for the opportunity to provide testimony on the Draft Memorandum of Understanding (MOU) between the Department of Hawaiian Home Lands (DHHL) and the County of Maui regarding the proposed Waiohuli wells. I submit the following concerns and recommendations:

Insufficient Information for Public Comment
The Draft MOU, as circulated, does not contain adequate detail to allow beneficiaries or the public to make a fair or informed assessment. Requesting public comment on an incomplete document undermines both transparency and accountability. The MOU must include clear provisions regarding ownership, operation, allocation, and enforcement mechanisms before it can reasonably be reviewed.

DHHL's Duty to Manage and Protect Beneficiary Resources
DHHL has both a constitutional and statutory obligation to manage its trust resources exclusively for the benefit of Native Hawaiian beneficiaries. The transfer of wells to the County of Maui would cede DHHL's authority over a critical trust asset and potentially compromise the priority of beneficiaries' water rights. The only way to ensure that water from these wells is reserved and managed for the benefit of DHHL beneficiaries is for DHHL to develop, own, and operate the system directly.

Need for Ongoing and Meaningful Community Consultation
The presentations and materials provided to date have been inadequate. DHHL must engage in a consistent and transparent consultation process with the Waiohuli community and beneficiaries at large. Meetings should not be limited to select stakeholders or special interest groups but must remain open to all beneficiaries. Further engagement should occur only when sufficient and substantive information is available for review.

Affirmation of DHHL's Water Rights and Priority
DHHL must not concede its right to priority access to water resources. Any agreement with the County of Maui must reflect and affirm DHHL's authority to allocate and protect water resources for the exclusive benefit of its beneficiaries, consistent with its trust obligations and the constitutional mandate under Article XII, Section 1 of the Hawai‘i State Constitution.

Conclusion
For these reasons, I respectfully urge DHHL to (1) withhold execution of the MOU until it is complete and subject to meaningful beneficiary review, (2) retain direct management and operation of the Waiohuli wells, and (3) reaffirm its trust responsibility to secure and protect water resources for the benefit of Native Hawaiian beneficiaries.

Mahalo for your consideration.

Testimony on Draft Memorandum of Understanding: Waiohuli Wells Project

Chair and Members of the Commission,

Mahalo for the opportunity to provide testimony on the Draft Memorandum of Understanding (MOU) between the Department of Hawaiian Home Lands (DHHL) and the County of Maui regarding the proposed Waiohuli wells. I submit the following concerns and recommendations:

1. Insufficient Information for Public Comment
The Draft MOU, as circulated, does not contain adequate detail to allow beneficiaries or the public to make a fair or informed assessment. Requesting public comment on an incomplete document undermines both transparency and accountability. The MOU must include clear provisions regarding ownership, operation, allocation, and enforcement mechanisms before it can reasonably be reviewed.

2. DHHL's Duty to Manage and Protect Beneficiary Resources
DHHL has both a constitutional and statutory obligation to manage its trust resources exclusively for the benefit of Native Hawaiian beneficiaries. The transfer of wells to the County of Maui would cede DHHL's authority over a critical trust asset and potentially compromise the priority of beneficiaries' water rights. The only way to ensure that water from these wells is reserved and managed for the benefit of DHHL beneficiaries is for DHHL to develop, own, operate and MAINTAIN the system directly.

3. Need for Ongoing and Meaningful Community Consultation
DHHL must engage in a consistent and transparent consultation process with the Waiohuli community and beneficiaries at large. Meetings should not be limited to select stakeholders or special interest groups but must remain open to all beneficiaries. Further engagement should occur only when sufficient and substantive information is available for review.

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Mahalo for your consideration.

The draft needs to be thrown out and started all over again as it doesn’t benefit our beneficiaries at all by giving any of these water credits for DWS. DWS should be paying us to use our water should these water wells be developed. Period!!!

I attended the meeting and watched the presentation. I am against the partnering with DWS after the wells are built. DHHL should not be giving away the water that is intended for the homesteaders. DHHL should manage the water on our own. Within Waiohuli, you have Native Hawaiian DWS employees that would be an awesome team to talk story with about managing our wells

Seek out these individuals and ASK them about the upcountry water system! Allen Purdy, Myron Purdy Byron Purdy, Derek Gomes, Daniel Gundi Dancil, Wesley Purdy. With the uncertainty of water as our resource, why should we outsource it with all of DHHL homes left to be built upcountry!

I attended the DHHL meeting in Waiohuli and am AGAINST any partnering with Maui DWS. We need to build the wells and keep it in our own hands for the Homesteaders. The water situation upcountry is a key component to ensure we have availability to our homesteaders. Use the monies that we got in the lawsuit to build the wells and let us manage it. There are at least 5 people on Hawaiian Homelands that work for DWS and should be talked to for better insight.

Please follow what was said at the beneficiary consultation and go back to the drawing board. The sentiment at the meeting was overwhelmingly against this proposal.

I am very concerned about this proposal and the strain this will put on the aquifer. The needs for Waiohuli, Keokea, and Upcountry in general have not yet been met and should be prioritized over new development. The County DWS has approved multiple large housing developments that pull from this same aquifer, so if they are telling DHHL that there simply "isn't water" for building Hawaiian homelands or agriculture - they are either lying or misleading us somewhere. There either is water or there isn't. If there is no water to build, then that means there is no water to build the 8000ish new homes in South Maui. Upcountry is so dry, we need that water to stay up here for environmental reasons and to provide for the existing DHHL beneficiaries up here.

Aloha,

My name is [redacted], Maui is my one hanau, I have lived in Waiohuli for over 15 years, and I strongly oppose the proposed development of the Waiohuli Wells project.

Waiohuli is the party with the resource – the wai – and we are also being tasked with carrying the financial burden of developing these wells. Yet, after shouldering the costs and responsibility, the Department of Hawaiian Homelands intends to simply turn over ownership of both the wells and our most precious resource to the Department of Water Supply, in exchange for so-called “water credits” – which, to our community, are nothing more than crumbs.

The current allotment of water to Waiohuli is already grossly insufficient. Our community lives under constant drought conditions and repeated water restrictions. Waiohuli is zoned and designated for agriculture, yet we cannot realistically pursue or sustain our agricultural goals due to a lack of water. Without water, agriculture is impossible, and without agriculture, the vision of self-sufficiency and sustainability for Hawaiian Homelands is undermined at its very root.

My deepest concern is that once DHHL turns over ownership of the wells to the Department of Water Supply, we will forfeit control and self-determination. We will no longer decide who receives this wai, where it is allocated, or how much is shared. In effect, our community will be handing over its sovereignty over water – our most essential and irreplaceable resource – to an outside entity that has no obligation to prioritize the needs of Waiohuli beneficiaries.

The wai of Waiohuli must first and foremost nourish and hoʻoulu our own community. It is not acceptable for us to be left with “credits” while others decide how to use our wai. We do not want the crumbs; we want the wai itself. And that wai should be reserved strictly for Hawaiian Homelands and its beneficiaries.

This position is not new. It is rooted in the very foundation of Hawaiian Homelands. Prince Kūhiō's vision was clear – to return our people to the land so that “the valuable and sturdy traits of our people shall be preserved to prosperity.” That vision cannot be fulfilled if our water is surrendered, if DHHL continues to sell out its beneficiaries, and if the needs of our people are pushed aside in favor of others.

I urge the Hawaiian Homes Commission to reject the proposed Waiohuli Wells development in its current form. Protect our wai, protect our community, and honor the intent of Prince Kūhiō’s legacy by ensuring that Waiohuli water remains in Waiohuli – for the benefit of Hawaiian Homelands beneficiaries, now and for generations to come.

Mahalo,

[redacted]

I believe the water drawn from the proposed wells should NOT go to the department of water supply in any way shape or form. I understand the idea is to tap into their systems so the water drawn from Waiohuli can go to future DHHL developments in other locations on Maui. However, I see two issues with this. The first is the Maui is experiencing a severe drought. The truth of the matter is Maui is running out of water and there is a carrying capacity to the island. With how Maui's population is growing and how much development is taking place it is my understanding (as someone studying environmental science) that we need to start being more conservative. I think it is in DHHL's and all its beneficiaries best interest to keep that water within DHHL's jurisdiction. My second concern is that the Department of Water Supply has consistently shown that they are willing to overlook the doctrine of the Public trust that water in Hawaii is held under for the sake of luxury developers. They prioritize temporary monetary profit over the lives of the people. For example the diversion of west maui streams to hotels and golf courses. I am in strong opposition to giving the Department of Water Supply any control of water pumped from DHHL lands. I believe the water should stay in Waiohuli and in the hands of the beneficiaries.

This is absolutely wrong. Completely disagree with any proposal of wells

I am opposed to wells because they are not a predictable source of water supply and so a well contaminates the aquifer causing it to become brackish. This has happened all along the coastline when the plantations dug wells. Go to the USGS Website and see it.

But if you are going to be foolish enough to go through with it and dig wells anyway, ALL the water should be used to house the Hawaiian's that are on the waiting list until they are all housed and the waiting list is cleared and all waitlisted Individuals have been awarded land or homes.,

No water should be given to any development outside of Hawaiian Hones until every Hawaiian is back in the Homelands and has stable housing. End the diaspora and the genocide.

The state has proven untrustworthy with Maui’s water supply. The water should remain in their respective Ahupuaa with more efforts towards re-establishing natural wai cycles and caps on luxury and negligent agricultural use

If the wells are approved and developed, the water should ONLY be utilized for the use and benefit of Hawaiians.

Strong OPPOSITION of this measure as it makes no sense. DHHL is a separate entity from the County and therefore should govern their own resources.

Strong OPPOSITION of this measure as it makes no sense. DHHL is a separate entity from the County and therefore should govern their own resources.

DHHL should not move forward with the construction of 3 wells in Waiohuli without first revisiting the agreement made with the County of Maui enforcing stronger language, ensuring DHHL has the right, management, and control of the water and that ALL water use will ONLY be used for DHHL beneficiaries. Additionally, the Waiohuli undivided interest housing should have priority use for these waters. In other words, why are these wells slotted for new projects when we still have families waiting to build in Waiohuli? Before any movement forward there needs to be another meeting with the Waiohuli and Keokea residents.

Need more time to process the actuality and future outcomes of Maui’s entire water situation. Did our leaders truly think about the plan or are we rushing into this plan?

Substantive Failures of Proposed MOA with Maui County DWS

Violation of Beneficiary Consultation: Agendized on Kauaʻi with less than 48 hours' notice, effectively silencing Maui beneficiaries. Then to rush the process of consultation by DHHL hosting 1 meeting with current lesseeʻs from the Homestead Association it affected Waiohuli Hawaiian Homestead Association. For not consulting with other HBAʻs Sovereign Council of Hawaiian Homestead Association (SCHHA-Hawaiian Homestead) , Association of Hawaiians for Homestead Lands (AHHL-Waitlist org.)

Lack of Legal Compliance: No Environmental Assessment, no Ka Paʻakai cultural review, and no lawful public consultation.

Water Misallocation: The MOA redistributes 2.59 MGD but reserves only 1.36 MGD for homesteads, stripping more than 1.2 MGD from beneficiaries.

Conflict with WHHA WE DO Project: Undermines a fully approved, beneficiary-led initiative with a completed EA and FONSI.

Aquifer Misuse: The Waiohuli wells were permitted under the Water Use Development Plan (WUDP) for Upcountry homesteads only—not for diversion elsewhere.

Litigation Risk & Precedent
The Kamalani development project demonstrated the vigilance of HHCA beneficiaries, who successfully opposed misaligned land use through due diligence and legal challenge. Agenda Items like E-5 mirrors those same violations—fast-tracked, non-transparent, and in direct conflict with trust obligations.

If DHHL proceeds without correction, it risks:
Legal action for breach of trust.
Federal and state court intervention.
Loss of credibility with both beneficiaries and government partners. This consultation is supposed to gather manaʻo from beneficiaries on a proposed Water Agreement between DHHL and the Maui Department of Water Supply. Under the Water Policy Plan, this action clearly triggers consultation because it involves statewide policy issues, changes in land use, long-term non-homestead use of trust lands, and—most importantly—a major water decision. Priority Policy #4 requires DHHL to affirmatively communicate its decisions and reasoning before and after making major water decisions.
Violations of Process

Instead, DHHL rushed this process:
The agenda was posted May 13, with the draft released May 15, leaving less than 48 hours before a Kauaʻi meeting on May 19.
A Maui water project was pushed on another island, effectively silencing those most directly affected.
DHHL then held only one consultation meeting with Waiohuli lessees, excluding other

Homestead Beneficiary Associations like SCHHA and AHHL, which represent waitlist families. That is not meaningful consultation—it divides beneficiaries.

A'ole to water distribution to public entities. To be used solely for Native Hawaiians on dhhl property.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
October 20 & 21, 2025

To: Chairman and Members, Hawaiian Homes Commission

Through: Lillie Makaila, Acting Planning Program Manager

From: Cherie-Noelle Kaanana, Water Program Specialist

Subject: Accept the Beneficiary Consultation Report on the Proposed Waiohuli Wells Water Agreement, Tax Map Keys (2) 2-002-014-0000, (2) 2-028-181-0000,(2) 2-002-084-0000, Waiohuli, Island of Maui

RECOMMENDED MOTION/ACTION

The Hawaiian Homes Commission (HHC) ***accepts or defers*** this Beneficiary Consultation Report as the official public record of beneficiary input and feedback relative to the beneficiary consultation conducted for a proposed water agreement with the Maui Department of Water Supply (DWS) for the development and dedication of three wells on DHHL lands in Waiohuli, Kula, Maui, Tax Map Keys (2) 2-002-014-0000, (2) 2-028-181-0000,(2) 2-002-084-0000.

DISCUSSION

Background

The HHC recognizes that meaningful, timely, and informative beneficiary consultation is necessary for the successful formulation and implementation of its policies, programs, and projects. In 2009, the Commission adopted a Beneficiary Consultation Policy in response to years of Beneficiary requests for such a policy and in collaboration with Beneficiary leaders. The purpose of the Policy is to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL’s planning and decision-making.

The 2009 policy requires consultation for four types of proposals that require HHC action:

1. Statewide Policy Issues
2. Amendments to Land Use Designations
3. Development of DHHL Plans
4. Proposed Long-Term Use of Hawaiian Home Lands for Non-Homesteading Use

This proposed uses of land and water would substantively alter the Department's ability to implement the current Kēōkea – Waiohuli Regional Plan (3, above).

In addition, in 2014, the HHC adopted (after extensive Beneficiary Consultation) their Water Policy Plan (EXHIBIT A). Priority Policy 4 specified the HHC committed to:

> *Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.*

The request for a water agreement (EXHIBIT B) with DWS constitutes a "major water decision" and requires beneficiary consultation.

The purpose of the beneficiary consultation process was to inform beneficiaries about the proposed water agreement and development and allow beneficiaries to ask questions and provide input on the proposed agreement with DWS.

Beneficiary Consultation Process

The proposed agreement went through the following beneficiary consultation steps.

STEP 1. INFORM BENEFICIARIES OF THE PROPOSED ACTION:

> The proposed action was described as "To receive feedback on the proposed water agreement with DWS for the development of three wells located in Waiohuli, Tax Map Keys (2) 2-002-014-0000, (2) 2-028-181-0000,(2) 2-002-084-0000."

STEP 2. NOTIFY BENEFICIARIES OF OPPORTUNITIES TO CONSULT

- A total of approximately 5,001 postcards were mailed to Maui lessee's and applicants in Central, Upcountry, and South Maui. (EXHIBIT C).
  - 3,789 applicants that have a mailing address with a Central, Upcountry, or South Maui zipcode
  - 590 Waiohuli lessees
  - 64 Kēōkea lessees
  - 178 Paukukalo lessees
  - 19 Pu'uhona lessees
  - 359 Waiehu lessees

It should be noted that several homestead lessees and families reported that they did not receive postcard notification. Many said they were informed about the meeting by other lessees through word of mouth.

STEP 3. PRESENTATION MATERIALS FOR MEETINGS ARE AVAILABLE FOR FEEDBACK:

The Department conducted a beneficiary consultation meeting in-person at the Waiohuli Association Community Center on August 21, 2025 from 6:00 p.m. to 8:30 p.m.

A slideshow presentation was prepared for the beneficiary consultation (EXHIBIT D). This slideshow was presented on August 21, 2025 to participants at the in-person meeting.

DHHL also created a webpage to disseminate information and provide easy access to information related to this beneficiary consultation. The webpage for this proposed water agreement can be found here:

https://dhhl.hawaii.gov/po/maui/waiohuli-water-agreement-beneficiary-consultation/

STEP 4. COMMENTS ARE COMPILED

The following table and data below captures the level of participation and engagement at the August 21, 2025 consultation and subsequent 30- day comment period:

Table 1: Summary of beneficiary participation

Beneficiary Consultation Meeting	Participants	No. Self-ID as DHHL Beneficiaries/Beneficiary Organizations
August 21, 2025	62	50
Comment Period	33	32

A total of 62 people signed in at the August 21, 2025 meeting. Of those 62 people that signed in, 50 people self-identified as a DHHL beneficiary (applicant, lessee, or both), and 12 individuals did not disclose whether they were a beneficiary or not. Additionally, not all attendees may have signed in.

Summary of Beneficiary Comments Received

The vast majority of the comments received during this beneficiary consultation process expressed significant opposition to the proposed Waiohuli Water Agreement for various reasons. Most beneficiaries asked for the agreement to be deferred, revised, or completely restarted. Meeting notes from the August 21, 2025 beneficiary consultation meeting are included in Exhibit E. Comments received during the 30-day comment period are included in Exhibit F. The following discussion summarizes statements of beneficiaries in their opposition to the proposed action, and is organized into broad categories.

- **Concerns about the negative impact on DHHL and beneficiary water rights**
  - Beneficiaries opined that the maximum capacity of water from the wells must be exclusively reserved for the beneficiaries of the Trust, referencing DHHL's constitutional statutory, and fiduciary duty to manage its Trust resources exclusively for the benefit of Native Hawaiian beneficiaries.

- Turning over the wells and water transmission system to DWS would surrender DHHL's control, self-determination, and authority over a critical Trust asset. Instead, DHHL should manage the water system and hire beneficiaries to operate and maintain the system.
- The initial proposal that was included in a submittal to the HHC in May 2025 stated that "This agreement also helps resolve past use of County water resources by DHHL communities in Paukukalo, Waiehu, Wailuku, and Waiohuli." Beneficiaries questioned if there was any such obligation held by the Department.
- Similarly, the proposed agreement proposes the creation of advanced water credits; beneficiaries stated there should not be a requirement for water to be "returned" to DWS.
- The current draft of the proposed Water Agreement has vague language and needs more information, enforcement, and "teeth".
- Numerous comments report a great significant lack of trust in DHHL and DWS due to the manner in which this proposal came to beneficiary attention, especially in light of personal and generational experiences.

- **Process and transparency concerns**
  - When the Water Agreement was originally posted on the May HHC agenda, the submittal itself was posted the previous Thursday.
  - While the proposal exclusively dealt with a Maui issue, the meeting was an HHC meeting on Kaua'i.
  - Following the deferral of this item, only one meeting was held with Waiohuli lessees, which excluded numerous homestead associations including the Sovereign Council of Hawaiian Homestead Association and the Association of Hawaiians for Homestead Lands.
  - Comments asserted that DHHL must engage in a consistent, transparent consultation process with the Waiohuli community and beneficiaries; recommending starting the process from the beginning.
  - For the beneficiary consultation meeting itself, the proposed Water Agreement and exhibits were posted with less than 24-hours for beneficiaries to adequately review the materials prior to the BC.
  - The drafted Water Agreements also does not include enough information on ownership, operation, allocation, wildfire

protection, and enforcement mechanisms for beneficiaries to have a well-informed understanding of the arrangement and thus make a fair assessment.
    - Any future agreements should include engineering plans, calculations, terms, and mitigation measures.

- **Environmental and sustainability concerns**
    - Beneficiaries expressed concerns about the sustainability of the aquifer, especially during Maui's increasing drought conditions.
    - Much skepticism was expressed regarding the reliability and capacity of the aquifer's sustainable yield due to climate change and the simplistic method used to calculated sustainable yield.
    - Historically, there have been issues with wells dug by the plantations producing brackish water along the coastline, indicating these wells may not be able to produce the claimed amount of water.
    - Hydrologic studies by a trusted source must be completed to ensure there are little to no potential impacts in as part of an Environmental Assessment.
    - Water is so important and it is essential to increase wao kele (forested areas) The Department should work with the community to bring back wao kele so other water sources are available, such as fog drip precipitation.

- **Alleged legal and policy violations**
    - There is a lack of the required Environmental Assessment under HRS Chapter 343 and Ka Pa'akai Framework Analysis to ensure other Public Trust resources have little to no impact from this project prior to the proposed Water Agreement being brought forward.
    - The Makawao-Pukalani-Kula Plan prohibits the diversion of Upcountry water until local needs are satisfied and that Maui County's Legal Counsel's opinion must confirm if this project is in compliance with the County's Plans and Rules.
    - Due to the proposed site location of the wells and transmission line being changed after the beneficiary consultation, there are concerns that the BC is deficient. Although there was an update posted to the project webpage, this occurred the day prior to the deadline for the comment period, and affected beneficiaries were not directly notified.

Potential to divide lessees and applicants

- There were numerous comments with similar sentiment that the proposed Water Agreement attempts to divide current lessees and future development projects for applicants, undermining Trust obligations.
- Lessees with Undivided Interests in Kēōkea-Waiohuli have been waiting for 30 years and would like to receive water first.
- There are also pre-existing community and regional plans for future homestead development in Upcountry and Pulehunui that beneficiaries expressed must be protected and not circumvented.
- Additionally, the proposed Water Agreement conflicts with the Waiohuli Economic Development Opportunities (WE DO) project that has a completed Final Environmental Assessment with a Finding of No Significant Impact.
- There were many comments expressing frustration with the proposed Water Agreement's plan to allocate the water credits to new land acquisitions in Waiehu Mauka, Pūlehunui, and Kamalani. Several comments opined that the lands in Kīhei should have been subjected to Beneficiary Consultation, never were, and that beneficiaries have no desire to reside there.

RECOMMENDED MOTION/ACTION

As stated above the recommended motion ***is to either approve OR defer*** acceptance of this report.

Staff notes the required steps in Beneficiary Consultation have been completed, and staff believes that this report contains a full and substantive description of the comments submitted by beneficiaries.

However, we must note (as described above) some of the comments submitted by beneficiaries indicate the beneficiary consultation process itself was flawed, specifically:

- Multiple beneficiaries stated they did not receive formal notice
- Numerous homestead associations including the Sovereign Council of Hawaiian Homestead Association and the

Association of Hawaiians for Homestead Lands were not formally notified

- For the beneficiary consultation meeting itself, the proposed Water Agreement and exhibits were posted with less than 24-hours for beneficiaries to adequately review the materials prior to the BC.
- Staff could not provide substantive responses to some beneficiary concerns, including how the proposal will impact existing Waiohuli and Kēōkea lessees and undivided interest holders, the Waiohuli Economic Development Opportunity project, Maui island wait listers, or resolution of the inconsistency with the Makawao-Pukalani-Kula Community Plan which states:
  - "Restrict the use of any water developed within or imported to the Upcountry region to consumption within the Upcountry region, with exception provided for agricultural use."

Possible DHHL actions on the proposed project

If the HHC accepts this Beneficiary Consultation Report as complete, there are a spectrum of possible actions that the Administration could pursue. At one end of possibilities, the current or amended agreement could be brought for the Commission's consideration and possible approval at a future meeting with beneficiary comments noted. The proposal should address current beneficiary opposition by addressing issues raised, including:

1. An analysis of how the proposal will impact existing Waiohuli and Kēōkea lessees and undivided interest holders, the Waiohuli Economic Development Opportunity project, Maui island wait listers, the underlying aquifer, and traditional and customary practices;
2. First completing due diligence studies that include but are not limited to Environmental Review under HRS 343 including hydrologic review and a Ka Paʻakai Analysis;
3. Presenting an evaluation of the reasons for dedicating water sources to the county, rather than owning and operating the system;
4. A written opinion confirming the agreement complies with the Makawao-Pukalani-Kula Community Plan and other County laws.

5. Legal assurances the water will be perpetually reserved for beneficiary use and methods to enforce the same.

To the degree that proposed authorization of the agreement does not address these and other issues raised during beneficiary consultation, it can be assumed that beneficiary opposition to the proposal will continue before the HHC and any County agencies involved.

At the other end of possibilities, to address the loss of trust engendered in this process and seek to gain beneficiary support for the proposal, DHHL could defer action on the proposed agreement and well development. It could instead begin engaging with beneficiaries on a structured consultation that first looks more comprehensively at our water needs on Maui potential sources to secure water source for DHHL's past, current, and future projects, and the ways in which water systems can be operated. A revised agreement based on those consultations could then be brought forward. While this would delay initial action, it may be faster than the consequences of significant opposition engendered so far.

It is recommended that any Commission action on this matter be taken on the island of Maui to better provide Maui beneficiaries more opportunities to provide their input on this matter.

Attachments

Exhibit A – The HHC's 2014 Water Policy Plan

Exhibit B – Draft Proposed Waiohuli Water Agreement

Exhibit C – Postcard

Exhibit D – Slideshow Presentation

Exhibit E – Meeting Notes

Exhibit F – Comments Received During the 30-Day Comment Period

DRAFT ENVIRONMENTAL ASSESSMENT

Cultural Learning Center and Community Farm at Ka‘ala

Wai‘anae, O‘ahu (TMK: 8-5-005:007 and 8-5-005:036)

September 2025

This document prepared pursuant to Chapter 343, Hawai‘i Revised Statutes and Chapter 11-200.1, Hawai‘i Administrative Rules

Applicant:

Ka‘ala Farm

Accepting Authority:

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Prepared By:

TOWNSCAPE, INC.
Environmental & Community Planning

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Acronyms

BWS	Board of Water Supply
CWRM	Commission on Water Resource Management
DHHL	Department of Hawaiian Home Lands
DLNR	Division of Labor and Natural Resources
DOFAW	Department of Forestry and Wildlife
EA	Environmental Assessment
FONSI	Finding of No Significant Impact
HRS	Hawai‘i Revised Statutes
KFI	Ka‘ala Farm Inc.
MGD	Million Gallons per Day
TMK	Tax Map Key

Project Information Summary

Project Name	Cultural Learning Center and Community Farm at Kaʻala
Applicant	Kaʻala Farm Inc. PO Box 630 Waiʻanae, HI 96792 Contact: Eric Enos
Accepting Authority	Department of Hawaiian Home Lands 91-5420 Kapolei Parkway Kapolei, HI 96707
Consultant	Townscape, Inc. 900 Fort Street Mall, Suite 1160 Honolulu, HI 96813 Contact: Sherri Hiraoka Phone: (808) 550-3892 E-mail: sherri@townscapeinc.com
HRS, Chapter 343 Trigger	Use of State lands and funds
Project Location	85-1753 Waiʻanae Valley Road Waiʻanae, HI 96792
Tax Map Keys (TMK), Parcel Sizes, and Recorded Fee Owner	8-5-005:007 (7.5 acres) Kaʻala Farm Inc. 8-5-005:036 (97.535 acres) Department of Hawaiian Home Lands
State Land Use District	Agriculture
Development Plan	Waiʻanae Sustainable Communities Plan
County Zoning	AG-2, General Agricultural District
DHHL Land Use Designation	Special District

CHAPTER 1 Introduction

This section introduces Kaʻala Farm Inc., the history of their actions at Kaʻala Farm, and the importance of their role in the moku of Waiʻanae.

1.1 Overview and Background

Kaʻala Farm Inc. (KFI) is a non-profit organization that provides cultural and environmental education programs for school children, families, and interested groups. KFI hosts its programs at Kaʻala Farm, located in upper Waiʻanae Valley.

The mission of KFI is to:

> *"Reclaim and preserve the living culture of the Poʻe Kahiko (people of old) in order to strengthen the kinship relationships between the ʻāina (land, that which nourishes) and all forms of life necessary to sustain the balance of life on these venerable lands."*

KFI takes a multi-faceted approach to achieve its mission, simultaneously pursuing environmental education, ecosystem restoration, community engagement, and sustainable agriculture at Kaʻala Farm. The "farm" is a restoration of an ancient agricultural complex and Cultural Learning Center, serving as a kīpuka, or refuge, for Hawaiian culture and traditions.

Hale at Kaʻala Farm.

1.1.1 KFI Beginnings

The origin of KFI and their work at Kaʻala Farm extend back to the early 1970s, when a group of young Hawaiians stumbled across rock terraces while hiking in the uplands of Waiʻanae Valley. During a period when Hawaiian traditions were facing suppression and the threat of extinction, the group did not recognize the terraces to be ancient loʻi kalo. However, through consultations with kūpuna, the group painstakingly restored the ancient agricultural complex at what is now known as Kaʻala Farm.

Two stones at Kaʻala Farm represent following the footsteps of those who walked before.

Fresh water, diverted through old plantation irrigation ditches, was once again brought down to the loʻi terraces, breathing vitality back into the ecosystem and community. Planting kalo was like putting meat back on the “bones” of the stone terraces. Community members in Waiʻanae could now steward the same lands their ancestors did and reconnect with their history. Over the next decades, Kaʻala Farm became a stable, enduring anchor for the people of Waiʻanae, providing opportunities to design and facilitate programs that meet changing community needs.

1.1.2 KFI Programs

Since its restoration, Kaʻala Farm provides a space for Native Hawaiians and other groups to come together and discuss common challenges and paths forward by focusing on the collective purpose of mālama ʻāina, honoring those who came before us, promoting healing through connection with the land, and interacting among people of different backgrounds and generations. It has evolved into a living classroom, offering programs and workshops that emphasize the importance of mālama ʻāina and kuleana. These principles guide the farm's operations and outreach, ensuring that the legacy of Native Hawaiian traditions - and the values they embody - remain alive and vibrant.

‘Ohana in the lo‘i during a community workday.

Ka‘ala Farm offers a wide range of programs that are designed for specific portions of the Wai‘anae community, such as Department of Hawaiian Homestead beneficiaries, school groups, and at-risk youth, and as well as for the broader community in general. There are monthly workdays for community members and families, internship opportunities and project-based learning experiences for students, and customizable programs for visiting groups. Each year, more than 3,000 ‘ōpio, mākua, kūpuna, and ‘ohana learn the importance of aloha ‘āina at Ka‘ala Farm.

KFI aims to educate and empower the next generation of resource managers and cultural practitioners through its programs. Student interns have designed and organized community clean-up efforts. One such event removed debris and waste from the portion of Wai‘anae Valley Road that leads up to Ka‘ala Farm. The students filled six 40-foot dumpsters, including three hundred tires, fifteen tons of trash and six tons of metal.

Students clean up trash along Wai‘anae Valley Road.

KFI has set a goal to serve a minimum of 3,000 visitors each year. During 2023 and 2024, this goal was exceeded, with the number of annual program participants averaging 4,869 visitors.

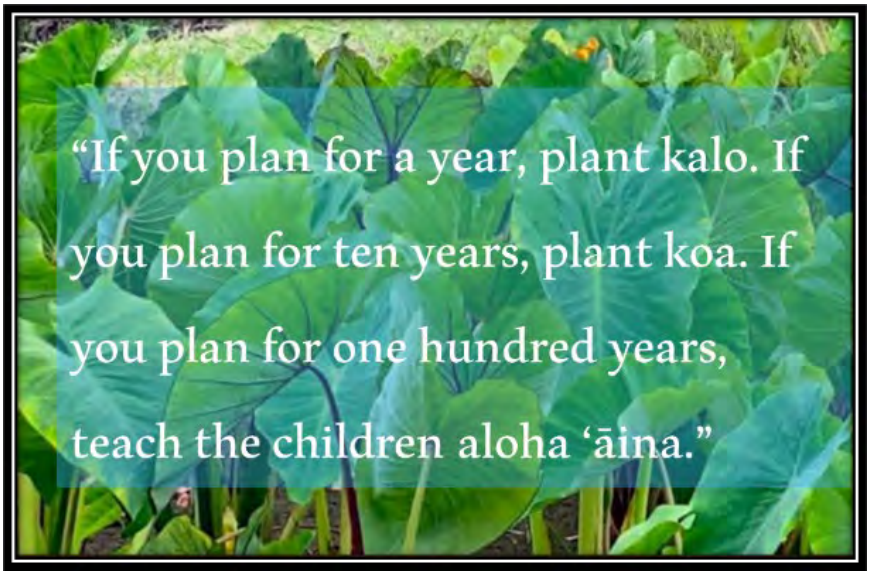
Kaʻala Farm continues to assess community needs and tailor programs to provide the most benefit. For example, during the COVID pandemic, the farm started a weekly drop-box distribution of food and culturally rich resources grown on the farm. Groups are also able to customize their visits through the Hoʻomohala Program. A full listing of KFI's programs may be found in Table 1.

Table 1 Programs offered at Kaʻala Farm

Program	Participants	Description
Lā Kōkua Kaʻala	Students	Monthly work days
Pua Kaiāulu	High school students	Summer program for ʻāina-based problem solving
DOE Alternative Learning	Students	Place-based project learning experiences
Hoʻola Kākou	Visiting groups	Visitors learn the history of Kaʻala Farm and its significant impact to the Hawaiian cultural movement
Hoʻokahua	Visiting groups	Participants learn the history of Kaʻala Farm, its contributions to the Hawaiian cultural movement, and the value of the traditional land-tenure system grounded in Aloha ʻĀina.
Hoʻomohala	Visiting groups	Customized group visits

1.1.3 KFI's Role in the Moku of Waiʻanae and Beyond

The programs run by KFI provide a crucial bridge for people to connect with their culture and steward their local environment. Beyond Kaʻala Farm itself, KFI's programs have extended to managing and protecting the adjacent cultural landscape in the area known as Waiʻanae Valley Ranch, recognized as one of the most intact and culturally significant landscapes on Oʻahu. Not only does KFI manage the 1,122-acre Waiʻanae Valley Ranch in partnership with Hoʻomau ke Ola, a substance abuse treatment organization, through a long-term lease from the State, it continues to partner with neighboring landowners, government agencies, public utilities, community organizations, schools, and individuals to mālama cultural sites, provide locally-grown food, pass down cultural practices, restore forests, protect water resources, and manage wildfire risks in the upper valley.



KFI also partners with key stakeholders to advance regional issues, convening groups to plan for land and resources. Grounded in the physical setting of Kaʻala Farm, KFI represents the community in on-going discussions about water, land use planning, responsibilities to the natural resources and culture. As climate change and urbanization threaten the entire moku of Waiʻanae, the efforts at Kaʻala farm serve as a model for sustainability. KFI’s mission reflects a broader movement in Hawaiʻi to reclaim and celebrate Native Hawaiian culture and tradition.

1.2 Purpose of this Environmental Assessment

Since July 1, 2008, KFI has held a gratis license from the Department of Hawaiian Homelands (DHHL) for community and cultural land uses on the 97-acre DHHL parcel in upper Waiʻanae Valley (TMK: 8-5-005:036). KFI is now requesting the conversion of this license to a General Lease, which will provide long-term access and continuity for its programs, and allow KFI to seek grants and other means to finance planned improvements. This action is a triggers Hawaiʻi Revised Statutes (HRS) Chapter 343 environmental review due to the use of state lands.

This Environmental Assessment (EA) will describe proposed actions, disclose potential environmental impacts resulting from those actions on the existing environment, and identify measures to mitigate those impacts. Additionally, this EA will describe the relationship of the Proposed Actions to existing planning efforts, the required permits and approvals, and the anticipated determination of significance.

1.3 Agencies and Organizations Contacted

County, State, and federal government agencies; elected officials; community organizations; and adjacent landowners were given the opportunity to provide comments during the early consultation period. Those contacted include:

- Federal
  - Pacific Islands Fish and Wildlife Office
  - Navy Region Hawai‘i
- State
  - Department of Land and Natural Resources
  - Department of Agriculture
  - Hawai‘i State Department of Health
  - Office of Hawaiian Affairs
  - Water Resources Research Center
  - Office of Planning and Sustainable Development
- City and County of Honolulu
  - Board of Water Supply
  - Office of Climate Change, Sustainability, & Resilience
  - Department of Emergency Management
  - Department of Land Management
  - Department of Planning and Permitting
  - Department of Environmental Services
  - Mayor’s Office of Culture and the Arts
- Elected Officials
  - Wai‘anae Coast Neighborhood Board No. 24
  - Hawai‘i State House of Representatives
  - Hawai‘i State Senate
  - Honolulu City Council
- Community Organizations
  - Ho‘omau Ke Ola
  - Wai‘anae Valley Homestead Community Association
  - Wai‘anae Mountains Watershed Partnership
- Adjacent Properties
  - Camp Wai‘anae

For letters and comments received, please refer to **Appendix A**.

CHAPTER 2 Existing Land Uses and Proposed Actions

This chapter describes the physical environment of Kaʻala Farm and details the Proposed Actions of this EA.

2.1 Land Ownership

2.1.1 Project Parcels

Kaʻala Farm is located in upper Waiʻanae Valley, near the mauka end of Waiʻanae Valley Road, ahupuaʻa of Waiʻanae Kai, moku of Waiʻanae on the island of Oʻahu. Kaʻala Farm consists of two parcels, a 7.5-acre parcel (TMK 8-5-005:007) owned in fee-simple by KFI, and the adjoining 97-acre parcel (TMK 8-5-005:036) owned by DHHL (see Figure 1).

2.1.2 Neighboring Landowners

Lands adjacent to Kaʻala Farm include the 1,122-acre parcel of the former Waiʻanae Valley Ranch. The former ranch parcel is currently leased to KFI and to the non-profit entity Hoʻomau Ke Ola by the State to pursue restoration, wildfire mitigation, and community healing activities. The 2,049-acre Waiʻanae Kai Forest Reserve borders Kaʻala Farm to the north, managed by the State Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) and the Board of Water Supply (BWS) owns land adjacent to the KFI-owned parcel 7. Additionally, there are several small privately-owned parcels in the vicinity and the U.S. Navy-controlled Lualualei Valley is just over the nearby Kauaʻōpuʻu Ridge (see Figure 1).

2.2 KFI Parcel (TMK 8-5-005:007)

KFI owns the 7.5-acre parcel 7, which is bounded by the main driveway and Honua Stream. Existing land uses on this parcel include the Native Plant Kīpuka, a gate, driveway, and parking area.

2.2.1 Native Plant **Kīpuka**

In 2006, KFI began transforming a portion of parcel 7 from a patchwork of non-native plants into a native dry forest in its Native Plant Kīpuka (see Figure 1). Native forests capture and retain more rainwater than alien-dominated ones, improving ground water recharge. This is one of the few accessible sites on Oʻahu where people may see and volunteer to maintain dryland forest.

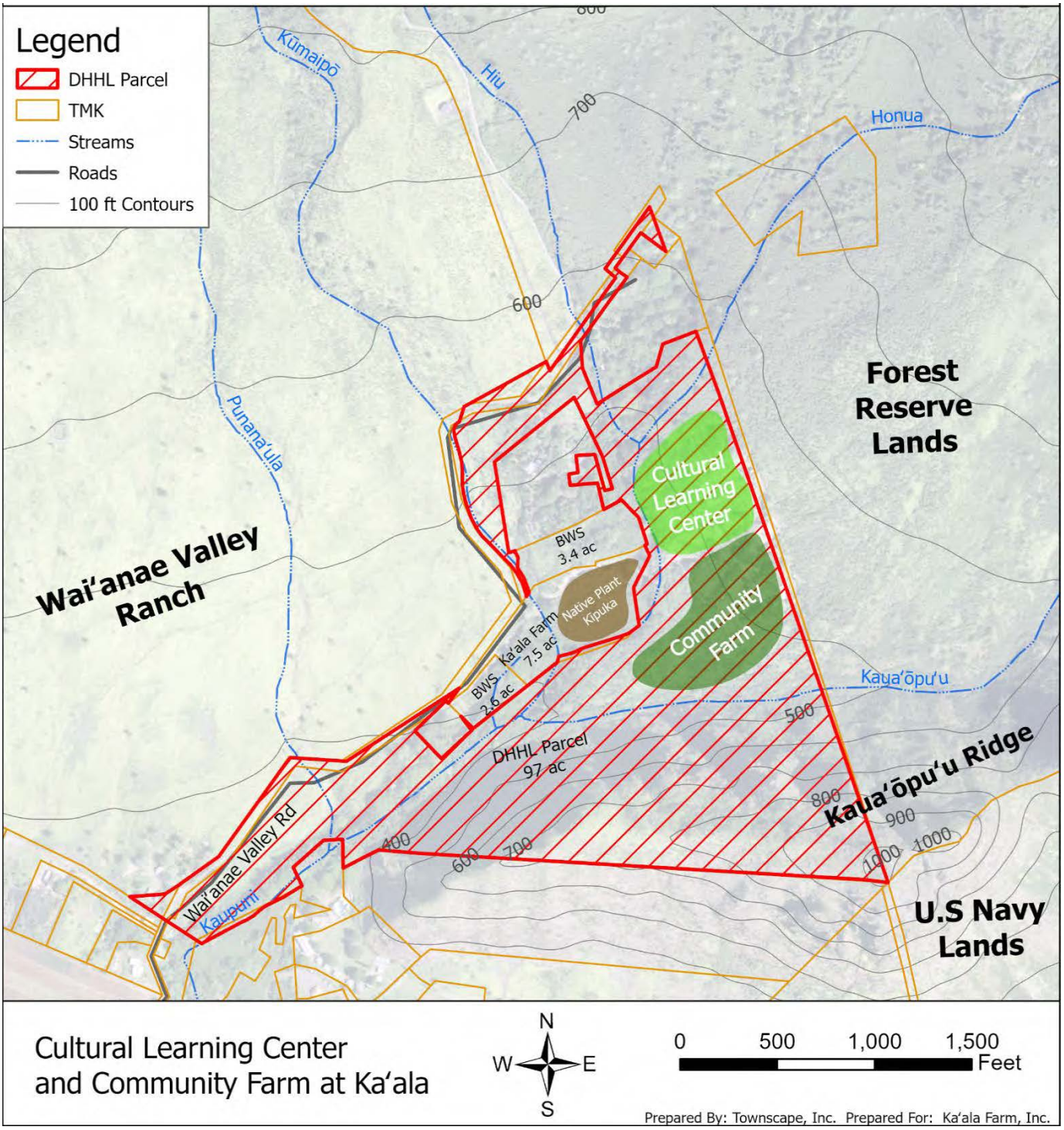


Figure 1 Location Map and Program Areas

2.2.2 Gate, Driveway, and Parking

The entrance to Kaʻala Farm is marked by a gate on the KFI-owned parcel. The main driveway to Kaʻala Farm splits off from Waiʻanae Valley Road and traverses parcel 7 before crossing Honua Stream and heading mauka to the Cultural Learning Center and Community Farm. A large gravel parking area suitable for buses is located along the main driveway before it crosses Honua Stream.

2.2.3 Proposed Facilities and Land Uses

No new facilities or land uses are proposed for Parcel 7.

2.3 DHHL Parcel (TMK 8-5-005:036)

KFI has held a gratis license for the 97-acre DHHL parcel since 2008 and is seeking conversion of this license into a General Lease, which will provide long-term access and continuity for its programs, and allow KFI to seek grants and other means to finance planned improvements. Active programming on the DHHL parcel is primarily located in two areas near the eastern boundary, the Cultural Learning Center in the northern portion and the Community Farm south of that (see Figure 1).

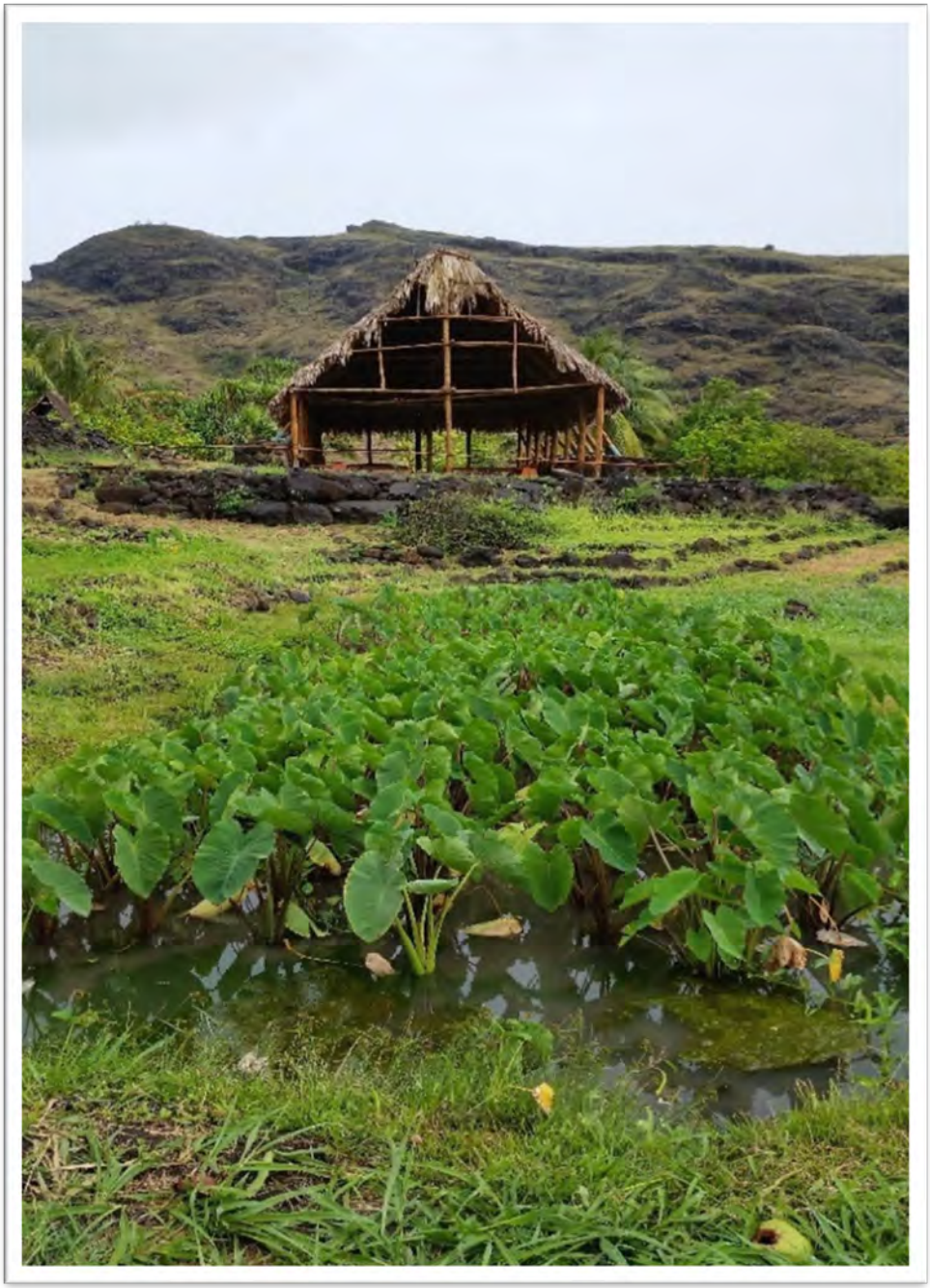
The Cultural Learning Center is a window to the past, preserving the history of upper Waiʻanae Valley and maintaining Native Hawaiian cultural practices. The Community Farm combines traditional Hawaiian agriculture with modern permaculture technologies, producing culturally significant food for the community. This section of the draft EA lists the current land uses and facilities at the Cultural Learning Center and Community Farm and describes future land uses and facilities envisioned by KFI. The remaining lands are undeveloped but are maintained for water flow and quality and for wildfire mitigation.

2.3.1 Cultural Learning Center

Visitors come to the Cultural Learning Center for firsthand experiences that teach the importance of aloha ʻāina. The Learning Center enables KFI to share environmental and cultural values by allowing visitors to step in and work and utilize the same type of loʻi, dryland fields, and traditional Native Hawaiian hale their ancestors did hundreds of years ago.

Loʻi Kalo

Wetland kalo farming has been the foundation of Kaʻala Farm's activities for the past four decades. Existing terraces, built hundreds of years ago, have been restored to provide opportunities for volunteers to grow kalo, one of the most culturally important Hawaiian staple crops. KFI maintains approximately one acre of loʻi at the Cultural Learning Center.



Kalo and Hale Naʻauao at Kaʻala Farm.

Dryland Fields

The fields at the Cultural Learning Center are approximately one-half acre in size and include ‘ulu, dryland kalo, and many other dryland-adapted and culturally significant plants used for food, cultural practices, and healing. Existing dryland fields at the Cultural Learning Center are maintained by hand weeding and occasional watering by sprinkler.

Hale Na‘auao

The hale is the central teaching and gathering place at the Cultural Learning Center and is located on a pre-contact house site adjacent to the lo‘i. The original hale was lost to a fire in 2012 but was rebuilt in 2013 on a 25 x 50 ft stone foundation using mangrove (*Rhizophora mangle*) logs cured in salt water. Native grass and loulu palm fronds were used for the thatched roofing. High school students and volunteers from around the state contributed to rebuilding the structure, guided by KFI staff.

The Hale Na‘auao that burned in a wildfire in 2012.

Hale Hau

Hale Hau is an approximately 625 square foot traditional hale that serves as a secondary gathering and teaching space to either supplement Hale Na‘auao or provide another meeting venue for smaller groups.

Hale Kuke

Hale Kuke is an open-air multipurpose facility with a gravel floor. It is located near the upper boundary of the farm, between the Cultural Learning Center and the Community Farm, making it a convenient place for staff to meet to discuss operational matters and to rest and share meals.

Caretaker’s Residence

The Caretaker’s Residence is a 600 square foot wooden house near the Hale Na‘auao. This structure will be renovated and will house a staff person to provide on-site security and maintenance.

Hale ‘Au‘au

Hale ‘Au‘au is a 550 square foot shower/wash area located opposite the Hale Kuke. It is intended to serve staff, volunteers, and program participants and has two areas that can be used separately for families and children. The wash area currently uses stream water for general rinsing, but a water catchment and purification system is planned for increased water quality.

Infrastructure

Infrastructure at Ka‘ala Farm consists of vehicular access, parking areas, electrical power, telephone service, and agricultural water. Vehicles access the farm via a one-lane driveway that splits from Wai‘anae Valley Road near the entrance to the KFI-owned parcel 7 and runs mauka alongside Honua Stream. A large gravel parking area is located just before the driveway crosses Honua Stream. This parking area can hold two school buses and approximately 20 additional vehicles.

Electrical power and telephone service are provided by pole-mounted lines that follow Wai‘anae Valley Road to its terminus in the upper part of the valley.

Agricultural water is obtained from Honua Stream through Diversion #535, registered with the State Commission on Water Resource Management. The intake uses an old plantation diversion with a flow rate of 0.187 cubic feet per second. The diverted water is piped from the intake to the lo‘i at Ka‘ala Farm and back into Honua Stream.

Daily wastewater generation is serviced on-site. There is one structure housing three composting toilets located near the Hale Kuke. Each stall is served by a 55-gallon drum.

Their contents are regularly emptied, treated, and buried. An additional composting toilet is located mauka of the dryland fields for occasional use by students working in the fields or loʻi. Portable toilets are brought in to service large events where greater numbers of visitors are anticipated.

2.3.2 Community Farm

The Community Farm is a project between DHHL and KFI to demonstrate traditional resource management and sustainable agriculture by mixing ancient and modern methods. Dryland kalo, banana, and ti are cultivated by families who either have a DHHL homestead lease or are awaiting an agricultural lot. KFI provides training on cultivation and processing of crops; integrating sustainable agricultural practices; and Native Hawaiian knowledge to produce healthy food for the community.

Dryland Fields and Edible Forest

Like the Cultural Learning Center, the Community Farm has dryland fields that grow a variety of culturally significant plants such as dryland kalo, ʻulu, banana, kukui nut, and sweet potato. Whereas the dryland fields at the Cultural Learning Center primarily contain Polynesian crops cultivated by early Hawaiians, the dryland fields at the Community Farm contain these plants and more recent introductions such as fruit trees like lychee and mango. These fruit trees form an “edible forest” that showcase the modern permaculture technique of “food forestry.” Together, the dryland fields and edible forest at the Community Farm total approximately one acre.

Small Animals Enclosure

A dog-proof fence confines an approximately one-acre area that currently holds sheep that are used for rotational pasturing, managing invasive plants and weeds on the farm. In the future, other small animals such as ducks, geese, chickens, and rabbits may be held to help cycle nutrients by creating compost and natural fertilizer that can be used on the Dryland Fields and Edible Forest.

Storage, Watchtower, and Caretaker’s Office

Two recycled shipping containers are located next to the driveway at the Community Farm. These containers act as a central storage space for materials and tools. A watch tower and a second caretaker residence is being constructed atop the storage units to allow for greater visibility and oversight of the property.

Imu

An imu is a traditional Hawaiian cooking pit or inground oven. The process of cooking with an imu involves digging a pit in the ground, then heating it with hot stones. The Imu at Ka‘ala Farm is in the mauka section of the Community Farm, adjacent to the Edible Forest. The imu cooking technique showcases the Hawaiian cultural approach to communal cooking and celebration, emphasizing a connection with the land and traditional methods of food preparation.

Gathering Space and Field Kitchen

The Gathering Space and Field Kitchen are in one roofed, unwalled structure that is approximately 1,500 square feet in size and is located near the upper boundary of the Community Farm. Staff utilize sinks, bottled water, and propane gas burners to teach La ‘Ohana program participants how to cook flatbreads and other dishes using food grown on the property. The Gathering Space has a shower and a flush toilet that utilizes a methane digester mechanism. Overall, the Gathering Space and Field Kitchen provides a physical space for education, communal food sharing, and intergenerational learning.

Parking (Community Farm)

A gravel parking area surrounds the existing storage containers and watch tower. This area generally serves the Community Farm and can hold approximately 20 vehicles.

2.3.3 Proposed Facilities and Land Uses

KFI plans to maintain its current land uses and facilities while implementing improvements as funding allows. A conceptual plan shows the existing and proposed facilities and land uses at Ka‘ala Farm. Existing facilities and land uses are labeled with black text, while the proposed facilities and land uses are labeled in red text (see Figure 2).

Below is a general overview of the proposed future facilities and land uses.

Aquaponics System (Community Farm)

Aquaponics is the practice of raising fish and growing plants in a symbiotic system. The model of aquaponics can be visualized as a self-contained “mini-ahupua‘a” with fish ponds representing coastal loko i‘a (fishponds) and grow beds representing upland lo‘i kalo and dryland fields. The aquaponics system will be in the mauka section of the Community Farm. Approximately half an acre of fishponds will feed drip irrigation systems in the dryland fields and edible forest. Bacteria in the fishponds will convert fish waste to nutrient-rich fertilizer for the plants below.

Water will enter the system from the existing Honua Stream Diversion (Diversion No. 535). Existing water pipes will deliver the water from Honua Stream to the aquaponics system, but the drip irrigation system and accessory aquaponics equipment will require new pipes.

Loʻi Kalo Expansion (Cultural Learning Center)

KFI proposes to expand cultivation of wetland taro at the Cultural Learning Center by adding approximately two acres of loʻi kalo makai of the existing terraces. The expansion of these areas will allow for more culturally significant food to be grown and consumed by the community. The loʻi kalo support KFI's educational programs and provide environmental benefits by allowing for increased ground water percolation and for suspended sediment to settle out before water is returned to the stream.

Dryland Field Expansion (Community Farm)

Approximately two acres of dryland fields are proposed makai of the existing Community Farm's dryland fields. These fields will be watered by drip irrigation originating at the aquaponics system and fishponds which are supplied by the Honua Stream Diversion (Diversion No. 535). The dryland fields support the educational programs and community-based agriculture facilitated by KFI.

Barn (Community Farm)

A small barn is proposed to shelter small animals such as goats, ducks, geese, chickens, and rabbits, supporting animal husbandry operations at the Community Farm. It will be an approximately 600 square foot wood frame structure located within the Small Animals Enclosure.

Field Shelter (Community Farm)

A 400 square foot open-air pavilion is proposed to provide a shaded rest area for families working on the Community Farm and for those visiting the Edible Forest. It may be constructed from natural materials similar to the Hale Naʻauao.

Bunkhouse (Community Farm)

A bunkhouse is proposed as a 1,250 square foot, cabin-style wood frame structure with bunk beds to house up to twenty people overnight. Groups of visitors helping with work projects or needing a retreat space will be able to stay in the bunkhouse.

Figure 2 Ka'ala Farm Conceptual Plan

CHAPTER 3 Environmental Setting, Anticipated Impacts, and Mitigation Measures

This chapter describes the natural, cultural, archaeological, and historical setting of the project area and lists the potential impacts and mitigation measures for the Proposed Actions.

3.1 Natural Environment

3.1.1 Regional Setting

Moku of Waiʻanae

The Project Area is located within the moku of Waiʻanae, one of the six moku of the island of Oʻahu. The Waiʻanae moku consists of nine ahupuaʻa bounded by the Waiʻanae Mountain Range and the Pacific Ocean. The crest of the Waiʻanae Mountain Range is Mount Kaʻala (elevation, 4,025 feet), which overlooks the project area (see Figure 3).

Waiʻanae Kai Ahupuaʻa

Kaʻala Farm is located in the Waiʻanae Kai ahupuaʻa. Waiʻanae Kai is bounded to the east by the Lualualei ahupuaʻa, to the south by the waters of Pōkaʻī Bay, to the west by Mākaha ahupuaʻa, and to the north by Mount Kaʻala and the ridgeline of the Waiʻanae Mountains (see Figure 3). Historically, the moku of Waiʻanae included the ahupuaʻa of Waiʻanae Uka, which is connected to Waiʻanae Kai and extends from the ridgeline of the Waiʻanae Mountains across what is now known as Central Oʻahu, all the way to the ridgeline of the Koʻolau Mountains.

Anticipated Impacts and Mitigation Measures

KFI serves an important cultural and environmental role for the region, connecting stakeholders and community organizations with the land, natural and cultural resources, and traditional practices. KFI stewards the largest intact cultural landscape on the island in upper Waiʻanae Valley and strengthens connections with communities across O'ahu and throughout the State. Thus, KFI helps to educate the community on Waiʻanaeʻs significant place in the region resulting in no anticipated negative impacts to the region.

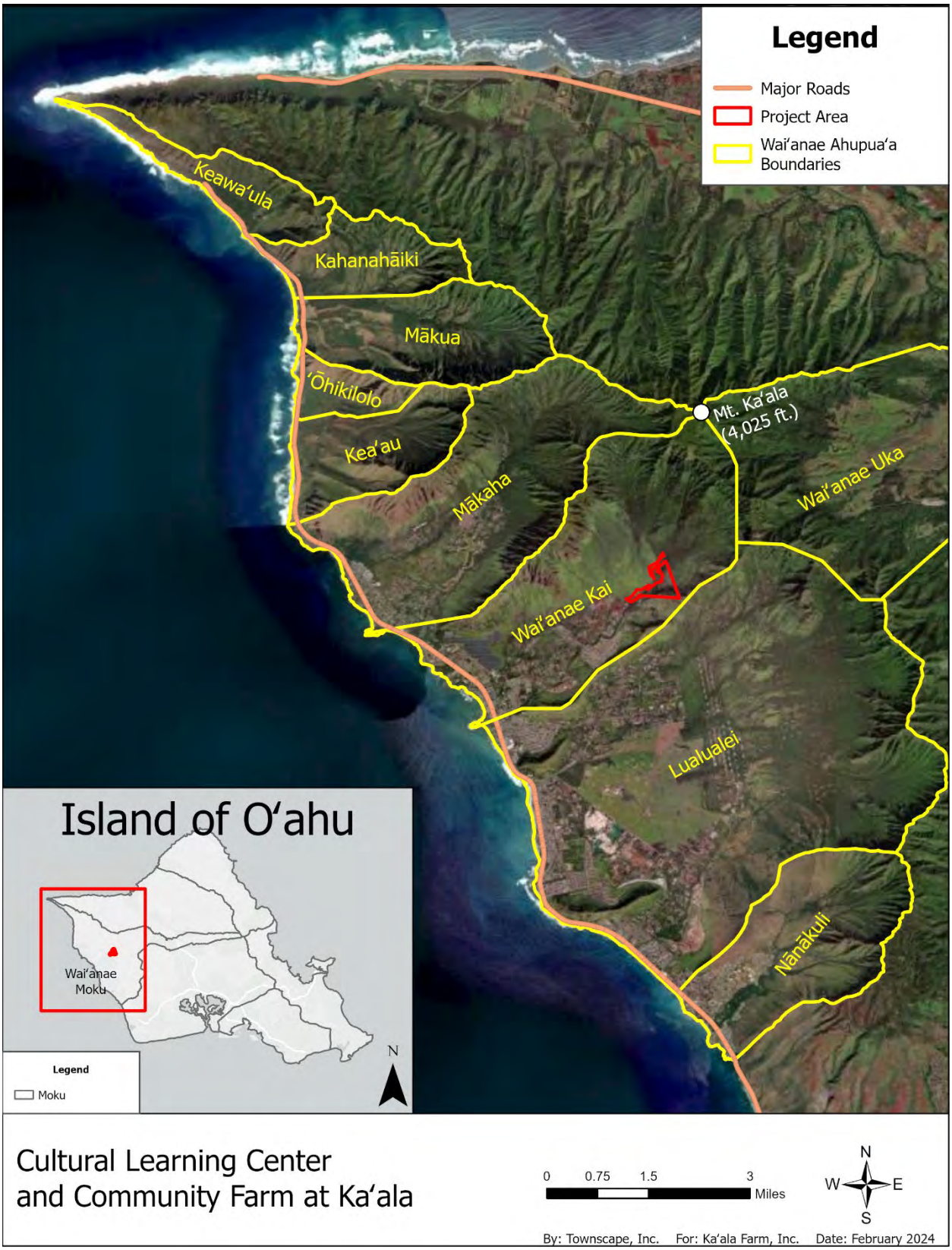


Figure 3 Regional Map

3.1.2 Climate

The project area is located on the leeward side of Oʻahu, which is typically dry and sunny due to the Koʻolau and Waiʻanae Mountain ranges that block the northeasterly trade winds, forming a rain shadow. Therefore, the Waiʻanae Moku is typically hot and dry in the lower elevations while upper elevations experience cooler and wetter conditions. Yearly rainfall in Waiʻanae Valley ranges from twenty inches per year in the makai portions of the valley to nearly eighty inches per year in the mauka portions, nearest Mount Kaʻala. Fog drip is also common above the 2,000-foot elevation. Most of the DHHL parcel receives about 35 to 45 inches of rain per year, which is considered a "Very Dry" moisture zone (see Figure 4). Climate change is generally expected to result in dry areas like Waiʻanae getting drier, particularly during the summer dry season.

Anticipated Impacts and Mitigation Measures

KFI aims to pursue actions and mitigation measures that are in line with the local climate. The hot and dry climate imposes some constraints on the agricultural activities that KFI can pursue but the selected agricultural crops and traditional Hawaiian agricultural practices being taught were adapted to local conditions hundreds of years ago. Plants selected for the dryland fields thrive in the area's climate and require only occasional irrigation. Wetland taro farming activities utilize natural streamflow that is fed by the abundant rainfall in the mauka forests and allow for some percolation to the ground water aquifers as the fresh water flows through the parcel.

Increasing visitor numbers to the farm may impact the climate by increasing greenhouse gas emissions due to increased traffic and energy consumption. Additionally, increased visitation and expanded farm acreage will require additional water resources. KFI will pursue the following measures to mitigate these anticipated impacts:

Sustainable Transportation

- Promote low-carbon transportation options to and from the farm, such as carpooling, shuttle services, and public transportation.
- Offset carbon emissions from transportation through tree planting and ecosystem restoration.

Energy Efficiency and Renewable Energy

- Power visitor facilities with renewable energy to reduce fossil fuel use.
- Use energy-efficient appliances and lighting, and design buildings for natural ventilation and lighting to reduce energy consumption.

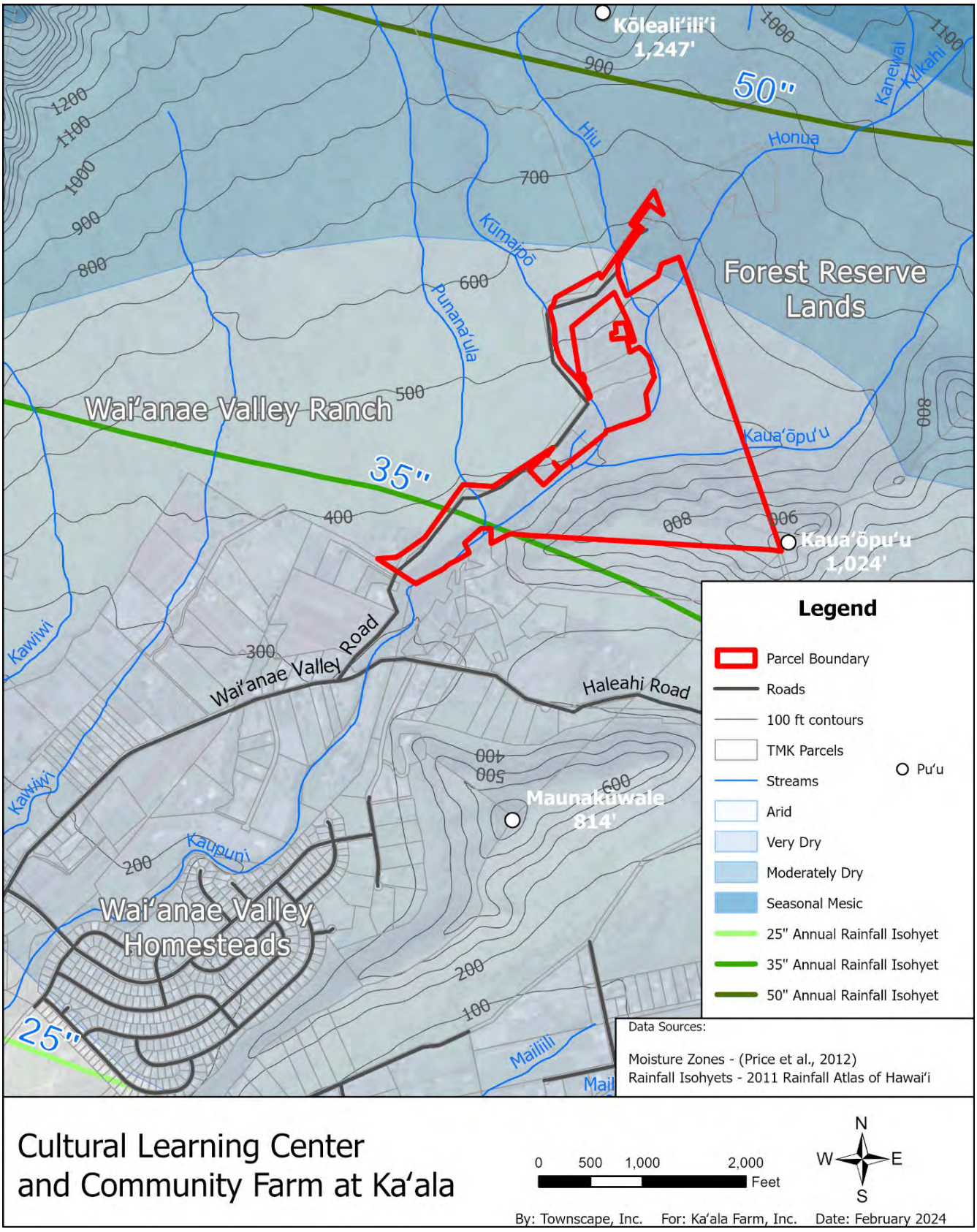


Figure 4 Moisture Zones & Rainfall

Water Conservation and Management

- Use climate-appropriate native plants to minimize irrigation water demands and recharge groundwater.
- Educate visitors on water conservation practices.

Carbon Offsetting and Sequestration

- Implement reforestation to offset the farm's carbon footprint.
- Implement regenerative agricultural practices that enhance carbon sequestration in the soil.
- Offer carbon offset options for visitors, allowing them to contribute to projects that compensate for their visit's carbon footprint.

Community and Stakeholder Engagement

- Collaborate with the local community and government to align the farm's visitor management strategies with broader climate goals.
- Facilitate local and regional resiliency initiatives to share knowledge and practices.

3.1.3 Geology & Soils

The Waiʻanae Mountains are the erosional remnants of the Waiʻanae shield volcano that formed over three million years ago. Nine valleys within the Moku of Waiʻanae were created by several million years of erosion from the forces of sun, wind, and rain. Waiʻanae Valley is characterized by steep valley walls transitioning to gently sloping valley floors and the coastal plain. The project area lies beneath Mount Kaʻala, along Waiʻanae Ridge and Puʻu Kauaʻōpuʻu. Puʻu Maunakūwale lies south of Kaʻala Farm along the southern edge of the valley (see Figure 5).

The Proposed Actions primarily take place north of Kauaʻōpuʻu Ridge on the “Older Alluvium” geological unit. Alluvium is typically consolidated sand and gravel deposited by rivers during the Pleistocene and Pliocene epochs which filled a valley with thick terraced deposits (USGS, 2007). The slopes of Kauaʻōpuʻu on the south portion of the farm are part of the “Waiʻanae Volcanics” geological unit, steeper and rocky terrain left behind by the approximately 3-million-year-old lava flows of the Waiʻanae Shield Volcano. (see Figure 5). The topography of upper Waiʻanae Valley is rugged and mountainous. There are steep slopes on the southern portion of the project area on the Kauaʻōpuʻu ridgeline. The northern portion of the project area has gentler slopes, conducive to the loʻi terraces and Community Farm uses.

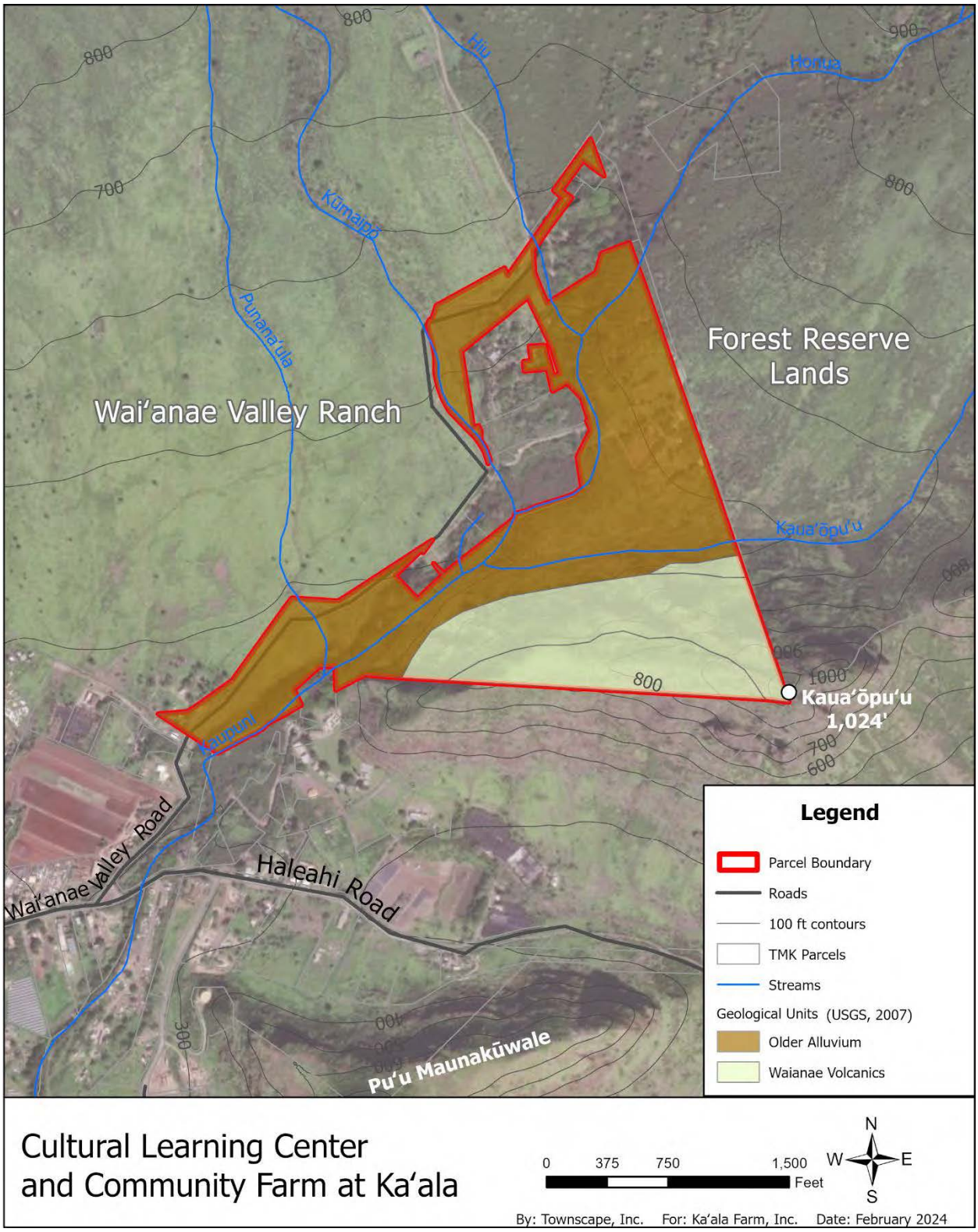


Figure 5 Geology

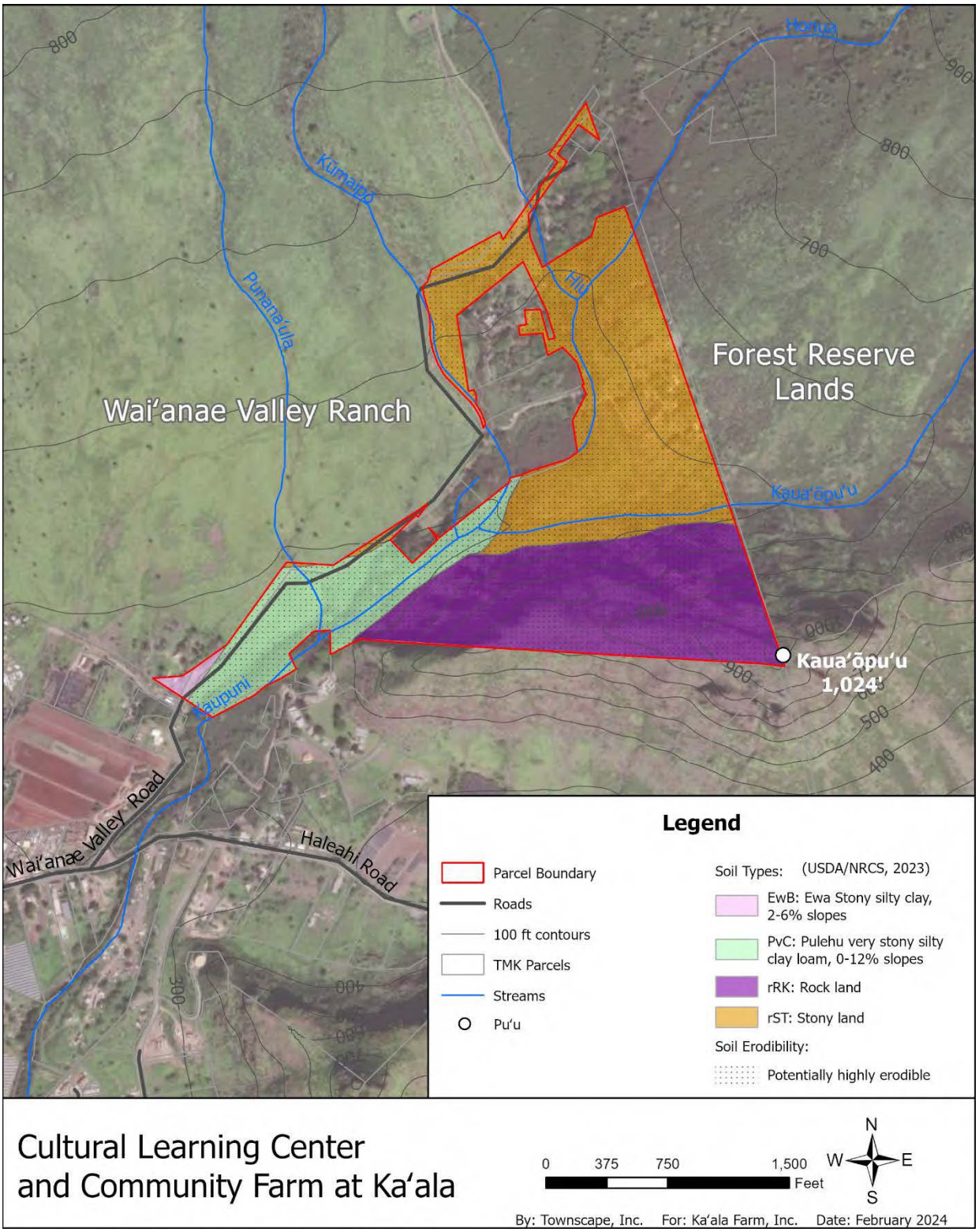


Figure 6 Soils

Soil series within the Kaʻala Farm parcels are dominated by stony land (rST) and rock land (rRK) along the valley walls (see Figure 6). These soil types are usually found in steep, mountainous areas and are well-drained. Organic matter accumulates in areas with gentler slopes and creates agricultural soil. There is a pocket of Pulehu very stony clay loam (PvC) in the makai portion of the property along Kaupuni Stream (see Figure 6). These soils are generally unsuitable for conventional cultivation due to their shallow, stony nature. However, the long history of ʻuala (sweet potato) and kalo (taro) cultivation in the valley indicates that these soils can be suitable for traditional Hawaiian methods of cultivation. A small section of the project area west of Waiʻanae Valley Road is the ʻEwa Stony Silty Clay soil type. All of the soils, with the exception of this small section of ʻEwa Stony Silty Clay, are considered potentially highly erodible.

Anticipated Impacts and Mitigation Measures

In the short-term, KFI's environmental and cultural education programs, land uses, and facilities will contribute positively to soil health as landscape management and farming will improve on soil productivity. In the long-term an increase in visitors to the farm could have impacts on the local geology by increasing the potential for disturbing geologically sensitive areas like Kauaʻōpuʻu Ridge. Impacts to soil may include compaction and erosion from increased foot traffic. KFI will pursue the following measures to mitigate these potential impacts:

Soil Health Improvement

- Practice regenerative agriculture techniques, such as crop rotation, cover cropping, and minimal tillage, to maintain and enhance soil health.
- Incorporate organic matter into the soil to improve its structure, fertility, and water retention.

Protection of Geological Features

- Establish protective zones around significant geological features, like Kauaʻōpuʻu Ridge, where visitor access is managed to prevent disturbance.

Erosion Control

- Develop a soil and water conservation plan for agricultural areas to identify appropriate best management practices to mitigate soil erosion and runoff.
- Implement terracing in agricultural areas to reduce runoff and soil loss.
- Restore vegetation in areas prone to erosion, using native plants that stabilize the soil with their root systems.

Education and Awareness

- Educate visitors on the importance of soil conservation, the negative impact of soil erosion, and the value of healthy soil.
- Educate visitors on sensitive geological areas and how to interact with them, ensuring they do not inadvertently cause harm.
- Encourage responsible visitor behavior, such as staying on designated paths and respecting protected areas.

3.1.4 Water Resources & Water Supply

There are limited ground water resources throughout the Moku of Waiʻanae given the hot and dry climate. The geographic extent of the Waiʻanae Aquifer System is consistent with the boundaries of the Waiʻanae Kai ahupuaʻa and Waiʻanae Valley (see Figure 7). The Commission on Water Resource Management (CWRM) estimates that the sustainable yield of the Waiʻanae Aquifer Sector Area is thirteen million gallons per day (MGD), and that the sustainable yield of the Waiʻanae Aquifer System Area that underlies Waiʻanae Valley is approximately 3 MGD.

Rainfall and fog drip feed dike aquifers in the upper areas of the valley and once provided water for up to thirty springs in the 1,000 to 2,000-foot elevations. Ancient Hawaiians understood how critical freshwater resources were to their way of life and designed terraced agricultural systems to slow and spread the flow of water. Most of the springs that once fed the ancient terraces have disappeared due to ranching activities, the construction of tunnels and wells, and climate change; however, several springs still feed the tributaries of Kaupuni Stream.

Kaupuni Stream is one of the two largest streams on the Waiʻanae coast. The stream flows in a southwesterly direction from its headwaters to Pōkaʻī Bay over the course of approximately six miles. Kaupuni Stream is fed by Kānewai, Honua, Kalalua, and Hiu streams. The high elevation bog environment at the summit of Mount Kaʻala also makes a minor contribution to surface flow. Although Kaupuni Stream was historically perennial, flowing to the shore at Pōkaʻī Bay, water diversions for agricultural use have decreased the stream flow, which is now intermittent in the lower portions of the valley. Tunnels were built during the 1920s to support agriculture in the area and in the 1940s to support municipal use.

Kaupuni Stream is listed on the State’s Clean Water Act Section 303(d) list of impaired water bodies based on an assessment that recorded trash present in the stream channel and indicated that levels of total nitrogen, nitrate and nitrite, total phosphorous, turbidity, and suspended solids are potentially above water quality standards.

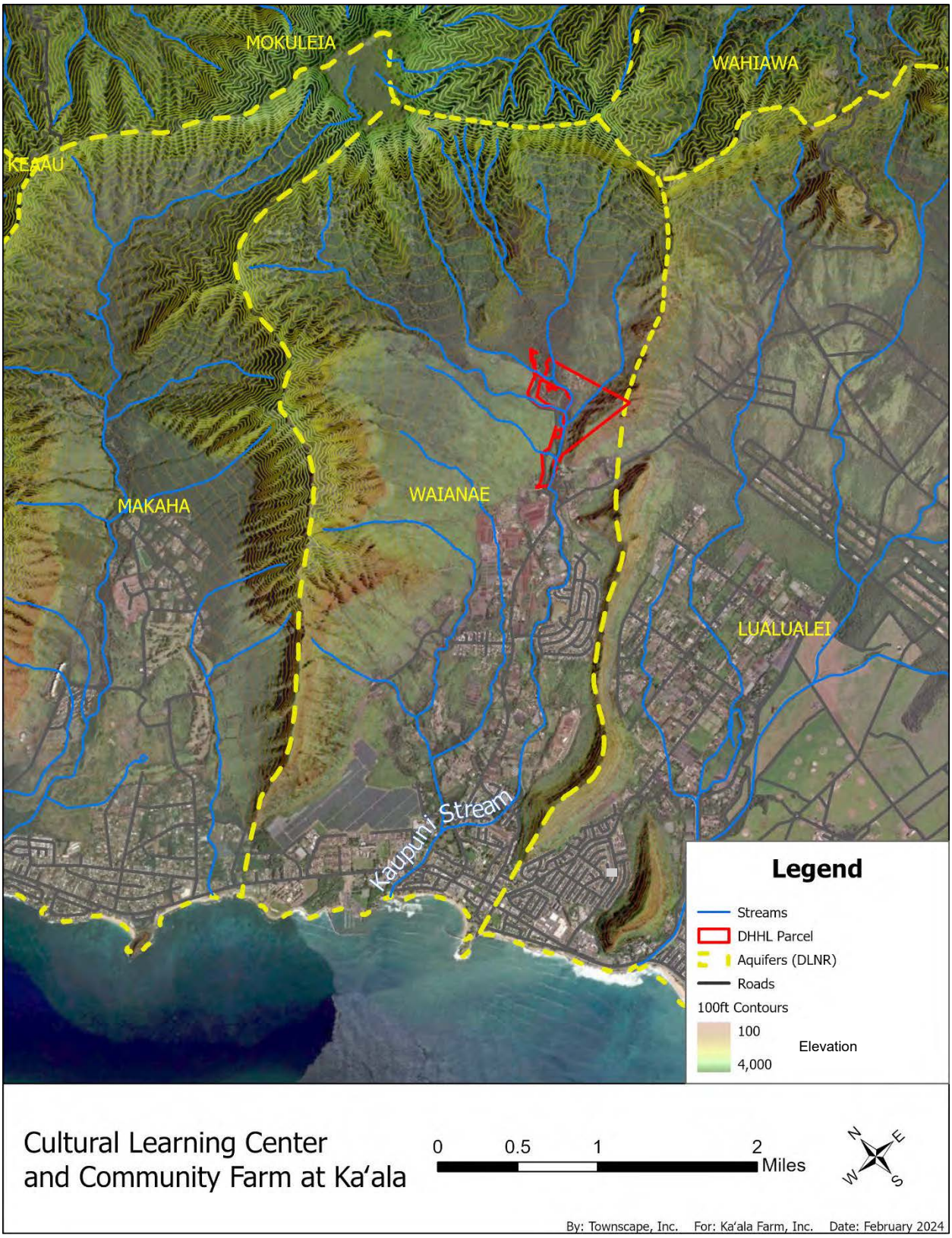


Figure 7 Aquifers and Water Resources

BWS manages water wells, tunnels, and a system of water distribution pipes that supply potable water to the developed areas of Waiʻanae Valley. The BWS "service area" extends to the mid-point of the valley and includes the site of the ranch house at the former Waiʻanae Valley Ranch. Kaʻala Farm is not connected to the BWS system. It pipes non-potable water to the farm from Diversion Number 535 located on Honua Stream approximately one hundred feet below the juncture of Kānewai and Kukaki Streams and upstream of an old plantation intake. The diversion amount is 0.187 cubic feet per second (0.121 MGD). Water passes through the loʻi at Kaʻala Farm before returning to Honua Stream. Some water is used for occasional sprinkler irrigation of the dryland fields and edible forest and for rinsing off after working in the loʻi and fields.

Anticipated Impacts and Mitigation Measures

KFI's programs and activities showcase the importance of fresh water to visitors and provide a positive impact on local water resources. Over the long-term, an increase in visitors to the farm may impact water resources from increased demand, soil erosion, and sedimentation. Potable water demands may also rise due to more cooking and overnight stays when development is complete. KFI will continue to provide bottled potable water when needed to support volunteers and workers and will purify some of its surface water for potable purposes. KFI will pursue the following measures to mitigate these anticipated impacts:

Water-Saving Technologies and Practices

- Install low-flow water fixtures in visitor facilities.
- Employ smart irrigation systems that minimize agricultural water use, such as drip irrigation.

Rainwater Harvesting and Greywater Recycling

- Implement rainwater harvesting systems to store rainwater for irrigation.

Natural Water Filtration and Conservation Areas

- Create or restore natural wetlands and riparian buffers to filter runoff water naturally, enhance groundwater recharge, and protect aquatic habitats.
- Protect and restore natural vegetation around water bodies to reduce erosion and sedimentation.

Sustainable Visitor Management

- Designate specific areas for visitor activities to minimize trampling and soil compaction near water bodies.
- Implement programs to raise awareness among visitors about water conservation and the importance of protecting water resources.

3.1.5 Land Cover, Flora, & Fauna

Land cover in the project area is predominantly shrub and brush rangeland, with a small section adjacent to the former Waiʻanae Valley Ranch considered Mixed Rangeland. At higher elevations to the north of the project site, there is significantly more moisture, and the land cover is Evergreen Forest Land. Surrounding Waiʻanae Valley Road is Residential land on the southern section of the project parcel (see Figure 8).

The upper elevations of the valley have an extremely high concentration of threatened or endangered plants. The summit of Mt. Kaʻala has persistent cloud cover which creates a unique bog environment above 4,000'. Most plants there are endemic to Hawaiʻi or Oʻahu. More invasive species occur lower in elevation. The southwest portion of the project area, on the slopes of Kauaʻōpuʻu, has a medium density of threatened or endangered plant species. The northeastern slopes of the ridgeline are listed as a critical "Oahu Dry Cliff Unit 3" ecosystem by the U.S. Fish and Wildlife Service (see Figure 9).

More parts of the upper Waiʻanae and Lualualei Valleys have been designated as critical habitats for ʻelepaio and native plants. These critical habitats are areas that have essential resources for the continued viability of the species. Additionally, wetlands in the adjacent Lualualei Valley are designated as waterbird critical habitats. There is a low density of threatened and endangered species in the Cultural Learning Center and Community Farm areas, while there is a medium density of threatened and endangered species southeast of the Kauaʻōpuʻu streambed on the DHHL parcel (see Figure 9).

Anticipated Impacts and Mitigation Efforts

The Proposed Actions are located on lands designated as Shrub and Brush Rangeland and in areas of low threatened/endangered plant density. No actions are proposed on the slopes of Kauaʻōpuʻu, where there is a medium density of threatened/endangered plants as well as the Oʻahu Dry Cliff Unit 3 Critical Ecosystem. This land has been previously disturbed by feral ungulates and wildfire, thus there are no significant impacts related to land cover, flora, or fauna.

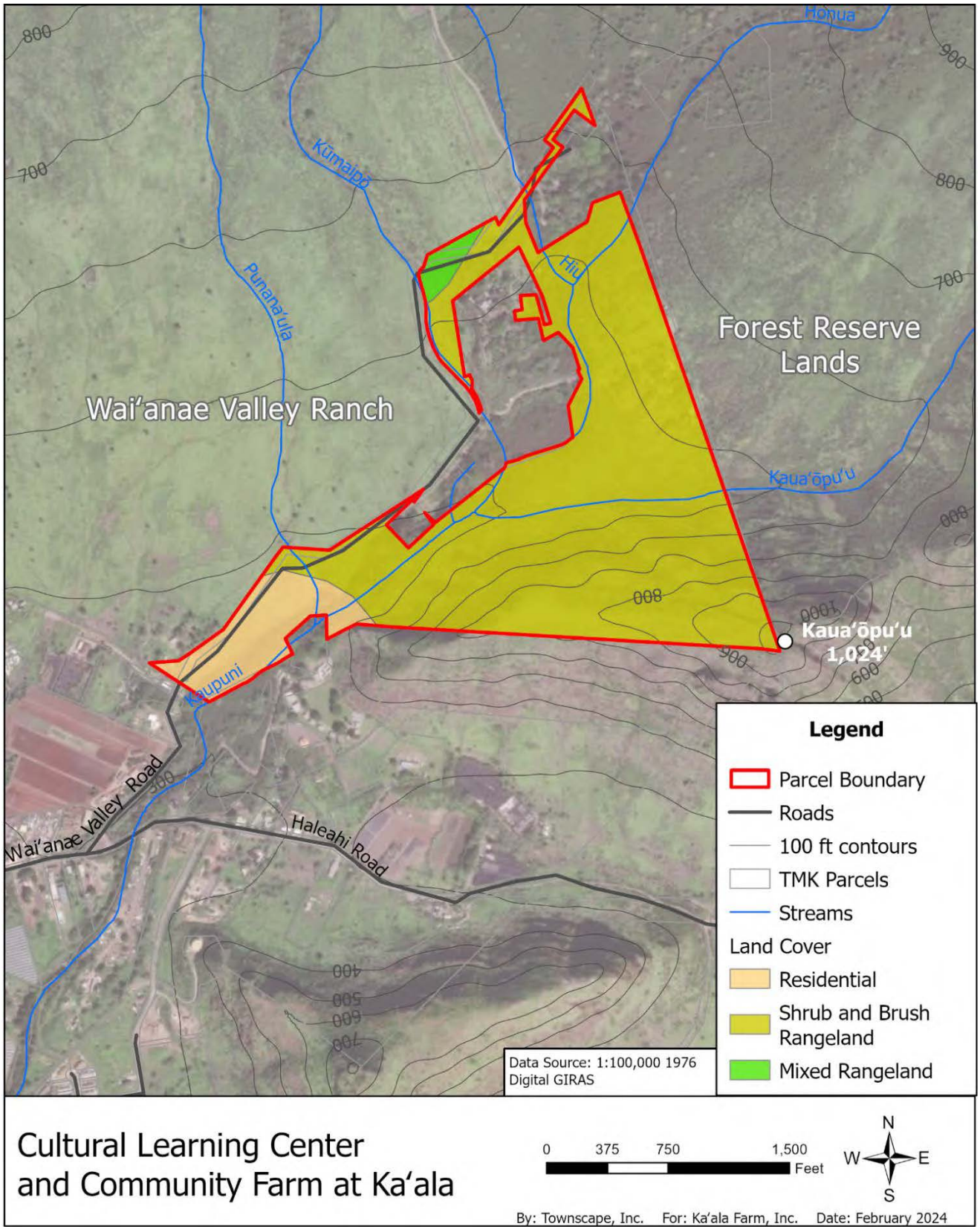


Figure 8 Land Cover

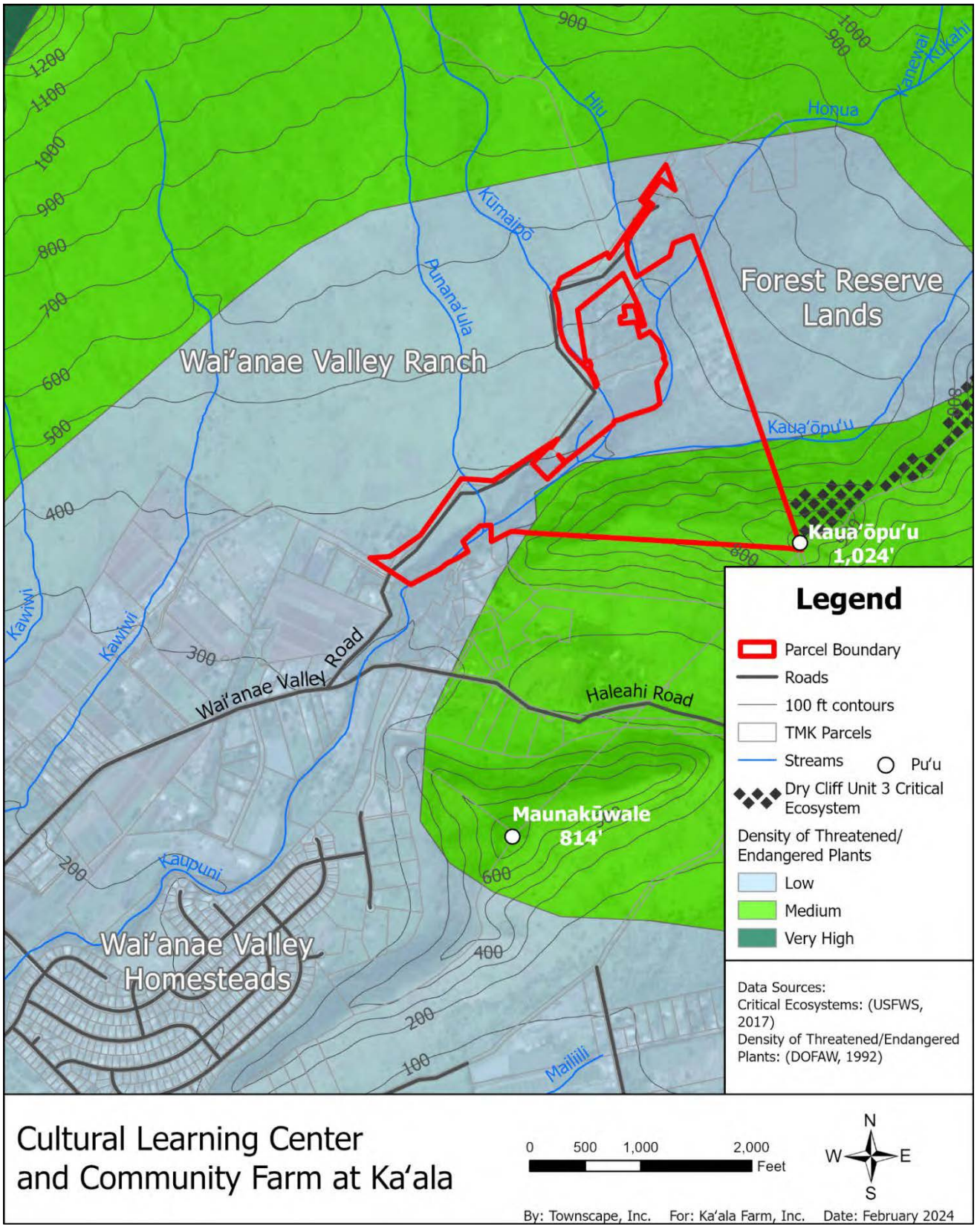


Figure 9 Protected Flora and Fauna

Table 2 Oʻahu Dry Cliff Unit 3 Ecosystem Plants

Scientific Name	**Hawaiian Name**	**Common Name**
Abutilon sandwicense	koʻolua ʻōmaʻo	Green-flowered Abutilon
Achyranthes splendens var. rotundata	ʻewa hinahina	Round Chaff Flower
Alectryon macrococcus	mahoe	Hawai'i Alectryon
Asplenium dielfalcatum	-	Sickle Island Spleenwort
Asplenium unisorum	-	Singlesorus Island Spleenwort
Bonamia menziesii	-	Hawaiʻi Lady's Nightcap
Cenchrus agrimonioides	kamanomano	-
Cyanea grimesiana ssp. obatae	haha	Splitleaf Cyanea
Cyrtandra dentata	ha`iwale	Mountain Cyrtandra
Dubautia herbstobatae	na'ena'e	Keaau Valley Dubautia
Eragrostis fosbergii	-	Fosberg's Love Grass
Euphorbia herbstii	`akoko	Herbst's Sandmat
Euphorbia kuwaleana	kokomalei	-
Flueggea neowawraea	mehamehame	
Gouania meyenii	-	Smoothfruit Chewstick
Gouania vitifolia	-	Gray Oʻahu Chewstick
Isodendrion laurifolium	aupaka	Rockcliff Isodendrion
Isodendrion pyrifolium	wahine noho kula	-
Kadua degeneri		Waianae Range Starviolet, Degener's Bluet
Kadua parvula		Rockface Star-Violet
Korthalsella degeneri	hulumoa	Degener's Korthal Mistletoe
Lepidium arbuscula	`anaunau	Waianae Range Pepperwort
Lipochaeta lobata var. leptophylla	nehe	Shrubland Nehe
lobelia niihauensis	-	Niʻihau Lobelia
melanthera tenuifolia	nehe	-
melicope saint-johnii	alani	St. John's Melicope
neraudia angulata	ma'oloa	Angularfruit Ma'oloa
nototrichium humile	kulu'i	Kaʻala Rockwort
peucedanum sandwicense	makou	-
phyllostegia kaalaensis	-	Kaʻala Phyllostegia
plantago princeps	ale, kuahiwi laukahi	-
platydesma cornuta var. decurrens	Oʻahu pilo kea, alani	-
pleomele forbesii	hala pepe	-
pteralyxia macrocarpa	kaulu	Ridged Pteralyxia
sanicula mariversa	-	Waianae Range Blacksnakeroot
schiedea hookeri	-	Sprawling Schiedea
schiedea obovata	-	-
schiedea trinervis	-	-
silene lanceolata	-	Kauai Catchfly
silene perimanii	-	Clifffface Catchfly
spermolepis hawaiiensis	-	Hawai'i Scaleseed
tetramolopium filiforme	-	Ridgetop Tetramolopium
tetramolopium lepidotum ssp. lepidotum	-	Waiʻanae Range Tetramolopium
viola chamisoniana ssp. chamissoniana	olopu, pamakani	-

The Proposed Actions may impact the local flora and fauna during facility construction and increased visitation to the farm. Hawaiian Seabirds may traverse the project area at night for breeding, nesting, and fledging seasons, March 1 through December 15. Outdoor lighting may result in seabird disorientation which could lead to injury or mortality. The ʻōpeʻapeʻa, or Hawaiian Hoary Bat, roosts in wooded vegetation and can leave young unattended while foraging. Clearing shrubs during pupping season, June 1 through September 15, poses a risk to young bats. Hawaiian Waterbirds are found in a variety of wetland habitats, including loʻi kalo. Potential impacts on land cover and protected species from agricultural activities and increased visitation include changes of the landform and in nutrient cycling. KFI will pursue the following measures to mitigate these possible impacts:

Seabirds and Waterbirds

- Inform project contractors and personnel if waterbirds are found in the area.
- Implement best management practices for working in aquatic environments.
- Conduct surveys for Hawaiian waterbird nests within the project area.
- Minimize light attraction of seabirds, including fully shielding all outdoor lights so the bulb can only be seen from below, installing automatic motion sensor switches and controls on all outdoor lights or turning off lights when human activity is not occurring in the lighted area, and avoiding nighttime construction during the seabird fledging period, September 15 through December 15.

ʻŌpeʻapeʻa

- Shield outdoor lighting so it cannot be seen from above.
- Turn off lights when human activity is not occurring in the area.
- Leave woody plants undisturbed during birthing and pup rearing season.
- Avoid using barbed wire for fencing which could ensnare bats.

Control Access to Sensitive Areas

- Limit Proposed Actions to areas that are not environmentally sensitive.
- Control visitor access to wildlife-sensitive areas to minimize disturbance.
- Protect vulnerable habitats and species with fencing or natural barriers, guiding visitors away from these areas.

Invasive Species Management

- Educate visitors on the risks of invasive species and encourage them to clean shoes and gear before and after visiting.
- Implement regular monitoring and removal of invasive species.

3.1.6 Natural Hazards

Ka‘ala Farm is subject to natural hazards including the effects of climate change and wildfires. Climate change is expected to alter average temperatures and precipitation patterns in the area. Increased temperatures may affect the growth and development of plants, and heat stress may affect both plants and animals on the farm. Changing precipitation patterns may impact water resources in the area as Wai‘anae continues to become hotter and drier. Climate change may also increase the frequency of extreme weather events like hurricanes and tropical storms which could lead to flooding and soil erosion in the project area.

The effects of climate change all contribute to a heightened risk of wildfire. The thousands of acres of grasslands and forested areas in the Wai‘anae Kai ahupua‘a are vulnerable to wildland fires, which are often set intentionally along Wai‘anae Valley Road by malicious individuals. In August 2018, a fire was started in the vicinity of the Ka‘ala Farm Cultural Learning Center and spread through the mid-section of the ahupua‘a and into Mākaha Valley, scorching a total of around 8,000 acres.

Anticipated Impacts and Mitigation Measures

KFI must pursue both climate change mitigation and adaptation to move towards sustainability. Additional facilities and an increase in the severity and occurrence of natural disasters such as wildfire or severe storms may lead to an increased potential for damages. KFI will pursue the following measures to mitigate these anticipated impacts:

Resilient Infrastructure Design

- Ensure that new structures and facilities are designed with natural hazards in mind, using materials and construction techniques that enhance durability and resilience.
- Manage vegetation around structures to reduce fuel loads and the potential for those structures to catch fire.
- Regularly inspect and maintain infrastructure to withstand increased storm intensity and potential wildfire exposure.

Habitat Restoration and Conservation

- Engage in habitat restoration projects to restore native vegetation, which can be more resilient to wildfires and can help to stabilize soil.
- Maintain lo‘i kalo that can absorb excess stormwater and reduce flood risk.

Collaboration with Local Authorities and Neighbors

- Work closely with local fire departments, emergency services, and natural hazard experts to align farm management practices with regional risk reduction strategies.
- Facilitate local fire prevention and storm readiness programs.
- Collaborate with other landowners and partners in Waiʻanae Kai to reduce the regional wildfire risk.

Emergency Preparedness and Response Plans

- Develop comprehensive emergency preparedness and response plans tailored to natural hazards, including wildfires and severe storms.
- Conduct regular emergency drills with staff and provide information to visitors on what to do in case of a natural disaster.
- Establish communication strategies to alert visitors, staff, and neighbors quickly in the event of an emergency.

3.2 Cultural, Archaeological, and Socio-Economic Environment

3.2.1 Waiʻanae Valley History

Archaeological evidence confirms continuous use of Waiʻanae Valley since the 1100s, beginning with taro cultivation in the lower valley. Use of Waiʻanae Valley continued to increase through the 1400s and 1500s, with permanent houses and fields spreading into the upper valley and loʻi expansion along Kaupuni Stream. Due to the abundant streams and fertile soils, Waiʻanae ahupuaʻa had the largest population in the moku of Waiʻanae, estimated at 1,500 to 2,000 inhabitants by the time of European contact. Waiʻanae Valley also held some of the most important places in the moku, with six large heiau in the makai portion of the valley and several large fishponds. Waiʻanae means “waters of the mullet” from the abundance of these fish in the nearshore waters.

The moku of Waiʻanae had large sandalwood forests on its valley slopes and in the early 1800s sandalwood trade began between Hawaiian Chiefs and western sailors. By 1830 sandalwood was near extinction in Hawaiʻi, including in the Waiʻanae Mountains, resulting in a collapse in the sandalwood trade. By the second half of the 19th century, the landscape in the moku of Waiʻanae was characterized by large ranches in Lualualei, Waiʻanae, Mākaha, and Mākua Valleys. The sugar industry came to Waiʻanae in the late 1800s and in 1880 the Waiʻanae Sugar Mill began operation, impacting water resources, as sixteen tunnels were drilled in Waiʻanae Valley to irrigate the thirsty crop.

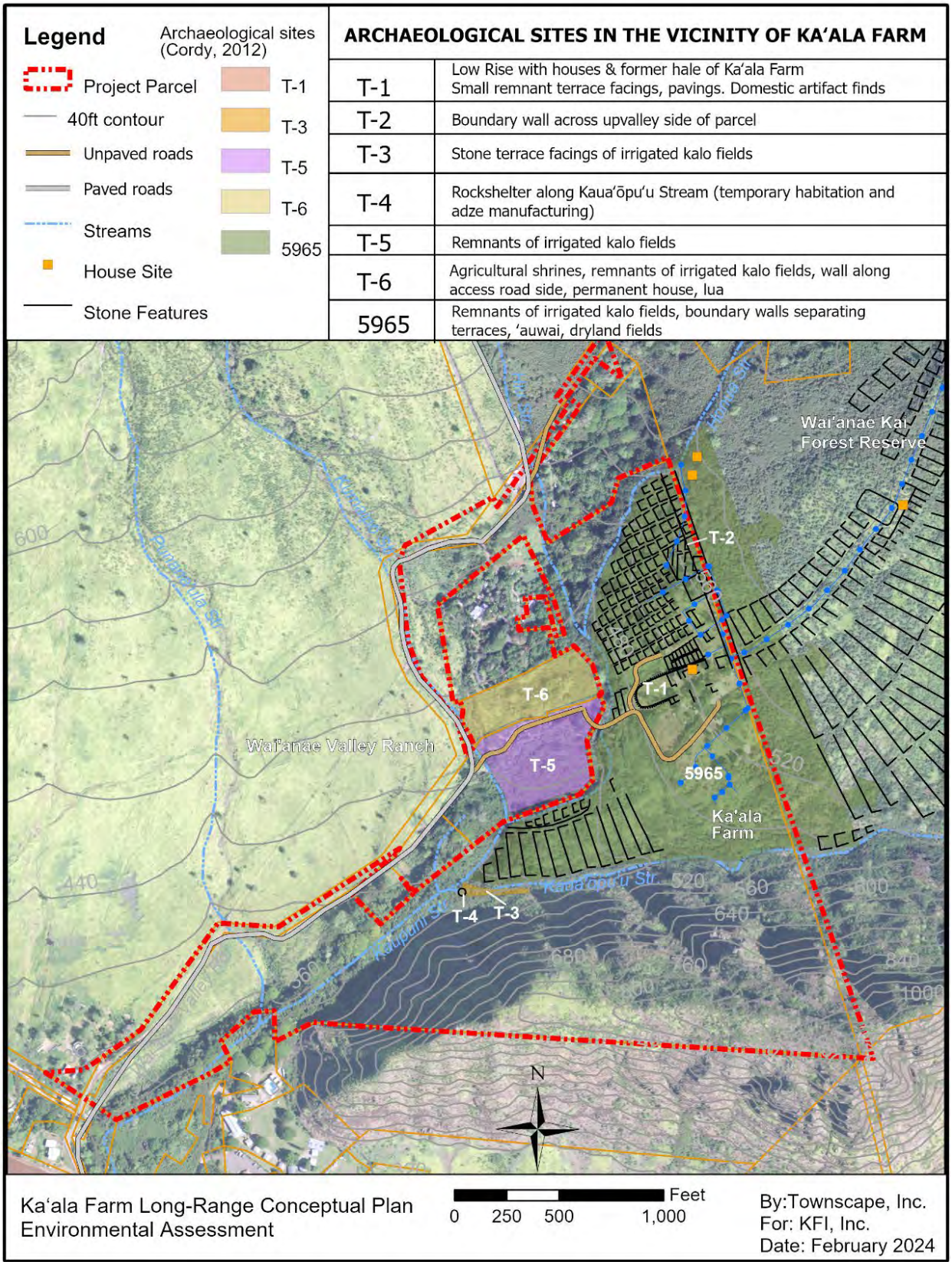


Figure 10 Archaeological Sites

In more recent times, Waiʻanae has seen changes in land use and development. Waiʻanae Valley now has a population of over 13,000 and the valley is a mix of residential areas, agriculture, and preserved land. In recent decades there has been an effort to study, protect, and restore the rich cultural resources of the area.

3.2.2 Archaeological Sites

Students and professional archaeologists are important partners for KFI as it aims to preserve the rich cultural and archaeological history of upper Waiʻanae Valley. Over the past decades there has been extensive archaeological study of upper Waiʻanae Valley including the DHHL parcel (see Figure 10). Upper Waiʻanae Valley contains one of the largest intact Hawaiian cultural landscapes remaining on Oʻahu. Given the cultural significance of Mt. Kaʻala and the importance of Waiʻanae Valley within the Moku of Waiʻanae, this cultural landscape is perhaps the most important on the island of Oʻahu. The valley includes many religious sites, including three large heiau, several smaller heiau, and family shrines. Archaeological sites in the upper Waiʻanae Valley show a general pattern of loʻi on stream flats or on slopes along streams, with adjacent dry fields and houses. A survey map created by M.D. Monsarrat in 1906 shows over 200 acres of land as “Formerly in taro.” A large portion of this land lies within the present-day Waiʻanae Kai Forest Reserve mauka of Kaʻala Farm and on the DHHL parcel itself.

Anticipated Impacts and Mitigation Measures

Kaʻala Farm is an ancient agricultural complex, learning center, and working farm. KFI has a unique opportunity to restore the historic food-producing function of this area, providing healthy, culturally appropriate food for the community and benefiting local ecosystems. KFI has long partnered with archaeologist Dr. Ross Cordy to document the historic landscape of upper Waiʻanae and welcomes additional archeological study and opportunities to introduce students and visitors to the importance of cultural and archaeological restoration. As the proposed actions, and the programs they serve, occur within and around known archaeological sites, KFI will pursue the following measures to mitigate anticipated impacts:

Protection of Archaeological and Cultural Sites

- Collaborate with archaeologists, cultural heritage experts, and local authorities to identify and protect sensitive sites.
- Obtain the necessary permits and approvals to work among and with identified archaeological sites and features.
- Commit to the preservation and restoration of archaeological sites as part of the farm's commitment to reclaiming cultural heritage.

Visitor Management and Education

- Establish clear, enforced guidelines for behavior at archaeological sites, including designated pathways, restricted areas, and rules to guide behavior.
- Limit visitor numbers in sensitive areas to prevent overcrowding and reduce the risk of damage and vandalism.
- Educate the community and visitors on the cultural significance of Waiʻanae Kai and how to respectfully engage with the cultural landscape.

Funding and Support for Archaeological Work

- Establish partnerships with academic institutions and research organizations to facilitate archaeological work at the sites, enhancing their scientific and educational value.

3.2.3 Cultural Resources & Practices

The cultural resources at Kaʻala Farm take myriad forms, including moʻolelo, cultural practices, native plants, the broader ecosystem, fresh water which brings life to all inhabitants, and other biocultural resources. Together, these cultural resources and practices make up Kaʻala Farm's identity and are critical to KFI's mission to reclaim and perpetuate Hawaiian culture.

Moʻolelo

Moʻolelo is the oral tradition of stories, myths, and legends which is an important part of the cultural fabric in Hawaiʻi. These stories are often place-based and illustrate the connection of people to ʻāina. Mount Kaʻala holds a special significance as the highest peak on Oʻahu and is a sacred place for Hawaiians. The moʻolelo of Kaʻala Farm itself is also a cultural resource, helping the farm and learning center to connect people to place and culture over the past forty years, and thus serve as an enduring anchor for the community. Kaʻala Farm continues to honor the past, connecting people to their cultural heritage, while looking towards the future, envisioning new and innovative ways to foster the Hawaiian spirit in all of Hawaiʻi's inhabitants.

Water

The Hawaiian people have always understood the critical importance of fresh water, organizing the ahupuaʻa land management system around it. Stories of springs and streams created by the gods Kāne and Kanaloa establish a spiritual connection to fresh water, emphasizing it as perhaps the most important cultural resource. KFI continues to restore the loʻi at Kaʻala Farm to reestablish and maintain the connection between people, ʻāina, and wai and will continue to prioritize water as a critical cultural resource that brings life to the farm and surrounding ecosystem.

Ecosystem

The ecosystem at Kaʻala Farm extends beyond the cultivated plants and animals on-site to include the surrounding wildlife and people that are nourished by the farm's programming. This broad socio-ecosystem is a critical cultural resource that stewards the ʻāina, creates a kīpuka for native species, and allows for a healthy balance between people and the natural environment. This balance, maintained through landscape restoration, traditional agricultural practices, and environmental education, continue to steward the ecosystem at Kaʻala Farm and the larger Waiʻanae Valley.

Cultural Practices

The cultural practices at Kaʻala Farm span the past, present, and future. Kaʻala Farm is a cultural kīpuka that preserves and propagates Hawaiian heritage and traditions. KFI honors traditional Hawaiian cultural and religious customs through its programs, land uses, and day to day activities at Kaʻala Farm. Both Kaʻala Farm and the larger Waiʻanae Valley hold a historical and cultural significance that is perpetuated through cultural practices at Kaʻala Farm. The Cultural Learning Center and Community Farm at Kaʻala provide access and opportunities for kanaka to practice their culture and educate others. ʻĀina-based practices carried out by KFI continue to restore Hawaiian cultural practices and provide opportunities to preserve and perpetuate culture.

Biocultural Resources

The ancient agricultural complex at Kaʻala Farm provides a culturally significant ecosystem that yields food, building materials, medicine, seeds, flowers, ceremonial materials, and opportunities for environmental education. The importance of these biocultural resources to the community cannot be overstated, as they build the community's connection to the land and ancestors, facilitating religious practices, traditional medicine, and ceremonies. The proposed actions at Kaʻala Farm continue to emphasize these biocultural resources and educate visitors on the importance of environmental stewardship and sustainable land use.

Anticipated Impacts and Mitigation Measures

The proposed actions by KFI are not anticipated to negatively affect the cultural resources and practices at Kaʻala Farm or in Waiʻanae Valley. Rather, they support cultural revitalization, connecting people to place and providing opportunities for learning and perpetuating Hawaiian culture. By supporting ecosystem restoration, environmental education, sustainable agriculture, and cultural practices, the actions summarized in this EA will continue to steward the place that is Kaʻala Farm and the broader Hawaiian community.

3.2.4 Community Socio-Economic Environment

In the Waiʻanae and Lualualei DHHL planning area, there is a total population of approximately 22,000 people. The community is a mix of residential land, agricultural land, and conservation areas. Around a quarter of the population identify as “Native Hawaiian alone,” giving this area one of the highest concentrations of Native Hawaiians in the State. Waiʻanae has historically faced economic challenges, and there is a relatively high poverty rate compared to other parts of Oʻahu. There are several service providers in Waiʻanae including DHHL, the Waiʻanae Coast Comprehensive Health Center, the Office of Hawaiian Affairs, Kamehameha Schools, and the Waiʻanae Economic Development Council.

Anticipated Impacts and Mitigation Measures

The programs and facilities at Kaʻala Farm aim to perpetuate Hawaiian culture, in line with KFIʻs mission to, “*Reclaim and preserve the living culture of the Poʻe Kahiko (people of old)*.” Since the rediscovery of the loʻi terraces and creation of Kaʻala Farm some forty years ago, the farm has been an enduring anchor for community wellness and connection to place.

The purpose of the Community Farm is to provide DHHL beneficiaries access to nutritious, culturally appropriate crops that they learn to cultivate and process, building capacity for self-sufficiency, healthy diet, and economic independence while integrating traditional and contemporary agricultural practices. These actions will directly benefit the community by improving public health and enabling sustainable economic growth.

The purpose of the Cultural Learning Center is to educate visitors on traditional Hawaiian land stewardship, and to provide community members and visiting groups an opportunity to connect with their ancestors and the land. Again, the actions at the Cultural Learning Center would contribute to a more positive socio-economic environment in Waiʻanae and Lualualei, providing much needed connection to place for Hawaiians living in the community.

In summary, KFI does not anticipate any adverse impacts to the community socio-economic environment. The proposed actions summarized in this EA will directly benefit the local community by providing access to culturally significant food and cultural practices. Kaʻala Farm continues to be an enduring anchor for the Waiʻanae Community and a place that is truly “Hawaiian,” a much-needed resource for a community which is traditionally underserved and is working to strengthen its ties to its culture.

3.3 Public Infrastructure

3.3.1 Roadways & Public Transit

The Waiʻanae region contains County, State, Federal, and private roads. There is one primary access route through the Waiʻanae Coast via Farrington Highway, a State Highway. Waiʻanae Valley Road is the major mauka-makai access road in Waiʻanae Valley providing access to Kaʻala Farm. Waiʻanae Valley is also serviced by the county bus system. Bus Route 401, which traverses Waiʻanae Valley Road, consists of thirty-five stops between the stop at Haleahi Road, the closest stop to Kaʻala Farm, and the Waiʻanae Transit Center. From the Transit Center passengers can connect to other bus routes that go up the coast towards Mākaha or south towards Honolulu.

Vehicular access to Kaʻala Farm is provided by a narrow, one-lane driveway that splits from Waiʻanae Valley Road, traversing Kaupuni Stream then heading mauka along the boundary between the KFI parcel and the 3-acre parcel owned by BWS. There is a large gravel area at the entrance to Kaʻala Farm that can accommodate two buses and approximately twenty private vehicles and a smaller, unpaved parking area at the Community Farm that can accommodate approximately 20 vehicles.

Anticipated Impacts and Mitigation Measures

On any given day, KFI has ten staff members and eight vehicles on site. Typical daily visitor counts range from 1 to 40 people, with group sizes ranging between 10 and 30 individuals. The Farm hosts one event a year that attracts over 150 participants, the highest number of visitors it receives on a single day.

KFI has set a goal to serve a minimum of 3,000 visitors each year. During 2023 and 2024, KFI exceeded this goal, receiving an average of 4,869 annual visitors with numbers trending upwards each year. Some visitors arrive via individual personal vehicles or carpool, but the majority participate in organized educational activities and arrive in buses and shuttles.

Kaʻala Farm has been able to accommodate the vehicles associated with its programming on-site and has not had issues regarding vehicular use of Waiʻanae Valley Road. In the long term, a greater number of visitors may lead to increased traffic on Waiʻanae Valley Road and higher on-site parking demand. To mitigate these impacts, KFI will pursue the following mitigation measures:

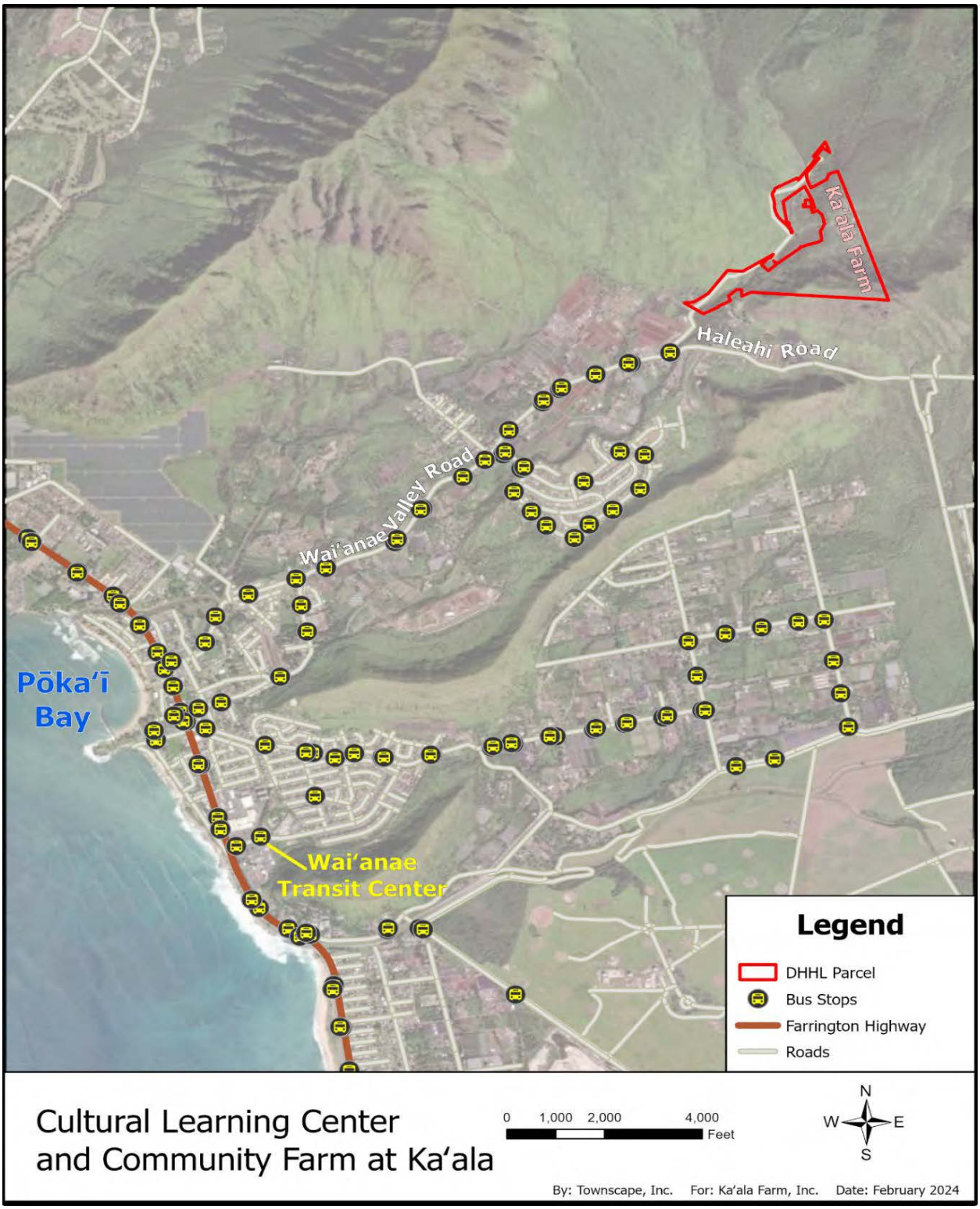


Figure 11 ***Roadways***

Traffic Management Strategies

- Implement traffic management strategies such as designated pick-up and drop-off points for public transit users and traffic flow optimization measures.
- Encourage sustainable transportation options such as biking, public transport, walking, and carpooling to limit overuse of the road by single vehicles, thereby reducing road congestion and parking needs.

On-Site Management Strategies

- Provide parking attendants during large events to implement on-site parking efficiency measures.

Community Engagement and Collaboration

- Engage with residents to solicit feedback on potential transportation-related issues and incorporate their input into transportation planning efforts to minimize disruptions and address concerns.

3.3.2 Infrastructure and Utilities

Electrical power and telephone service are provided by pole-mounted lines that follow Waiʻanae Valley Road. The pole line then continues up Waiʻanae Valley Road as far as the BWS wells and reservoir in the upper valley. The Waiʻanae district is serviced by a wastewater treatment plant operated by the County's Department of Environmental Services, but Kaʻala Farm is not connected to county sewer. KFI has three composting toilets near the Hale Kuke and one flush toilet in the Gathering Space for workers and visitors to the farm.

Stream diversion No. 535 from Honua Stream provides agricultural water to the Cultural Learning Center and Community Farm. The water travels in pipelines from the stream to Kaʻala Farm, where the water feeds into the restored loʻi kalo, then back into Honua Stream. Several sprinklers are used to irrigate dryland crops and the edible forest. Potable water is currently brought in five-gallon jugs, as needed. Purification of water from the diversion will provide additional potable water.

Anticipated Impacts and Mitigation Measures

An increase in visitors to the farm may increase infrastructure and utility use. To mitigate these potential impacts KFI will pursue the following measures:

Alternative Energy and Resource Management

- Utilize renewable energy (solar panels) for powering visitor facilities.
- Use traditional low-energy building techniques and agricultural practices.

- Implement resource management strategies, including water conservation measures, energy-efficient lighting, and waste reduction initiatives, to minimize the strain on utilities and promote sustainability.

Potable Water and Wastewater

- Use irrigation best practices to minimize water use on the Community Farm.
- Purify stream water for potable needs.
- Continue to bring in potable toilets for large events.

Collaboration with Local Authorities and Community Members

- Collaborate with local authorities and utility providers to assess infrastructure needs, coordinate development plans, and secure funding for necessary upgrades and expansions to meet the demands of increased visitor numbers.
- Engage with local residents and businesses to raise awareness of the importance of sustainable resource management and encourage community-wide participation in conservation efforts to alleviate pressure on infrastructure and utilities.

3.3.3 Public Services & Facilities

There is a fire station, police station, and three public schools located within Waiʻanae Valley. Waiʻanae Coast Comprehensive Health Center is the closest medical facility and is located in Lualualei.

Anticipated Impacts and Mitigation Measures

KFI anticipated positive impacts to public services and facilities as a result of the Proposed Actions. Wildfire management programs will reduce the threat of fire in and around the vicinity of the Cultural Learning Center and Community Farm and continued presence in the back of the valley will deter criminal and undesirable behavior.

Public schools in the area will benefit from an available hands-on, culturally-relevant outdoor classroom. Additionally the farm programs will bolster public health in the community through access to culturally significant food and practices, which will put less strain on public services and facilities in the Waiʻanae community.

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CHAPTER 4 Relationship to Plans and Policies

This chapter describes the relationship of the Proposed Actions to relevant planning efforts and policies.

4.1 State and County

4.1.1 State Land Use Districts

The State Land Use Law establishes a framework that classifies all lands into one of four districts: Urban, Rural, Agricultural, and Conservation. The Project Area is in the Agricultural State Land Use District (see Figure 12), which is meant for agricultural activities, their support facilities, and land with significant potential for agricultural uses. Traditional agricultural practices are being integrated with modern sustainable agriculture techniques as they are developed. As a restored ancient agricultural complex and working farm, Kaʻala Farm is continuing the region's agricultural heritage and is training local families to farm as well.

The Project Area is adjacent to the Waiʻanae Kai Forest Reserve located in the Conservation State Land Use District. Lands classified as Conservation are mostly in existing forest and water reserve zones and are necessary for protecting water resources and habitat for endemic species. Kaʻala Farm engages in partnerships with entities such as the State DLNR, Honolulu Board of Water Supply, and Waiʻanae Mountains Watershed Partnership to support groundwater recharge, native forest restoration, habitat provision for endemic species, wildfire prevention and mitigation, and surface water resource stewardship. The Proposed Actions at Kaʻala Farm will support the Conservation land use by stewarding the local ecosystem and promoting the sustainable use of natural resources.

4.1.2 County Zoning

The Project Area is in the AG-2 zone for the City and County of Honolulu (see Figure 13). AG-2 zoning is meant to conserve and protect agricultural activities on smaller parcels of land. DHHL-owned lands are not subject to City and County zoning requirements but can still use county zoning as a reference for development activity. The programs, facilities, and land uses at Kaʻala Farm generally support the AG-2 zoning designation. The character of the existing structures at Kaʻala Farm is consistent with nearby residential districts, and there is significant agricultural activity undertaken on the site. The proposed structures will be consistent with the overall character of the farm as a Hawaiian place. Hawaiian agricultural traditions are conserved on the site, and visiting groups can learn the importance of sustainable, local agriculture.

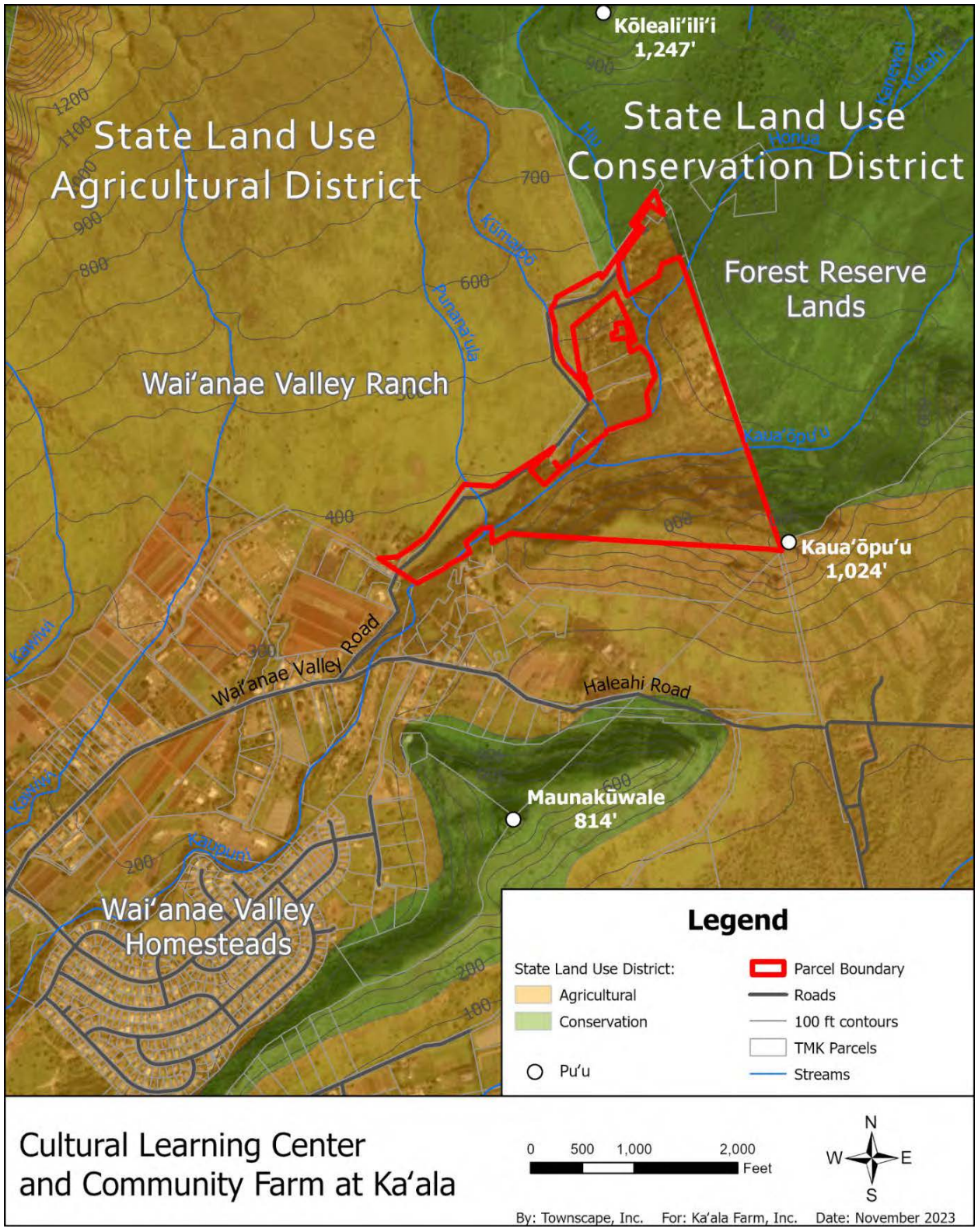

Figure 12 State Land Use Districts

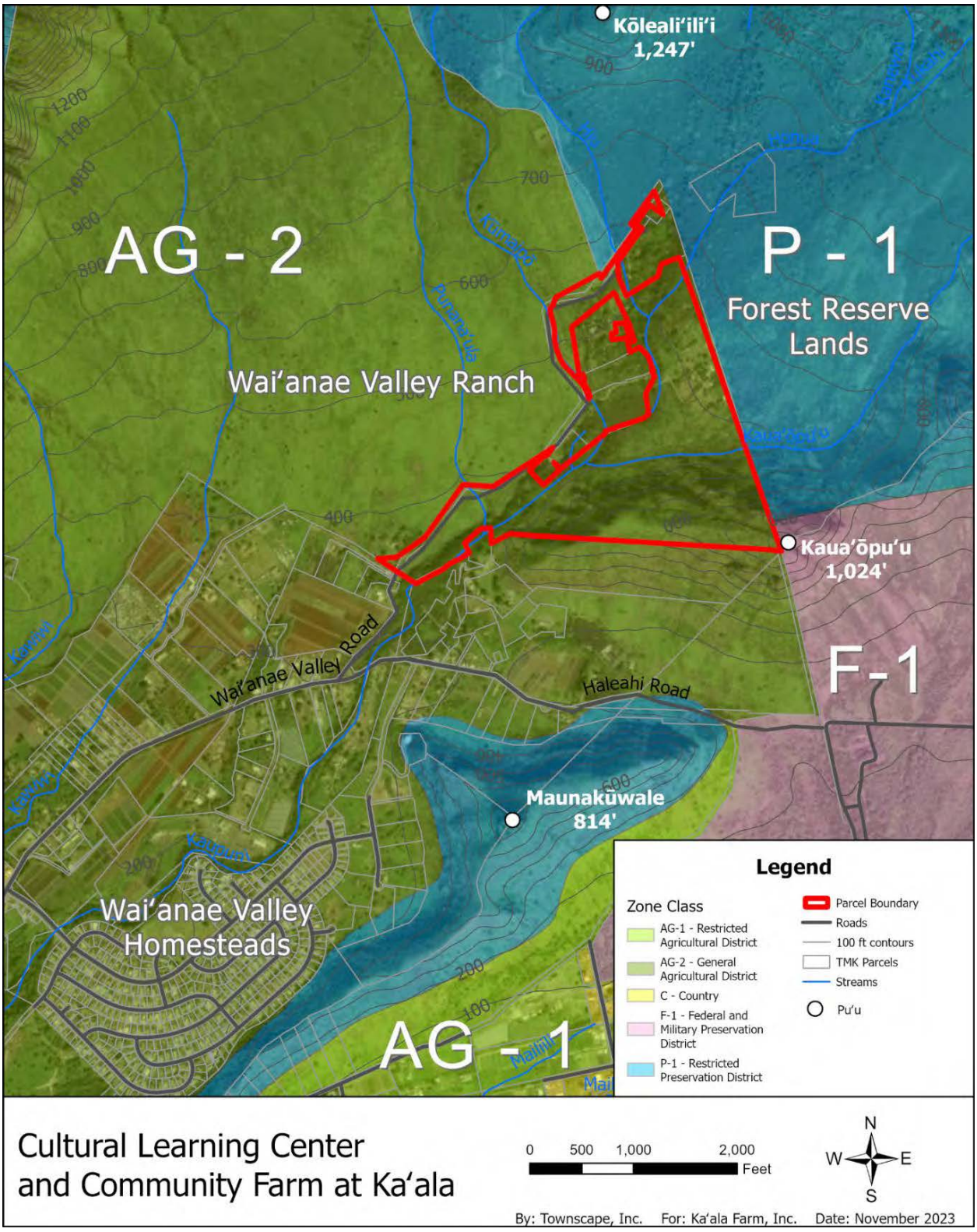

Figure 13 County Zoning

4.1.3 Hawai‘i State Plan

The Hawai‘i State Plan was prepared as a result of the 1978 Hawai‘i State Planning Act and serves as a long-range guide for development in the State. The goals of the plan are a strong economy; a desired physical environment; and physical, social, and economic wellbeing for all. The overall theme of the Hawai‘i State Plan includes three values:

1. Individual and family self-sufficiency refers to the rights of people to maintain as much self-reliance as possible. It is an expression of the value of independence, in other words, being able to freely pursue personal interests and goals. Self-sufficiency means that individuals and families can express and maintain their own self-interest so long as that self-interest does not adversely affect the general welfare. Individual freedom and individual achievement are possible only by reason of other people in society, the institutions, arrangements and customs that they maintain, and the rights and responsibilities that they sanction.
2. Social and economic mobility refers to the right of individuals to choose and to have the opportunities for choice available to them. It is a corollary to self-sufficiency. Social and economic mobility means that opportunities and incentives are available for people to seek out their own levels of social and economic fulfillment.
3. Community or social well-being is a value that encompasses many things. In essence, it refers to healthy social, economic, and physical environments that benefit the community as a whole. A sense of social responsibility, of caring for others and for the well-being of our community and of participating in social and political life, are important aspects of this concept. It further implies the aloha spirit--attitudes of tolerance, respect, cooperation, and unselfish giving, within which Hawaii's society can progress.

The Proposed Actions will support the above values by enabling self-sufficiency through Native Hawaiian agriculture and cultural practices. Families will be able to become more self-sufficient by growing food that is culturally significant to them. Agricultural activities and educational programs at Ka‘ala Farm contribute to the local economy, providing opportunities for social and economic mobility. The Proposed Actions steward the local environment while providing opportunities for community-based agriculture and nature-based learning. Historically significant features of the landscape are preserved for community use and space is allocated for communally-stewarded ecosystems, which lifts the community and social well-being. Overall, the places and programs at Ka‘ala Farm contribute to the holistic well-being of the community which is in line with the goals and vision of the Hawai‘i State Plan.

4.1.4 Island of Oahu General Plan

The Island of O‘ahu General Plan identifies long-term development objectives and goals for the City and County of Honolulu. The General Plan is the first tier in the City’s planning process, followed by the Sustainable Community Plans. The General Plan identifies eleven key areas for guiding land use and development. The Proposed Actions support policies in the key areas of Natural Environment & Resource Stewardship, Health & Education, and Culture & Recreation.

Natural Environment & Resource Stewardship

The Proposed Actions support the following objectives and policies in the Natural Environment and Resource Stewardship area:

Objective A To protect and preserve the natural environment.

- Policy 1 Protect O‘ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development.
- Policy 3 Preserve, protect, and restore stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.
- Policy 6 Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources.
- Policy 10 Increase public awareness, appreciation, and protection of O‘ahu's land, air, and water resources.
- Policy 12 - Plan, prepare for, and mitigate the impacts of climate change on the natural environment, including strategies of adaptation.

Objective B To preserve and enhance natural landmarks and scenic views of O‘ahu for the benefit of both residents and visitors as well as future generations.

- Policy 1 - Protect the Island's significant natural resources: its mountains and craters; forests and watershed areas; wetlands, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.

Health & Education

The Proposed Actions Support the following objectives and policies in the Health and Education area:

Objective A: To protect the health and well-being of residents and visitors.

- Policy 5 - Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.

Objective B: To provide a wide range of educational opportunities for the people of O‘ahu.

Policy 6 - Encourage outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.

Culture & Recreation

The Proposed Actions support the following objectives and policies in the Culture and Recreation area:

Objective A: To foster the multiethnic culture of Hawai‘i and respect the host culture of the Native Hawaiian people.

Policy 2 - Promote the preservation and enhancement of local cultures, values, and traditions.

Policy 5 - Preserve the identities of the historical communities of O‘ahu.

Objective B: To protect, preserve and enhance O‘ahu’s cultural, historic, architectural, and archaeological resources.

Policy 1 - Promote the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

Policy 2 Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Policy 4 - Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Policy 7 - Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations.

The activities at Ka‘ala Farm are in line with how the General Plan envisions development on the island. The Proposed Actions support the objectives and goals of the General Plan by practicing natural resource stewardship, preserving historic sites, and enabling cultural education.

4.1.5 Wai‘anae Sustainable Communities Plan

Wai‘anae is one of eight planning regions on O‘ahu. Sustainable Communities Plans provide policies and guidelines for land uses in each region, including historic and cultural resources. The Wai‘anae Sustainable Communities Plan is a comprehensive plan developed to guide development and growth in the region. The plan focuses on addressing various aspects of community life, including housing, transportation,

economic development, natural resource management, and cultural preservation. The plan recognizes that there is a high concentration of historic and cultural sites in the moku of Waiʻanae. A goal of the plan to preserve the rural landscape and lifestyle of the region; therefore, Waiʻanae is not projected to have significant growth over the 25-year period of the plan. The activities at Kaʻala Farm support the following Vision Elements of the plan:

1. Recognize the traditional ahupuaʻa of the Waiʻanae District and adapt the ahupuaʻa concept as a framework for land use and open space planning.
5. Preserve and restore streams and stream corridors.
6. Preserve and protect cultural sites and cultural landscapes.

Policies pertaining to historic and cultural sites aim to preserve, protect, and increase access to places and practices. The activities at Kaʻala farm support the following policies pertaining to historic and cultural sites:

3.6.2.1 Preserve Major Concentrations of Cultural Sites and Allow Access for Cultural Practices

3.6.2.6 Protect and Allow Access for Cultural Practices at Sites on Federal, State, or Private Lands

The lands at Kaʻala Farm are part of the largest intact cultural landscape on the island of Oʻahu. The Proposed Actions aim to steward and enhance this cultural landscape while providing opportunities for education, making them in line with policy 3.6.2.1. The Cultural Learning Center and Community Farm offer opportunities for cultural practices as dictated by policy 3.6.2.6.

Kaʻala Farm aims to increase the community's self-sufficiency and resource stewardship. Restoring the ancient agricultural terraces slows and spreads the flow of water over the landscape, creating a healthier environment and people. The traditional agriculture and environmental management practiced at the farm exemplify the vision of the Waiʻanae Sustainable Communities Plan and are in line with the rural character of Waiʻanae.

4.1.6 Waiʻanae Watershed Management Plan

The Waiʻanae Watershed Management Plan is prepared by BWS in accordance with the State Water Code (HRS Ch 174-C). The plan aims to protect, preserve, restore, and sustainably manage water resources in the Waiʻanae District. Objective 1 of the plan is to "Promote Sustainable Watersheds" and the first sub-objective (1.1) is to, "Strive to enhance and protect natural resources including land, stream, and nearshore ecosystems." The Proposed Actions at Kaʻala Farm aim to sustainably manage water resources through traditional agriculture and cultural practices.

Objective 3 of the plan is to “Protect Native Hawaiian Rights and Traditional and Customary Practices.” The Proposed Actions support this objective and Sub-Objective 3.2 , “incorporate traditional Hawaiian values and cultural practices into the modern context.”

Kaʻala Farm is an important classroom for Native Hawaiian watershed management practices. The watershed management that occurs at Kaʻala Farm influences the whole ahupuaʻa. The ancient terrace infrastructure and agricultural activities at Kaʻala Farm help promote a healthy watershed that is vital to the community. The loʻi kalo slow and spread the flow of surface water which aids groundwater recharge. The cultural and environmental education programs can engage community members as active participants in watershed-based projects.

4.2 DHHL

Kaʻala Farm is a place by and for Hawaiians, located on land that is owned by DHHL. This section discusses how the Proposed Actions by KFI at Kaʻala Farm create opportunities for DHHL beneficiaries, and how the Proposed Actions align with DHHL’s goals and existing planning efforts.

4.2.1 DHHL General Plan

DHHL has a three-tiered planning system, consisting of a General Plan, Island Plans, and Regional Plans. The overall vision described in the General Plan is, “by 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ʻāina.” Guiding principles for the plan were developed through consultation with beneficiaries. Pertinent principles to this project include: Returning Hawaiians to the Land, Legacy and Succession, Mālama ʻĀina, and Cultural Grounding and Education.

Returning Hawaiians to the Land

This guiding principle aims to facilitate returning Hawaiians to their lands to support self-sufficiency. All of KFI’s programming aims to reconnect people with the land. This may be seen through the Proposed Actions at the Community Farm, which gives community members access to agricultural land and knowledge to increase self-sufficiency, through loʻi restoration at the cultural Learning Center, dryland forest restoration at the Native Plant Kīpuka, freshwater training curriculum, any many other programs.

Legacy and Succession

DHHL aims to cultivate opportunities to share and pass down ancestral wisdom and practices. Traditional farming techniques, crafts, and plant use for food, medicine, and cultural practices are all taught by trained staff and volunteer kūpuna.

Mālama ʻĀina

This principle entails the shared kuleana to manage and steward the land to sustain community health and resilience. KFI's actions at Kaʻala Farm embody this shared responsibility by practicing traditional agriculture, forest restoration, water management, and cultural site restoration and revitalization using Hawaiian knowledge, skills, and values.

Cultural Grounding and Education

The Proposed Actions at both the Cultural Learning Center and Community Farm at Kaʻala support the teaching and practice of cultural traditions including ʻōlelo Hawaiʻi, traditional agriculture, and sustainable land management.

Finally, the DHHL General Plan addresses how healthy beneficiary communities aim to be connected to place and grounded in culture. This vision of the DHHL General Plan is mirrored by the mission and vision of KFI at Kaʻala Farm: aloha ʻāina, building community and connecting to the land.

4.2.2 DHHL Oʻahu Island Plan

The DHHL Oʻahu Island Plan provides recommendations for future DHHL land use to meet beneficiary and department needs. DHHL has approximately 4,783 acres within the moku of Waiʻanae with population centers in the towns of Mākaha, Waiʻanae, Māʻili, and Nānākuli. The plan divides the moku of Waiʻanae into two planning areas, the "Waiʻanae Planning Area" and the "Nānākuli Planning Area." The Cultural Learning Center and Community Farm at Kaʻala are in the 2,525-acre Waiʻanae Planning Area where there are a total of 632 homestead lots.

The Island Plan designates land uses on DHHL-owned lands. Kaʻala Farm is designated as Special District, which is described as, "areas requiring special attention because of unusual opportunities and/or constraints," which could include hazard areas, open spaces/greenways, and cultural resources. This Kaʻala Farm plan reinforces Native Hawaiian views of land use and water, as water resources are central to the ahupuaʻa system, also describing food production as a key metric of community health with the land, water, and people. The proposed small-scale agriculture, community gardens, small-scale livestock, and aquaculture are allowed within the Special District.

The Island Plan cites Kaʻala Farm as an example of how Special District lands, “play a vital cultural role for not only the ahupuaʻa in retaining cultural relevance and education, but for the Native Hawaiian community as a whole” (p. 3-18). It also recommends that development should be avoided in areas of cultural significance, and that cultural resources should be integrated where possible. KFI has been and will continue to work closely with Dr. Ross Cordy to ensure that activities avoid sensitive cultural resources and appropriately interact with those that can be reverently incorporated into restoration and educational programs.

4.2.3 DHHL Waiʻanae and Lualualei Regional Plan

Regional Plans are the third tier in the DHHL planning process, developed in consultation with lessees in the region. The community vision from the regional planning process effort states, “the Homestead Communities of Waiʻanae and Lualualei are communities that prioritize the safety and wellbeing of our keiki, kūpuna, and ʻohana, strengthened by internal and external collaborations and driven towards self-sufficiency.”

The community values identified in the Regional Plan are:

- Community Spaces
- ʻOhana
- Keiki
- Respect and Care for Our Kūpuna
- Safety
- Self-Sufficiency

The Regional Plan also identifies priority projects the community aims to implement in the next ten-year period. A priority project in the plan is “Agriculture/Aquaculture Production and Food Security,” which aims to provide educational and training programs for community members to increase agricultural capacity and food security in the region.

The activities and programs at Kaʻala Farm support these community values and priority project by serving as a gathering place for community members of all ages and by providing a culturally-based, hands-on learning environment for keiki and kūpuna. The Community Farm will provide space for ʻohana to learn how to grow their own crops and provide themselves with nutritious, culturally-significant food, supporting self-sufficiency. The sites at Kaʻala farm are a resource for all Native Hawaiians in the community to connect with the land and engage in cultural practices.

CHAPTER 5 Required Permits and Approvals

The following permits and approvals are anticipated to be needed for the Proposed Actions:

State Historic Preservation Division

- HRS §6E, Historic Preservation Review Clearance

City & County Department of Planning and Permitting

- Grading Permit or Conservation Plan
- Building Permits (After-the-Fact for Existing Facilities)*
  - Multipurpose Facility
  - Caretaker‘s Residence
  - Composting Toilets
- Building Permits (New Facilities)*
  - Imu
  - Barn
  - Bunkhouse
  - Gathering Space

*DHHL has the authority to issue building permits on its own lands through its in-house permitting process and may choose to administer these permits itself.

State Department of Health

- Individual Wastewater System Permit

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CHAPTER 6 Project Alternatives

This chapter discusses potential alternatives to the Proposed Actions and how these alternatives relate to the vision and guiding principles of KFI and DHHL.

6.1 "No Action" Alternative

One alternative to the Proposed Actions is a "No Action" Alternative. In this alternative, KFI could continue to facilitate some cultural and environmental education programs, but its capacity to host visiting groups and provide educational programs would be lessened in comparison to the Preferred Alternative. The "No Action" alternative also results in no change in the status of KFI's license to the DHHL parcel, with KFI unable to engage in long-range planning and long-term partnerships for programs and funding.

The "No Action" Alternative is not in line with KFI's goal to strengthen the relationship between the community and the land, which is an intergenerational endeavor. KFI is interested in securing a long-term lease to be able to invest in planned improvements for the Cultural Learning Center and Community Farm at Kaʻala. The "No Action" alternative would not allow KFI to make longer-term investments in infrastructure and facilities due to the uncertainty of future land access, hampering their efforts to provide cultural, agricultural, and environmental programming.

This "No Action" Alternative is also inconsistent with DHHL's principles and goals for the project parcel. The *Legacy and Succession* guiding principle in the DHHL Oʻahu Island Plan emphasizes cultivating opportunities to share and pass down ancestral wisdom and practices. The Preferred Alternative allows KFI to build its capacity to invest in infrastructure and facilities that create a multi-generational space that facilitates this transfer of ancestral wisdom and practices.

6.2 "Different Entity" Alternative

An additional alternative to the Proposed Action is an entity other than KFI receiving access to the DHHL parcel. This "Different Entity" Alternative considers other uses that DHHL could pursue for the project parcel, which is classified as "Special District," if KFI was not involved.

The DHHL lands that are classified as "Special District" have opportunities and constraints that require special attention. The DHHL parcel at Kaʻala has a high concentration of archaeological and cultural sites, and a lack of modern infrastructure that make it a poor choice for developing housing.

KFI has stewarded the lands of upper Waiʻanae Valley since the 1970s, putting it in a unique position to continue managing the important cultural and archaeological resources that are present. Through its tenure, KFI has established relationships with the neighbors, schools, public utilities, area legislators, businesses, and other like-minded non-profit organizations to build a network of community resources to support its mission and vision. A new entity would need to start from scratch, taking years to learn about the land and resources and to build trust within the community before it would be able to create its network and provide the programs and services that KFI is already providing.

CHAPTER 7 Anticipated Determination

The anticipated determination for this project is a FONSI (Finding of No Significant Impact). The Proposed Actions will not result in significant impacts to the quality or uses of the environment. The project aims to effectively steward the local environment and positively impact the surrounding community by further establishing a Cultural Learning Center and Community Farm at Kaʻala. A review of the significance criteria as outlined in HRS 343 and HAR 11-200.1 is provided below:

A. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
It is not anticipated that the Proposed Actions will have an adverse effect on any natural or cultural resources. Kaʻala Farm is a restored ancient agricultural complex and Cultural Learning Center with the goal of restoring and stewarding natural and cultural resources.

B. Curtails the range of beneficial uses of the environment;
It is not anticipated that the Proposed Actions will negatively impact the environment or curtail any beneficial uses. Traditional Hawaiian agriculture is reliant on a healthy ecosystem and watershed and the Proposed Actions enable KFI to create a healthy and abundant ecosystem at Kaʻala Farm. The project benefits the environment by removing alien grasses, restoring native forests, and improving ground water infiltration.

C. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in [Chapter] 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;
Ch 344 states, "It shall be the policy of the State, through its programs, authorities, and resources to:

(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii."

The programs, land uses, and facilities at Kaʻala Farm embody the idea of humans and nature existing in productive harmony. Upper Waiʻanae Valley possesses unique natural environmental characteristics and the largest intact cultural landscape on the Island of Oʻahu. The programs at Kaʻala Farm aim to expand the social and economic opportunities for volunteers and visitors.

Furthermore, HRS Chapter 344 continues that the State should “Enhance the quality of life by Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments.” The programs, land uses, and facilities at Kaʻala Farm aim to improve the quality of life for Hawaiians in the moku of Waiʻanae and beyond, serving as a cultural kīpuka and working farm.

Finally, HRS Chapter 344 prioritizes “Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.” The Cultural Learning Center and Community Farm at Kaʻala are uniquely Hawaiian places that given the opportunities and constraints of the area, showcase a wise use of land. The Proposed Actions promote a sense of social harmony within the community as residents can gain access to culturally significant places and practices.

D. Substantially affects the economic or social welfare of the community or State;
The Proposed Actions are beneficial to the local economy and social welfare of the community by providing opportunities for local agriculture and education. The Community Farm portion of the Project Area creates an opportunity for Waiʻanae families to produce locally grown food which can increase food security and boost public health outcomes. Kaʻala farm improves social welfare by serving as a gathering place, Community Farm, and Cultural Learning Center. The Proposed Actions will benefit the local economy by providing job opportunities and training in agricultural methods.

Short-term construction activities may present potential minor adverse environmental impacts that will be mitigated through compliance with regulatory guidelines and use of best management practices. In the long-term the project is anticipated to have beneficial impacts on the economy and social welfare for the community and State.

E. Substantially affects public health;
There are no substantial negative impacts to public health anticipated. The Proposed Actions may have short-term construction impacts that will be mitigated through compliance with best management practices. In the long-term, the project seeks to improve the public health of the community by providing access to local agriculture and culturally significant sites. The Proposed Actions also aim to mitigate the frequency and duration of wildfires for the community, which could improve air quality and ecosystem health and reduce the threat to life and property.

F. Involves substantial secondary impacts, such as population changes or effects on public facilities;
The Proposed Actions are not anticipated to have significant secondary impacts such as changes to the population. A minimum of 3,000 visitors per year are expected at Kaʻala Farm, with many coming in groups often transported by van or bus, as they are currently. Facilities to accommodate an increase in visitors, such as increased parking and alternative transportation, are being proposed by this project.

G. Involves a substantial degradation of environmental quality;
The Proposed Actions aim to steward and enhance the quality of the local environment. There may be minor short-term impacts to surface water and drainage during construction of future facilities, which will be mitigated by best management practices and nature-based solutions. Construction activities will cause some impacts to air quality and noise around the area of the project, but these are temporary in nature and will be mitigated by best management practices in accordance with the State Department of Health, State Department of Transportation, and City & County of Honolulu guidance.

H. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
The Proposed Action is not expected to have cumulative effects that will negatively impact the environment, nor does it commit KFI or others to larger or other actions. It contributes to the long-term goals and vision of KFI at Kaʻala Farm and is limited to the 97-acre DHHL parcel. Kaʻala Farm's activities, however, are part of a broader movement to sustainably manage ecosystems and watersheds while providing opportunities for sustainable local agriculture, which is intended to spread throughout Waiʻanae and beyond.

I. Substantially affects a rare, threatened, or endangered species, or its habitat;
There are no rare, threatened, or endangered species or associated habitats on the property. Adjacent to the property on the slopes of Kauaʻōpuʻu ridge is designated a critical habitat for the Dry Cliff Ecosystem. No Proposed Actions will be carried out on the slopes of the ridge near this habitat. Best practices will be used to protect against potential impacts to the Hawaiian hoary bat, Hawaiian hawk, and seabirds that may fly over the property.

J. Detrimentally affects air or water quality or ambient noise levels.
There are no significant long-term impacts to air, noise, or water quality anticipated. There may be minor short-term impacts to air quality or noise levels, but these will be mitigated by best management practices during construction and active farming. In the long-term the Proposed Actions may benefit water quality by aiding in storm water retention, which slows the flow of water and allows sediments to settle out before water is returned back to the stream. Additionally, the restoration of loʻi kalo and native forest retains water on the site and creates green breaks which slows the progression of wildfire across the landscape.

L. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
The Project Area is not in an environmentally sensitive area, as it is located outside of the flood plain, tsunami zone, beach area, geologically hazardous land, estuary, and coastal water. There is a risk for wildfires to affect the site, but the Proposed Actions aim to mitigate the risk of wildfire using traditional Hawaiian flooded terraces and ecosystem restoration. There are a perennial stream and several non-perennial streams that run through the property, but the riparian area is primarily used for native plant restoration and conservation, stabilizing stream banks and reducing the intensity of wildfires by creating natural breaks, increasing moisture, and removing non-native fuel-accelerating species.

M. Substantially affects scenic vistas and view planes identified in county or state plans or studies;
A principle of sustainability in the Waiʻanae Sustainable Communities Plan is to “protect agricultural lands, physical and biological resources, and where appropriate, open spaces and view planes.” The Proposed Actions are in line with this principle and preserve the viewsheds that are unique to Waiʻanae Valley and Kaʻala Farm, as no proposed structures will block mauka or makai views. The traditional character of structures at Kaʻala augment the views within the valley as a place of and for Hawaiians.

N. Requires substantial energy consumption;
A goal of KFI is to be energy self-sufficient for all its programs and activities. The Proposed Actions will generally be carried out using traditional Hawaiian methods and therefore will not require substantial energy consumption. KFI will explore alternative energy such as solar for planned improvements to be self-sufficient.

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STATE OF HAWAI`I

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager

Subject: For Information Only – Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact for Cultural Learning Center and Community Farm at Ka‘ala, Wai‘anae, O‘ahu TMK: 8-5-005:007 and 8-5-005:036.

Recommended Action

None; for information only.

Discussion

Since July 1, 2008, KFI has held a gratis license from the Department of Hawaiian Homelands (DHHL) for community and cultural land uses on the 97-acre DHHL parcel in upper Wai‘anae Valley (TMK: 8-5-005:036). KFI is now requesting the conversion of this license to a General Lease, which will provide long-term access and continuity for its programs, and allow KFI to seek grants and other means to finance planned improvements. This action is a triggers Hawai‘i Revised Statutes (HRS) Chapter 343 environmental review due to the use of state lands.

This Environmental Assessment (EA) will describe proposed actions, disclose potential environmental impacts resulting from those actions on the existing environment, and identify measures to mitigate those impacts. Additionally, this EA will describe the relationship of the Proposed Actions to existing planning efforts, the required permits and approvals, and the anticipated determination of significance.

Ka‘ala Farm Inc. (KFI) is a non-profit organization that provides cultural and environmental education programs for school children, families, and interested groups. KFI hosts its programs at Ka‘ala Farm, located in upper Wai‘anae Valley.

The mission of KFI is to:
"Reclaim and preserve the living culture of the Po'e Kahiko (people of old) inorder to strengthen the kinship relationships between the ʻāina (land, that which nourishes) and all forms of life necessary to sustain the balance of life on these venerable lands."

KFI takes a multi-faceted approach to achieve its mission, simultaneously pursuing environmental education, ecosystem restoration, community engagement, and sustainable agriculture at Ka'ala Farm. The "farm" is a restoration of an ancient agricultural complex and Cultural Learning Center, serving as a kīpuka, or refuge, for Hawaiian culture and traditions.

Ka'ala Farm offers a wide range of programs that are designed for specific portions of the Wai'anae community, such as Department of Hawaiian Homestead beneficiaries, school groups, and at-risk youth, and as well as for the broader community in general. There are monthly workdays for community members and families, internship opportunities and project-based learning experiences for students, and customizable programs for visiting groups. Each year, more than 3,000 ʻōpio, mākua, kūpuna, and ʻohana learn the importance of aloha ʻāina at Kaʻala Farm.

IV. DRAFT ENVIRONMENTAL ASSESSMENT

A Draft Environmental Assessment (EA) has been prepared to study the affected environment, assess potential environmental and socio-economic impacts, and propose measures to mitigate potential impacts. The following sections highlight the key environmental findings and recommended mitigation measures from the Draft EA:

Water Conservation and Management
• Use climate-appropriate native plants to minimize irrigation water demands and recharge groundwater.
• Educate visitors on water conservation practices.

Community and Stakeholder Engagement
• Collaborate with the local community and government to align the farm's visitor management strategies with broader climate goals.
• Facilitate local and regional resiliency initiatives to share knowledge and practices.

Protection of Geological Features
• Establish protective zones around significant geological features, like Kaua'ōpu'u Ridge, where visitor access is managed to prevent disturbance.

Water-Saving Technologies and Practices
• Install low-flow water fixtures in visitor facilities.
• Employ smart irrigation systems that minimize agricultural water use, such as drip irrigation.

Rainwater Harvesting and Greywater Recycling
• Implement rainwater harvesting systems to store rainwater for irrigation.

Natural Water Filtration and Conservation Areas
• Create or restore natural wetlands and riparian buffers to filter runoff water naturally, enhance groundwater recharge, and protect aquatic habitats.
• Protect and restore natural vegetation around water bodies to reduce erosion and sedimentation.

Seabirds and Waterbirds
• Inform project contractors and personnel if waterbirds are found in the area.
• Implement best management practices for working in aquatic environments.
• Conduct surveys for Hawaiian waterbird nests within the project area.
• Minimize light attraction of seabirds, including fully shielding all outdoor lights so the bulb can only be seen from below, installing automatic motion sensor
switches and controls on all outdoor lights or turning off lights when human activity is not occurring in the lighted area, and avoiding nighttime construction during the seabird fledging period, September 15 through December 15.

ʻŌpeʻapeʻa
• Shield outdoor lighting so it cannot be seen from above.
• Turn off lights when human activity is not occurring in the area.
• Leave woody plants undisturbed during birthing and pup rearing season.
• Avoid using barbed wire for fencing which could ensnare bats.
Control Access to Sensitive Areas
• Limit Proposed Actions to areas that are not environmentally sensitive.
• Control visitor access to wildlife-sensitive areas to minimize disturbance.
• Protect vulnerable habitats and species with fencing or natural barriers, guiding visitors away from these areas.

Invasive Species Management
• Educate visitors on the risks of invasive species and encourage

them to clean shoes and gear before and after visiting.
• Implement regular monitoring and removal of invasive species

Emergency Preparedness and Response Plans
• Develop comprehensive emergency preparedness and response plans tailored to natural hazards, including wildfires and severe storms.
• Conduct regular emergency drills with staff and provide information to visitors on what to do in case of a natural disaster.
• Establish communication strategies to alert visitors, staff, and neighbors quickly in the event of an emergency.

Protection of Archaeological and Cultural Sites
• Collaborate with archaeologists, cultural heritage experts, and local authorities to identify and protect sensitive sites.
• Obtain the necessary permits and approvals to work among and with identified archaeological sites and features.
• Commit to the preservation and restoration of archaeological sites as part of the farm's commitment to reclaiming cultural heritage.

CONSISTENCY WITH DHHL PLANNING PROGRAM
DHHL has a three-tiered planning system, consisting of a General Plan, Island Plans, and Regional Plans.

DHHL General Plan
The overall vision described in the General Plan is, “by 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ʻāina.” Guiding principles for the plan were developed through consultation with beneficiaries. Pertinent principles to this project include: Returning Hawaiians to the Land, Legacy and Succession, Mālama ʻĀina, and Cultural Grounding and Education.

Returning Hawaiians to the Land
This guiding principle aims to facilitate returning Hawaiians to their lands to support self-sufficiency. All of KFI’s programming aims to reconnect people with the land. This may be seen through the Proposed Actions at the Community Farm, which gives community members access to agricultural land and knowledge to increase self-sufficiency, through loʻi restoration at the cultural Learning Center, dryland forest restoration at the Native Plant Kīpuka, freshwater training curriculum, any many other programs.

Legacy and Succession
DHHL aims to cultivate opportunities to share and pass down ancestral wisdom and practices. Traditional farming techniques,

crafts, and plant use for food, medicine, and cultural practices are all taught by trained staff and volunteer kūpuna.

Mālama ʻĀina
This principle entails the shared kuleana to manage and steward the land to sustain community health and resilience. KFI's actions at Kaʻala Farm embody this shared responsibility by practicing traditional agriculture, forest restoration, water management, and cultural site restoration and revitalization using Hawaiian knowledge, skills, and values.

Cultural Grounding and Education
The Proposed Actions at both the Cultural Learning Center and Community Farm at Kaʻala support the teaching and practice of cultural traditions including ʻōlelo Hawaiʻi, traditional agriculture, and sustainable land management.

DHHL Oʻahu Island Plan
The Island Plan designates land uses on DHHL-owned lands. Kaʻala Farm is designated as Special District, which is described as, "areas requiring special attention because of unusual opportunities and/or constraints," which could include hazard areas, open spaces/greenways, and cultural resources. This Kaʻala Farm plan reinforces Native Hawaiian views of land use and water, as water resources are central to the ahupuaʻa system, also describing food production as a key metric of community health with the land, water, and people. The proposed small-scale agriculture, community gardens, small-scale livestock, and aquaculture are allowed within the Special District.

The Island Plan cites Kaʻala Farm as an example of how Special District lands, "play a vital cultural role for not only the ahupuaʻa in retaining cultural relevance and education, but for the Native Hawaiian community as a whole" (p. 3-18). It also recommends that development should be avoided in areas of cultural significance, and that cultural resources should be integrated where possible. KFI has been and will continue to work closely with Dr. Ross Cordy to ensure that activities avoid sensitive cultural resources and appropriately interact with those that can be reverently incorporated into restoration and educational programs.

DHHL Waiʻanae and Lualualei Regional Plan
Regional Plans are the third tier in the DHHL planning process, developed in consultation with lessees in the region. The community vision from the regional planning

process effort states, "the Homestead Communities of Waiʻanae and Lualualei are communities that prioritize the safety and wellbeing of our keiki, kūpuna, and ʻohana, strengthened by internal and external collaborations and driven towards self-sufficiency."

The community values identified in the Regional Plan are:
- Community Spaces
- ʻOhana
- Keiki
- Respect and Care for Our Kūpuna
- Safety
- Self-Sufficiency

The Regional Plan also identifies priority projects the community aims to implement in the next ten-year period. A priority project in the plan is "Agriculture/Aquaculture Production and Food Security," which aims to provide educational and training programs for community members to increase agricultural capacity and food security in the region.

The activities and programs at Kaʻala Farm support these community values and priority project by serving as a gathering place for community members of all ages and by providing a culturally-based, hands-on learning environment for keiki and kūpuna. The Community Farm will provide space for ʻohana to learn how to grow their own crops and provide themselves with nutritious, culturally-significant food, supporting self-sufficiency. The sites at Kaʻala farm are a resource for all Native Hawaiians in the community to connect with the land and engage in cultural practices.

ANTICIPATION OF FINDING OF NO SIGNIFICANT IMPACT

Based upon the analysis in the DEA, staff anticipates a finding of no significant impact (AFONSI) for this project. This determination is based on upon the 13 criteria of significance that approving agencies must consider as specified in HAR, Section 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

(1) Irrevocably commits a natural, cultural, or historic resource. It is not anticipated that the Proposed Actions will have an adverse effect on any natural or cultural resources. Kaʻala Farm is a restored ancient agricultural complex and Cultural Learning Center with the goal of restoring and stewarding natural and cultural resources.

(2) Curtail the range of beneficial uses of the environment.

It is not anticipated that the Proposed Actions will negatively impact the environment or curtail any beneficial uses. Traditional Hawaiian agriculture is reliant on a healthy ecosystem and watershed and the Proposed Actions enable KFI to create a healthy and abundant ecosystem at Ka‘ala Farm. The project benefits the environment by removingalien grasses, restoring native forests, and improving ground water infiltration.

(3) Conflict with the State’s environmental policies or long-term environmental goals established by law.

Ch 344 states, “It shall be the policy of the State, through its programs, authorities, and resources to:

(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.”

The programs, land uses, and facilities at Ka‘ala Farm embody the idea of humans and nature existing in productive harmony. Upper Wai‘anae Valley possesses unique natural environmental characteristics and the largest intact cultural landscape on the Island of O‘ahu. The programs at Ka‘ala Farm aim to expand the social and economic opportunities for volunteers and visitors.

Furthermore, HRS Chapter 344 continues that the State should “Enhance the quality of life by Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments.” The programs, land uses, and facilities at Ka‘ala Farm aim to improve the quality of life for Hawaiians in the moku of Wai‘anae and beyond, serving as a cultural kīpuka and working farm.

Finally, HRS Chapter 344 prioritizes “Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.” The Cultural Learning Center and Community Farm at Ka‘ala are uniquely Hawaiian places that given the opportunities and constraints of the area, showcase a wise use of land. The Proposed Actions promote a sense of social harmony within the community as residents can gain access to culturally significant places and practices.

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
The Proposed Actions are beneficial to the local economy and social welfare of the community by providing opportunities for local agriculture and education. The Community Farm portion of the Project Area creates an opportunity for Wai‘anae families to produce locally grown food which can increase food security and boost public health outcomes. Ka‘ala farm improves social welfare by serving as a gathering place, Community Farm, and Cultural Learning Center.

The Proposed Actions will benefit the local economy by providing job opportunities and training in agricultural methods. Short-term construction activities may present potential minor adverse environmental impacts that will be mitigated through compliance with regulatory guidelines and use of best management practices. In the long-term the project is anticipated to have beneficial impacts on the economy and social welfare for the community and State.

(5) Have a substantial adverse effect on public health.
There are no substantial negative impacts to public health anticipated. The Proposed Actions may have short-term construction impacts that will be mitigated throughcompliance with best management practices. In the long-term, the project seeks to improve the public health of the community by providing access to local agriculture and culturally significant sites. The Proposed Actions also aim to mitigate the frequency and duration of wildfires for the community, which could improve air quality and ecosystem health and reduce the threat to life and property.

(6) Involve adverse secondary impacts, such as population changes or effects on public facilities.
The Proposed Actions are not anticipated to have significant secondary impacts such as changes to the population. A minimum of 3,000 visitors per year are expected at Ka‘ala Farm, with many coming in groups often transported by van or bus, as they are currently. Facilities to accommodate an increase in visitors, such as increased parking and alternative transportation, are being proposed by this project

(7) Involve a substantial degradation of environmental quality.
The Proposed Actions aim to steward and enhance the quality of the local environment. There may be minor short-term impacts to surface water and drainage during construction of future facilities, which will be mitigated by best management practices and nature-based

solutions. Construction activities will cause some impacts to air quality and noise around the area of the project, but these are temporary in nature and will be mitigated by best management practices in accordance with the State Department of Health, State Department of Transportation, and City & County of Honolulu guidance.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.

The Proposed Action is not expected to have cumulative effects that will negatively impact the environment, nor does it commit KFI or others to larger or other actions. It contributes to the long-term goals and vision of KFI at Ka‘ala Farm and is limited to the 97-acre DHHL parcel. Ka‘ala Farm’s activities, however, are part of a broader movement to sustainably manage ecosystems and watersheds while providing opportunities for sustainable local agriculture, which is intended to spread throughout Wai‘anae and beyond.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.

There are no rare, threatened, or endangered species or associated habitats on the property. Adjacent to the property on the slopes of Kaua‘ōpu‘u ridge is designated a critical habitat for the Dry Cliff Ecosystem. No Proposed Actions will be carried out on the slopes of the ridge near this habitat. Best practices will be used to protect against potential impacts to the Hawaiian hoary bat, Hawaiian hawk, and seabirds that may fly over the property.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels.

There are no significant long-term impacts to air, noise, or water quality anticipated.There may be minor short-term impacts to air quality or noise levels, but these will be mitigated by best management practices during construction and active farming. In the long-term the Proposed Actions may benefit water quality by aiding in storm water retention, which slows the flow of water and allows sediments to settle out before water is returned back to the stream. Additionally, the restoration of lo‘i kalo and native forest retains water on the site and creates green breaks which slows the progression of wildfire across the landscape.

(11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The Project Area is not in an environmentally sensitive area, as it is located outside of the flood plain, tsunami zone, beach area, geologically hazardous land, estuary, and coastal water. There is a risk for wildfires to affect the site, but the Proposed Actions aim to mitigate the risk of wildfire using traditional Hawaiian flooded terraces and ecosystem restoration. There are a perennial stream and several non-perennial streams that run through the property, but the riparian area is primarily used for native plant restoration and conservation, stabilizing stream banks and reducing the intensity of wildfires by creating natural breaks, increasing moisture, and removing non-native fuel-accelerating species.

(12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in County or State plans or studies.

A principle of sustainability in the Waiʻanae Sustainable Communities Plan is to "protect agricultural lands, physical and biological resources, and where appropriate, open spaces and view planes." The Proposed Actions are in line with this principle and preserve the viewsheds that are unique to Waiʻanae Valley and Kaʻala Farm, as no proposed structures will block mauka or makai views. The traditional character of structures at Kaʻala augment the views within the valley as a place of and for Hawaiians.

(13) Require substantial energy consumption or emit substantial greenhouse gases.

A goal of KFI is to be energy self-sufficient for all its programs and activities. The Proposed Actions will generally be carried out using traditional Hawaiian methods and therefore will not require substantial energy consumption. KFI will explore alternative energy such as solar for planned improvements to be self-sufficient.

V. NEXT-STEPS

Here are the anticipated next-steps:

- DEA publication in The Environmental Notice on October/November 2025.
- 30-Day public comment period on DEA from time of publishing.
- Incorporate and revise DEA based on public comments received (November/December 2025).
- HHC approvals for the Final Environmental Assessment (December 2025/January 2026).
- Compliance with HRS Chapter 6E.
- HHC Approval for a long-term land disposition to Kaʻala

Farm.

VI. RECOMMENDED MOTION ACTION

None. For Information Only

Final Environmental Assessment

Development of the Ka'u Cultural Center at a portion of TMK No. (3) 9-5-005:003

March of 2025

Applicant:

Hana Laulima Lahui O Ka'u, Inc.
Mrs. Terry-Lee Shibuya, President
PO Box 839
Naalehu, Hawaii, 96772

Approving Agency:

Department of Hawaiian Homelands

Consultant:

Yummet Inc

Class of Action:

Use of Department of Hawaiian Homelands Land

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Summary of Proposed Action, Environmental Impacts and Mitigation Measures

Hana Laulima Lahui O Ka'U Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, has obtained a right of entry permit (dated August 29, 2023) for TMK No. (3) 9-5-005:003 (por.) in order to build a Hawaiian Cultural Center at this location. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community. The right of entry permit No. 729 was obtained on August 29th, 2023, and an assessment of the location for potential environmental, cultural, or historical impacts has been undertaken. Previously, the location was used for agricultural use in the production of sugarcane and grazing of farm animals as pastureland, after which it sat untended and became overgrown. There have been no archeological or culturally significant items or history associated with this plot of land found to date, and it is not anticipated that there would be any loss in these areas if the land was utilized for the proposed project. Upon consultation with local residents and community members, local stakeholders, and concerning agencies it is not expected that any significant environmental impact should be anticipated.

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Part 1: Project Description, Purpose, and Need for a E.A. Process

Project Description, Location, and Property Ownership

Hana Laulima Lahui O Ka'U Inc. plans to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Ka'U community on a portion of plot TMK No. (3) 9-5-005:003. Since this land is owned by the Department of Hawaiian Homelands and is being leased for this use to Hana Laulima Lahui O Ka'U, it requires an Environmental Review process per Chapter 343, HRS, Hawai'i's Environmental Impact Statement law. In order to help prepare a draft environmental assessment and coordinate with stakeholders, Yummet Inc. was asked to act as consultants and help prepare this documentation.

The property of interest is a 10.4 acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Mamalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently zoned for agricultural use and has laid untended for a number of years. The northern end of the parcel is land owned by the Department of Hawaiian Homelands, with a portion of the property bordered by land owned by Kau Hawaiian Royal Coffee and Tea (address of 95-4968 Mamalahoa Highway, Naalehu, Hawaii 96772). At the western edge of the property are residential homes (properties starting at 95-9562 Hawai'I Belt Rd, Naalehu, HI 96772), and the parcel bordering the eastern edge is owned by Widow Coffee (address of 95-5904 Hawai'i Belt Rd, Naalehu, HI 96772).

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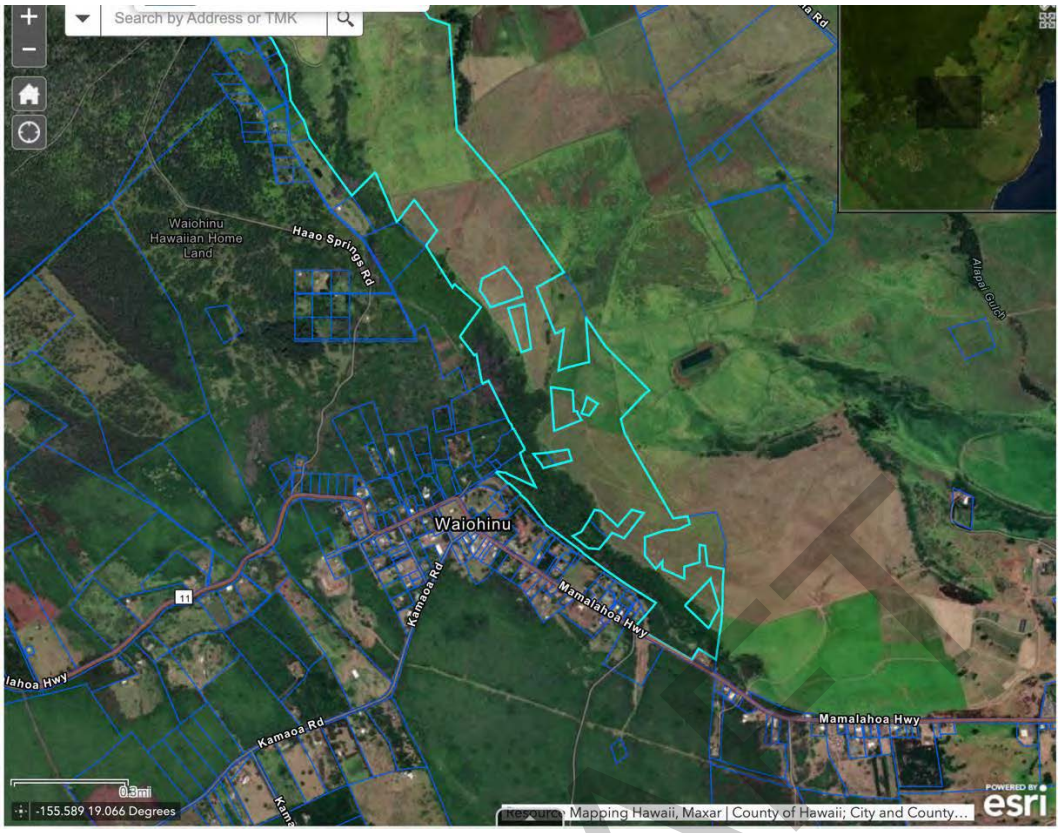

At the northern end of the selected area for the project area there is a man-made gulch to allow drainage of water off the property, and which was once used for farming. Intended project area is far enough away from this gulch to be of no concern. There are some trees which have grown in the area, and a good deal of brush which is approximately 3-5 feet tall. This will be cleared in the weeks ahead. From the site itself you can hear traffic as cars pass from the road, as well as chickens/roosters from the surrounding plots.

The land traditionally was utilized for farming and homesteading by native Hawaiians. The first found public record of the parcel is it being leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into Kau Sugar Company Inc, which would eventually come to be known as Kau Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Kau Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this property. This permit was then terminated on December 31st, 1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lahui O Ka'u Inc for a portion of this land.

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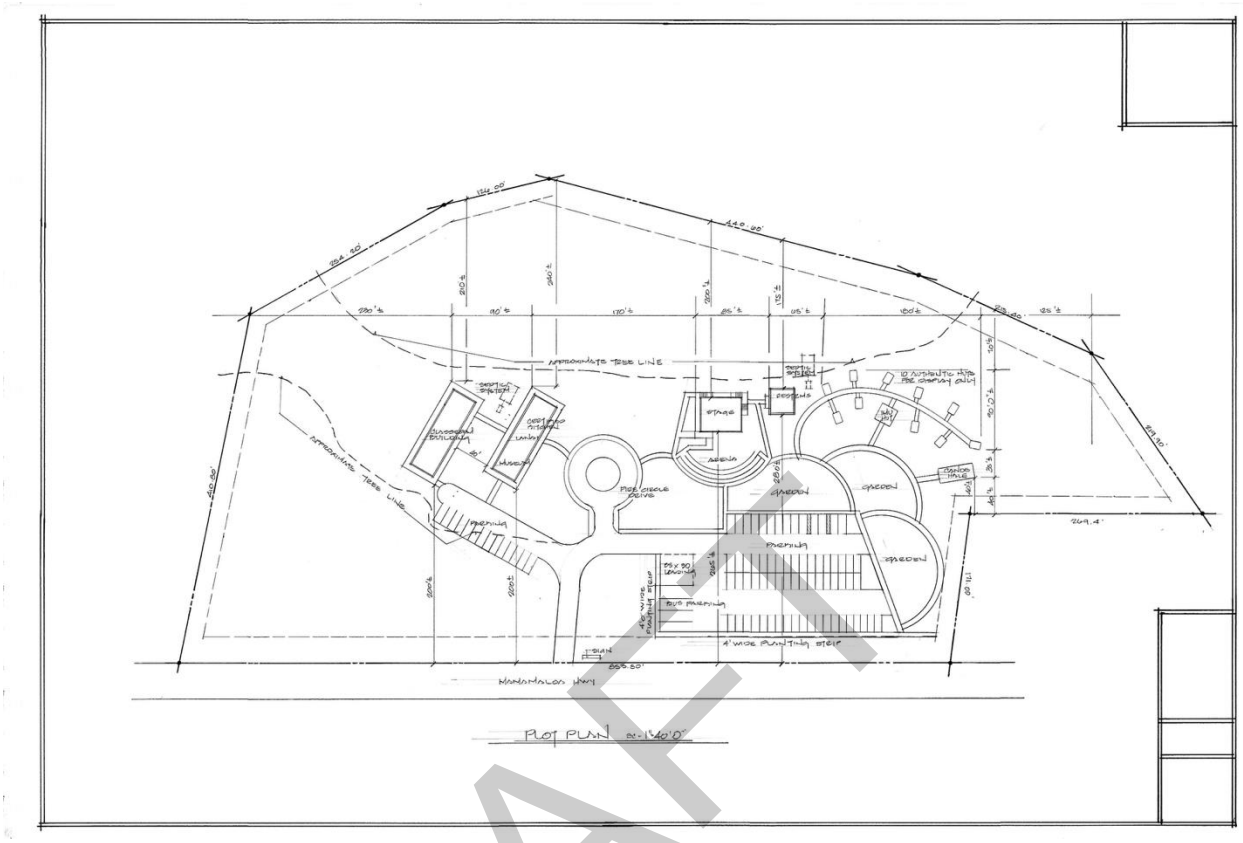

The proposed center and campus will take up a total space of approximately 650 feet by 1150 feet, including a parking lot, a classroom, museum, stage, restroom, garden spaces, and authentic Hawaiian buildings for educational purposes. The entrance to the location will be along the Hawaii Belt Road. See Appendix A for full project plans.

Environmental Assessment Process

Chapter 343 (Environmental Impact Statements) Hawai'i Revised Statues (HRS) establishes a system of environmental review at the State and County levels to ensure compliance with all environmental requirements and best practices in the development of projects on the Hawai'I Islands. This project triggers the environmental review process under HRS Chapter 343 as amended because the action involves the use of State Lands.

This Draft Environmental Assesment (Draft EA) has been prepared in accordance with these regulations to allow for the use of state lands for the construction of the project. To assess the potential for environmental impacts on the property a full survey of the literature as exists currently was performed, site visits coordinated and performed, discussion with local residents and community members, requests for comment from state and local agencies, and analysis of potential impacts assessed.

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Public Involvements and Agency Coordination

To ensure that public, state, and local concerns and comments were taken into consideration in the creation of this report and project letters seeking comment were sent to the government agencies shown in the table below.

Comments Requested	Comments Provided
State of Hawaii	
Department of Agriculture	No
Department of Health	No
Department of Land and Natural Resources	Yes
Department of Public Safety	No
Department of Transportation	No
Office of Hawaiian Affairs	No
Hawaii County	
Department of Environmental Management	No
Department of Parks and Recreation	No
Department of Water Supply	No
County of Hawaii Planning Department	No
Fire Department	No
Police Department	No
Elected Officials	
Mayor	No
State Senators for district	Yes
State Representatives for district	No
Council Members	No
Community Groups and Neighboring Properties	
Ka'u Hawaiian Homestead Association	No
Kau Hawaiian Royal Coffee and Tea	No
Widow Coffee	No
Kau Hawaiian Civic club	No
Camino Properties	No

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Letters from the commented agencies and government officials are included in Appendix B. Project partners also spent time discussing with the local community and neighboring businesses by going door to door to the neighborhood and obtaining comments at various stages of the planning process at local Hawaiian events for the Ka'u and surrounding peoples. All neighbors were supportive and excited to see a project of this type come to the Ka'u community, although none provided written comment. This project has been planned for some time, and has seen consistent support amongst the Ka'u and Hawaiian community. A letter from the Ka'u Hawaiian Homelands Association is included from an earlier part of this projects planning in Appendix B to show this support. Comments were also requested from experts in Hawaiian culture and archeology.

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Part 2: Alternatives

Alternatives to this proposed action were also considered as part of this planning process. Alternative sites and designs were considered, as well as the potential for No Action to be taken. However, these options were ultimately removed from consideration because the cultural and community benefit of the Ka'u cultural center is believed to be greater than any potential downsides that this project may entail in the short and long terms, and no other sites met all of the desired criteria to meet the project goals.

Alternative 1: No Action

If no action were taken the Ka'U community would not benefit from the community center, museum, and stage being planned at this location. This would require continued use of other sites for important community events and activities and dilute the ability of the people of Ka'U to share their specific cultural and historical heritage to members of the Hawaii island community. The parcel of land would also continue to lay fallow and untended in the near term, allowing the continued spread of invasive species on the parcel and further harm the environment of the Ka'U region of Hawaii.

Alternative 2: Other State Lands

Other state lands were also considered for this project however these are not considered to be amenable to this project's goals. The community center is specifically planned to celebrate and educate on the cultural and historical richness of Ka'U. Because of this having the project site within Ka'U was of the utmost importance for this project. It was also hoped that access to the site should be easy for both community members and visitors. This site meets both requirements. It's location off the Hawaii Belt Road allows easy access to the site for visitors and community members, and it is within the heart of Ka'U.

It was also hoped that land used for this project could be rejuvenated and reclaimed by the creation of the community center. Rejuvenation in this case would be both cultural, through the celebration of native Ka'U history and culture, as well as environmental through the creation of native species gardens and removal of invasive species. This would both allow for there to be cultural but also environmental benefit to the surrounding community. The site of interest here has been overgrown for some time with invasive species, and before that was continuously used for sugar cane production. It was therefore considered highly likely that environmental benefit could be derived by the creation of the community center and native species gardens planned through this project.

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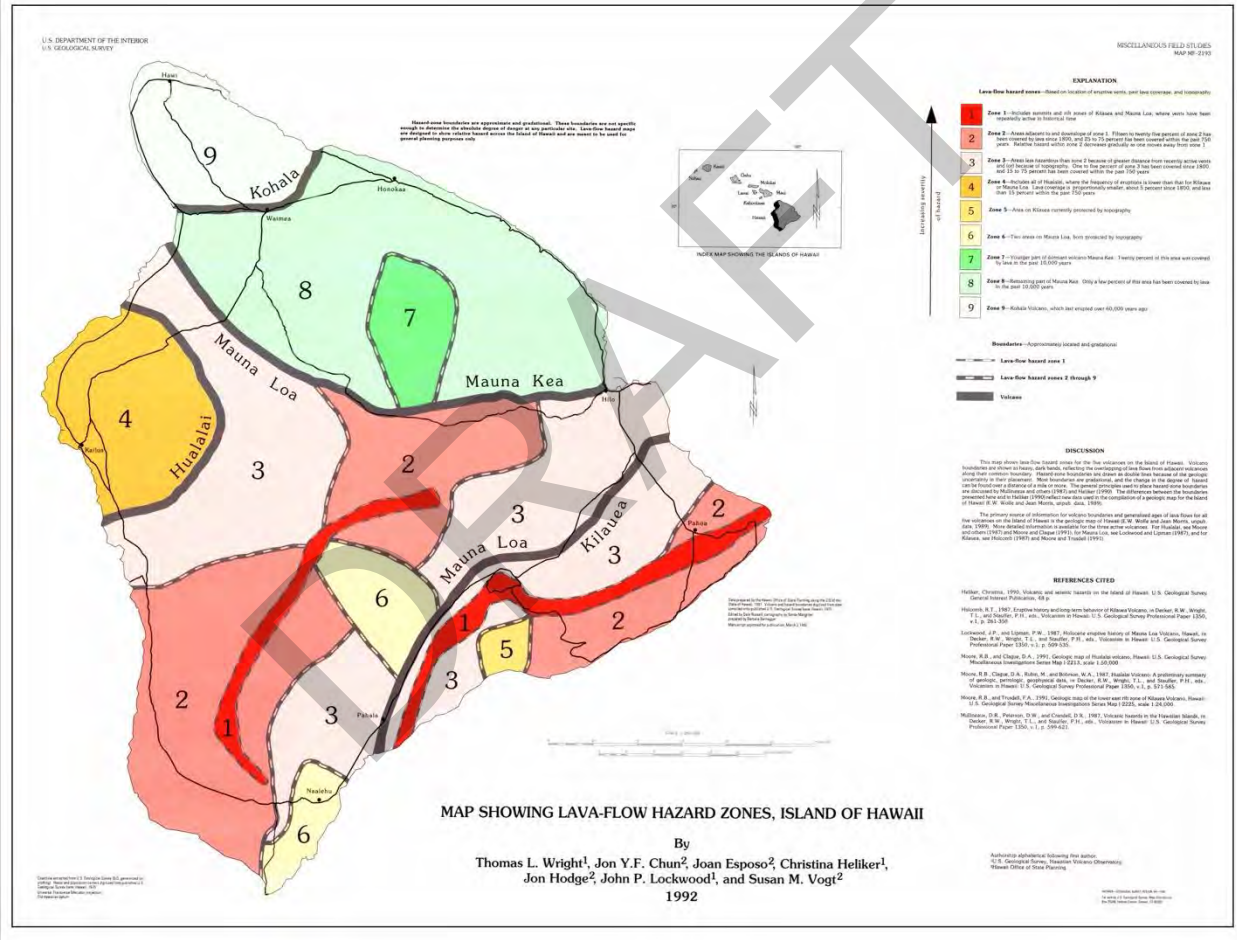
Part 3: Environmental, Settings, and Impact

3.1 Physical Environment

3.1.1 Geology, Soils, and Geologic Hazards

Geology Existing Conditions

The project site is located on Hawai'I Island in Zone 9 the Kau District. The island is composed of volcanoes and volcanic soils, and is therefore at risk for both volcanic eruptions and earthquakes. According to the USGS Lava Flow Hazard Zones for the Island of Hawaii (shown in Figure X) the site of interest is within Zone 3. This is defined as an area where one to five percent of the zone land has been covered by lava flow since 1800, and 15 to 75 percent within the past 750 years.



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In terms of seismic activity, the entire Island of Hawaii is considered to be an area with a high chance (>90%) of damaging seismic activity within the next 100 years. This is shown in the figure below.

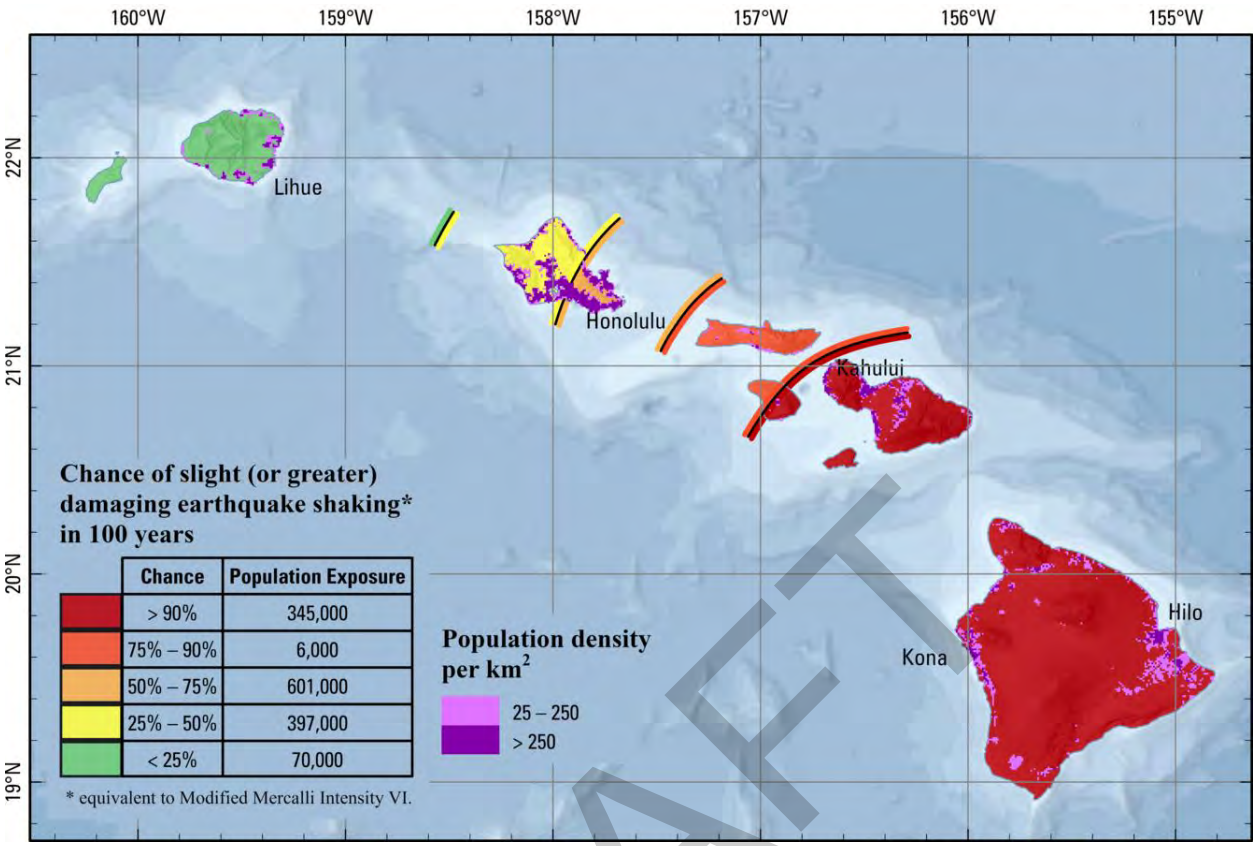

Figure 1: Chance of damaging earthquake shaking from https://www.usgs.gov/media/images/chance-earthquakes-hawaii

Due to this, when planning this project seismic risk mitigation measures standard to the Hawaiian Islands for buildings were taken into account.

Topography Existing Conditions

The parcel is located on a portion of land with a gentle slope going from 1000 ft to approximately 960 feet from northwest to southeast. There is a high slope on the north of the property along the northeastern edge. The topography of the parcel is shown in Figure 2, with a zoomed in view of the approximately parcel location with relevant topography in Figure 3.

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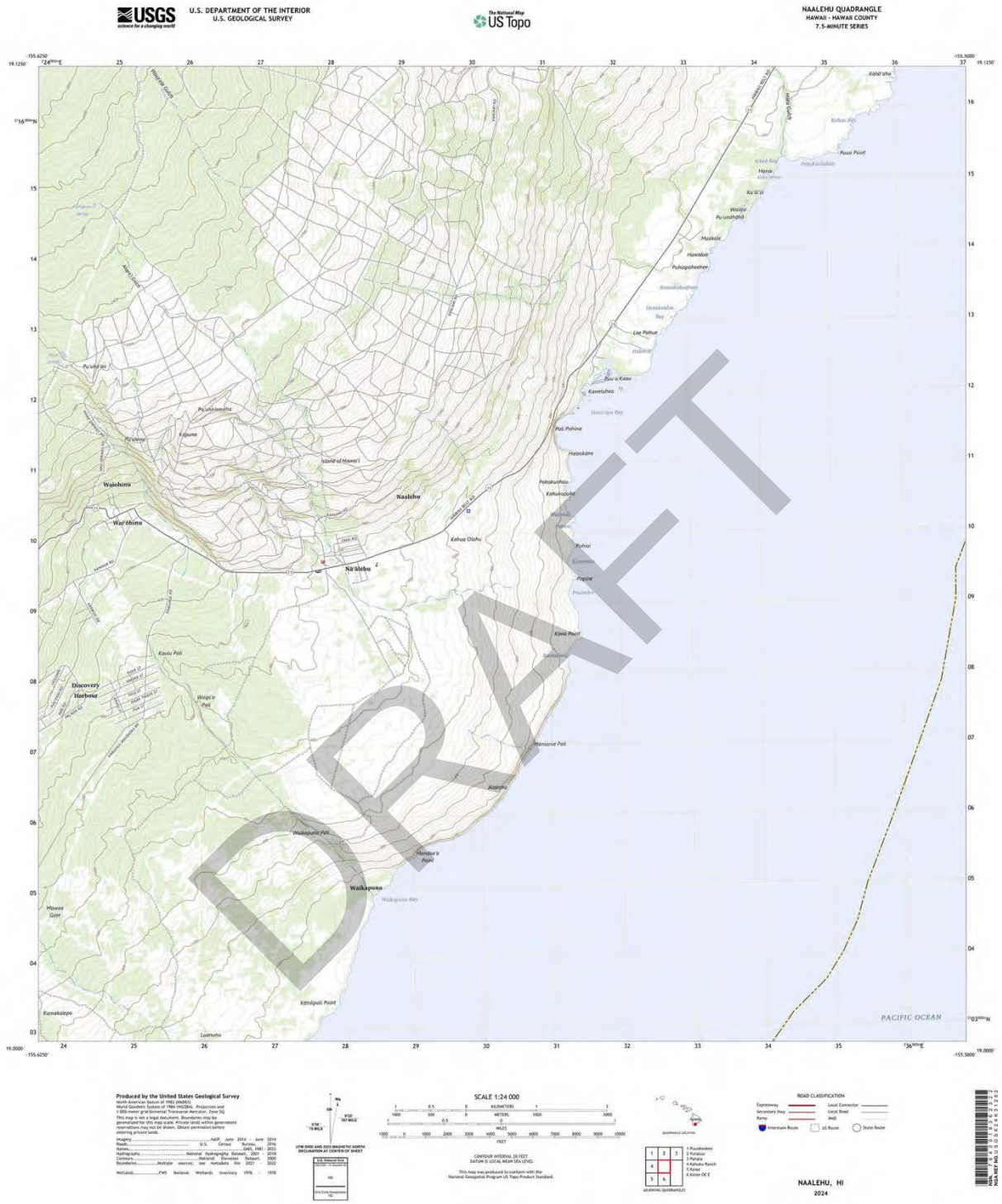

Figure 2: Topography of the land surrounding the parcel

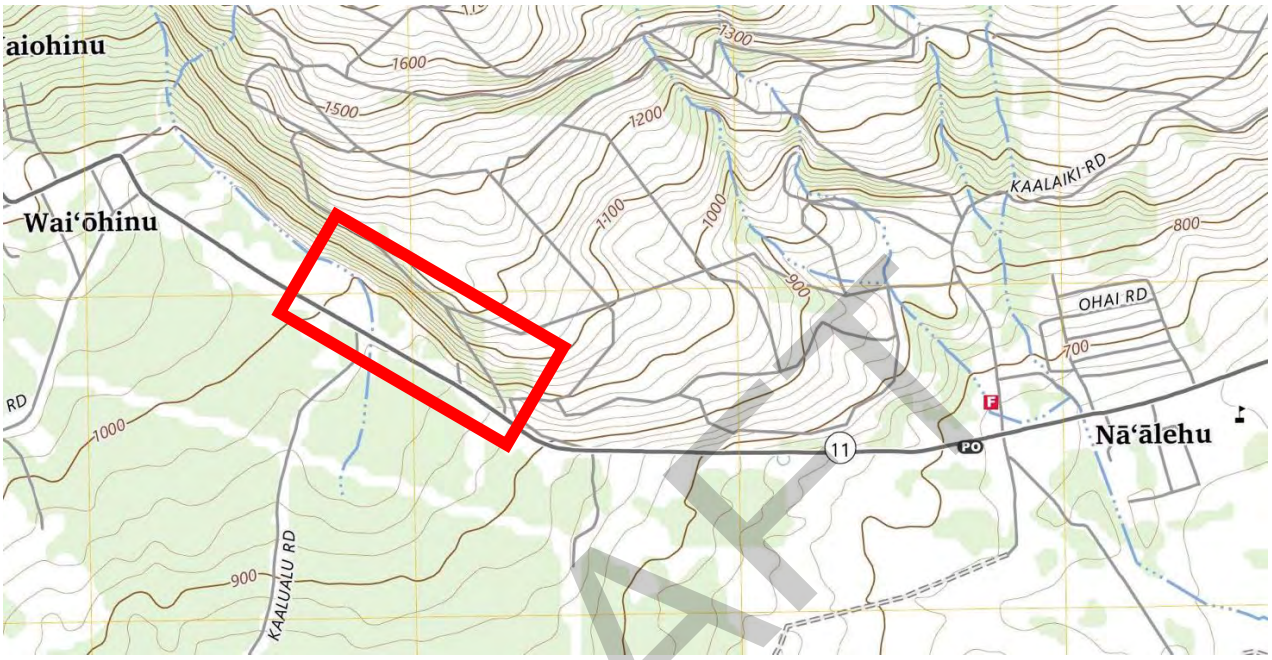

Figure 3: Parcel topography

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Soils Existing Conditions

According to the web soil survey the parcel is composed of approximately equal portions of Naalehu Medial Silt Clay Loam, 35 to 70 percent slopes and Kanohina-Lava flows complex, 2 to 10 percent slopes type soils. These soil types are both well drained soils derived from volcanic ash, with Naalehu type being deep/very deep and Kanohina type being shallow. Both soils have slow to moderate infiltration rates and slow to medium runoff depending on topographic considerations. No agricultural lands of importance to the state of Hawaii are within or adjacent to the project location.

Soil type also have the potential to amplify the damage due to seismic events for a surrounding area due to their ability to transmit shear waves. According to the National Earthquake Hazard Reduction Program (NEHRP), soils can be categorized into five different classes depending on their ability to transmit these shear waves. These classes include Type A (Hard Rock), B (Rock), C (Very dense soil and soft rock), D (Stiff Soil), and E (Soft soils), with type E soil amplifying the damage to surrounding infrastructure in the event of a seismic event. Soil type can also lead to structural damage during seismic events due to their tendency to undergo liquefaction. Liquefaction is the process whereby sediments that are saturated with water temporarily behave like liquids during seismic events, leading to a potentially sudden loss of strength and resulting damage to structures and infrastructure. In terms of liquefaction, soil types D and E are considered at risk for this behavior as they are composed primarily of loosely packed soils. Soil

on the parcel is primarily Type C soil (very dense soil and soft rock), which is not considered to be at risk for liquefaction upon seismic events. The soil along the slope to the northeast of the parcel is class D soil (stiff soils), which is susceptible to liquefaction in the event of a seismic event but is not expected to amplify the damage to buildings or infrastructure.

Figure 4.6-2. NEHRP Soil Classification for the County of Hawai'i

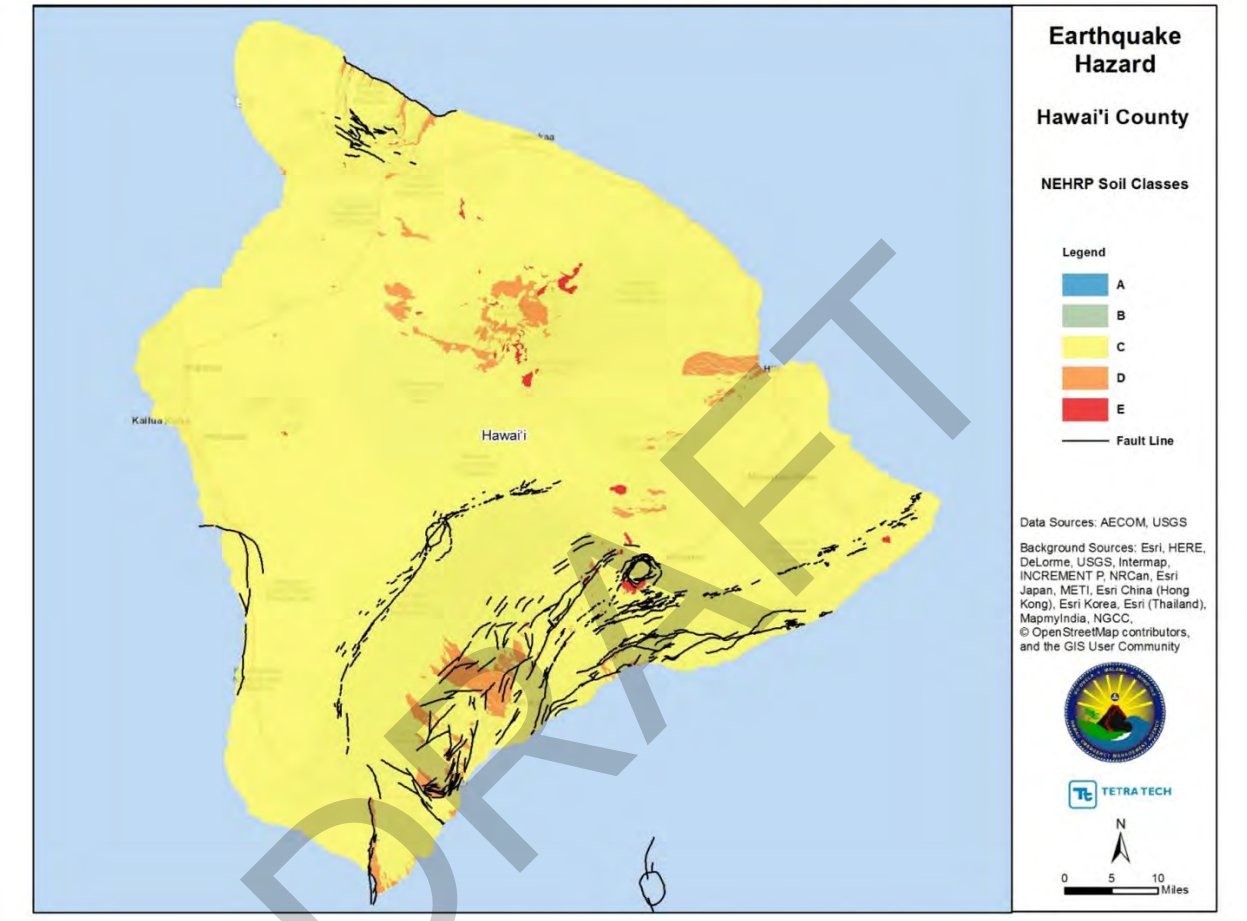

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Figure 4: Soil Classification from https://dod.hawaii.gov/hiema/files/2018/06/Draft-Section-4.6-Earthquakes.pdf

Potential Impacts and Mitigation Measures

The project being proposed is expected to have no significant impact on the soil or geology of the parcel or surrounding land. Slight grading will need to be done for project completion, and construction in general can be expected to disturb soils minimally during construction. Permits for construction will be obtained and followed to ensure minimization of disturbance to soils and geology during the construction process. These will include but are not necessarily limited to NPDES Permits for stormwater discharge during construction, grading permits, grubbing permits, stockpiling permits, and building permits.

3.1.2 Drainage, Water Features and Water Quality

Rainfall, Watershed, and Groundwater Existing Conditions

The project site soils see average annual rainfall of between 30 and 50 inches (50 inches for Naalehu series and 30 inches for Kanohina series), with mean annual temperatures of approximately 73 degrees Fahrenheit. Both primary soil types are well drained, although Kanohina soils can see negligible runoff in depressions on gentle slopes. The project location is within the Waiohinu Watershed, and the Waiohinu stream is along the western edge of the project parcel. Construction is not anticipated to impact or disrupt the stream in any way, and current runoff channels which exist to divert rainfall to the stream from this and surrounding properties will be kept in place and maintained as necessary to ensure proper drainage occurs.

The project site is in the Naalehu Aquifer, which is part of the S.E. Mauna Loa aquifer system. It is not anticipated that there will be any significant alteration or impact to the aquifer or groundwater system due to this project.

Coastal Waters and Wetlands Existing Conditions

The project site is located approximately 3 miles from the nearest coastline and therefore is not anticipated to have any impact on coastal waters. There are also no wetlands within the project area or surrounding land according to the U.S. Fish and Wildlife Service. The only wetland feature is the riverine feature of the Waiohinu stream as noted above.

Coastal Waters and Wetlands Existing Conditions

The proposed action does not involve any work or potential work that is expected to significantly impact the water features, drainage, or water quality of the parcel or surrounding environment. An NPDES permit is required for construction, and all grading will be performed in accordance with Hawaii County Code to ensure drainage and runoff are managed adequately. After project completion there are no long-term impacts expected to the groundwater resources in the area.

3.1.3 Flora, Fauna, and Ecosystems

As part of planning for this project a full biological survey was performed. The full report is listed here in Appendix C. A summary of the findings is given below.

Flora Existing Conditions

The project site was surveyed 4/25/2025 to determine the presence of species of interest. All unique species found were photographed and categorized, and special attention was paid to see if any species of particular interest ecologically, culturally, or historically were found on the property.

The vast majority of species found on the property were invasive species introduced to Hawaii in the modern era. These include some of particular invasive potential and concern, including *Schinus Terebinthifolia* and *Ochna Serrulata*. No endangered species or species of special interest as defined by the Department of Land and Natural resources were found on the property.

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Fauna Existing Conditions

A survey of fauna observed on the property was also performed. The only evidence of fauna on the property were feral pig trails, and the presence of common bird species flying overhead. Special care was taken to try and observe habitat or individuals of endangered or special interest species as defined by the Hawaii Department of Land and Natural Resources, however no evidence of these species was observed on the property.

Potential Impacts and Mitigation Measures

There are no expected negative impacts on flora, fauna, or the local ecology anticipated by completion of this project. No threatened or endangered species of any kind were found on the property parcel during the survey, and no historical basis exists to expect those species to be found on the property. Given the long history of clear cutting and ecological alteration to the site due to its use in sugar cane farming, pesticide mixing, and cattle grazing there is little original ecology left to be disturbed. Regardless, best practices will be put in place to ensure that no damage or alteration to habitat or ecology for native species or species of special concern will occur during construction or throughout the lifetime of the projects use of the land parcel. Harm minimization efforts and suggestions are given in detail in the biological survey report for each species of interest.

In general, construction may harm fauna which are particularly susceptible to light damage or light caused confusion. This may include the Hawaiian Hoary Bat and Pueo, although no evidence of these species was found during this survey. To minimize these potential impacts, lighting must be shielded and pointed downward during construction. Nesting behavior may also be negatively impacted by the cutting down of trees above 15 feet during nesting and rearing season for the Hawaiian Hoary Bat and Hawaiian Hawk, generally from March to September 30th. Since no trees on the property which are being considered for removal are above this height it is not anticipated that this will be an issue, however care will be taken to ensure that no nests or individual animals are harmed during construction by following proper harm mitigation techniques.

3.1.4 Air Quality

Air Quality Existing Conditions

The Environmental Protection Agency (EPA) and Hawaii State Department of Health both monitor and report on air quality for the Hawaiian Islands. The nearest air quality station to the project site is the Naalehu Air Quality Station. This is approximately 2 miles from the project site. Air quality in the area is generally good, although volcanic activity and fires may lower air quality significantly. Volcanic activity can cause increases in local sulfur dioxide and particulate matter to above safe standards, and the volcanoes nearest the project site are Mauna Loa and Kilauea. Volcanic activity can also cause volcanic fog or Vog, which occurs when volcanic gases react with and mix with moisture in the air. All volcanic activity and volcanic gases can be harmful to human health, especially for those with preexisting cardiovascular or breathing problems.

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Air quality may also be impacted by traffic in the area, with the Hawaii Belt Road bordering the project site and acting as the main entry point for local traffic to enter. Long term exposure to pollution due to high traffic zones can also be harmful to human health.

Potential Impacts and Mitigation Measures

Air quality impacts from this project are expected to be limited primarily to those occurring due to the initial construction of the facility in the short term. To minimize the potential impacts caused by construction, best practices conforming to the HAR Sections 11-60.1 Air Pollution Control will be put in practice, as well as general best practices for dust control, emissions control, and other air quality measures as required.

Long term increases in traffic are not considered to be significant enough to warrant additional mitigation measures from this facility in terms of air quality controls, however all efforts will be made to ensure that no air quality issues arise from the activities which will occur at the community center once completed.

3.1.5 Noise

Noise Existing Conditions

Noise pollution can also cause harm to environments and surrounding ecosystems, and the Noise Control Act of 1972 was put in place to limit these impacts. In Hawaii, noise pollution and control is under the jurisdiction of the Department of Health Noise Section. They set out maximum permissible noise limits and regulations required for events or activities that may require variances to these limits. The maximum permissible sound levels are given in the table below in dBA, and come from Chapter 11-46, Hawai'I Administrative Rules.

Zoning Districts	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Class A	55	45
Class B	60	50
Class C	70	70

The site of interest is within Class C, defined as being land that is zoned for agricultural, country, industrial, or similar use. During construction a noise permit will be required to ensure compliance with applicable laws. Furthermore, during the use of the site for performances on the planned stage noise variance permits may be required, although this will depend on various factors outside of the scope of this report.

Potential Impacts and Mitigation Measures

Primary noise issues will be due to the short-term construction within the project site. Offsite issues may include increased traffic of construction vehicles to and from the site. It is expected that a noise permit will be required for construction of this project and will be obtained to ensure compliance with all laws and regulations.

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It is not anticipated that there will be a significant impact on noise levels due to the project being proposed here. The final project site will include a gathering space for the local community as well as a stage for outdoor performances of Hawaiian cultural events. These most likely will require permitting on a per event basis, and all relevant rules and regulations around noise limits will be followed as required.

3.1.6 Scenic Resources

Scenic Resources Existing Conditions

The project area is not within a site of scenic importance to the county of Hawaii per the County General Plan as of 2005. The site is within 1500 feet of Waiohinu Park, with a number of residential properties between the park and the site of interest for this project. Currently the site is highly overgrown and is commonly polluted with trash and other waste that collects in the fallow and untended site. There are no particular scenic vistas or views from this parcel of land. Given that the project will improve this parcel of land that is currently overgrown with invasive vegetation and has sat fallow for some time, it is not anticipated that any short term or long-term negative impacts to the scenic beauty of this portion of Ka'u should be expected.

Potential Impacts and Mitigation Measures

It is not anticipated that any impacts should be expected on the scenic beauty of the land due to this project. Improvement of the site through removal of trash and debris, invasive and overgrown plants, and planting of native species gardens are all expected to improve the scenic beauty of the area.

3.1.7 Hazardous Substances, Toxic Wastes, and Hazardous Chemicals

Existing Conditions

The project site of interest was utilized for modern agricultural use since at least the 1880s, with Sugar Cane being the predominant crop grown. Through an analysis of the historical records related to this site it was not found that any evidence of hazardous substances, toxic wastes, or hazardous chemicals contamination was found.

Although not considered relevant for this project site, a contaminated parcel was found relating to the Hutchinson Sugar Company, who are the previous occupants of this project site. Parcel 95008001, with entrance at Kaalaiki Road, was identified for its use historically for pesticide mixing. This site is approximately 1.2 miles away from the site of interest for this project, but information is included here for completeness.

This parcel was previously contaminated by pesticide mixing by the Hutchinson Sugar Company Plantation, and is listed as the Kaalaiki Industrial Lots B-D in related records. Because of this, the parcel was identified by the Hawaii Brightfields Initiative for potential rehabilitation and use for renewal energy projects. The Brightfield Initiative was created to in 2018 to inform the public

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and potential developers of previously developed lands in Hawaii that have been redeveloped for clean and climate-friendly energy technologies.

Figure 5: Previously analyzed parcel

The site was previously analyzed through a Phase II Environmental Site Assessment in March of 2024, with increased levels of lead and arsenic found requiring remediation. The site was then decontaminated through the Fast Track Cleanup program in 2014. Records relating to this procedure are found in Appendix D.

Potential Impacts and Mitigation Measures

There are no expected impacts or mitigation measures required for hazardous chemicals or substances related to this project. The site will be used as a community center and gathering place for local residents. Normal waste related to any human habitation of the land should be expected and will be controlled and dealt with as required by law and best environmental stewardship practices.

3.1.8 Natural Hazards

Existing Conditions

The major natural hazards of potential concern for the Ka'u Region of Hawaii include volcanic activity, seismic activity, floods, wildfires, tsunamis, and major storms. Furthermore, the impact of climate change on the entire region of Hawai'i is expected to be significant in the coming decades.

Sea level rise is expected to be approximately 0.5 to 2.5 feet by 2050, and 3 to 4 feet in Hawai'i by 2100. Utilizing the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report it is possible to see the potential change in shoreline and flooding hazards due to climate change. Using this tool, it was found that the project site of interest is far outside of any potential coastal

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change zone, and is also not at risk for significant changes in flooding behavior due to climate change.

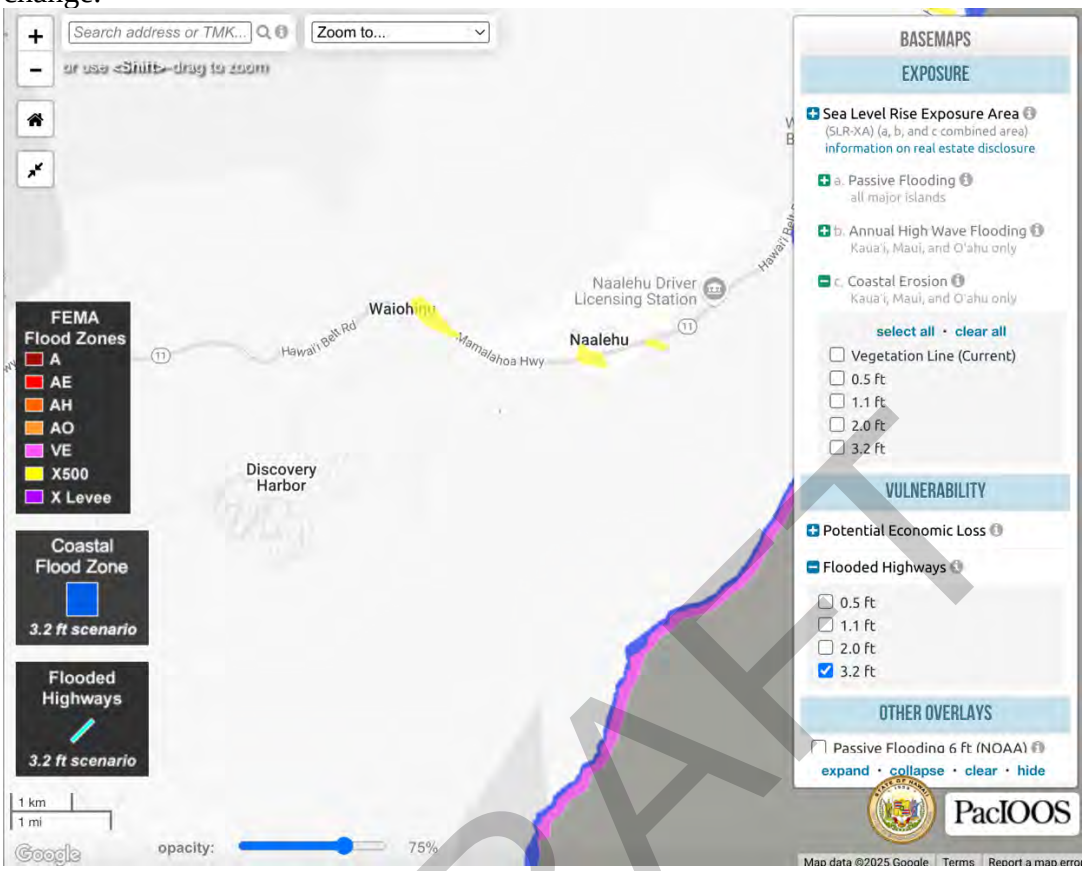

Figure 6: Flood Zone Map

The project site is not within a Tsunami evacuation zone and is marked as Flood Zone X suggesting minimal to moderate flood risk. The area is therefore also not part of a Special Flood Hazard Area. In terms of major storms such as hurricanes or other events it is not expected that there are special risks associated with this project site. The parcel is far away from coastal zones and has soil which is well drained.

Seismic activity, volcanic activity, and associated risks were covered more extensively in the soil section of this report (3.1.1) however it is not anticipated that there are any particular risks due to either for this project site compared to other sites in the Ka'u region. In terms of wildfires, the parcel is currently overgrown with invasive species and is within a medium wildfire risk zone. Therefore, it is potentially susceptible to wildfire damage. Given that the vast majority of wildfires are caused by human ignition it will be necessary to ensure that proper controls and protections are put in place to ensure no accidental ignitions are caused by use of the project site for the community center.

Potential Impacts and Mitigation Measures

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The proposed action is not anticipated to impact the natural risks of the Hawai'i islands and therefore no additional mitigation is required. Although human use of the project site may slightly increase the risk of wildfires through accidental ignition, this is considered to be outweighed by the current risk of wildfires due to illegal trash disposal at the site currently and the potential for overgrown parcels to contribute to the spread of wildfires in general. The site has a working fire hydrant for use in emergency situations along the roadway as confirmed by local fire department response.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

Existing Conditions

The project site is within the Kau Census County Division within Hawaii County. Kau has a population of 8,184 as of 2023, with 929.7 square miles of total land within the census division. The median age of Kau is 47.5, and the dominant ethnicity is white at 31%. 4.5% of the population is native Hawaiian alone which is lower than that for Hawaii County in total (11.3% Hawaiian Islander). However, analysis done in 2012 showed that ~28.5% of the population of Kau is of mixed Native Hawaiian heritage.

The median household income of Kau is $50,313, which is well below that for Hawaii County as a whole ($77,215). 13.8% of Kau residents live below the poverty line, including 17% of Children under 18. Approximately 91% of residents have a high school degree or higher, and 19.9% have a bachelor's degree or higher. Furthermore, 14% of the population of Kau are veterans. Unemployment current stands at 2.7% for the Kau CCD.

Potential Effects and Proposed Mitigation

The proposed action here is hoped to create a cultural center where local residents and especially Hawaiian natives of the Ka'u region can gather to learn and share their heritage and cultural practices with each other. It will also act as a base of community engagement and support for the Ka'u region, where important community events, activities, and celebrations can occur. It is anticipated that the proposed action will have positive impacts on the socioeconomic conditions of the area, by bringing the community together and creating a space where visitors to the island of Hawai'I can learn about the specifics of the Ka'u region and peoples.

3.2.2 Historic and Cultural Resources

Existing Conditions

The Ka'u region and the Ka'u people have a long and rich connection to the overall history of Hawai'i. It is believed that Ka'u was likely the first place where Polynesian settlers landed on Hawai'I island, and is one of the six original moku. Ka'u generally was an area of warriors ready to rise up against oppression. The region and it's people show up in many of the historical accounts of battles and important events throughout Hawaiian history, and Ka'u also features prominently in many legends and stories from Hawiian folklore. Of particular importance are the volcanoes of Ka'u and their surrounding environments.

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The project site is near the historically important areas of Waiohinu and Naalehu, both of which grew out of the agricultural practices of the area thanks to fertile soils and natural streams. The project site of interest first enters the modern historical record as part of the Hutchinson Sugar Company plantation, which eventually became the Kau Sugar Company. During this time period the Ka'u region was greatly disturbed, with agricultural practices such as clear cutting, fertilizer and pesticide use, and other land alterations occurring with no sensitivity to the important cultural or historical context of the lands being utilized. Earthquake and volcanic activity further disturbed the area, destroying native homes and other structures over time.

Literature review and field inspection was performed to determine if any historical or cultural sites or items of interest were previously found or needed protection on this project site. Literature review found few archeological studies in the vicinity of the project site. The few that had occurred focused on the nearest towns of Waiohinu and Naalehu. There was also no evidence of important trails intersecting with the site of interest for this project. A walkthrough of the area was performed to determine if any cultural features or significant cultural artifacts were observed. No archeological or historically relevant items were found on the property, with the primary items suggesting human habitation or use in the past being rusting vehicles and other trash on the property. There was also a ditch for water runoff built by farming use in the past along the northern end of the property. As far as could be determined, no significant archeological or historical sites of interest are anticipated to be found on the project site. Outreach to community leaders also occurred to determine if there was any local history or knowledge of relevant cultural sites and none could be determined.

Impacts and Mitigation Measures

Due to the long history of agricultural use on this land since at least the late 1800's it is logical to conclude that significant ground disturbance has occurred on this project site. It is believed that any sites of cultural or archeological significance were likely disturbed or destroyed throughout the many decades of use by humans on the property. Therefore, it is not anticipated that the proposed action will have any adverse impact on historical or archeological sites or objects of interest. During project completion all State and County rules and regulations regarding the preservation or archeological and historical sites will be followed, including provisions should any such sites or evidence be found during construction. If any evidence of historical or archeological significant findings occur all construction will cease and consultation with the State Historical Preservation Division (SHPD) will occur to determine the required steps forward to protect and preserve these items.

The proposed action is the creation of a cultural and community center to celebrate the history and people of Ka'u. It is therefore anticipated that the cultural inventory and resources of the site and surrounding area will be improved by this projects completion.

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3.3 Infrastructure

3.3.1 Utilities and Public Services

Existing Conditions

There is no existing utility access to the plot, meaning that power, water, and wastewater services will need to be built out. Electric power is supplied to the area by Hawai'ian Electric, and existing power lines are present on the opposite side of Māmalahoa Highway. Water is provided by DWS, and a water connection will need to be built to the property for the supply of fresh water. Wastewater will also need to be diverted by connection to the County of Hawai'i. Telecommunication facilities will also need to be routed to the facility for phone and internet access and can be routed through the entryway at the Mamalahoa highway. Solid waste collection from the site will also be coordinated with the Hawai'i County Department of Environmental Management.

The nearest fire stations to the project site are the Ocean View Fire Station and Pahala Fire Station, both of which are within 15 miles of the project site. The project site is within Area 2 police operations bureau for the Hawaii Police Department, and will specifically be serviced by the Ka'u District station at 95-5355 Mamalahoa Highway in Naalehu. The nearest major medical facilities are the Ka'u Hospital & Rural Health Clinic and the Kona Community Hospital.

Potential Impacts and Mitigation Measures

The proposed action is not anticipated to significantly alter or impact Utilities and Public services in the area. Short term impacts will be limited to increased waste generation due to construction activities, and long-term impacts will be limited to the use of land that currently is unoccupied. In terms of fire, police, or medical public services it is not anticipated that there will be any significantly increased use of these services due to project commencement or completion. Therefore, no additional mitigation measures are recommended.

3.3.2 Transportation and Traffic Flow

Existing Conditions

The proposed project site is accessed via Māmalahoa Highway, which serves as the primary access between Wai'ōhinu and Nā'ālehu in the project area. According to the Hawai'i Department of Transportation (HDOT), the tract of Māmalahoa Highway between Wai'ōhinu and Nā'ālehu is in fair condition and carries minimal traffic. No improvements or construction projects on the roadway are planned soon. A driveway apron already exists at the project site.

Potential Impacts

During the construction period, work at the proposed site will generate some traffic. Specifically, construction workers' commutes to and from the site, transportation of construction materials to the project, and removal of debris and waste from the property will induce additional traffic. Adequate space for parking of project-associated vehicles will exist at the project site once it has been cleared for construction activities, meaning that congestion due to construction vehicles will be minimal. Movement of necessary oversize machinery or large materials to and from the

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site may create brief traffic disruptions, but these disturbances will be minimized through best practices.

Upon completion, the Ka'u Cultural Center will create a small amount of additional traffic on Māmalahoa Highway from site employees traveling to and from the site on operational days and traffic from visitors attending events or touring the site. However, parking on-site should enable all this traffic to remain off the roadway, meaning that this additional traffic will cause minimal disruption to vehicle flows on the roadway. During community events local law enforcement may be contacted to help direct traffic flow into and out of the center's parking lot, however this will occur on a case by case basis.

Due to the limited size of the center it is not anticipated that either construction or operation of the Ka'u Cultural Center will cause significant impact on local traffic.

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3.4 Secondary and Cumulative Impacts

3.4.1 Secondary Effects

Secondary effects are defined by Hawai'i Administrative Rules Title 11-200.1.2 (2019) as an effect that is caused by the action and is later in time or farther removed in distance, but is still reasonably foreseeable. An indirect effect may include a growth-inducing effect and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

It is not believed that the project will result in any secondary impacts that would have any adverse impacts on the natural or human environment of the island of Hawai'i. The construction of the community center is anticipated to lead to beneficial secondary economic, cultural, and environmental impacts over time. Environmentally the invasive species on the currently unused parcel will be controlled and native species gardens planted. Economically and culturally the community center and museum will act as a gathering place for the local community to come and learn about the heritage and history of Ka'u, and it is hoped that the center will act as a hub from which other similar development and projects can occur. Furthermore it is hoped that the center and museum will act as a destination for others to come to Ka'u and learn about the region and its people.

3.4.2 Cumulative Impacts

Cumulative Impacts are defined by Hawai'i Administrative Rules Title 11-200.1.2 (2019) as the impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency or person undertakes the other action. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

There are no other projects being planned in the immediate vicinity of this project site that are expected to contribute to a cumulative negative impact on the area or its surrounding environment. Therefore no cumulative negative impacts from this project are anticipated.

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Part 4: Required Permits and Approvals

The proposed action will be subject to the following list of permits and approvals to be completed before the start of construction:

Permit or Approval	Agency
HRS Chapter 343 Compliance	Department of Hawaiian Homelands filed with the State of Hawaii:, Hawai'i Office of Planning and Sustainable Development, Environmental Review Program
HRS Chapter 6E Compliance	State of Hawaii: Department of Land and Natural Resources, State Historic Preservation Division
National Pollutant Discharge Elimination System General Permit	State of Hawaii: Department of Health, Clean Water Branch
DCAB Approval	State of Hawaii: Department of Health, Disability and Communication Access Board
Community Noise Permit	State of Hawaii: Department of Health, Indoor and Radiological Health Branch
Plan Approval	County of Hawaii Planning Department
Grading, Grubbing, and Stockpiling Permit	County of Hawaii Department of Public Works
Building Permit for Building, Electrical, Plumbing, and Driveway	County of Hawaii Department of Public Works
Permit to Work within County Right of Way	County of Hawaii Department of Public Works
Sewer Connection	County of Hawaii Department of Environmental Management
Water Connection	County of Hawaii Department of Water Supply
Department of Hawaiian Homelands Right of Entry	Department of Hawaiian Homelands

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Part 5: Consistency with Government Plans and Policies

As required by HAR §11-200.1-24 (2019) this section provides a description of the compatibility of this proposed action to the land use policies and plans of the State and County.

5.1 Hawaii State Plan

The Hawai'i State Plan (HRS §226) is a policy document that sets general guidance, themes, and goals for all state and local agencies when making decisions. The purpose of the plan is to help ensure that these large policy goals are generally achieved as the State continues to develop and grow. In general, the goals of the state are to achieve 1) A strong, viable economy, 2) A desired physical environment, and 3) Physical, social, and economic wellbeing. For the purposes of this project, only a number of specific themes, objectives, or goals are expected to be relevant. These

are §226-12, §226-21, §226-23, §226-25, and §226-108 respectively. Each objective is given below with discussion as to how this proposed action promotes that goal.

§226-12: Objective and policies for the physical environment – scenic, natural beauty, and historic preservation

A Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

B To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:

1 Promote the preservation and restoration of significant natural and historic resources.

2 Provide incentives to maintain and enhance historic, cultural, and scenic amenities.

3 Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.

4 Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.

5 Encourage the design of developments and activities that complement the natural beauty of the islands. [L 1978, c 100, pt of §2; am L 1986, c 276, §11]

Discussion

Achieving scenic, natural beauty, and historical resources is an important goal and one that this project aims to help the State and County achieve. By taking the project site and converting it from a fallow and overgrown spot where trash and debris often accumulate and converting it into a cultural center it is hoped that this stretch of Ka'u will be made more scenic and beautiful. By planting native species gardens, building native style buildings for educational purposes, and providing a beautiful space for the community to gather it is hoped that this project will promote this goal.

§226-21: Objective and policies for socio-cultural advancement--education

A. Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

B. To achieve the education objective, it shall be the policy of this State to:

1 Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.

2 Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

3 Provide appropriate educational opportunities for groups with special needs.

4 Promote educational programs which enhance understanding of Hawaii's cultural heritage.

5 Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.

DRAFT

6 Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.
7 Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.
8 Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.
9 Support research programs and activities that enhance the education programs of the State. [L 1978, c 100, pt of §2; am L 1986, c 276, §20]

Discussion

Although this project does not expressly create an educational center in the form of a school, the community center will include a classroom for lessons and education on native Hawaiian culture, history, and specific lessons related to the Ka'u region and people. It will therefore support educational programs that enhance understanding of Hawaii's cultural heritage, and is hoped that the community center will be able to work with local educational groups and schools to further promote knowledge about this particular part of Hawaiian cultural heritage in the future.

§226-23 Objective and policies for socio-cultural advancement--leisure

A. Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.
B. To achieve the leisure objective, it shall be the policy of this State to:
    1 Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.
    2 Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.
    3 Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
    4 Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.
    5 Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.
    6 Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.
    7 Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.
    8 Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.
    9 Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.
    10 Assure adequate access to significant natural and cultural resources in public ownership. [L 1978, c 100, pt of §2; am L 1986, c 276, §22]

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Discussion

The proposed action will create a cultural and community center for an area of Hawaii that currently does not have such facilities in abundance. By creating this community center, it is hoped that it can act as a focal point for the community and especially for the Ka'u peoples to celebrate the region and its history. This will include musical, folk, and traditional art forms, as well as gatherings for events and celebrations for the local community. Because of this, it is believed that the proposed action will help to further the above Hawaii state goal and promote a stronger community in Ka'u.

§226-25 Objective and policies for socio-cultural advancement--culture

A. Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.
B. To achieve the culture objective, it shall be the policy of this State to:
    1 Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.
    2 Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.
    3 Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.
    4 Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §24]

Discussion

The proposed action is being undertaken in order to create a cultural center, stage, museum, and educational space to help the Ka'u people better celebrate their unique cultural roots. This center will also therefore act as a space where non-native Hawaiians and visitors can come to learn about the specific culture and history of the Ka'u people and region of Hawai'i. Because of this it is believed that the proposed action will help further the above goal for the people of the region.

[§226-108] Sustainability

Priority guidelines and principles to promote sustainability shall include:

1) Encouraging balanced economic, social, community, and environmental priorities;
2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
3) Promoting a diversified and dynamic economy;
4) Encouraging respect for the host culture;
5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
6) Considering the principles of the ahupuaa system; and

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7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii. [L 2011, c 181, §2]

Discussion

The proposed action is being planned in accordance with best sustainability practices and methods and therefore will help to promote the goal of improving the sustainability of the State of Hawai'i. Removal of invasive species from the project site, the building of native plant gardens, and the promotion of the principles of the ahupuaa system through educational programs aimed at the local community are all in line with the above goals of promoting sustainability.

5.2 Hawaii County General Plan

The Hawai'i County general plan is the policy document for the long-range comprehensive development of the island of Hawai'i. Currently the 2005 plan is being amended into the 2045 plan, with the current draft document of this plan currently undergoing comprehensive review. The general plan is made up of different sections, although the following major pillars are used to structure and guide the general plan:

i) Collaborative Biocultural Stewardship
ii) Addressing Climate Change for Island-Wide Health
iii) Sustainable Development & Resilient Communities
iv) Thriving, Diversified, & Regenerative Economy

Since the 2045 plan is still not fully ratified and accepted as written, the 2005 plan must be the guiding plan for this proposed action. However, the proposed action is believed to be within the guidelines of the 2045 plan as well. Within the 2005 plan, the following policies, standards, and courses of action relevant to the proposed action are discussed here.

8 Natural Resources and Shoreline Goals
8.2 Goals
(b) Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources.

8.3 Policies
(h) Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent.

(p) Encourage the use of native plants for screening and landscaping.

14.9 Public Lands
14.9.2 Goals
(a) Utilize publicly owned lands in the best public interest and to the maximum benefit for the greatest number of people.

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14.9.3 Policies
(a) Encourage uses of public lands that will satisfy specific public needs, such as housing, recreation, open space and education.

Discussion

The proposed action will help to provide opportunities for recreational, economic, and educational needs for the people of Ka'u without despoiling or endangering natural resources. It will make use of DHHL land to create a gathering space to celebrate the unique culture and history of Ka'u, and replace the current invasive species overgrowing the project site with native gardens and species. This will utilize public lands in the best public interest, and make available to the people of Ka'u a cultural center that is needed in this region of Hawai'i.

5.3 Hawaii County Zoning Code

The Hawai'i County Code Chapter 25 is the Zoning Code for the County and gives direction to the permitted land use within the County. The project parcel is on land controlled by the Department of Hawaiian Homelands, and therefore must comply with all regulations and requirements for use of DHHL lands. Consultation with DHHL has already occurred and has confirmed that use of the land for the proposed action is consistent with the intention and uses permitted on this project parcel and zoning codes.

5.4 Ka'u Regional Plan

The Ka'u Regional Plan was developed between the Department of Hawaiian Homelands and Hawaiian Homelands Trust to determine the best pathway forward to ensure continued growth, strength, and resilience of the homestead communities. This plan outlines various priority projects, goals, and general guidelines for projects and opportunities to help strengthen the Ka'u region and people. This project helps to promote these goals by creating a community center where local Ka'u people can gather to celebrate their culture and educate the larger community on their history. This supports the Regional Plan goals of promoting the Ka'u community and reinforcing public education about the unique cultural and historical importance of Ka'u sites. We hope that this community center can be utilized to further help promote the Ka'u Region and the goals of the Regional Plan in general as a space where Ka'u can gather to plan, educate, and develop further goals and strategies to promote the region and keep its cultural and historical values intact.

5.5 Sustainable Communities Plan -

The Hawaii 2050 Sustainable Communities Plan is a document created to define and outline the states long term Sustainability goals to help guide development and strategy going forward. This project does not conflict with any of these goals, and in fact can help bolster Hawaii's sustainable efforts by preserving and rehabilitating land that currently has been damaged by long term farming and the overgrowth of invasive species. By utilizing land such as this for efforts that promote community, while ensuring that the environment is rehabilitated and protected going forward, development can foster sustainable goals and act in accordance with the 2050 Sustainable Communities Plan.

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Part 6: Findings and Determination

This chapter provides a description of anticipated findings and determination for this project, as well as justification for these conclusions.

6.1 Anticipated Determination

The proposing agency's review of the proposed actions effects on the environment (including primary, secondary, cumulative, short and long-term) could result in a determination of either 1) The action would have a significant impact on the environment and an Environmental Impact Statement Preparation Notice should be issued, or 2) The action would not have a significant impact on the environment and a Finding of No Significant Impact (FONSI) will be concluded.

To determine which of the two options above are most appropriate, the 13 Significance Criteria given in the State Department of Health's Administrative Rules Title 11, Chapter 200.1 are used as guidelines against which the findings in the Environmental Assessment are compared for potential impact on the environment. Based on the findings of this Environmental Assessment it is concluded that the proposed action should not have a substantial adverse effect on the surrounding environment.

Therefore, the Proposing Agency's anticipated determination is that the Proposed Action will not have a significant impact on the environment based on the significance criteria described below. **This would result in a Finding of No Significant Impact (FONSI) for this project.**

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6.2 Significance Criteria Findings

An agency determines that an action may have a significant impact on the environment if it meets any of the following criteria (from HAR Section 11-200.1-13):

1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource

There is no irrevocable commitment to loss or destruction of natural or cultural resources identified with this proposed action. As discussed in Part 3 of this report, the land has historically been used for farming, and no cultural resource or anthropological site of interest has been identified. The project itself will lead to the creation of an area to celebrate and teach about local Hawaiian culture. In the event that any important natural or cultural resource is discovered during the construction or operation of this project, mitigation measures to address any potential impacts will be performed to ensure that there is no loss of natural or cultural resources.

2) Curtails the range of beneficial uses of the environment

The land is currently sitting unoccupied and overgrown, with no significant use for the community or local environment. It is therefore expected that the use of the land for the proposed action will not curtail the beneficial use of the environment. In fact it is expected that the project will have a positive impact on the beneficial uses of the environment in the Ka'u region.

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

The proposed action has no conflict with the states long term environmental policies or goals. Any potential adverse impacts from short-term construction activities will be mitigated through compliance with regulatory guidelines and best practices.

4). Substantially affects the economic or social welfare of the community or State

This project does not remove any existing economic or social welfare items from the community or state. Upon completion it is expected to improve social welfare in the local area, as it will act as a community center and cultural center for the Hawaiian community and help to promote Department of Hawaiian Homeland goals and projects.

5). Substantially affects public health

There will be no impacts to public health upon completion of this project. Short-term construction will have some temporary impacts on air and noise quality in the immediately surrounding areas of the project site, however these impacts will be minimized through the use of best management practices and compliance with state and local regulations. There are no anticipated long-term negative impacts to public health anticipated through the completion of this project.

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6). Involves substantial secondary impacts, such as population changes or effects on public Facilities

The proposed action will not cause a substantial negative secondary impacts to the community or surrounding environment. This includes no anticipated negative impacts on public services or facilities.

7). Involves a substantial degradation of environmental quality

It is not anticipated that there will be substantial degradation of environmental quality upon completion of this project. All efforts will be performed to ensure that no local fauna or flora will be impacted negatively by this project, and no large environmental impact due to land use is anticipated. Construction activities may cause some short-term impacts to air quality, noise, and traffic in the project area but these will be temporary and mitigated with best management practices in accordance with State and County regulations.

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

This is a single project effecting a small portion of a much larger parcel of land. There are no cumulative effects anticipated from this project. There are no future commitments for larger actions beyond this Proposed Action that may lead to secondary impacts.

9). Substantially affects a rare, threatened, or endangered species, or its habitat

There have been to date no identified rare, threatened, or endangered species living on this land as detailed in the preceding sections of this report. This land is not on critical habitat as identified by the US Fish & Wildlife Service under the ESA and there is no evidence of rare/threatened/endangered species on the land. All minimization efforts will be undertaken to ensure that removal of vegetation, construction, and use of the land will not interfere with species of special interest to the Hawaiian community and government, and all efforts to minimize the impact on species which may be impacted by lighting, noise, etc. will be undertaken.

10). Detrimentally affects air or water quality or ambient noise levels

There is no expected impact to water or air quality by the completion of this project. Because this will be a community center which is expected to have open air concerts, Lua's, Hula performances, and other events at the site there may be some impact to ambient noise levels during these events. However, it is not anticipated that regular ambient noise levels above 55 dB will occur. Any concerts or outdoor events which may lead to increased noise levels will be cleared with all required permitting to ensure no noise laws or ordinances are exceeded. It is not anticipated that noise levels will exceed 100 dB at any event on site.

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11). Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters

The parcel of land for this project is not near or on any environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal water access point. Therefore it is not anticipated that the proposed action would result in any adverse effects or be under risk of damage from natural hazards at the project site.

12). Substantially affects scenic vistas and view planes identified in county or state plans or studies

There are no scenic vistas or view planes which will be impacted by the completion of this project.

13). Requires substantial energy consumption

This project once completed is not anticipated to require substantial energy consumption or emit greenhouse gas emissions.

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Appendix A: Project Plans and Outline

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CODE INFO

SHEET INDEX

R301.2.1.2 Protection of openings. Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and ASTM E1886 as modified in Section 301.2.1.2.1. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resistant standard or ANSI/DASMA 115.

Exception: Wood structural panels with a thickness of not less than $\frac{7}{16}$ inch (11 mm) and a span of not more than 8 feet (2438 mm) shall be permitted for opening protection. Panels shall be precut, attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchoring method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2(5) or ASCE 7, with the permanent corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for buildings with a mean *roof height* of 45 feet (13 716 mm) or less where the ultimate design wind speed, V_{ult}, is 180 mph (290 kph) or less.

2018 HAWAII STATE ENERGY CODE

Energy Conservation Code (report per HRS 107-28, State Energy Conservation Code, 2018 IECC as amended) (Effective September 1, 2021)

RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

To the best of my knowledge, the projects design is/is not fully conforms to the Residential Provisions of the 2018 IECC with amendments per HAR Chapter 3-181.1

COMPLIANCE METHOD
- ☐ Tropical Zone R401.2.1
- ☒ Prescriptive R402
  - Roof assembly
    - ☐ Insulation R-value, Table R402.1.3
    - ☐ Construction U-factor Table R402.1.4
    - ☐ Total UA R402.1.5
    - ☒ Attic Option R407 (select below)
  - ☐ Simulated Performance Alternative R405
  - ☐ Energy Rating Index Compliance Alternative R406

INFORMATION IN CONSTRUCTION DOCUMENTS

	Yes	N/A
Envelope		
Roof insulation R-value	☒	☐
Roof insulation cycle and location	☐	☒
Roof maintenance, minor refastenings and thermal emittance	☐	☒
Wall insulation R-value	☒	☐
Wall insulation cycle and location	☒	☐
Fenestration and skylight SHGC (select below)	☒	☐
Air leakage testing requirement (noted below)	☒	☐
Air Conditioning		
Air conditioning equipment capacity and efficiency	☐	☒
Programmable thermostat	☐	☒
Duct insulation, R-value	☐	☒
Duct leakage testing requirement	☐	☒
Electrical		
Lighting fixture schedules	☐	☒
Lamp type (noted below)	☒	☐
Ceiling fans (noted below)	☒	☐
Whole-house fan	☐	☒

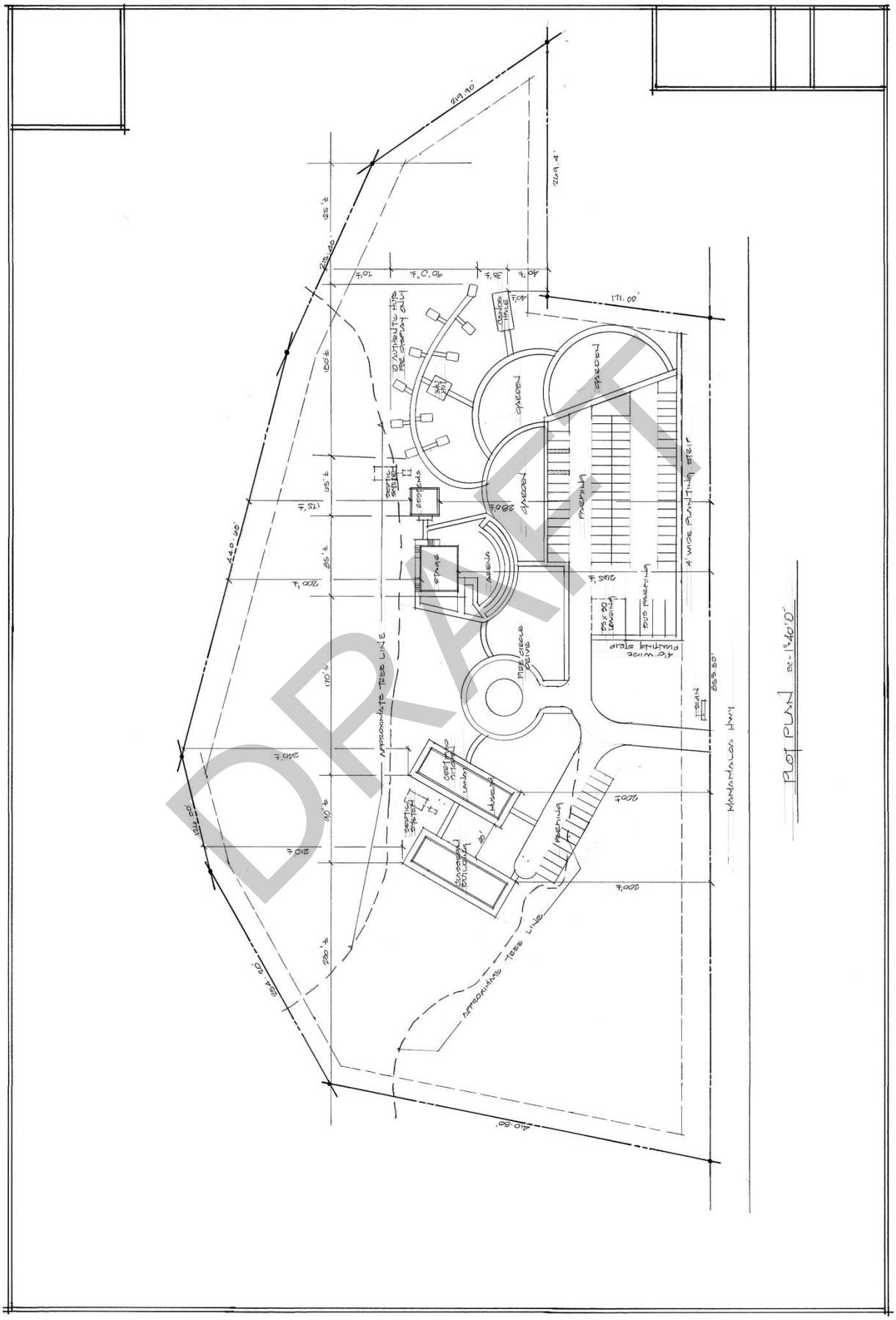
NOTES

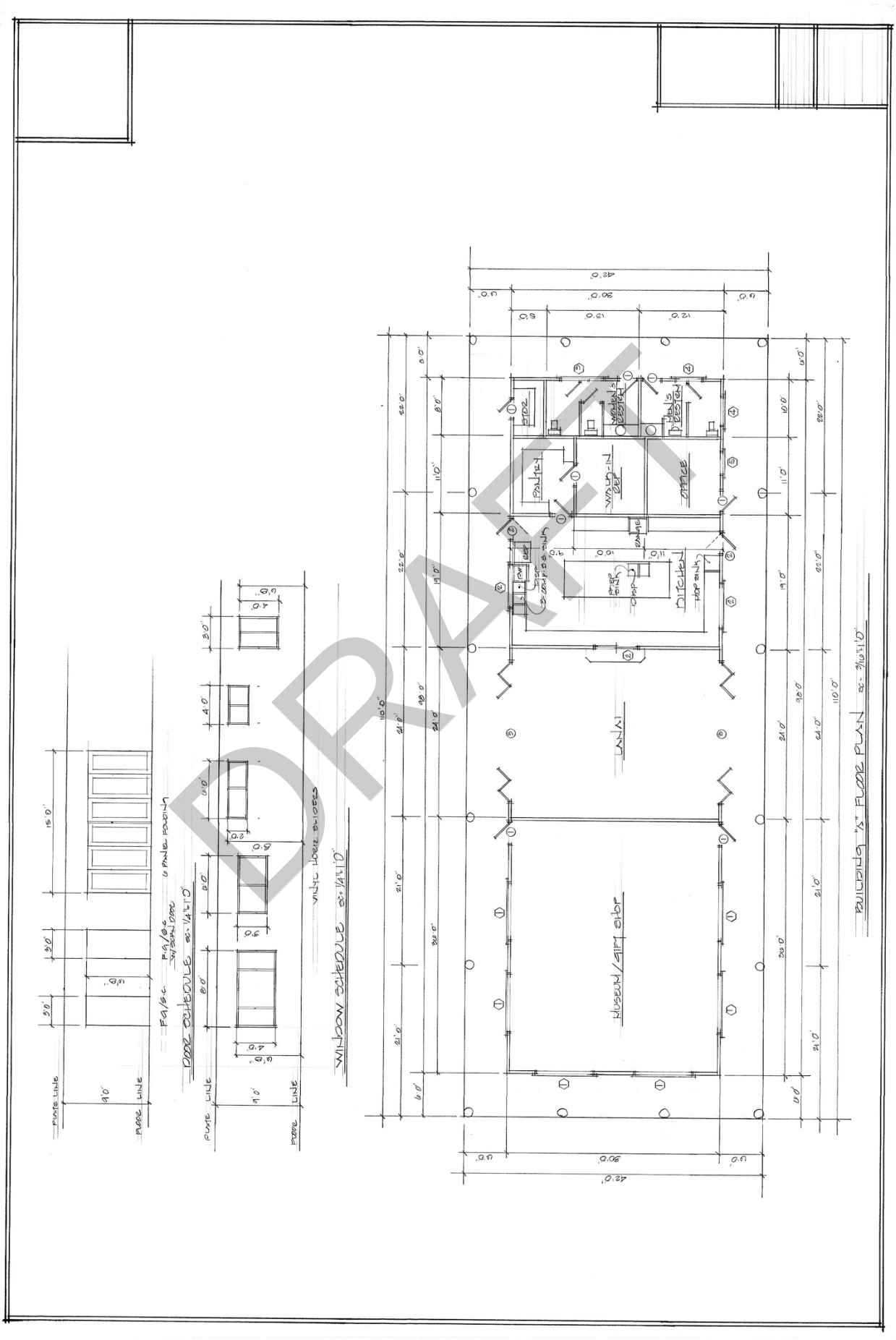
POINTS OPTION FOR ONE LIVING WITH HVDCD FRAMED WALL (E (STANDARD HOME) = 5

- R-13 CAVITY WALL INSULATION + 50% HIGH EFFICACY LIGHTING AND ENERGY STAR APPLIANCES = 1
- ENERGY STAR ROOF = 1
- HIGHER FLOOR AREA (+ 2000 SF) = 1
- ENERGY STAR PAB = 1

ENERGY STAR RATED EFFICIENCIES TYPE LOSS REFRIGERATORS, DISHWASHERS AND CLOTHES WASHERS IF INSTALLED OR PLANS MUST BE INSTALLED FOR THE FINAL INSPECTION.

50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CFL, LED, OR T-8 SMALLER DIAMETER LINEAR FLUORESCENT LAMPS (PER T-12, HIGH EFFICIENCY LAMPS ARE DEFINED AS CFLS OR BULBS WITH DIAMETER OF LESS THAN 1.5 INCHES, OR LINEAR FLUORESCENT LAMPS WITH DIAMETER OF LESS THAN 1.5 INCHES, OR LINEAR FLUORESCENT LAMPS MORE THAN 2 FEET IN LENGTH AND HAVING A MINIMUM LUMENS OF 2,500 OR MORE THAN 4 FEET IN LENGTH AND HAVING A MINIMUM LUMENS OF 3,350 OR MORE, AS MEASURED AT 40 DEGREES F OR WARMER) OR EQUAL TO OR GREATER THAN 4 FEET IN LENGTH AND HAVING A MINIMUM LUMENS OF 4,000 OR MORE, AS MEASURED AT 40 DEGREES F OR WARMER) OR EQUAL TO OR GREATER THAN 8 FEET IN LENGTH AND HAVING A MINIMUM LUMENS OF 8


PLOT PLAN
DRAFT


BUILDING "A" FLOOR PLAN
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A PARKING SPACES

SINGLE PARKING SPACES
- Parking Space Length: 18 ft. Min. (119-502.2)
- Parking Space Min. Dimensions: 9 ft. wide x 18 ft. long (119-502.2)
- Access Aisle Min. Dimensions: 5 ft. wide x 18 ft. long (119-502.3.1)

DOUBLE & DIAGONAL PARKING SPACES
- Two spaces can be provided within a 23 ft. wide area, load to provide a 5 ft. wide striping area on each side of a 9 ft. loading access aisle. (119-502.3)
- Two parking spaces or one parking space and an electrical vehicle charging space are permitted to share a common access aisle. (119-502.3)

VAN PARKING SPACES
- Parking Space Min. Dimensions: 12 ft. wide x 18 ft. long; or 9 ft. wide where access aisle is 8 ft. wide. (119-502.2)
- Van Parking Spaces may be 9 ft. wide Min. where the access access aisle is a min. of 8' wide. (119-502.2, Sec.)
- Number of Van Accessible Spaces: For every 6 or fraction of 6 accessible parking spaces required, at least 1 must be a van accessible parking space. (119-502.2.4)

PARKING SPACES TABLE (119-258.2)

Total Number of Parking Spaces in Parking Facility	Min. Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus 1 for each 100, or fraction thereof over 1,001

ACCESS AISLE
- Access aisles must be marked with a blue painted border line around their perimeter; markings may extend beyond the min. required length. (119-502.3.3)
- The area within the blue borderlines must be marked with hatched lines a max. of 36" on center in a color contrasting with the color of the aisle surface, preferably blue or white. (119-502.3.3)
- The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" high and located to be visible from the adjacent vehicular way. (119-502.3.3)
- Access aisles must be permitted to be placed on either side of the parking space except for van parking spaces which must have access aisles located on the passenger side of the parking space. (119-502.2.4)
- Accessible parking may not overlap the vehicular way. (119-502.3.4)
- Access aisles must adjoin an accessible route. (119-502.3)
- Parking spaces and access aisles must be placed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes. (119-502.7)

APPLICABLE TO ALL ACCESSIBLE PARKING SPACES
- Surface slope within accessible parking spaces: 2% (1:48) Max. in any direction. (119-502.4)
- Accessible parking spaces must be located on the shortest route from parking to an accessible entrance. (119-208.3.1)
- Parking spaces for Employee Only shall not be located parking spaces other than clear zone. (119-502.7.1)
- Curb ramps are not permitted to project into access aisles and parking spaces. (119-502.5)
- A curb or wheel stop must be provided if required to keep vehicles from encroaching over the required clear width of adjacent accessible routes. (119-502.7.2)
- Parking spaces, access aisles and vehicular routes serving them must provide a vertical clearance of 98" Min. (119-502.5)
- Accessible signage must be provided at accessible parking spaces. (119-502.6)

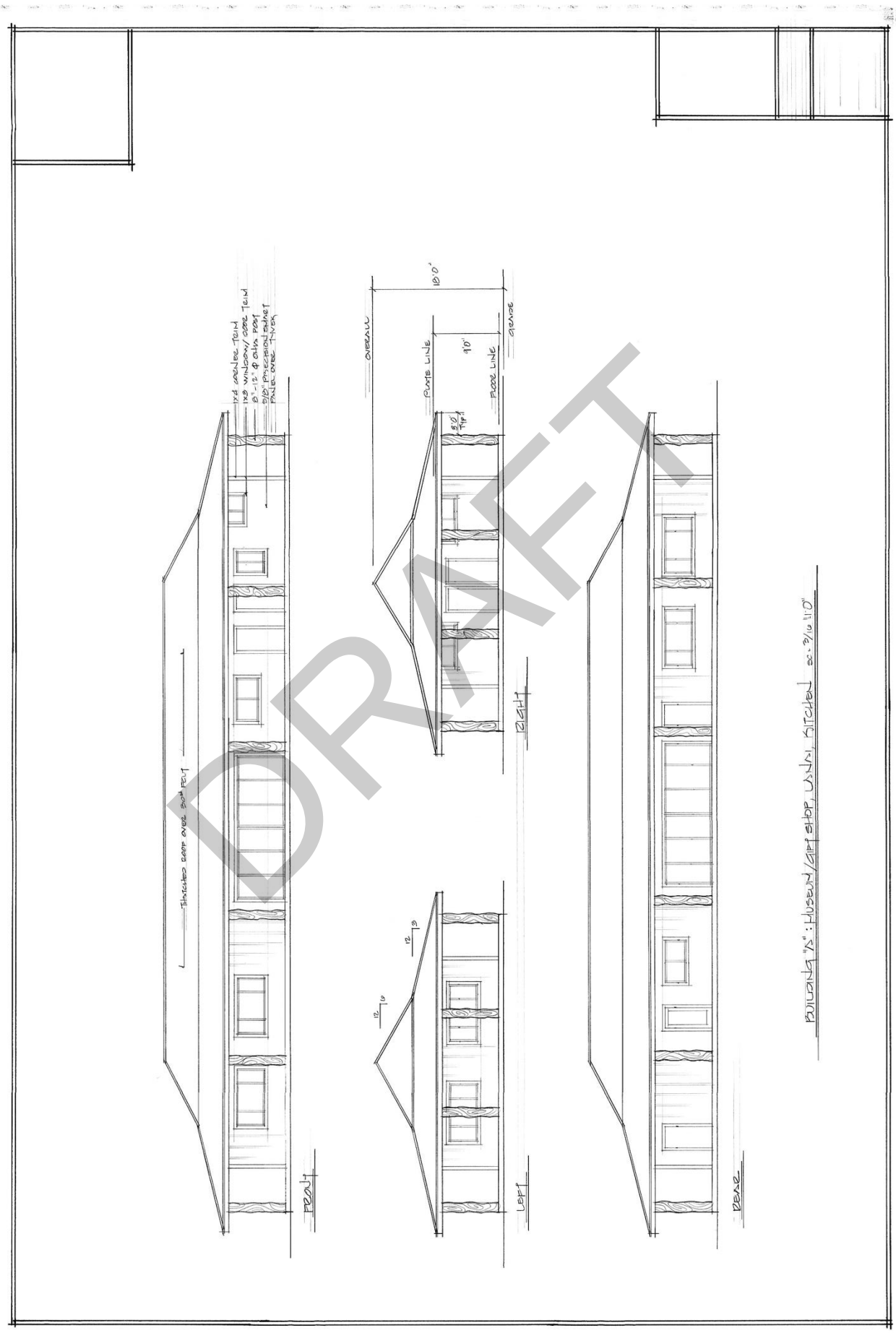
Note: For further details and illustrations on parking facilities see Title 24 Parking Facilities Quick-Card.

B PARKING SIGNS

- Each parking space for persons with disabilities must be identified by a reflectorized sign permanently affixed, mounted, and located from each parking space, consisting of the International Symbol of Accessibility; a profile view of a wheelchair with an occupant in white on dark blue background. The blue must be Color No. 15090 in Federal Standard 595B. (1142.6.8)
- The symbol must consist of a white figure on a blue background.

SIGN LOCATION & ID.
The centerline of the International Symbol of Accessibility must be located 36" min. from the centerline of the parking space, and be parallel to the length of the parking space and to lower corner of, or lower side aligned with, the end of the parking space.

Minimum Height: 7'-0"
Minimum Width: 12"
Minimum Height: 6"
Minimum Width: 6"
Minimum Height: 6"
Minimum Width: 6"
Minimum Height: 6"
Minimum Width: 6


1x4 corner trim
1x8 window/door trim
8"-12" @ extra post
5/8" plywood sheet
paint over liner
overall
paint line
floor line
10'-0"
9'-0"
8'-0" typ.
12
12
12
12
front
left
rear
Building "A" : House/Gift Shop, Upper, Kitchen
sc. 3/16"=1'-0"

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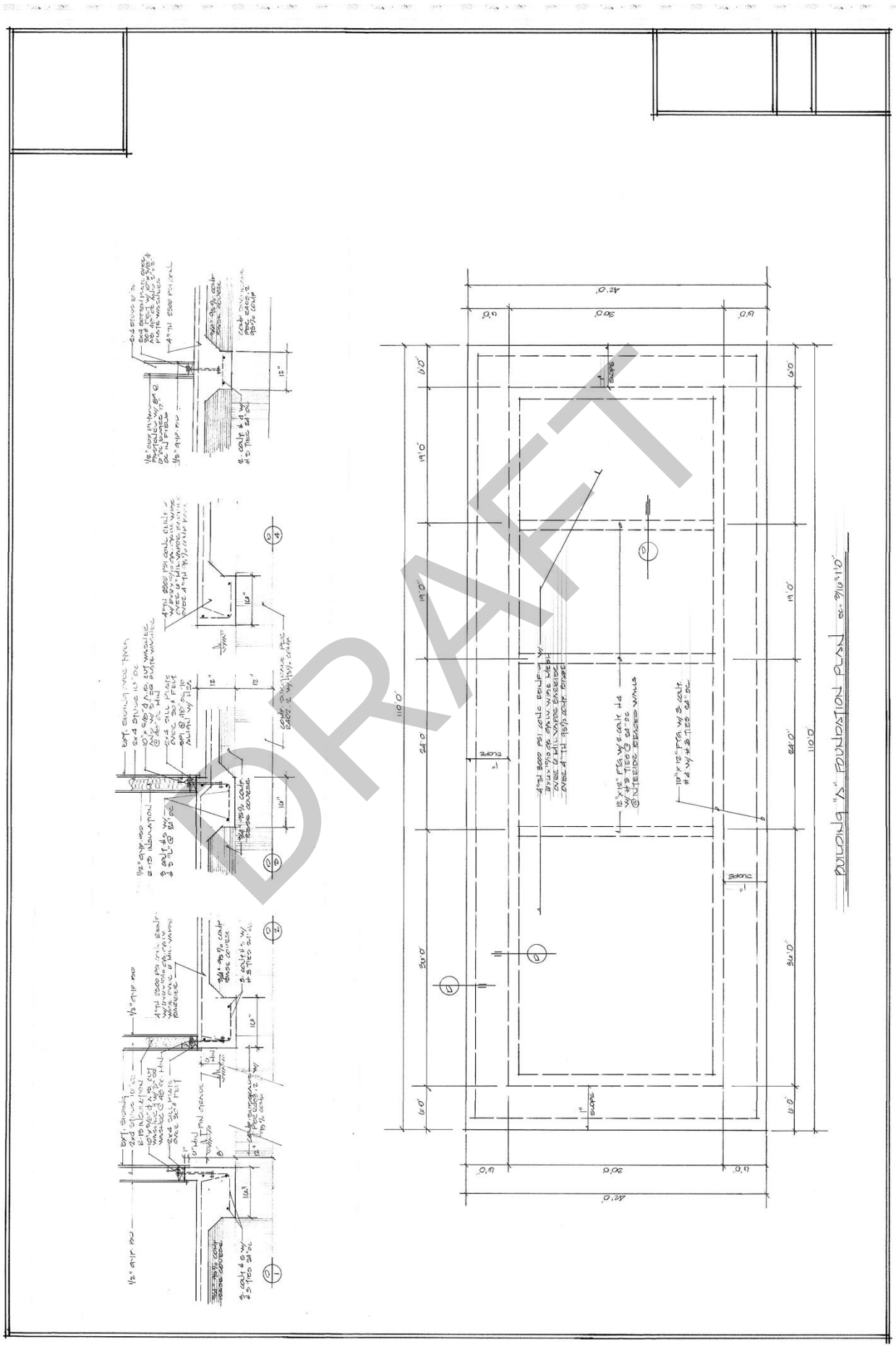

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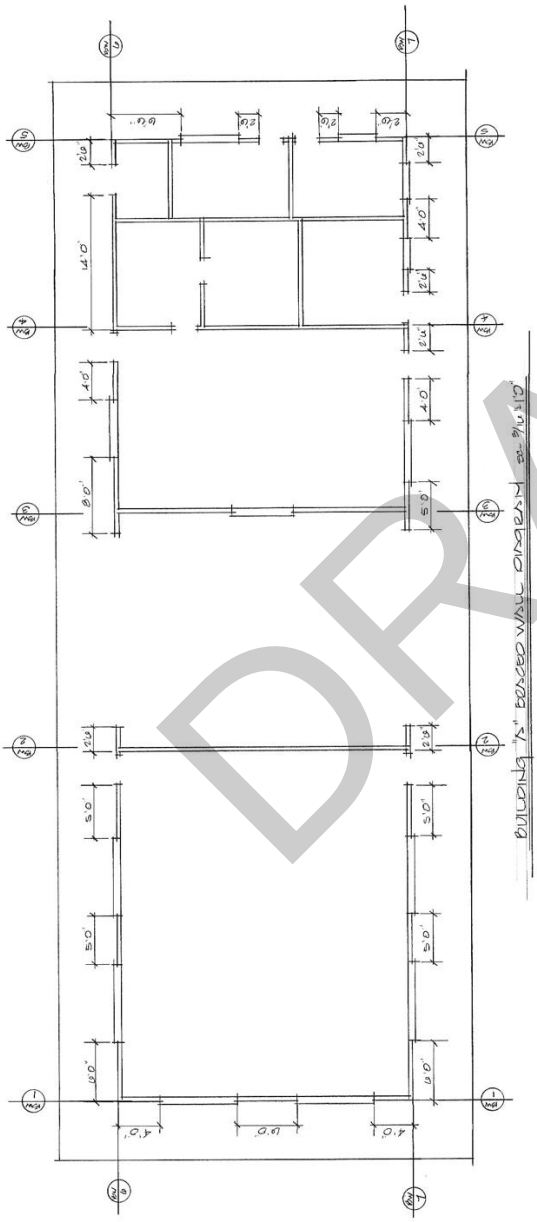
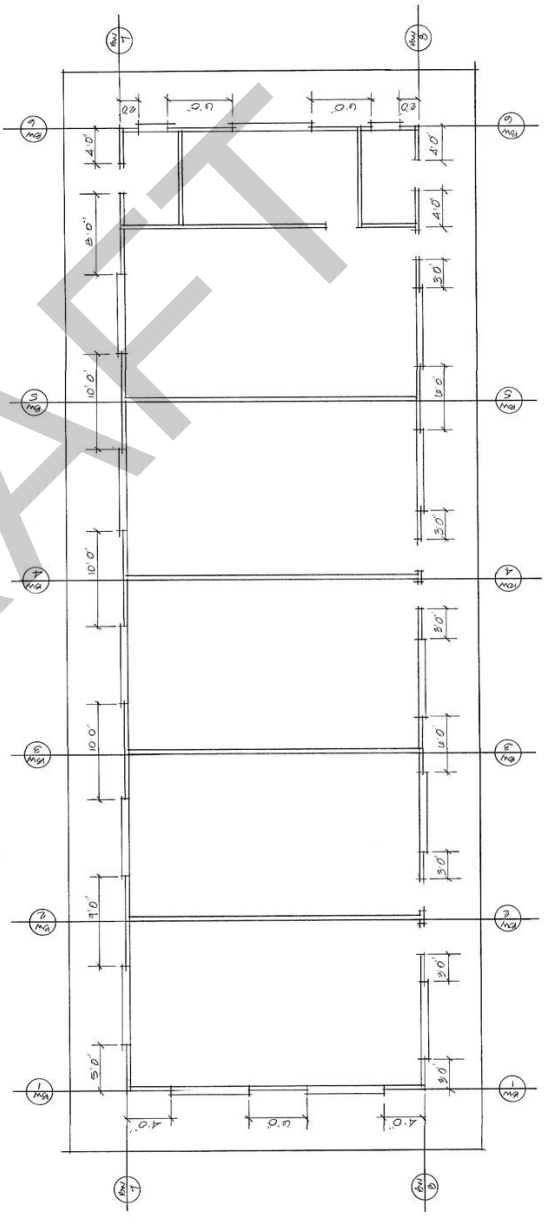


BUILDING "A" BRACED WALL DIAGRAM SCALE: 3/16"=1'-0"



BUILDING "B" BRACED WALL DIAGRAM SCALE: 3/16"=1'-0"

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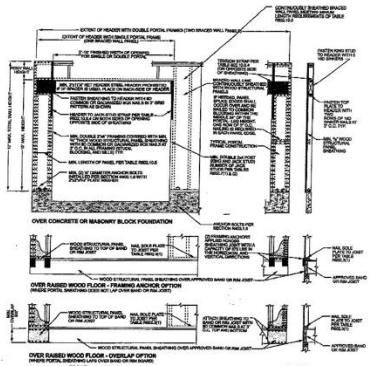
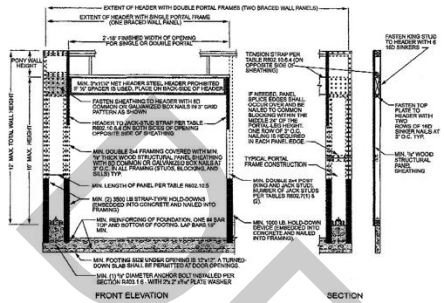


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL



1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1½" × 20 ga. ridge strap to rafter	3-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 5-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	3-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-10d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-10d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1½"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1½" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1½" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
	Floor		
24	2" subfloor to joist or girder	2-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3½" × 0.162"); or 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, ½" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	20" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"); or 2-8d common (2½" × 0.131" or 2-3" × 0.131") nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS	
			Edges (inches)[f]	Intermediate supports[f,g] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
30	⅜" – ½"	6d common (2" × 0.113") nail (subfloor, wall)[d] 8d common (2½" × 0.131") nail (roof); or RSRS-01 (2½" × 0.113") nail (roof)[e]	6	12[f]
31	⅝" – 1"	8d common nail (2½" × 0.131"); or RSRS-01 (2½" × 0.113") nail (roof)[e]	6	12[f]
32	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[h]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, ⅞" head diameter, or 1½" long 16 ga. staple with ⅞" or 1" crown	3	6
34	½" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, ⅞" head diameter, or 1¼" long 16 ga. staple with ⅞" or 1" crown	3	6
35	½" gypsum sheathing[g]	1½" galvanized roofing nail; staple galvanized, 1½" long, 1¼" screws, Type W or S	7	7
36	⅝" gypsum sheathing[g]	1¾" galvanized roofing nail; staple galvanized, 1¾" long, 1¼" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	¾" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	⅞" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1⅛" – 1½"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

(continued)

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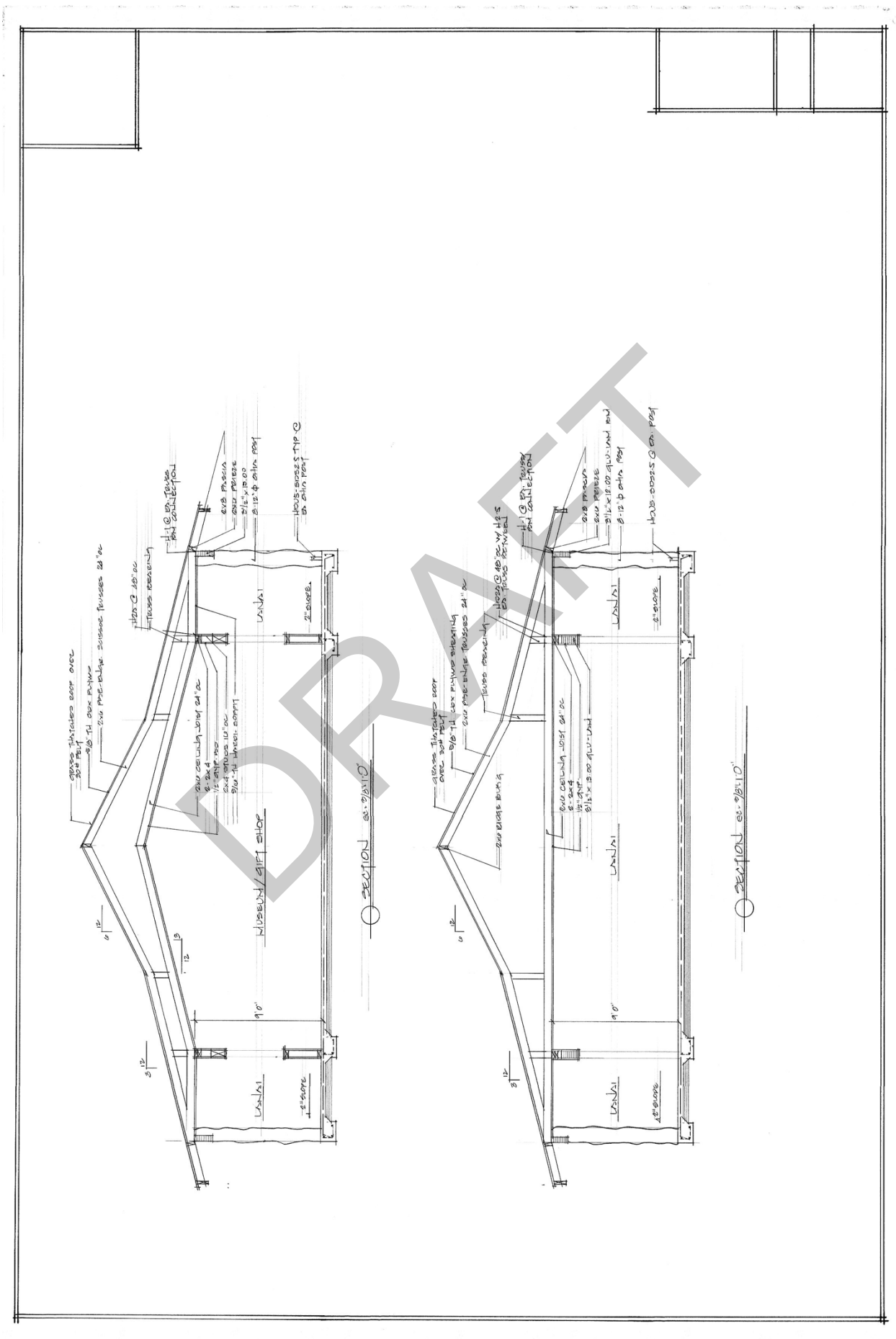
ITEM G-5 EXHIBIT A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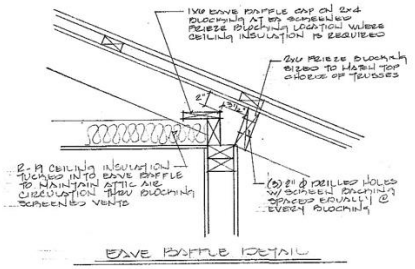
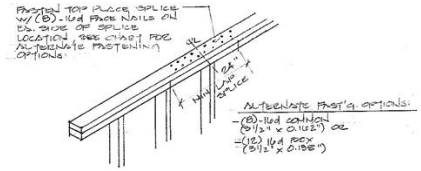
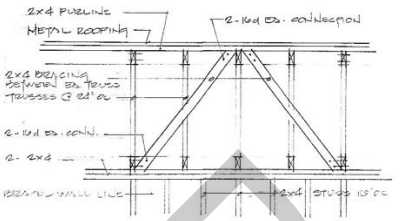


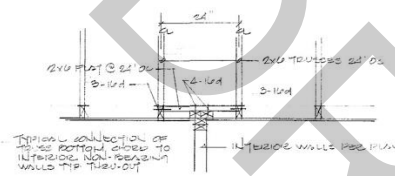
EAVE BAFFLE DETAIL



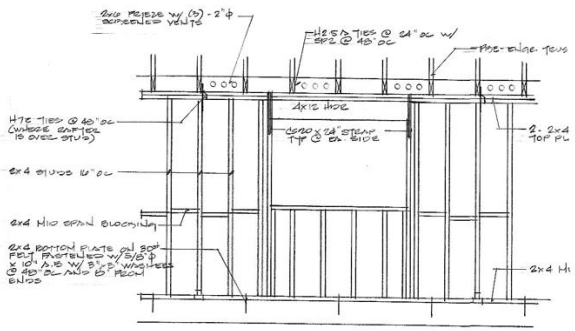
TOP PLATE SPLICE DETAIL



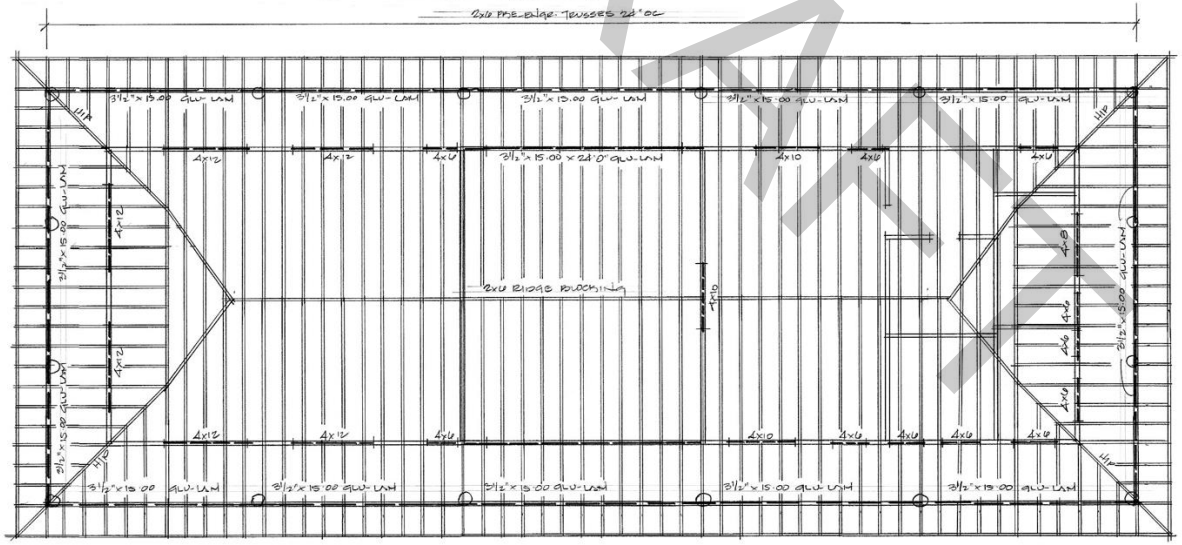
TYPICAL BRACING BETWEEN TRUSSES



TRUSS CONNECTION DETAIL



WALL FRAMING DETAIL @ 1/2"=1'0"



BUILDING "A" ROOF FRAMING PLAN @ 3/16"=1'0"

REQUIRED ATTIC VENTING FOR 1/300

SQ FT. EMPTEE AREA /300 = _____

2" Ø EAVE SCRN VENTS (2/LN. 24') x 3.14 SQ. IN. EACH = _____

2" x _____ RIDGE VENTS = _____

SQ FT. + _____ = _____ PROVIDED

SQ FT. REQUIRED _____ OK

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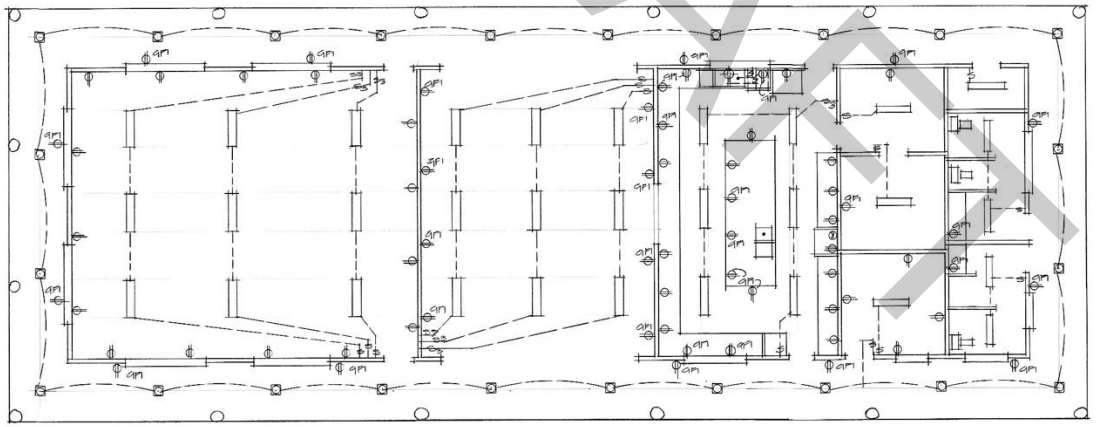
ITEM G-5 EXHIBIT A

ELECTRICAL SYMBOLS LEGEND

110V DUPLEX OUTLET (12" MIN FROM U.C.W.)	CEILING
110V DUPLEX OUTLET (W/ GFI)	WALL MOUNTED LIGHT FIXTURE
110V DUPLEX OUTLET (WEATHERPROOF)	LIGHT FIXTURE (RECESSED)
220V DUPLEX OUTLET	LIGHT FIXTURE (WATERPROOF)
SINGLE POLE SWITCH	LIGHT FIXTURE (INTERIOR RATED)
SWITCH W/ DIMMER	LIGHT FIXTURE (PENDANT)
WATERPROOF SWITCH	LIGHT FIXTURE (SURFACE MOUNTED)
3-WAY SWITCH	EXHAUST FAN/LIGHT FIXTURE
4-WAY SWITCH	SMOKE DETECTOR
FAN CONTROL	SMOKE DET/CARBON MONOXIDE DET
TELEPHONE/DATA JACK	FLOURESCENT LIGHT FIXTURE
TELEVISION/CABLE JACK	ELECTRICAL PANEL BOARD
	CEILING FAN W/ LIGHT

LIGHTING

- REQUIREMENTS: 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CFL, LED, OR T-8 OR SMALLER DIAMETER LINEAR FLOURESCENT LAMPS (CEILING).
- "ENERGY STAR" RATED FANS OR EQUAL SHALL BE INSTALLED IN EACH BEDROOM AND LIVING ROOM
- HIGH EFFICIENCY LAMPS ARE DEFINED AS:
  - T-8 OR SMALLER DIAMETER FLOURESCENT
  - 50 LUMENS/WATT IF > 15 W AND ≤ 40 W
  - 40 LUMENS/WATT IF ≤ 15W
  - COMPACTED FLOURESCENT
  - 60 LUMENS/WATT IF ≥ 40W
- MOST, BUT NOT ALL LED LAMPS WILL QUALIFY. APPLIES TO PERMANENTLY INSTALLED FIXTURES
- LOW VOLTAGE LIGHTING IS EXEMPT.



BUILDING "A" ELECTRICAL PLAN 3/16" = 1'-0"

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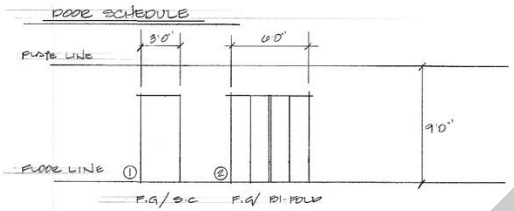
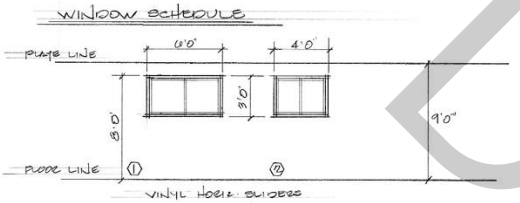
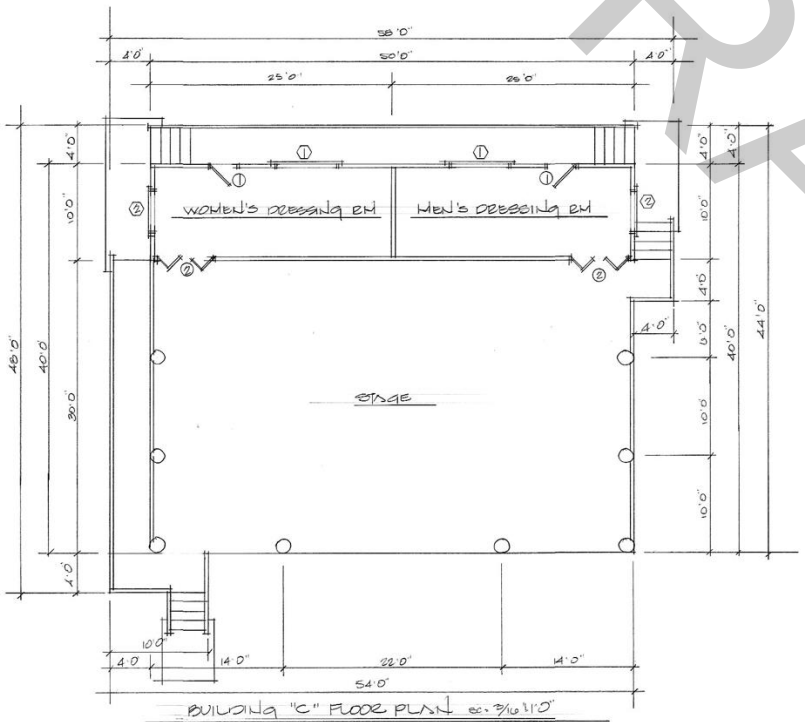
ITEM G-5 EXHIBIT A







BUILDING "C" FLOOR PLAN sc. 3/16"=1'0"

GENERAL NOTES . . .

REVISED 18, SEPTEMBER 2017.

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID
2. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 54, WATER QUALITY STANDARDS, AND CHAPTER 55, WATER POLLUTION CONTROL, OF TITLE 11, ADMINISTRATION RULES OF THE STATE OF HAWAII DEPARTMENT OF HEALTH.
3. THE CONTRACTOR SHALL CONFORM TO THE LATEST PREVAILING CODES AND ORDINANCES AND MANUFACTURERS SPECIFICATIONS AND STANDARDS FOR ALL TRADES OF WORK.
4. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. AN "OWNER/BUILDER" IS IN FACT THE GENERAL CONTRACTOR AND SHALL BEAR ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR FOR THIS PROJECT. AN "OWNER/BUILDER" SHALL READ AND UNDERSTAND KNOW THE RISKS AND RESPONSIBILITIES OF BEING AN OWNER BUILDER PROVIDED BY THE STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS (DCCA), AND ITS REGULATED INDUSTRIES COMPLAINTS OFFICE (RICO), 235 S. BERETANIA STREET, NINTH FLOOR, HONOLULU, HAWAII 96813. WWW.HAWAII.GOV/DCCA/RICO, TELEPHONE (808) 587-4272.
5. BURYING ORGANIC "GREEN" MATERIAL FROM THE SITE GRADING PROCESS IS COMMON. THE CONTRACTOR SHALL LOCATE ALL GREEN MATERIAL ON THE SITE AND MAKE SURE THAT ALL STRUCTURES ARE CONSTRUCTED A MINIMUM OF 9' AWAY FROM ALL GREEN MATERIAL. IF A STRUCTURE IS TO BE CONSTRUCTED OVER A GREEN MATERIAL LOCATION, THE GREEN MATERIAL SHALL BE REMOVED AND BE REPLACED WITH ENGINEERED FILL WITH 95% COMPACTION.
6. TERMITE TREAT ALL DIMENSIONAL STRUCTURAL WOOD IN ACCORDANCE WITH THE PREVAILING CODES. TERMITE TREAT THE GROUND UNDER THE BUILDING WITH CHEMICALS ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL STRUCTURAL LUMBER SPECIES SHALL BE DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED. STRUCTURAL LUMBER GRADES SHALL BE #1 OR BETTER FOR 4 X 6 OR LARGER BEAMS AND RAFTERS WITH A MINIMUM STRUCTURAL VALUE OF FB 1320, AND #2 FOR 2 X FLOOR JOISTS AND RAFTERS WITH A MINIMUM STRUCTURAL VALUE OF FB 900 UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK OF THE SUB-CONTRACTORS.
9. THE CONTRACTOR SHALL VERIFY THAT THE SOIL CONDITIONS CAN ACCOMMODATE THE FOUNDATION DESIGN. IF THERE IS ANY QUESTION REGARDING THE SOIL CONDITIONS AND FOUNDATION DESIGN, THE OWNER OR CONTRACTOR SHALL RETAIN A HAWAII LICENSED GEOTECHNICAL ENGINEER AND COMPLY WITH ALL OF THE HAWAII LICENSED GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THERE ARE AREAS KNOWN FOR ESPECIALLY BAD SOIL CONDITIONS ON THE HAMAKUA COAST OF THE ISLAND OF HAWAII BETWEEN HILO NORTH TO KAMUELA. EXTREME CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHEN CONSTRUCTING BUILDING FOUNDATIONS IN THESE AREAS.
10. ALL ENGINEERED FILL, BASE COURSE AND GROUND UNDER CONCRETE SLABS AND CONCRETE FOOTINGS SHALL BE COMPACTED TO A MINIMUM OF 95%.
11. THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES AWAY FROM THE BUILDING.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND DETAILS PRIOR TO BEGINNING CONSTRUCTION AND CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS.
13. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND COORDINATE AMONG TRADES PRIOR TO FABRICATION AND INSTALLATION. ALL PRODUCTS, UNLESS OTHERWISE NOTED, SHALL BE PRE-APPROVED BY THE OWNER PRIOR TO ORDERING, FABRICATION, INSTALLATION AND EXECUTION OF THE PRODUCT.
14. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT REGARDING ANY OMISSIONS.
15. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMAN WHO ARE TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF ALL ASPECTS OF THIS WORK.
16. THE CONTRACTOR SHALL EXAMINE ALL AREAS AND CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED AND CORRECT ALL CONDITIONS DETRIMENTAL TO THE TIMELY AND PROPER COMPLETION OF THE WORK PRIOR TO BEGINNING THE WORK.
17. THE CONTRACTOR SHALL PROVIDE COVER MATERIAL NOT SPECIFICALLY DESIGNED BUT NEEDED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE OWNER.
18. THE CONTRACTOR SHALL PROTECT PRODUCTS SCHEDULED FOR USE ON THIS PROJECT, MAINTAIN PACKAGED MATERIALS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE, PROMPTLY REMOVE DAMAGED MATERIAL AND UNSUITABLE ITEMS FROM THE JOB SITE, AND REMOVE MISFABRICATED WITH MATERIAL DAMAGED MATERIAL AND UNSUITABLE ITEMS FROM THE JOB SITE, AND REMOVE MISFABRICATED WITH MATERIAL MEETING THE SPECIFIED REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT OF ANY DAMAGE TO THE JOB SITE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TO THE APPROVAL OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA IN A NEAT, SAFE AND ORDERLY CONDITION AT ALL TIMES DURING THE EXECUTION OF THIS WORK, FREE FROM THE ACCUMULATION OF DUST AND DEBRIS.
20. THE CONTRACTOR IS TO FILE AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
21. THE CONTRACTOR SHALL KEEP A FULL SET OF UP-TO-DATE PLANS AVAILABLE ON THE JOB SITE AT ALL TIMES.
22. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF THE WORK.
23. ALL MATERIALS AND LABOR SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT.
24. THE CONTRACTOR SHALL REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED OR CALLED FOR TO OBTAIN THE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK, REQUIRED OR CALLED FOR TO OBTAIN THE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK, CONNECT NEW WORK TO EXISTING WORK IN A NEAT AND APPROVED MANNER, AND RESTORE EXISTING WORK, IN MAKING SUCH CONNECTIONS, TO PERFECT CONDITION.
25. THE CONTRACTOR SHALL KEEP ALL OPERATIONS AND MAINTENANCE MANUALS AND RELATED PAPERWORK IN A MARKED ENVELOPE TO BE TURNED OVER TO THE OWNER UPON THE COMPLETION OF THE PROJECT.
26. THE CONTRACTOR SHALL MAKE A CAREFUL INSPECTION OF THE CONSTRUCTION AND MAKE SURE THAT THE PROJECT IS READY FOR FINAL ACCEPTANCE PRIOR TO CALLING THE OWNER FOR A FINAL INSPECTION.
27. ALL WORK SHALL CONFORM TO ADA AND ADAAG REQUIREMENTS WHERE APPLICABLE.
28. THE CONTRACTOR SHALL VERIFY THAT THE PROJECT SITE TOPOGRAPHY CAN ACCOMMODATE THE BUILDING DESIGN.
29. ALL STRUCTURAL WOOD SHALL HAVE A MOISTURE CONTENT OF 19 PERCENT OR LESS (MEASURED AT THE CENTER OF THE SPECIFIC STRUCTURAL WOOD MEMBER).
30. THE CONTRACTOR SHALL NOT USE FIBER MESH AS A SUBSTITUTE FOR WIRE MESH OR STEEL IN CONCRETE SLABS AND CONCRETE FOOTINGS.
31. THE CONTRACTOR SHALL REMOVE ALL RED CINDER FROM FORMED AREAS PRIOR TO POURING CONCRETE SLABS AND CONCRETE FOOTINGS.
32. NAILING SCHEDULE UNLESS OTHERWISE NOTED:
    A) 5/8", 19/32" AND 9/16" THICK STRUCTURAL PANELS: 10D AT 6" O.C. AT EDGES AND 12" O.C. IN FIELD.
    B) H" 7/16" AND 5/8" THICK STRUCTURAL PANELS: 8D AT 6" O.C. AT EDGES AND 12" O.C. IN FIELD.
    C) 5/16" THICK STRUCTURAL PANELS: 6D AT 6" O.C. AT EDGES AND 8" O.C. IN FIELD.
33. ALL ANCHOR BOLTS, HOLD DOWN STRAPS AND TIES, COLUMN BASES AND ALL OTHER METAL CONNECTORS EMBEDDED IN CONCRETE SHALL BE GALVANIZED
34. A VALID BUILDING PERMIT IS, IN NO WAY, A GUARANTEE THAT THE COUNTY OF HAWAII BUILDING DEPARTMENT WILL NOT, WITHOUT JUST CAUSE OR NOTICE, DEMAND PARTIAL OR TOTAL BUILDING REDESIGN

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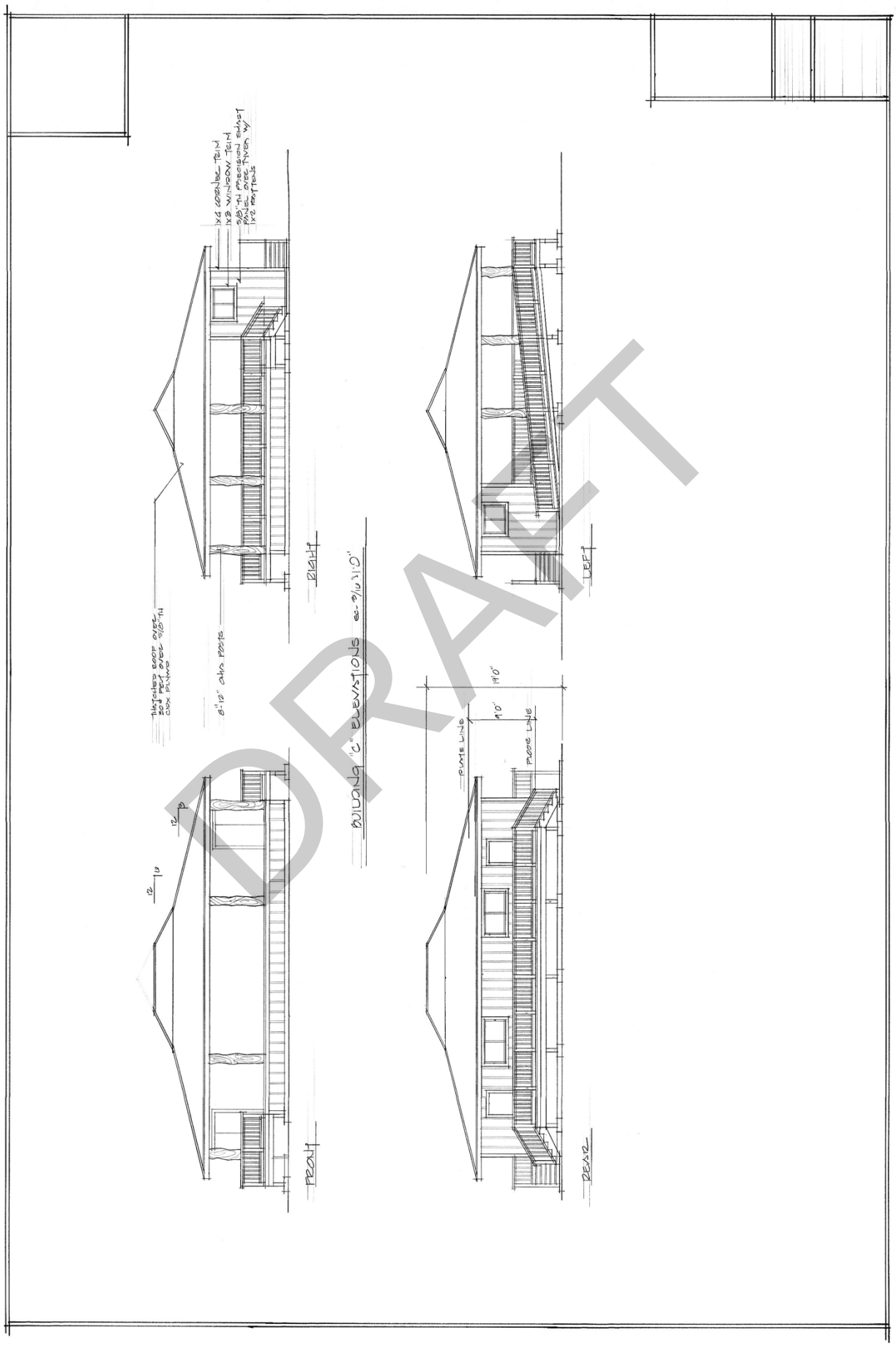
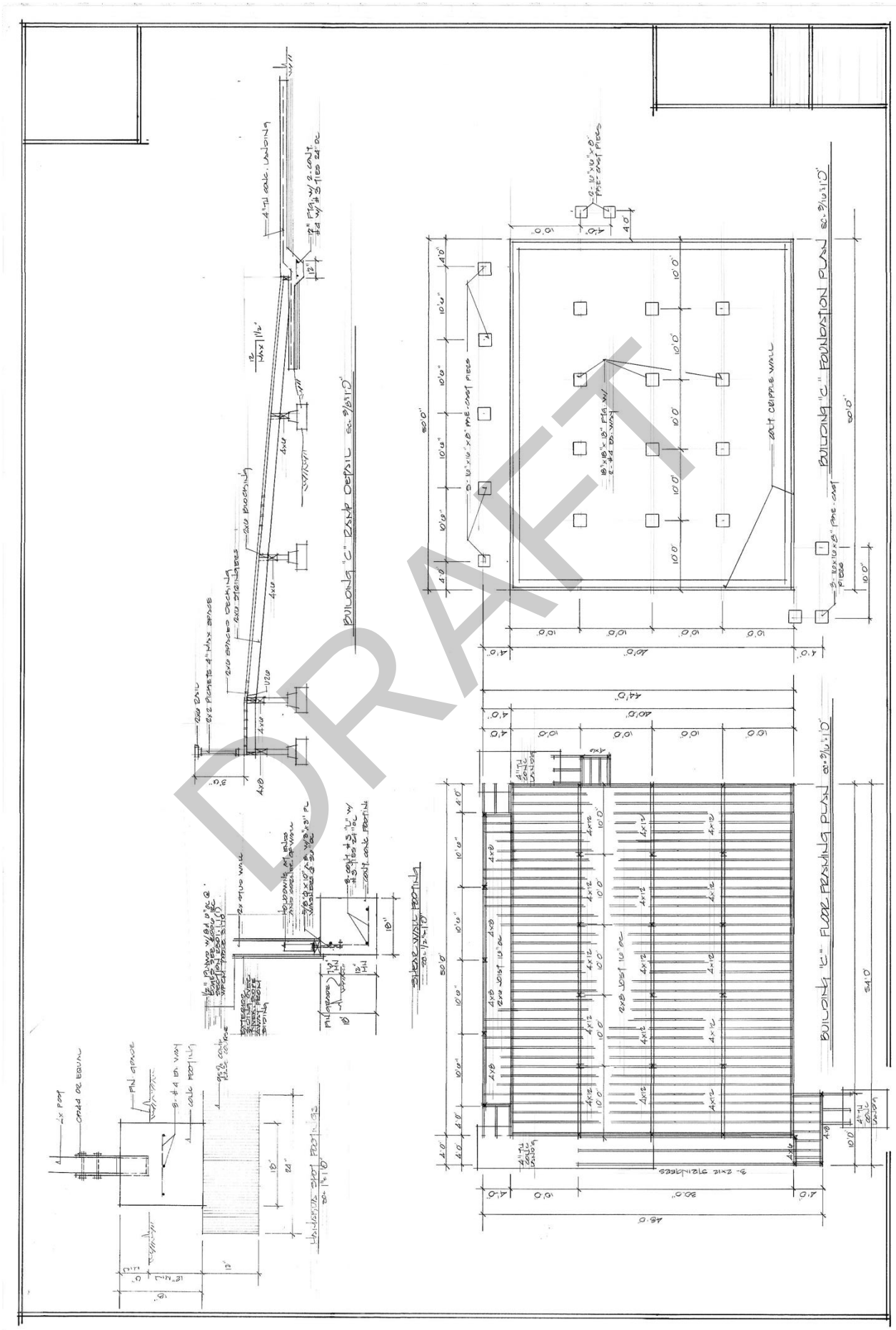
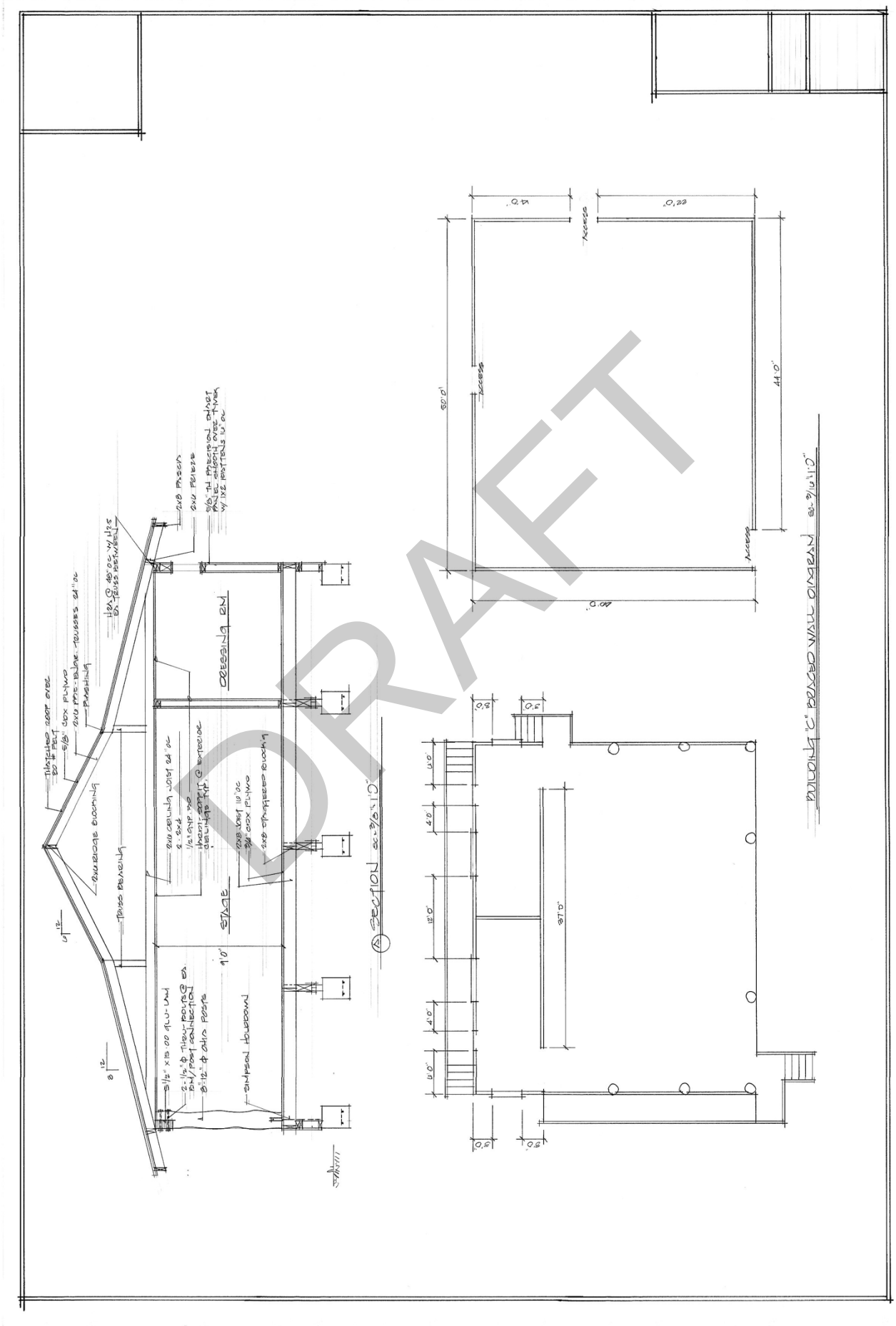
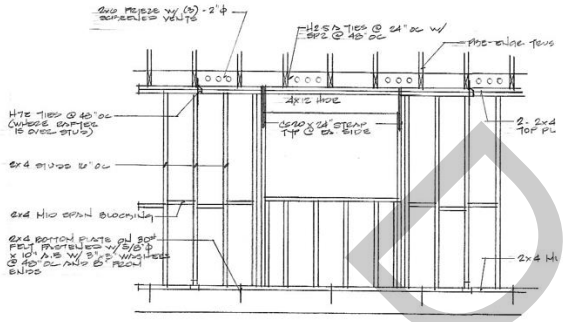
ITEM G-5 EXHIBIT A


BUILDING "C" ELEVATIONS
RIGHT
LEFT
FRONT
REAR
PLATE LINE
PLATE LINE
90'
90'
12
12
8'-12" O/A POSTS

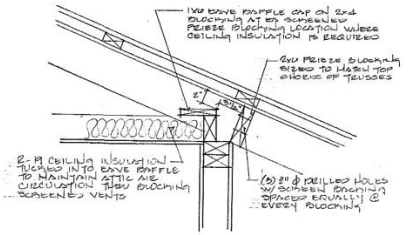
DRAFT


BUILDING "C" RAMP DETAIL
BUILDING "C" FOUNDATION PLAN
BUILDING "C" FLOOR FRAMING PLAN
DRAFT

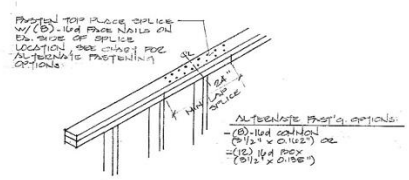

BUILDING "C" ENCLOSED WALL DIAGRAM
SCALE: 1/16"=1'-0"
ACCESS
ACCESS
ACCESS
60'-0"
44'-0"
40'-0"
12'-0"
8'-0"
4'-0"
4'-0"
12'-0"
4'-0"
8'-0"
0'-8"
0'-8"
0'-8"
0'-8"
CROSSING END
STAGE
9'-0"
BUILDING C ENCLOSED WALL DIAGRAM
SCALE: 3/16"=1'-0"
1/2" PLYWD SHEATHING
2x6 RAFTERS @ 24" OC
2x6 PURLINS
2x6 PURLIN JOIST @ 24" OC
2x6 RAFTERS @ 24" OC
2x6 JOIST @ 16" OC
5/8" GYP BD
2x6 PURLIN
2x6 RAFTERS @ 24" OC



WALL FRAMING DETAIL SC: 1/2"=1'0"



EAVE BAFFLE DETAIL



TOP PLATE SPLICE DETAIL

REQUIRED ATTIC VENTING ROF. 1/300

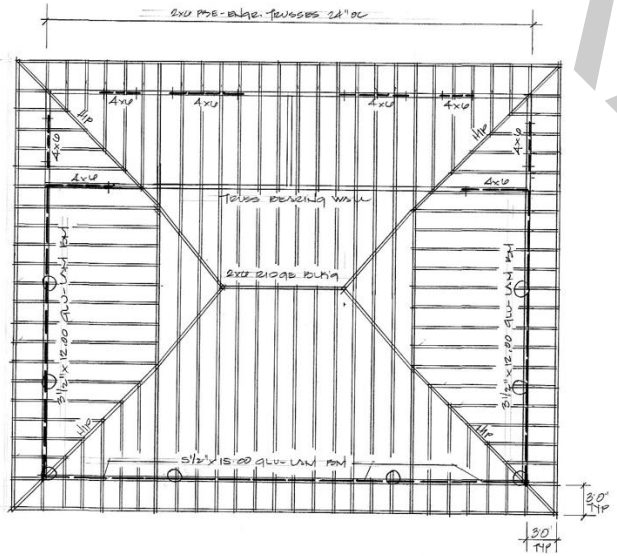
SQ FT. RAFTER AREA / 300 =

SQ FT EAVE SOFFIT VENTS (2/LN. 24') x 9.14 SQ. IN. EACH =

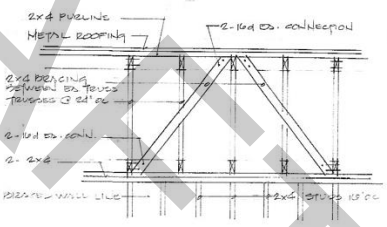
6" x RIDGE VENTS =

SQ FT. + = PROVIDED

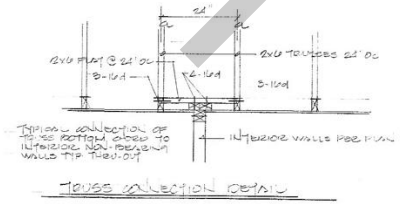
SQ FT. REQUIRED = OK



BUILDING "C" ROOF FRAMING PLAN SC: 3/16"=1'0"



TYPICAL BRACING BETWEEN TRUSSES



TRUSS CONNECTION DETAIL

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ITEM G-5 EXHIBIT A

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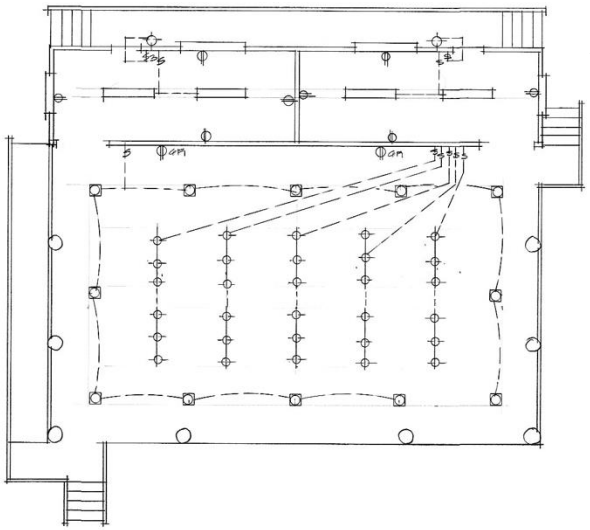


BUILDING "C" ELECTRICAL PLAN SCALE: 3/16"=1'-0"

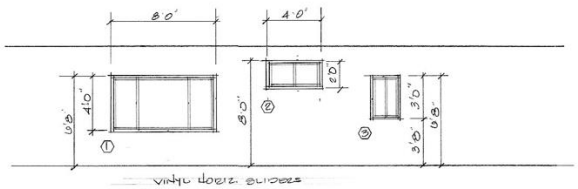
ELECTRICAL SYMBOLS LEGEND

- 110V DUPLEX OUTLET (12" MIN FLOR U.O.N)
- 110V DUPLEX OUTLET (W/ GFI)
- 110V DUPLEX OUTLET (WEATHERPROOF)
- 220V DUPLEX OUTLET
- SINGLE POLE SWITCH
- SWITCH W/ DIMMER
- WP — WATERPROOF SWITCH
- 3 — 3-WAY SWITCH
- 4 — 4-WAY SWITCH
- FC — FAN CONTROL
- TELEPHONE/DATA JACK
- TV — TELEVISION/RG 6 JACK
- CHIMES
- WALL MOUNTED LIGHT FIXTURE
- LIGHT FIXTURE (RECESSED)
- LIGHT FIXTURE (WATERPROOF)
- LIGHT FIXTURE (EXTERIOR RATED)
- LIGHT FIXTURE (PENDANT)
- LIGHT FIXTURE (SURFACE MOUNTED)
- EXHAUST FAN/LIGHT FIXTURE
- SMOKE DETECTOR
- CM — SMOKE DET/CARBON MONOXIDE DET
- FLUORESCENT LIGHT FIXTURE
- ELECTRICAL PANEL BOARD
- CEILING FAN W/ LIGHT

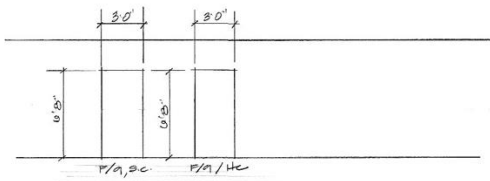
LIGHTING

- REQUIREMENTS: ≥ 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CFL, LED, OR T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS (CEC 6.1).
- "ENERGY STAR" RATED FANS OR EQUIVALENT SHALL BE INSTALLED IN EACH BEDROOM AND LIVING ROOM
- HIGH EFFICIENCY LAMPS ARE DEFINED AS:
  - T-8 OR SMALLER DIAMETER FLUORESCENT
  - 60 LUMENS/WATT IF ≥ 15 W AND ≤ 40 W
  - 40 LUMENS/WATT IF ≤ 15W
  - COMPACTED FLOURESCENT
  - 50 LUMENS/WATT IF ≥ 40W
- MOST, BUT NOT ALL LED LAMPS WILL QUALIFY. APPLIES TO PERMANENTLY INSTALLED FIXTURES
- LOW VOLTAGE LIGHTING IS EXEMPT.

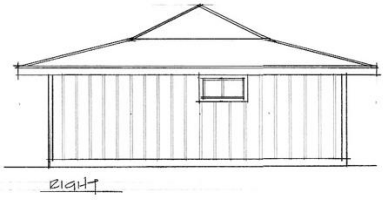
ITEM G-5 EXHIBIT A



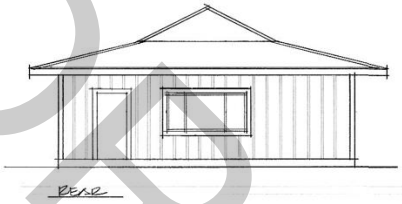
WINDOW SCHEDULE

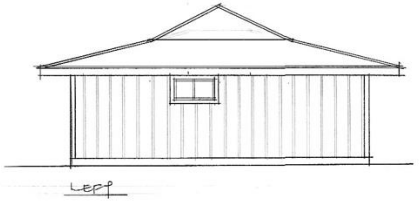


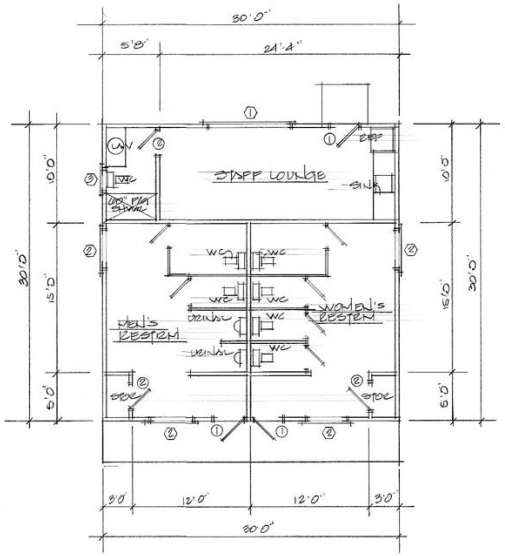
DOOR SCHEDULE



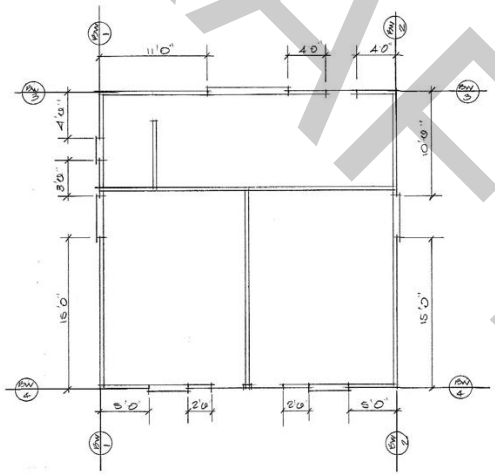
BUILDING "D" EXTERIOR ELEVATIONS sc. 3/16"=1'0"







BUILDING "D" FLOOR PLAN sc. 3/16"=1'0"



BUILDING "D" BRACED WALL DIAGRAM sc. 3/16"=1'0"

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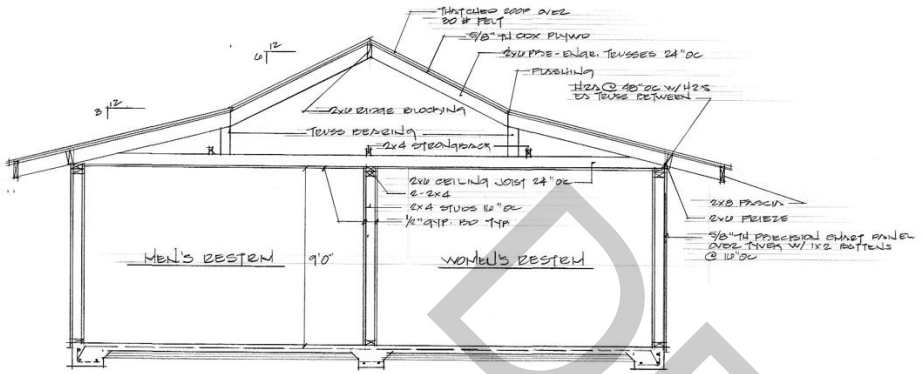
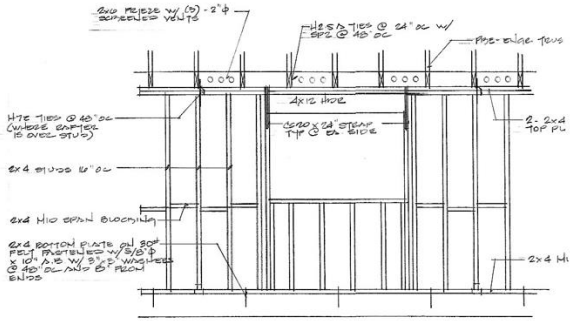
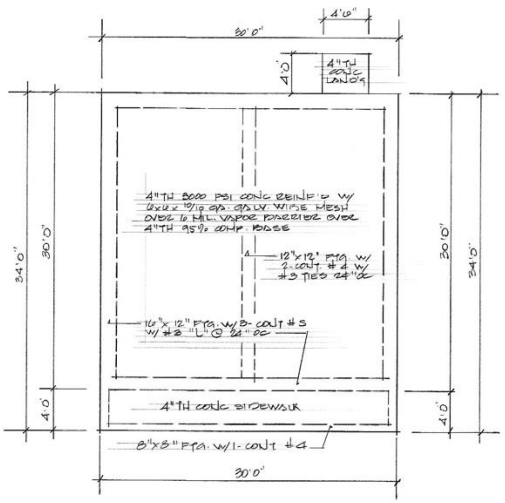
ITEM G-5 EXHIBIT A



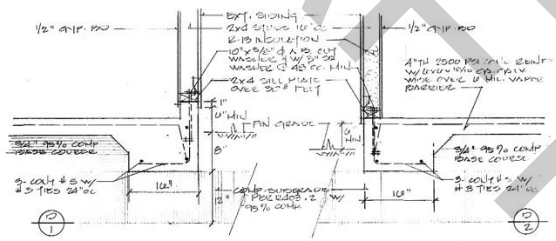
BUILDING "D" SECTION SC: 3/8" = 1'0"



WALL FRAMING DETAIL SC: 1/2" 1'0"



BUILDING "D" FOUNDATION PLAN SC: 3/16" 1'0"



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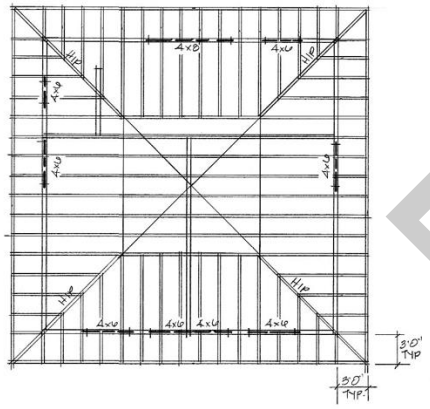
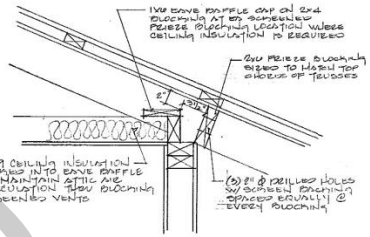
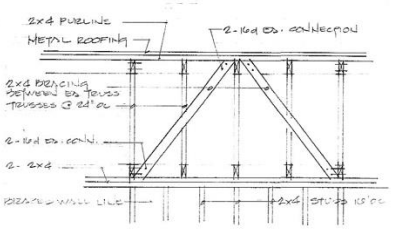
ITEM G-5 EXHIBIT A



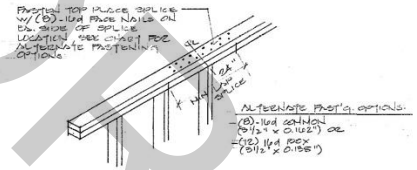
BUILDING "D" ROOF FRAMING PLAN scale: 3/16"=1'-0"



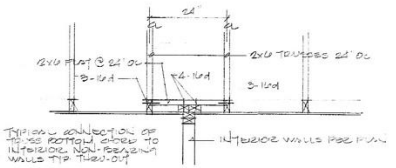
EAVE BAFFLE DETAIL



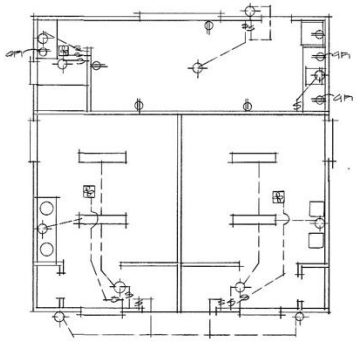
ROOF PURLIN BRACING BETWEEN TRUSSES



TOP PLATE SPLICE DETAIL



TRUSS CONNECTION DETAIL



BUILDING "D" ELECTRICAL PLAN scale: 3/16"=1'-0"

ELECTRICAL SYMBOLS LEGEND

- 110V DUPLEX OUTLET (12" MIN FROM U.O.W.)
- 110V DUPLEX OUTLET (w/ GFI)
- 110V DUPLEX OUTLET (WEATHERPROOF)
- 220V DUPLEX OUTLET
- S — SINGLE POLE SWITCH
- D — SWITCH w/ DIMMER
- WP — WATERPROOF SWITCH
- 3 — 3-WAY SWITCH
- 4 — 4-WAY SWITCH
- FC — FAN CONTROL
- TELEPHONE/DATA JACK
- TV — TELEVISION/CATV JACK
- CH — CHIMES
- WALL MOUNTED LIGHT FIXTURE
- LIGHT FIXTURE (RECESSED)
- LIGHT FIXTURE (WATERPROOF)
- LIGHT FIXTURE (EXTERIOR RATED)
- LIGHT FIXTURE (PENDANT)
- LIGHT FIXTURE (SURFACE MOUNTED)
- EXHAUST FAN/LIGHT FIXTURE
- SMOKE DETECTOR
- SH — SMOKE DET/CARBON MONOXIDE DET
- FLUORESCENT LIGHT FIXTURE
- ELECTRICAL PANEL BOARD
- CEILING FAN W/ LIGHT

LIGHTING

- REQUIREMENTS: ≥ 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CFL, LED, OR T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS (REQ'D.).
- "ENERGY STAR" RATED FANS OR BUILT-IN SHALL BE INSTALLED IN EACH BEDROOM AND LIVING ROOM
- HIGH EFFICIENCY LAMPS ARE DEFINED AS:
  - T-8 OR SMALLER DIAMETER FLUORESCENT
  - 50 LUMENS/WATT IF ≤ 15 W AND ≤ 40 W
  - 40 LUMENS/WATT IF ≤ 15W
  - COMPACTED FLUORESCENT
  - 60 LUMENS/WATT IF ≥ 40W
- MOST, BUT NOT ALL LED LAMPS WILL QUALIFY. APPLIES TO PERMANENTLY INSTALLED FIXTURES
- LOW VOLTAGE LIGHTING IS EXEMPT.

REQUIRED ATTIC VENTING PER 1/380:

50 Ft. ENTIRE AREA / 300 = _____

24'-0" EAVE SPAN VENTS (2/LN. 24') × 3.14 SQ. IN. EACH = _____

8" × RIDGE VENTS = _____

50 Ft. + _____ = _____ PROVIDED

50 Ft. REQUIRED — OK

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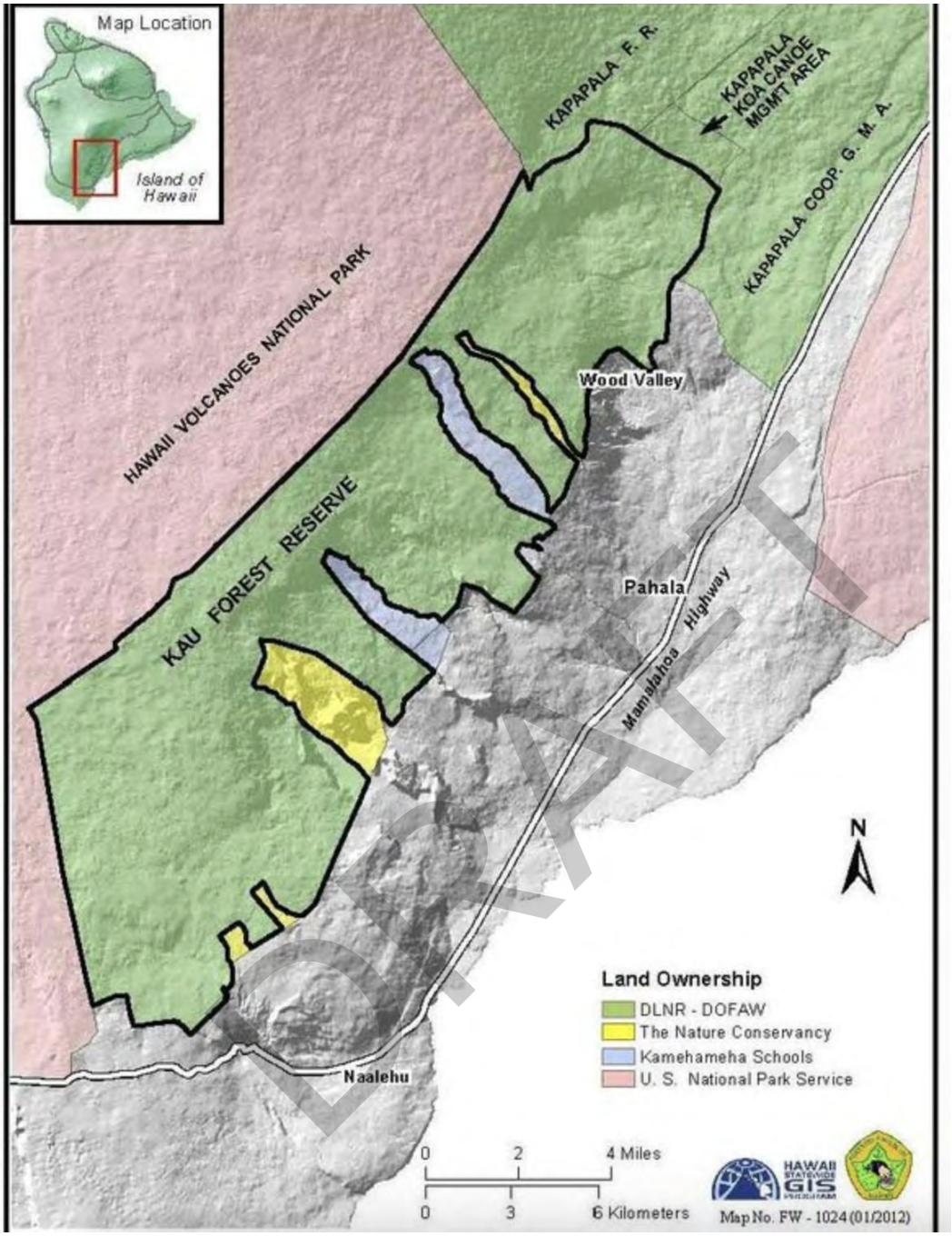
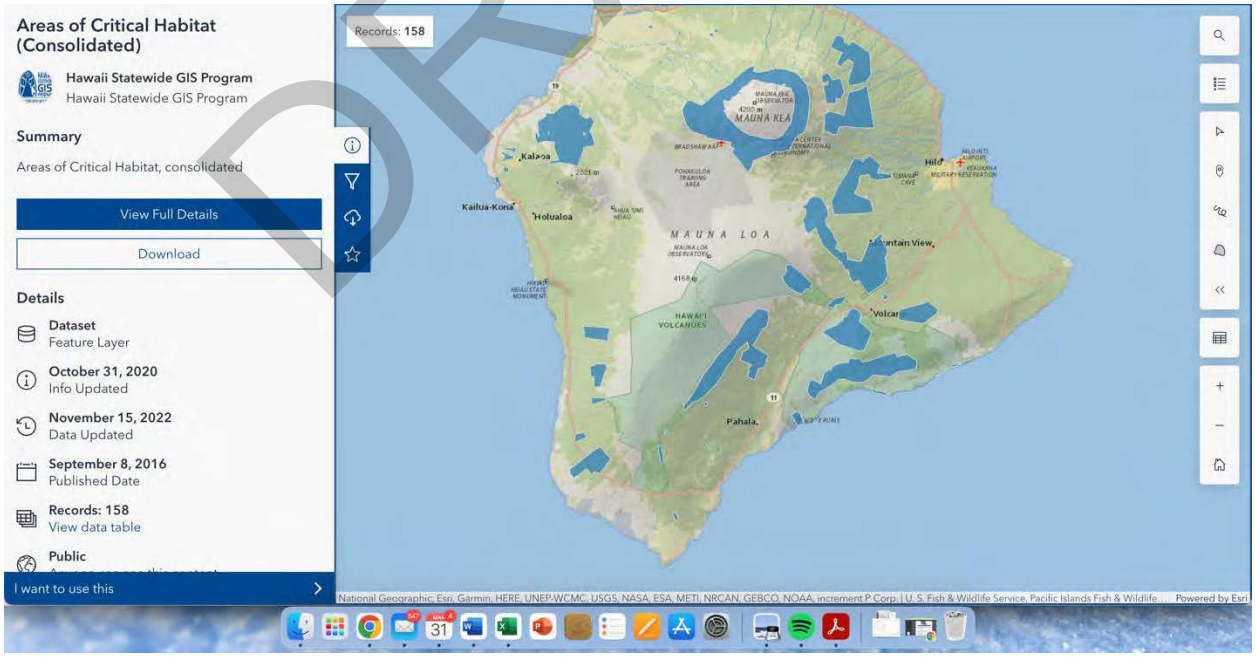
ITEM G-5 EXHIBIT A



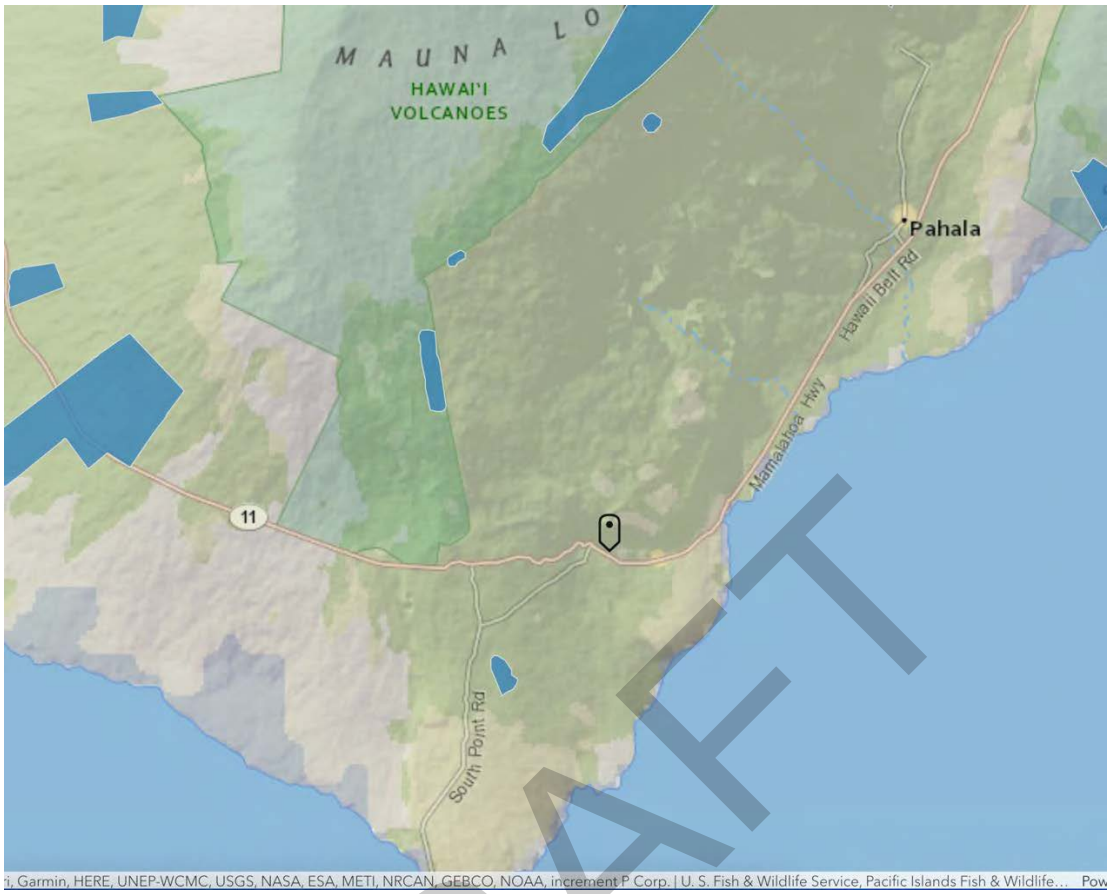
Map showing the bounds of the Kau Forest Reserve

Map showing county parks for Hawaii County in the surrounding areas of this project



Map showing Critical Habitats on Hawaii Island

DRAFT



Zoomed in section of critical habitat map for Hawaii Island, with pin showing the location of the property discussed for this project

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Appendix B: Requests for Comment and Responses

Comments Requested	Comments Provided
State of Hawaii	
Department of Agriculture	No
Department of Health	No
Department of Land and Natural Resources	Yes
Department of Public Safety	No
Department of Transportation	No
Office of Hawaiian Affairs	No
Hawaii County	
Department of Environmental Management	No
Department of Parks and Recreation	No
Department of Water Supply	No
County of Hawaii Planning Department	No
Fire Department	No
Police Department	No
Elected Officials	
Mayor	No
State Senators for district	Yes
State Representatives for district	No
Council Members	No
Community Groups and Neighboring Properties	
Ka'u Hawaiian Homestead Association	No
Kau Hawaiian Royal Coffee and Tea	No
Widow Coffee	No
Kau Hawaiian Civic club	No
Camino Properties	No

DRAFT

SUBJECT: Request for Comments – Pre-Assessment Consultation for Environmental Assessment of the Ka`u Cultural Center on Department of Hawaiian Homelands Land

To whom it may concern,

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

Yummet Consulting, on behalf of Hana Laulima Lahui O Ka'u is in the process of preparing an Environmental Assessment per Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law and National Environmental Policy act (NEPA) for the proposed Ka`u Cultural Center on TMK No. (3) 9-5-005:003 (por.) on state lands under the control of the State Department of Hawaiian Home Lands. This environmental assessment is being prepared in order to evaluate and document any environmental, social, or economic consequences associated with the project's completion.

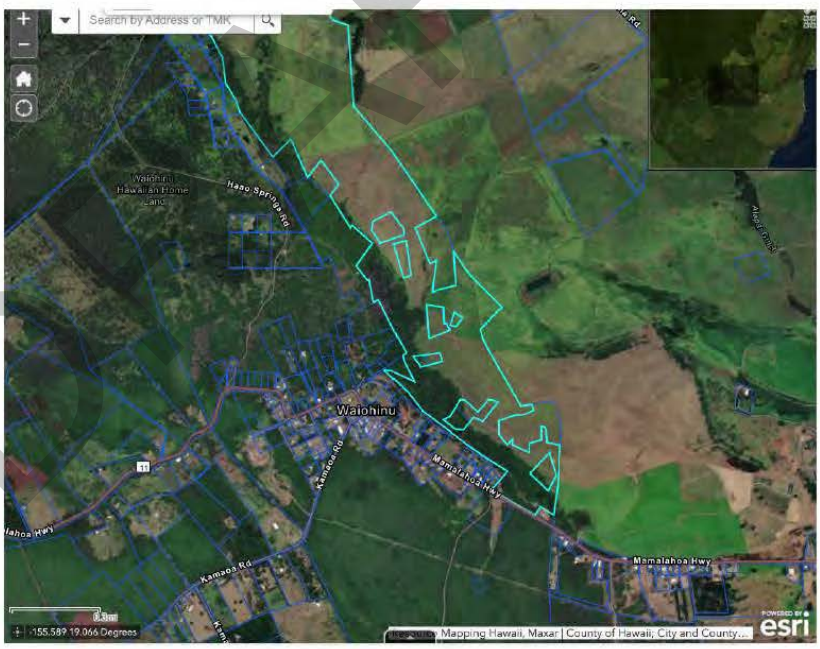

Figure 1: TMK No. (3) 9-5-005:003 (por.)

We are currently in the early development stage of this project and are seeking your input in terms of potential environmental impacts associated with this project. For your reference, images of the parcel of interest, as well as a proposed layout of the Cultural Center are included.

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The feedback your team can provide will be greatly appreciated in the completion of this project.

Figure 2: Parcel outlined within TMK

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We are requesting any written comments and/or information with respect to any areas of concern be sent along with your written comments by April 17th, 2025.

Please send these comments to:

Hana Laulima Lahui O Ka'u – Yummet Consulting
179 Kauhane Avenue
Hilo, Hawaii 96720

Thank you for your help in the planning of this important project for the Ka'u Community. If you have any questions or need further clarification on this project and its scope, please contact our office at 808-987-9917.

Sincerely,
Yummet Consulting

The Senate
Office of the Majority Leader

STATE CAPITOL
HONOLULU, HAWAI'I 96813

March 28, 2025

Hana Laulima Lāhui O Ka'ū Inc.
Yummet Consulting
179 Kauhane Avenue
Hilo, HI 967290

RE: Comments in Support of Hana Laulima Lāhui O Ka'ū Inc.'s Ka'ū Cultural Center

For nearly 30 years, Hana Laulima Lāhui O Ka'ū (HLLOK) has been a steadfast advocate for the Ka'ū community, delivering essential services and championing cultural preservation. Their unwavering commitment to mālama 'āina is reflected in their efforts to educate, engage, and uplift Native Hawaiians while promoting responsible land stewardship. Therefore, I wholeheartedly support HLLOK's proposal to establish the Ka'ū Cultural Center on Department of Hawaiian Home Lands (DHHL) property (TMK No. (3) 9-5-005:003 (por.)).

As this project progresses through the Environmental Assessment process, I encourage thoughtful consideration of its alignment with HLLOK's dedication to mālama 'āina. I am confident that their approach will prioritize sustainable building practices, protect native ecosystems, and preserve the unique environmental and cultural landscape of Ka'ū. Developing the cultural center with these values at its core will not only enrich the community today but also safeguard Ka'ū's legacy for future generations.

Furthermore, I firmly believe that HLLOK is a trusted and capable partner for DHHL in advancing its mission to serve Hawaiian Homes Commission Act beneficiaries. HLLOK's deep-rooted connection to the Ka'ū community, combined with its proven track record of service, uniquely positions the organization to fulfill the needs of Native Hawaiian beneficiaries who live and work in the region. By collaborating with HLLOK, DHHL can ensure that its land trust is utilized in a manner that aligns with the cultural values, priorities, and aspirations of the Ka'ū community—strengthening ties to the land while fostering economic, cultural, and social opportunities for residents.

Thank you for the opportunity to provide these comments. I look forward to seeing this meaningful project move forward in a way that honors both the land and the people of Ka'ū.

Mahalo for your consideration,

Senator Dru Mamo Kanuha
3rd Senatorial District (Kona, Ka'ū, Volcano)
415 S. Beretania Street, Room 206 | Honolulu, HI 96813 | PH: (808) 586-9385 | EM: senkanuha@capitol.hawaii.gov

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JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

March 14, 2025

MEMORANDUM

FROM: ~~TO:~~

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division (DLNR.ENGR@hawaii.gov)
_X_ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_ Land Division – Hawaii District (candace.m.martin@hawaii.gov)
_X_ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: ~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Pre-Consultation for an EA re **Ka'u Cultural Center**
LOCATION: Ka'u, Island of Hawaii; TMK: (3) 9-5-005:003 (por.)
APPLICANT: Yummet Consulting on behalf of Hana Laulima Lahui O Ka'u

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **April 16, 2025.**

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(✓) Comments are included/attached.

Signed: *Dina Lau*
Print Name: Dina U. Lau, Acting Chief Engineer
Division: Engineering Division
Date: Apr 14, 2025

Attachments
cc: Central Files

DRAFT

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Consultation for an EA re Ka'u Cultural Center
Location: Ka'u, Island of Hawaii
TMK(s): (3) 9-5-005:003 (por.)
Applicant: Yummet Consulting on behalf of Hana Laulima Lahui O K'au

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

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Signed: _____
DINA U. LAU, ACTING CHIEF ENGINEER

Date: 04/14/2025

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

March 14, 2025

MEMORANDUM

FROM: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division (DLNR.ENGR@hawaii.gov)
_X_ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_ Land Division – Hawaii District (candace.m.martin@hawaii.gov)
_X_ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Pre-Consultation for an EA re **Ka'u Cultural Center**
LOCATION: Ka'u, Island of Hawaii; TMK: (3) 9-5-005:003 (por.)
APPLICANT: Yummet Consulting on behalf of Hana Laulima Lahui O Ka'u

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **April 16, 2025.**

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(☑) Comments are included/attached.

Signed: JDO
Print Name: Jason D. Omick, Wildlife Program Mgr.
Division: Forestry and Wildlife
Date: Mar 31, 2025

Attachments
cc: Central Files

DRAFT

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
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

March 28, 2025

Log no. 4937

MEMORANDUM

TO: Russell T. Tsuji, Land Administrator
Land Division

FROM: Jason D. Omick, Wildlife Program Manager
Division of Forestry and Wildlife

SUBJECT: Request for Comments – Pre-Assessment Consultation for Environmental Assessment of the Ka'u Cultural Center on Department of Hawaiian Homelands Land

The Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife (DOFAW) has received your request for comments regarding the Pre-Assessment Consultation for Environmental Assessment of the Proposed Ka'u Cultural Center on Department of Hawaiian Homelands Land; TMK No. (3) 9-5-005:003 (por.). Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

The State listed 'ōpe'ape'a or Hawaiian hoary bat (*Lasiurus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided in any construction as bats can become ensnared and killed by such fencing material during flight.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds. For nighttime work that might be required,

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DOFAW recommends that all lights used be fully shielded to minimize the attraction of seabirds. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season, from September 15 through December 15, when young seabirds make their maiden voyage to sea. If nighttime construction is required during the seabird fledgling season (September 15 to December 15), we recommend that a qualified biologist be present at the project site to monitor and assess the risk of seabirds being attracted or grounded due to the lighting. If seabirds are seen circling around the area, lights should then be turned off. If a downed seabird is detected, please follow DOFAW's recommended response protocol by visiting https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/. Permanent lighting also poses a risk of seabird attraction, and as such should be minimized or eliminated to protect seabird flyways and preserve the night sky. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i please visit https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

The State listed 'io or Hawaiian Hawk (*Buteo solitarius*) may occur in the project vicinity. Prior to undertaking vegetation clearing, DOFAW recommends that pre-construction surveys of the area be conducted by a qualified biologist following appropriate survey methods (Gorressen et al., 2008)[1] to ensure no Hawaiian Hawk nests are present, which may occur during the breeding season from March to September. The survey should be conducted at least 10 days prior to the start of construction. If an 'io nest is detected, a buffer zone of 100 meters (330 feet) should be established around it where no construction shall occur until the chick or chicks have fledged, or the nest is abandoned and DOFAW staff should be immediately notified. If adult individuals are detected in the area during construction, all activities within 30 meters (100 feet) of the bird should cease. Work may continue when the bird has left the area on its own.

State-listed waterbirds such as ae'o or Hawaiian stilt (*Himantopus mexicanus knudseni*), 'alae ke'oke'o or Hawaiian coot (*Fulica alai*), and nēnē or Hawaiian goose (*Branta sandvicensis*) could potentially occur at or in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction, all activities within 100 feet (30 meters) should cease and the bird or birds should not be approached. Work may continue after the bird or birds leave the area of their own accord. If a nest is discovered at any point, please contact the Hawai'i Island DOFAW Office at (808) 974-4221 and establish a buffer zone around the nest.

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[1]Gorresen, P. M., R. J. Camp, J. L. Klavitter, and T. K. Pratt. 2008. Abundance, distribution and population trend of the Hawaiian Hawk: 1998-2007. Hawai`i Cooperative Studies Unit Technical Report HCSU-009. University of Hawai`i at Hilo. 53 pp., incl. 8 figures, 3 tables & 1 appendix.

The State endangered pueo or Hawaiian short-eared owl (*Asio flammeus sandwichensis*) could potentially occur in the project vicinity. Pueo are most active during dawn and dusk twilights. Remove and exclude non-native mammals such as mongoose, cats, dogs, and ungulates from the nesting area. Minimize habitat alterations and disturbance during pueo breeding season. These birds nest on the ground, and active nests have been found year-round. Before any potentially disturbing activities—like clearing vegetation, especially ground-based disturbance, DOFAW recommends a qualified biologist conduct surveys during crepuscular hours. Observation surveys should be done at those times from vantage points where they can see the whole project area for 2-3 nights before construction is to start. If any breeding displays are observed, it is likely there could be a nest. If pueo nests are detected in the area, a buffer zone should be established in which no activity occurs within a minimum buffer distance of 100 meters until the nesting cycle is complete, and the chicks are capable of flight. Hawai'i Branch DOFAW staff should be notified at (808) 974-4221 of any nests or adult displayed breeding behavior.

State Endangered nalo meli maoli or yellow-faced bee (*Hylaeus* spp.) populations are known to occur along the west and south coastline regions of Hawai'i Island. Owing to the potential occurrence of this species in these areas, DOFAW recommends surveys be completed by a qualified entomologist before work commences at the proposed project site. Yellow-faced bee surveys should be carried out between the months of April to November.

The site area on Hawai'i Island is within the range of the State listed Blackburn's sphinx moth (*Manduca blackburni*) or BSM. Larvae of BSM feed on many nonnative hostplants, which includes tree tobacco (*Nicotiana glauca*), that grow in disturbed areas. We recommend contacting the Hawai'i Island Branch DOFAW office at (808) 974-4221 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of BSM host plants. DOFAW recommends removing plants less than one meter in height or during the dry season to avoid harming BSM. If there is intent to either remove tree tobacco over one meter in height, or to disturb the ground around or within several meters of these plants, they must be thoroughly inspected by a qualified entomologist for the presence of BSM eggs and larvae.

We recommend consulting the Big Island Invasive Species Committee (BIISC) at (808) 933-3340 or biisc@hawaii.edu to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. Soil and plant material may contain detrimental fungal pathogens (like Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g. Little Fire Ants, and Coconut Rhinoceros Beetle), or invasive plant propagules (e.g. Albizia, Pampas Grass, Fireweed, etc.) that will harm our native ecosystems, and the unique native found within them. Therefore, DOFAW advances the guidance that all equipment and personal items—to include clothing and foot ware should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Additionally, DOFAW recommends minimizing the movement of plant or soil material between worksites. Suspect pests should be reported through the statewide pest hotline. Photos, videos, and locations can be shared at www.643pest.org or call: 743-PEST. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

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To prevent the spread of Rapid ʻŌhiʻa Death (ROD), DOFAW requests that removal, pruning/trimming, and potentially injury to ʻōhiʻa trees be avoided as much as possible. Wounds serve as entry points for ROD fungus and increase the odds that the tree will be infected and die. Also, clean gear/tools, clothes, footwear, and vehicles before and after use. Make sure to removal all loose soil from the aforementioned items, spray gear/tools with 70% rubbing alcohol, and wash clothes with hot water and soap. Wash tires and undercarriages of all vehicles/machinery with a high-pressure water source. If ʻōhiʻa trees must be removed or pruned/trimmed, please conduct these activities on a still day to minimize blown sawdust and use a sharp saw to create chips rather than dust. Seal all wounds to these trees with a stump seal product (e.g. Spectricide, etc.). For more information, please consult https://cms.ctahr.hawaii.edu/rod.

The invasive Coconut Rhinoceros Beetle (*Oryctes rhinoceros*) or CRB is widespread on the island of Oʻahu. CRB have been detected on other islands with moderate infestation on Kauaʻi, one incipint site on Hawaiʻi Island, and only one positive site on Maui in 2023. Hawaii Department of Agriculture interim rule 24-1 restricts the movement of CRB-host material from the island of Oʻahu, which is defined as the Quarantine Area. Regulated material (host material or host plants) is considered a risk for potential CRB infestation. Host material for the beetle specifically includes 1) entire dead trees; 2) mulch, compost, trimmings, fruit and vegetative scraps, and 3) decaying stumps. CRB host plants include the live palm plants in the following genera: Washingtonia, Livistona, and Pritchardia (all commonly known as fan palms), Cocos (coconut palms), Phoenix (date palms), and Roystonea (royal palms). When such material or these specific plants are moved there is a risk of spreading CRB because they may contain CRB in any life stage. Inspection and/or treatment approved by HDOA is mandatory before inter-island transport. For more information regarding CRB, please visit https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/coconut-rhinoceros-beetle/.

Due to the arid climate, high fine fuel load (grasses) surrounding the worksite, and risks of wildfire to listed species and native habitats, we recommend coordinating with the Hawaiʻi Wildfire Management Organization at (808)-850-0900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area. When engaging in activities that have a high risk of starting a wildfire—like wielding in/near tall grass, it is recommended that you: 1) wet down the area before starting your task, 2) continuously wet down the area as needed, 3) have a fire extinguisher on hand, and 4) in the event that your vision is impaired, (i.e. welding goggles) have a spotter to watch for fire ignitions. Additionally, do not park any vehicles in or near tall grass as heat from the engine/exhaust may ignite dry vegetation.

DOFAW recommends using native plant species for landscaping that are appropriate for the area; e.g., plants for which climate conditions are suitable for them to thrive, plants that historically occurred there, etc. Please do not plant invasive species. DOFAW also recommends referring to www.plantpono.org for guidance on the selection and evaluation of landscaping plants and to determine the potential invasiveness of plants proposed for use in the project.

We recommend that Best Management Practices are employed during and after the environmental restoration activities to contain any soils and sediment with the purpose of preventing damage to near-shore waters and marine ecosystems.

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We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have additional questions, please contact Protected Species Habitat Conservation Planning associate Kinsley McEachern at (808) 587-0593 or Laurinda.k.mceachern.researcher@hawaii.gov.

Sincerely,

Jason D. Omick
Wildlife Program Manager

DRAFT

January 25, 2023

Attention: Hawaiian Home Lands Commission

Department of Hawaiian Home Lands (DHHL)
PO Box 1879
Honolulu, HI 96805

Re: Letter of Support for Hana Laulima Lahui O Ka'u Proposed Ka'u Hawaiian Cultural Center

Aloha mai kakou, my name is Jeffrey Kekoa the Ka'u Hawaiian Home Lands Association president that resides in Ka'ū.

I am writing this letter of Support for Hana Laulima Lahui 'O Ka'u which is located south of me in the greater community of Ka'u. I am 100% behind their creation of the Ka'u Hawaiian Cultural Center for our community on 10 acres of Hawaiian Homelands located on a larger parcel TMK-950050035999/378 acres in Waiohinu, Ka'ū.

We support their efforts to acquire DHHL land in Ka'u, so they can build a center that will focus on preserving the intergenerational knowledge of the ohana of this area. This center will serve many of the needs of this area, such as classrooms, a certified kitchen, hula stage and a gathering area for the organization's functions.

Because of the work of Hana Laulima, Hana Laulima has been collaborating and supporting their efforts for their community over the years. Through public support, outreach, project events and so forth. We continue to support the organization and its members because we believe in their vision and mission.

Our work reflects who we are and what we represent – a hard-working, resilient and thriving community! We commit to that vision, our people, and our 'aina. I humbly ask you to support Hana Laulima Lahui O' Ka'u. The community of Ka'u needs you to uphold the kuleana of its place, and Hana Laulima is the rightful steward of that kuleana. We know the work is not easy, but your help towards the organization will not go unnoticed, it is for the future of our community and all the generations to come.

Jeffrey Kekoa

Mahalo Nui Loa, Jeffrey Kekoa
(President- Ka'u Hawaiian Home Land Association)

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Appenix C: Biological and Archeological Survey

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Appendix C: Biological and Archeological Survey of Proposed Development of the Ka'u Cultural Center at TMK No. (3) 9-5-005:003

Prepared for: Hana Laulima Lahui O Ka'u Inc

Yummet, Inc.

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Introduction

This report concerns the proposed development of a cultural and community center on a 10.4 acre plots at TMK No. (3) 9-5-005:003 per a right of entry permit obtained via the Department of Hawaiian Homelands. In support of this development a Biological survey was performed in order to catalogue and determine the presence of any protected species, habitats, and flora or fauna species on the property which may be impacted by this project, as well as determine any mitigation strategies which may need to be implemented in order to minimize the impact of this activity on these species and the surrounding environment. An archeological survey was also performed in order to determine any presence of cultural or historical sites or items of interest.

The property of interest is a 10.4 acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Mamalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently listed for agricultural use and has laid untended for a number of years. The property then passed into the hands of the state of Hawaii and Department of Hawaiian Homelands since at least 2006.

Figure 7: Map of the parcel of interest for this project

The northern end of the parcel property is bordered by land owned by Kau Hawaiian Royal Coffee and Tea (address of 95-4968 Mamalahoa Highway, Naalehu, Hawaii 96772). To the western edge of the property are residential homes (properties starting at 95-9562 Hawai'I Belt Rd, Naalehu, HI 96772), and the parcel bordering the eastern edge is owned by Widow Coffee (address of 95-5904 Hawai'i Belt Rd, Naalehu, HI 96772). Only a portion of the entire parcel will be utilized for the proposed project, and so the vast majority of the land in this parcel will remain unchanged. At the northern end of the portion of the plot of interest is a steep increase in elevation from 1000 to ~1200 ft.

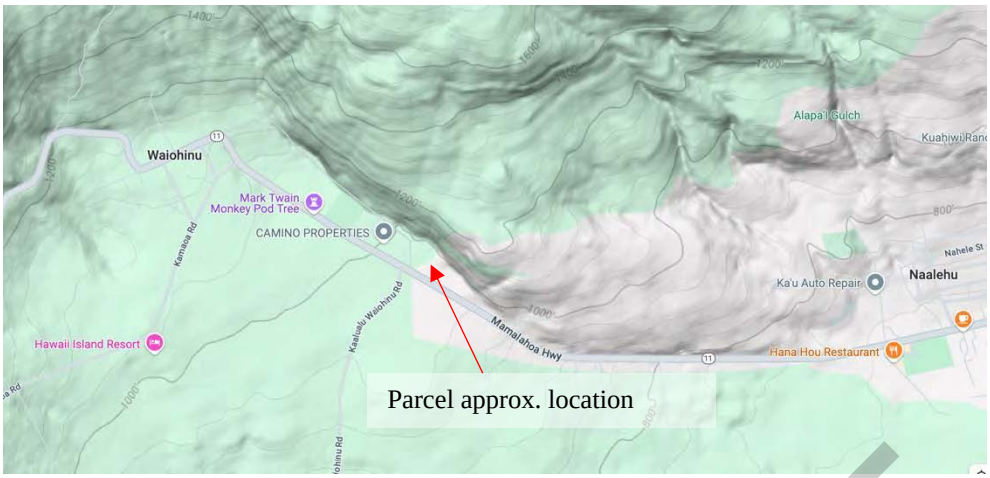

Figure 8: Topographical map showing the parcels location in the surrounding area

The property had a preliminary survey first by Christopher Cogswell and Brittany Zimmerman of Yummet in March of 2024 for initial screening. After this, a more formal survey was performed by Scott Laaback on 4/25/2023 in order to determine relevant species and important considerations for the project to continue forward, as well as find any evidence of important archeological or cultural history and/or sites on the property. Besides these walkthroughs of the property, historical literature analysis was also performed in order to determine if any important species or habitats had been determined by other relevant agencies or groups, and a historical survey of relevant archeological and anthropological items potentially linked to this site. The Hawaiian State critical species habitat map (found at https://www.fws.gov/project/critical-habitat-12-hawaii-island-species) shows no critical habitat on or near the parcel of interest. Of the 12 critical species found on Hawaii Island none were observed during these surveys, and it is not anticipated that any have historically or currently utilize this parcel for habitat or migration/travel. The property is not within a high impact flood zone, and it is not considered to be likely that runoff from this location or project could impact local aquatic ecosystems and biology as the channelized stream on the border of the property keeps water from flowing onto the parcel of interest.

According to local oral history the land traditionally was utilized for farming and homesteading by native Hawaiians, but had no particular significance compared to surrounding parcels. The first mention of the parcel in legal documentation that could be found was in the early 1970s. The parcel was initially leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into Kau Sugar Company Inc, which would eventually come to be known as Kau Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Kau Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this property. This permit was then terminated on December 31st, 1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lahui O Ka'u Inc for a portion of this land.

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Field Methodology

In order to obtain a representative view of the biological and archeological inventory of the portion of interest for this project, a systematic approach was taken to inventory the species and historical features of interest on the land. A walkthrough was performed and photos taken of every species and site of interest and/or note, with particular concern for native species of concern and any invasive species that are being monitored across the island.

Findings – Biological Survey

A survey of Hawai'i County TMK No. (3) 9-5-005-003 was conducted on 4/23/25 starting at 1200 and finishing 1430 hrs. The survey found no evidence of indigenous or endemic plants or animals.

The survey was conducted on foot, following 4 transects roughly parallel to the road 15-20 meters apart. Additionally, 2 expeditionary transects perpendicular to the road onto the hillside were performed, though a full survey of the hillside was not done as it was out of the scope of this project.

The flora composition is primarily introduced species, with a few dominant invasive species. Of note are the presence of two species of canoe plants; *Broussonetia papyri Fira* (paperbark mulberry) and *Aleurites moluccanus* (Kukui, candlenut). There are also several introduced agricultural species, which was consistent with the historical documentation showing the lands use as farmland up to the present day. Special care was taken to look for protected and endangered species of flora and fauna.

Flora

The predominant species throughout the parcel of land are introduced species, including a number of dominant invasive species. Two canoe plants were found on property, *Broussonetia Papyrifira* (paperback mulberry) and *Aleurites Moluccanus* (Kukui, aka Candlenut). Invasive species of particular concern and abundance include *Schinus terebinthifolia* (Christmas Berry, also known as the Brazilian or California Black Pepper Tree), various invasive grasses, sword fern, and coralberry. There were no observed endangered or protected flora species.

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Figure 9: NNW View from across Mamalahoa Highway Southeast Property corner. Waiohinu stream to the left as shown.

Figure 10: Zoom showing the mowed property border.

As can be seen in Figure 3 and 4, the southeastern side of the property border is mowed, with access to the Waiohinu stream to the left of the property. The parcel of interest is significantly overgrown, with primarily invasive and introduced species present.

Figure 11: Schinus terebinthifolia overstory; Meganthyrus maximus from roadside at the middle of the property line

Throughout the property are found *Schinus Terebinthifolia* as well as *Megathyrsus maximus* (Guinea Grass) as seen in Figure 5. *S. Terebinthifolia* is considered a particularly invasive species that should be removed for population control.

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Figure 12: Megathyrsus Maximus and Sida Cordifolia along the open ground in the parcel.

Figure 13: Philodendron Sp. seen as ground cover.

Ground cover within the parcel is primarily *M. Maximus, Sida sp.*, and *Philodendron sp*. These are all naturalized species, although certain *Philodendron* species are considered an invasive species that can be harmful to local plants.

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Figure 14: S. Terebinthifolia berries fallen to the ground, and Baleria Repens ground cover.

There is also evidence of *Baleria Repens* (commonly known as Coral Creeper on the property, which is a naturalized species, as seen in Figure 8.

Figure 15: Bamboo Grass ground cover (potentially Shibataea sp.)

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Figure 16: Chrysophyllum Oliviaforme (a type of Smooth Star Apple) growth along the edges of the property.

There was also evidence of *Chrysophyllum Oliviaforme* trees, both on the property as well as on the adjoining properties an across the road from the parcel of interest. This is considered an invasive species and can easily overtake surrounding land if allowed to continue to grow.

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Figure 17: Ochna Serrulata (commonly called Mickey Mouse plant), an especially invasive species to Hawaii.

There was one noted growth of *Ochna Serrulata*. This is a species of high invasive potential and should be eradicated completely to ensure no further propagation occurs.

Figure 18: Growth of Microsorum Scolopendria (Lau'ae Fern).

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Another common species found across the ground cover of the property was *Microsorum Scolopendria* (commonly known as the Lau'Ae Fern).

Figure 19: Schefflera Actinophylla (Octopus tree) found on the parcel.

Schefflera Actinophylla was also found around the property. This is another introduced species that is now considered a nuisance plant.

Figure 20: Rivina Humilis (Coral Berry), and Microsorum Scolopendria

There was also a stand of *Rivina Humilis* (Coral Berry) which is an invasive species that can damage local flora.

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Figure 21: Broussonetia Papyfera and Nephrolepis brownii (Asian Sword Fern).

There was also evidence of *Nephrolepis Brownii* (Asian sword fern) ground cover. This species of sword fern is invasive and damaging to native varietals on Hawaii.

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Figure 22: Pimenta diocia (Allspice).

A small number of *Pimenta diocia* (Allspice) were also found within the parcel.

Figure 23: Unidentified bracket fungus on Schinus Terebinthifolia.

There was also evidence of an unknown bracket fungus on some of the *S. Terebinthifolia* in the parcel. It is outside of the scope of this analysis to determine the exact species however it is noted here for completion.

Figure 24: Passiflora Edulis (Lilikoi).

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Figure 25: Averrhoa Carambola (Starfruit) Seedling.

Among the fruiting and agricultural plants found on the property, there was evidence of *Passiflora Edulis* and *Averrhoa Carambola*.

Figure 26: Northern view from the property, showing B. Papyrifira and A. Moluccanus overstory.

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To the north of the parcel of interest shows significant overgrowth of *B. Papyrifira* and *A. Moluccanus*. Ground cover was like that found in the parcel of interest.

Figure 27: View to the east of the property, showing Cenchrus Purpureus (Elephant Grass), S. Terebinthifolia, Syzigium Cumini (Java Plum), and Spathodeo Campanulata (African Tulip Tree) on the hillside.

On the eastern side of the property towards the hillside we find evidence of significant invasive tree and grass species, including *C. Purpureus, S. Terebinthifolia, S. Cumini,* and *S. Campanulata*.

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Figure 28: Southeastern section of the property showing A. Moluccanus.

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Figure 29: Derris Elliptica (Poison Vine/Tuba Root) found vining around other species.

There was also evidence of *D. Elliptica* smothering other plants on the parcel.

Figure 30: Samanea Sama (Monkeypod) tree surrounded by C. Purpureus growth in the middle of the property.

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Fauna

No evidence of native species was found on the property. There were a number of *Acridotheres Tristis* (common Myna) on the parcel of interest and flying overhead, however there was no noted evidence of nesting sites for this species. The parcel is not within any critical habitat for species of interest on Hawaii Island and is not located within or near a critical watershed. The northern border of the parcel is lightly forested, and there is a small water causeway that diverts rain runoff into the nearby stream for discharge into the ocean. The property is within 4 miles of the border of the Kau'u Forest Reserves most southern point, and therefore special care was taken to ensure that there was no evidence of critical and native species.

Particular interest was taken to ensure that no evidence of *Asio Flammeus Sandwichensis* (Pueo or Hawaiian Short Eared Owl), *Buteo Solitarius (*'Io or Hawaiian Hawk), *Lasiurus Semotus* ('Ōpe'ape'a or Hawaiian Hoary Bat), *Manduca Blackburni* (Sphinx Moth), *Hylaeus Longiceps* (Nalo Meli Maoli or Yellow Faced Bees), and *Branta Sandvicensis* (Nēnē, or Hawaiian Goose).

This survey was performed during the day and therefore sightings of nocturnal or corpuscular species was not likely to occur. However, evidence of nesting and suitability of habitat was analyzed during the survey process. Two particular species were important to consider for their nighttime habits, *Asio Flammeus Sandwichensis* and *Lasiurus Semotus*.

Asio Flammeus Sandwichensis is a diurnal species which is active during both the day and night. The species builds nests on the ground and primarily hunts small rodents in grassland, however exact details about its hunting and breeding biology are not well understood. It is predated upon by *Urva Auropunctata* (Small Indian mongoose) and is susceptible to light pollution and disease such as sick owl syndrome. There was limited open grassland on the parcel of interest, with most of the groundcover being significantly overgrown. There was no evidence of *Asio Flammeus Sandwichensis* nests or nesting behavior found during the walkthroughs performed, and no historical evidence of the presence of these birds on the property. However, before construction a more thorough survey for nests will be performed. It is likely given the location and habitat of the parcel that *Urva Auropunctata* and other species do exist on the property, however no direct evidence of these species was noted. In terms of light pollution, steps should be taken to ensure that the impact of this project on light conditions will be minimized.

Lasiurus Semotus primarily hunts insects and nests in both native and non-native trees. It is difficult to determine the exact nesting behavior and locations of the species, and the literature suggests at times conflicting information. It is generally accepted that they prefer solitary nesting in tree tops greater than 15 feet high, and that particular concern should be made to not disturb nests during the months of June to October when breeding and rearing of pups occurs. Although no evidence of *Lasiurus Semotus* was seen during this survey, care will be taken to ensure that no nesting sites are disturbed, and all precautions will be taken to ensure no damage to the bats occur. This includes not utilizing barbed wire or high fencing material to ensure no bats are harmed or caught during flight. We will also ensure that no trimming or changes to trees occur during pupping season when the most damage to bat populations could occur.

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Buteo Solitarius was also not seen during the survey performed on the sight. They are territorial hunters, and mate for life with territory sizes generally of between 1 to 2 square miles. Given that the species is generally accepted to nest in high treetops and utilize still hunting techniques (perching in high trees before diving to capture prey), it is not expected that this parcel is a particularly appropriate habitat. The trees on site are all relatively new growth, with heights of below 15 meters (~50 feet). However, trees on the hillside of the property are slightly larger and may be able to support a nesting pair. It is not anticipated that the trees on the hillside will be disturbed during construction. To ensure that no *Buteo Solitarius* are distributed during this project, a more thorough survey will be performed before the start of construction. In the event that a nesting pair is found adequate steps will be taken to ensure that there is no disturbance to the species during construction, including the creation of a buffer zone around the nest of 330 feet where no construction will occur until the fledging of the chicks.

Branta Sandvicensis were not observed during the survey period, and it is not anticipated that the parcel of interest has a regular population of the species. There is no evidence from historical surveys of *Branta Sandvicensis* population that their range intersects with the parcel of interest, however this is not enough evidence to suggest that they could not be present on the parcel. Given the overgrown nature of the site it is not believed that there is sufficient habitat for the species to thrive or nest, however special care will be taken to ensure that no disturbance occurs should the species be observed to be present.

Because of the location of the parcel it is not expected that the habitat is appropriate for other water birds of interest including *Himantopius Mexicanus Knudseni* (Hawaiian Stilt) or *Fulica Alali* (Hawaiian Coot) which both prefer to live near open bodies of water or in mudflats near coastline. The only source of natural running water on the property is the stream already noted, which is not robust enough to support waterbirds.

In terms of insects there was no evidence of *Manduca Blackburni* or *Hylaeus Longiceps* on the parcel of interest. Given existing literature it is not expected that there is any vegetation to support the presence of either species. It is believed that both species tend to prefer native species for feeding, and given the preponderance of invasive species on the parcel it is not considered to be preferential habitat. If species did exist on this plot at one time, it is likely that the history of clear cutting and human intervention would have long ago caused these species to exit.

One species that was noted was *Sus scrofa* (Wild pig) populations, with trails for the species found throughout the property. Although no direct observation was noted, there was significant evidence of their presence on the parcel of interest.

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Findings – Archeological

Historically, Ka'u was primarily composed of small fishing villages after being inhabited by Polynesian peoples. The parcel of interest first enters recorded history upon the development by the Hutchinson Sugar Plantation Company of the surrounding area in 1868. Since that time the parcel has been disturbed significantly over the years with continuous farming and other agricultural and industrial agricultural activities occurring on it. Because of this, any potential archeological discoveries to be made on the site were most likely disturbed and/or destroyed during this period. There is no documented historical evidence that this parcel was of particular importance to native Hawaiian peoples, and instead all evidence points to its continued use as cropland and farmland since first habitation.

In terms of oral history, there is no known cultural or historical importance given to this particular parcel or site. The parcel is near the Mark Twain Monkeypod tree, and there are areas in Ka'u of course that are considered to have significant archeological and historical significance. However, there is no evidence to suspect or suggest that this projects completion would in any way impact or negatively impact the historical or cultural inventory of the Hawaiian Islands or Ka'u community. Given that this project proposes to build a cultural center celebrating Ka'u history and culture, it is in fact expected that this project will enhance the cultural inventory of this part of the island.

The only man-made items found on the property included garbage and detritus, including a number of abandoned cars as seen in figure 25. If any archeologically significant finds or historically important items are found upon construction on this site it is recommended that work is halted until a more thorough survey and analysis of the finds are performed. However as stated above, it is not expected that any such findings will occur given the documented history and use of the land.

Figure 31: Abandoned cars on the property of interest.

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Summary, Impacts, and Mitigation Measures

The Naalehu community of Ka'u on Hawaii Island is located on the southern edge of the Island, approximately 1.5 miles from the nearest shoreline and approximately 25 miles from the tip of Mauna Loa. The parcel of interest for this project is located at an elevation of 1000 feet above sea level, with Mesic Grassland and Mesic Forest the predominant biome of the area. Historically however the land was used for crop or pastureland, with the majority of the native flora and fauna removed during this time period due to clear cutting, pasturing, etc. Evidence of this clear cutting and pasturing is still found on the plot with invasive shrubs, trees, and grasses the majority species versus naturally occurring longer lived species found in preserved ecosystems on island.

The parcel is not within any critical habitat for species of interest on Hawaii Island and is not located within or near a critical watershed. The northern border of the parcel is lightly forested, and there is a small water causeway that diverts rain runoff into the nearby stream for discharge into the ocean. The Waiohinu stream intersects with the western edge of the parcel, but not the portion of interest for this project. Regardless, no alteration to the stream will occur during the performance of this project and resulting use of the land.

The area abuts land that was used for pesticide mixing in the past by the Hutchinson Sugarcane Company and was listed as a previously contaminated parcel per the Hawaii Brightfields initiative. However, it is not anticipated that this will cause any issues for the project itself as the land has been used without issue since that finding for some time.

Given that this proposed development will utilize only a small portion of the available parcel for this project (10.4 acres of a total of 378.87 acres) any changes to this piece of the plot is not anticipated to have significant impacts on the surrounding biological inventory. Although no flora or fauna species of interest were observed, any changes to the property that must be performed (removal of trees, weeding, etc) would result in the removal of various species from this small portion of the parcel. However, it is not anticipated that this would result in the removal or damage to any threatened or critical species. Removal of the invasive species from the parcel should be beneficial to the surrounding ecosystem.

Because the plot has historically been used for agriculture it is not considered to be of particular importance for native flora or fauna on Hawai'i Island. Any previous ecosystem that would have existed on this plot or the surrounding area was long since removed by previous tenants and uses. The location is in lowlands, next to a busy main thoroughfare, with agriculture use and residential homes alongside its borders. It is not within a watershed area or other area where contamination or impact on aquatic species could be of concern. It is therefore not expected that any significant biological impact would be incurred by the completion of this project.

The historical use of the land also suggests that there is no particular concern for archeological or cultural disturbances or losses that may occur upon completion of this project.

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Upon this projects acceptance it is suggested that all care be taken per regulations and best practices to limit damage to any flora, fauna, or archeological sites which may be discovered. It is suggested that all care be taken to ensure that if an archeologically or culturally significant find is made on the parcel that it is handled adequately to ensure that these finds are protected and conserved. This includes stopping construction to ensure discussion with relevant stakeholders and legal entities is performed to protect and promote the biodiversity and cultural history of Hawaii.

Because the project being proposed for this parcel includes the creation of a center to celebrate and educate the population on the history of the Ka'u region in Hawaii, mitigation methods can embrace this same philosophy and incorporate required changes into the final design. This can include for example the control of invasive species that currently grow on the property, as well as the potential reintroduction of native species to celebrate the biodiversity of the Hawaii islands if desired.

Limitations of This Report and Methodology

No survey can hope to catalogue and find every species currently existing within a given area for a project of this scope, however all due diligence has been performed in order to ensure that a representative sample of the area and its biodiversity was analyzed for this report. As noted, this survey was performed during the day and so direct cataloguing of nocturnal species was not possible. Similarly, an in-depth archeological investigation was outside of the scope of this project and not required or suggested by historical records related to this parcel.

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Appendix D: Cultural Impact Survey of Proposed Development of the Ka'u Cultural Center at TMK No. (3) 9-5-005:003

Prepared for: Hana Laulima Lahui O Ka'u Inc

Yummet, Inc.

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Introduction

Hana Laulima Lāhui O Ka`ū is proposing a project to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Ka`ū community on a portion of plot TMK No. (3) 9-5-005:003. As part of the planning effort for the Ka`ū Cultural Center, we are undertaking and performing a cultural impact assessment to understand the effect this project may have on the cultural inventory and richness of the area.

This Cultural Impact Assessment has been prepared in accordance with the guidelines set out by the State of Hawai'i Office of Planning and Sustainable Development Environmental Review Program (Formerly the Office of Environmental Quality Control) *Guidelines for Assessing Cultural Impacts*. These guidelines were first adopted by the Environmental Council of the State of Hawai'i on November 19th, 1997, and signed into law on April 26 2000 as Act 50 of House Bill Number 2895, and have since been used as guidelines for the preparation and undertaking of Cultural Impact Assessments. This guide can be found online at https://files.hawaii.gov/dbedt/erp/OEQC_Guidance/1997-Cultural-Impacts-Guidance.pdf.

The recommended protocol for preparing a cultural impact assessment as stated in the *Cultural Impact Guidelines* above are as follows:

i) Identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g. district or ahupua'a
ii) Identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action
iii) Receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area
iv) Conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research
v) Identify and describe the cultural resources, practices, and beliefs located within the potentially affected area; and
vi) Assess the impact of the proposed action, alternatives to the proposed action, and mitigation measures, on the cultural resources, practices, and beliefs identified.

This report is broken up into three distinct sections. Chapter 1 provides a general introduction of the project and its physical location, as well as the cultural goals which are hoped to be achieved by this proposed project. Chapter 2 provides a historical and cultural background specific to the project area, including both literature surveys, walkthrough results, and consultation results from local residents and cultural leaders in the Ka`ū and wider Hawaii island community. Finally, Chapter 3 discusses potential cultural impacts which may be foreseen due to the proposed project and potential mitigation measures that can be undertaken to alleviate these issues.

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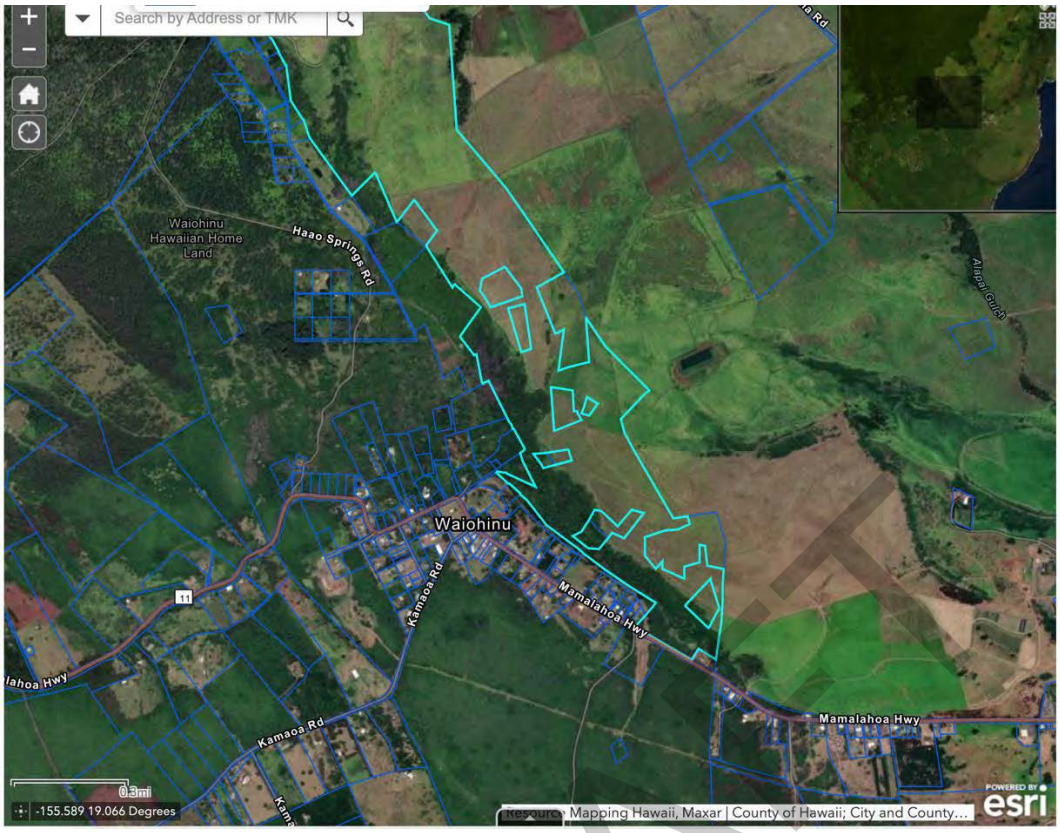
Chapter 1: Project Introduction and Area Description

Hana Laulima Lāhui O Ka`ū is proposing to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Ka`ū community on a portion of plot TMK No. (3) 9-5-005:003. Since this land is owned by the Department of Hawaiian Homelands and is being leased for this use to Hana Laulima Lāhui O Ka`ū it requires an Environmental Review process per Chapter 343, HRS, Hawai‘i’s Environmental Impact Statement law.

The property of interest is a 10.4-acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Mamalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently zoned for agricultural use and has laid untended for several years.



The land traditionally was utilized for farming and homesteading by native Hawaiians. The first found public record of the parcel is it being leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into Kau Sugar Company Inc, which would eventually come to be known as Kau Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Kau Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this property. This permit was then terminated on December 31st, 1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lāhui O Ka`ū for a portion of this land.

The land sits between the towns of Waiohinu to the west/northwest and Naalehu to the east. The neighboring parcels are either land owned by the Department of Hawaiian homelands, farmland, or mixed residential/commercial plots. Down the street from the plot approximately 1500 feet is the Waiohinu community park entrance and Mark Twain Monkey Pod Tree. The location of interest has been allowed to become overgrown with invasive species and is often a site where trash or debris is thrown and collects.

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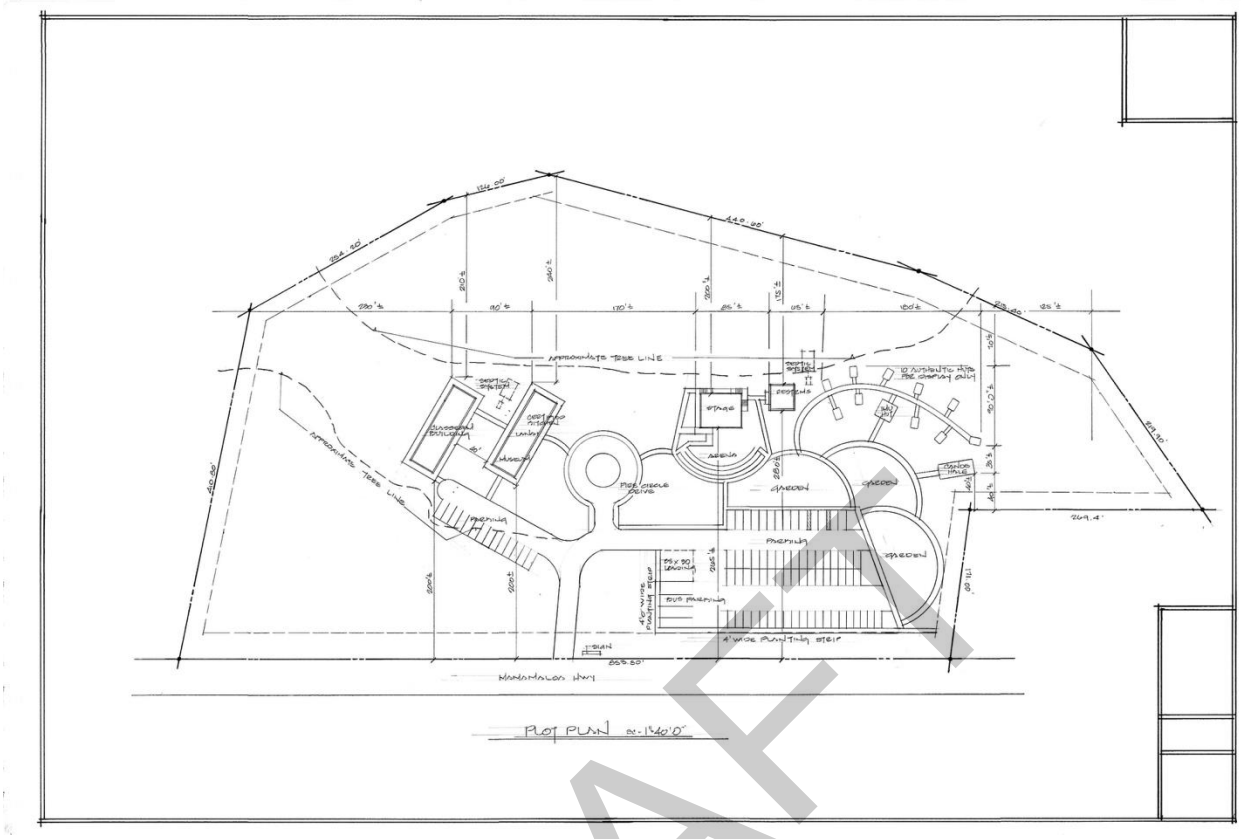

The proposed center and campus will take up a total space of approximately 650 feet by 1150 feet, including a parking lot, a classroom, museum, stage, restroom, garden spaces, and authentic Hawaiian buildings for educational purposes. The entrance to the location will be along the Hawaii Belt Road.

It is hoped that the proposed project can help restore this parcel of land not only ecologically by removing the invasive species, trash, debris, and managing the property well over time but also to improve the cultural resources available to the people and residents of Ka`ū. The Ka`ū region of Hawaii is located on the southern tip of the island of Hawai'i and constitutes approximately 8,250 full time residents over an area of approximately 930 square miles. This area has historically been a source of agricultural production for Hawai'i, and it continues to be the home of a primarily agriculturally based economy today. There is not currently a site specifically for the celebration of the culture and history specific to the people of Ka`ū, and it is hoped that this project will allow for a space for local residents to celebrate their culture and history. This will also act as a good space for community events, educational opportunities, and other uses for the local community.

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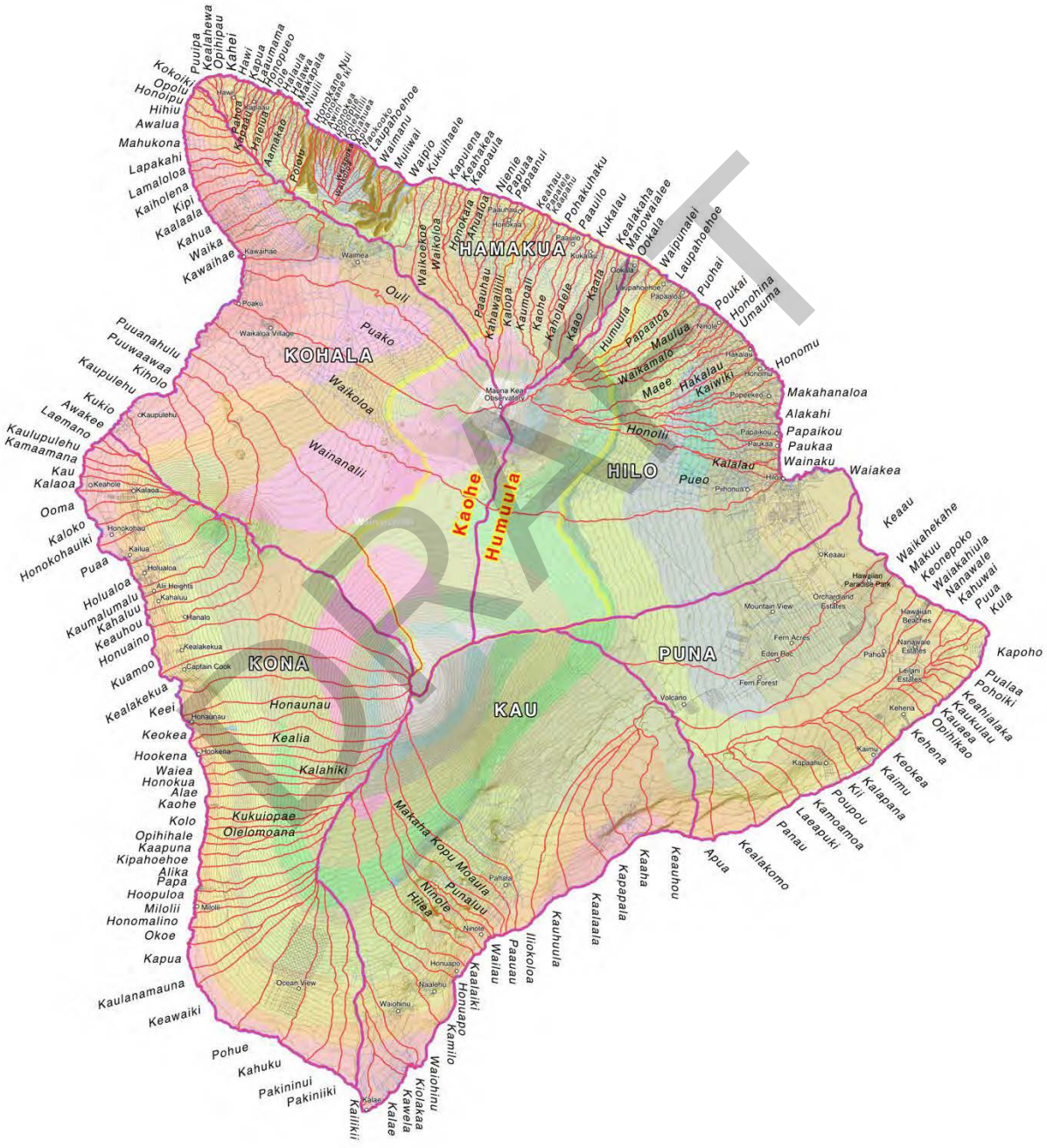
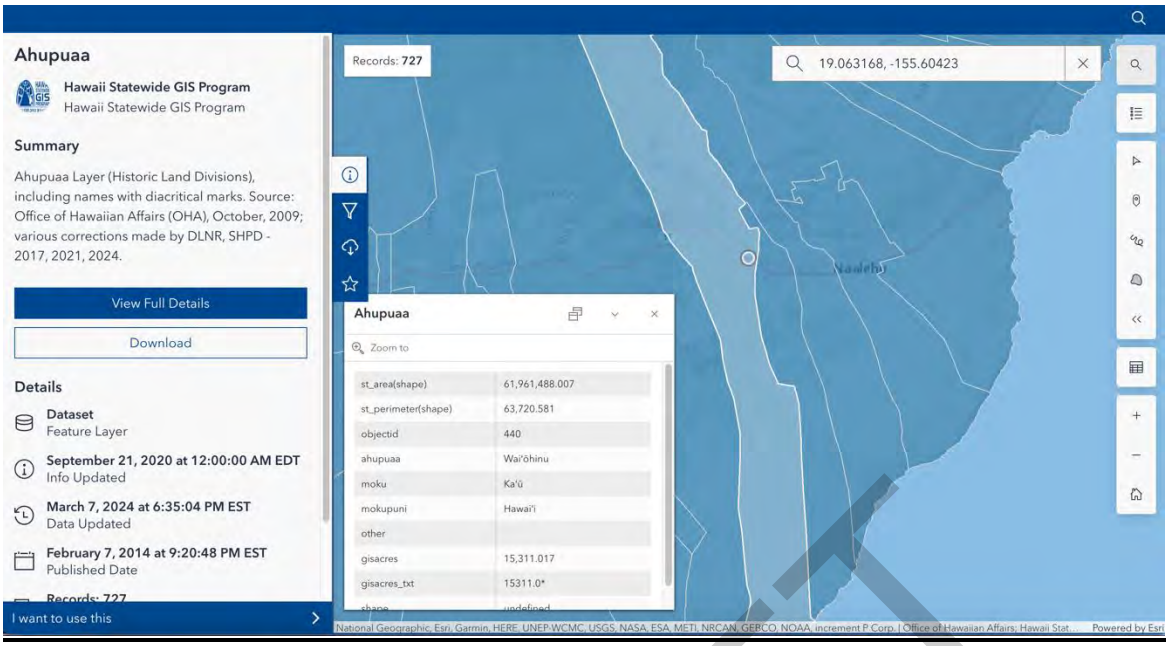
Chapter 2: Historical and Cultural Background

Early History

The Ka`ū Moku was traditionally broken up into a number of different ahupua'a, and the project site of interest sits within the boundaries of the Waiohinu ahupua'a. The surrounding area is made up of the Kahulipalinui, Kiolaka'a, Pu'umaka'a, Kahilipaliiki, Kah., and Kawala ahupua'a. A map of the ahupua'a of the island of Hawaii is given below.


KOHALA
HAMAKUA
HILO
PUNA
KONA
KAU
Kaohe
Humuula
Puuipa
Kealahewa
Opihipau
Kahei
Hawi
Kapua
Kaaumama
Hongopueo
Holaiaula
Halawa
Halapala
Nuiuli
Honokane Nui
Honokane Iki
Kapaau
Pahoa
Kapaau
Halelua
Aamakao
Poniau
Waimanu
Muliwai
Waipio
Kukuihaele
Kapulena
Kaahakea
Kapoauia
Nienie
Papuaa
Papaanui
Keahaa
Pahale
Kaaau
Pohakuhaku
Paauilo
Kukalau
Kealakaha
Manowaialee
Ookala
Waipunalei
Laupahoehoe
Puohai
Poukai
Honohina
Umauma
Waikoekoe
Waikoloa
Honokaia
Amaloa
Paauhau
Kahawaiiiii
Kalopa
Kaumoali
Kaohe
Kahoalele
Kaao
Kaala
Humuula
Papaaloa
Maulua
Waikamalo
Maee
Hakalau
Kaiwiki
Honomu
Makahanaloa
Alakahi
Papaikou
Paukaa
Wainaku
Waiakea
Honolii
Kalalau
Pueo
Waikaloa Village
Poaiku
Ouli
Puako
Waikoloa
Wainanalii
Puuanahulu
Puuwaawaa
Kiholo
Kaupulehu
Kukio
Awakee
Laemano
Kaulupulehu
Kamaamana
Kau
Kalaoa
Ooma
Kaloko
Honokohauiki
Puaa
Holualoa
Kaumalumalu
Kahaluu
Keauhou
Honuaino
Kuamoo
Kealakekua
Keei
Keokea
Hookena
Waiea
Honokua
Alae
Kaohe
Kolo
Opihihale
Kaapuna
Kipahoehoe
Alika
Papa
Hoopuloa
Milolii
Honomalino
Okoe
Kapua
Kaulanamauna
Keawaiki
Pohue
Kahuku
Pakininui
Pakiniiki
Kailiki
Kalae
Kawela
Kiolakaa
Waiohinu
Kamilo
Honuapo
Kaalaiki
Naalehu
Ocean View
Honuapo
Ninole
Hilea
Punaluu
Pahala
Makaha
Kopu
Moauia
Kaalaala
Kapapala
Kaaha
Keauhou
Apua
Kealakomo
Panau
Laeapuki
Kamoamoa
Poupou
Kii
Kalapana
Kaimu
Kehena
Opihikao
Kaueaea
Kaukuiau
Keahialaka
Poholiki
Pualaa
Kapoho
Kula
Puua
Kahuwai
Nanawale
Waiakahiula
Makuu
Keonepoko
Waikahekahe
Keaau
Hawaiian Paradise Park
Orchard and Estates
Mountain View
Hawaiian Beaches
Nanawale Estates
Leilani Estates
Fern Acres
Eden Blot
Paho
Fern Forest
Volcano
Kehena
Kaimu
Kapaahu
Ninole
Illiokoloa
Wailau
Paauau
Kauhuula
Kaalaiki
Honuapo
Kamilo
Waiohinu
Kiolakaa
Kawela
Kalae
Kailiki
Pakiniiki
Pakininui
Kahuku
Pohue
Keawaiki
Kaulanamauna
Kapua
Okoe
Milolii
Hoopuloa
Papa
Alika
Kaohe
Alae
Honokua
Waiea
Hookena
Keokea
Keei
Kealakekua
Kuamoo
Captain Cook
Honaunau
Kealia
Kalahiki
Kukuiopae
Olelomoana
Honaunau
Kealakekua
Kahaluu
Alii Heights
Holualoa
Kailua
Honokohau
Kaloko
Ooma
Kalaoa
Kau
Kamaamana
Kaulupulehu
Laemano
Awakee
Kukio
Kaupulehu
Kiholo
Puuwaawaa
Puuanahulu
Waikaloa Village
Poaiku
Ouli
Puako
Waikoloa
Wainanalii
Mauna Kea Observatory
Waikamalo
Maee
Hakalau
Kaiwiki
Honomu
Poppekeo
Hakalau
Papaikou
Paukaa
Wainaku
Hilo
Pihonua
Keaau
Waikahekahe
Makuu
Keonepoko
Waiakahiula
Nanawale
Kahuwai
Puua
Kula
Kapoho
Pualaa
Poholiki
Keahialaka
Kaukuiau
Kaueaea
Opihikao
Kehena
Keokea
Kaimu
Kalapana
Kii
Poupou
Kamoamoa
Laeapuki
Panau
Kealakomo
Apua
Keauhou
Kaaha
Kapapala
Kaalaala
Illiokoloa
Kauhuula
Wailau
Paauau



The Ka`ū region itself is generally accepted to be the first place where Polynesian settlers first landed on Hawai'i, either at the Punaluu beach or one of the bays near Ka Lea. From that time, Ka`ū became an area rich both in the natural resources available from agriculture but also the unique culture that was born in the rugged terrain of the southern tip of Hawai'i Island. The area is not particularly hospitable compared to other parts of the island, with few beaches or reefs for easy access to the water, and limited freshwater sources as well. Regardless, the people of Ka`ū utilized hard work and ingenuity to turn this terrain into a fertile place for their people.

Many of the introduced plant species common to the Hawaiian Islands today were first planted on Ka`ū, utilizing digging sticks (o'o) and other methods to build vast areas of cultivated land. And as the Ka`ū peoples molded the land, so too did the land mold them. The difficult conditions required strong leadership and rugged strength, features that are celebrated and shown throughout the history of the region. Both in stories of the Ka`ū people removing High Chiefs when they were believed to be tyrannical or morally unfit to rule, as well as the legends of the area passed down the generations, we see the lessons and virtues that has made Ka`ū such a unique part of the Hawaiian cultural landscape.

Of particular importance to the region and culture is the closeness of Mauna Loa. The Hawaiians of Ka`ū viewed the mountain as a sacred space, under the domain of the Goddess Pele, and which itself held great divine power. Stories of the Goddess and her family have been passed down in Ka`ū as part of songs and dances of hula, as well as myths and stories told from generation to generation. In these stories, the Goddess has both destructive fury and loving creation, symbolized by the power to both destroy and create that the volcano represents. Pre-1960's the majority of archeological studies of the Ka`ū region focused on the analysis of surviving stone structures and sites, as well as finds near the upper surface of the ground. It was only after the advances in technology and techniques of the 1990s that allowed for a better understanding of the history of the region to be developed scientifically. Using these techniques, it has been possible to make new discoveries of sites and to better understand the chronology of

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the Hawaiian people in general and Ka`ū in particular. This has further shown the importance of cultural and archeological surveys during the Environmental Review process for new projects, as there is a relative lack of knowledge about potential archeological sites in the Ka`ū region.

What is accepted is that in pre-colonization times several important villages and settlements grew up in the Ka`ū region along the shoreline. These include those earliest settlements near Ka Lae, which has yielded further proof to the claim that this was the earliest landing site for a permanent settlement of Polynesian sailors. These villages existed within the various ahupua'a, and over time due to geographic, climatic, volcanic, and even ocean travel difficulties around the westward coast of Hawai'i to the south point the Ka`ū region became somewhat isolated from the rest of the island of Hawai'i.

It is difficult to state with any certainty the number or even location of important archeological sites in the Ka`ū region during this time period due to a number of factors. First are the regular disturbances that occurred throughout the Islands' history, including volcanic and seismic events, which overtake historical sites and require peoples to move to new locations. Second are the political and social factors that result in loss of historical sites, including conquests and battles during pre-colonial times, which often led to destruction of villages and other sites that today would be of great cultural and archeological significance.

The sites that are known tend to be clustered along the coastline, including Waiahukini, Kailikii, Molilele Heiau, Kapaakea, and others. Inland sites tend to be less well documented, which can be due to several factors. Of course, inland sites in Ka`ū would be those most regularly damaged by volcanic flows from volcanic activity, and the relative lack of constant freshwater sources made the creation of any permanent settlements before the modern era difficult. Further difficulties arise due to the tendency of villages and settlements to merge and cluster over time. And although oral history provides us with a strong foundation for knowledge of the past, these histories tend to be difficult to place in exact geographic locations to the extent required to find archeological evidence. Adding to these difficulties is the misuse of naming conventions and misnaming of places evident in the written accounts that do exist, most often from colonial forces, missionaries, or written accounts of earlier oral histories.

For example, Archibald Menzies provides us with one of the first written accounts of inland Ka`ū during his expedition up Mauna Loa in 1794. He mentions several villages and sites, often reporting the name of villages as the name of the ahupua'a or land division in which they sit. For example, his team makes landfall at a fishing village which he calls Manu'ka, which is also the name of the ahupua'a in which the village sat. This happens again with the village of Wai-o-Ahukini, which he names as Pakini, again the name of the land on which the village sits. This difficulty in determining the exact location of village sites versus their location within a given ahupua'a is a consistent theme in the earliest records of visitors to Hawai'i. Today, it is considered likely that the village he describes as Pakini must be the village today called Wai'Ahukini. But this lack of knowledge is precisely why it is so important to be aware and respectful of the cultural history of the lands on which we propose projects. By carefully investigating the lands on which we build and being mindful and alert to any potential findings that may occur during construction, it is possible to gain further insights and knowledge about the history of pre-colonial Hawai'i and its people.

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First Colonial Contact and the Unification of Hawai'i

Ka`ū first enters the colonial records during the trip of Captain James Cook in February of 1779. During this trip, an officer aboard his ship *Resolution* records the following observation of Ka`ū:

The coast of Kaoo [Ka`ū] *presents a prospect of the most horrid and dreary kind: the whole county appeared to have undergrone a total change from the effects of some dreadful convulsion. The ground is everywhere covered with cinders and intersected in many places with black streaks, which seem to mark the course of a lava that has flowed, not many ages back, from the mountain Roa* [Mauna Loa] *to the shore. The southern promonotory* [Ka Lae] *looks like the mere dregs of a volcano. The projecting headland is composed of broken and craggy rocks, piled irregularly on one another, and terminating in sharp points.*

However, others would have much more positive experiences with the Ka`ū region. For example, Archibald Menzies, the surgeon and naturalist on the 1794 voyage of Captain George Vancouver would write about his experience travelling inland across Ka`ū to the top of Mauna Loa. He describes a beautiful scene of his travel through Ka`ū starting on p. 184 of his *Hawaii Nei 128 Years Ago*:

Towards evening we descended into a fine fertile valley and put up for the night at a village called Kioloku, on a rich plantation belonging to Keawe-a-heulu. We computed that we had this day travelled 18 or 20 miles though we did not seem to be much more than half the distance in a straight line from where we set out in the morning, the path was so circuitous and winding. We observed a great deal of ground on both sides of our path lay waste, which appeared to have been cultivated many years ago. This we ascribed to the late commotions on this part of the island, as it is the common custom of these people to destroy the plantations of the vanquished.

....This was by far the most populous village we had yet met with since we left Kealakekua. Towards the dusk of the evening there fell some showers of rain which gave a gay and refreshing look to the most enchanting scenes or rural industry with which we were surrounded. The economy with which these people laid out and managed their ground and the neatness with which they cultivated their little fields made the while valley appear more like a rich garden than a plantation. A stream of water which fell from the mountain through the middle of it was ingeniously branched off on each side to flood and fertilize the most distant fields at pleasure.

Often, the above quote is attributed to being one of the earliest descriptions of what would eventually become Waiohinu village. Waiohinu means "Shining Water" in Hawaiian, the name itself being involved in various legends and myths. In one telling, the name comes from the brightness of the sun shining off of the terraced taro patches built by diverting mountain springs. In others the name comes from rainwater mixed with oil from bodies alerting the villagers to the presence of an evil Ogre spirit residing in a nearby cave, who they promptly captured and cooked. Regardless of the true history of the name, Waiohinu and the surrounding valley would become an important settlement due to the presence of one of the only major constant freshwater streams in the Ka`ū region.

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The village of Waiohinu is the nearest major site of cultural significance to the proposed project that is currently documented, as it is only 3500 feet from the entrance to the proposed project site to the center of modern day Waiohinu. The village again enters the colonial record in 1823, with the expedition of William Ellis. He recalled the village as being

a most enchanting valley…adorned with gardens and, interspersed with cottages…

Of course, during these years there were numerous significant historical events for the Hawaiian people. This was the time of the unification and founding of the Kingdom of Hawaii under Kamehameha I. Although a full account of this time is out of scope of this report, a number of important events occurred relevant to the Ka`ū region's cultural history in particular. This portion of Hawaiian history is also where we see the first works of primary native Hawaiian written history, with the history of Samuel M. Kamakau giving context and detail about this period of war and unification.

After the death of the Ali'i Aimoku Kalani'ōpu'u in April of 1782 the political unification of the island was in disarray. His son, Kīwala'ō, was named his successor as high chief while Kamehameha was named as custodian of the state god Ku-ka'ili-moku and given control of the Waipi'o Valley. However, this succession plan was by no means without conflict. Kamehameha had significant religious and political support, and this would eventually lead to his unification of the Hawaiian Islands under one ruler.

Kīwala'ō would only rule for a few short months until he was overthrown by supporters of Kamehameha I at the battle of Moku'ohai in July of 1782, resulting in a split of the island into three separate political units. Ka`ū and a portion of Puna would be held by Kalaniopuu's second son Keoua, Keawema'uhili (the uncle of Kiwala'o) would control Hilo and parts of Puna and Hamakua, and Kamehameha I would rule Kona, Kohala, and northern Hamakua. This led to years of fighting and conquest.

Eventually by 1790 Kamehameha and Keawema'uhili would come to terms. Keawema'uhili would then provide aid to Kamehameha in the conquest of Maui, which broke an agreement between Keawema'uhili and Keoua, resulting in the latter raiding some of the lands under the control of Kamehameha. Eventually this fighting would lead to a battle between Keoua and his uncle Keawema'uhili, resulting in the death of Keawema'uhili at Hilo. Kamehameha then returned from his conquests on Maui and would be ambushed by Keoua's forces at Pa'auhau, leading to a Kamehameha counterattack in what today is known as the Battle of Koapapa'a.

After suffering heavy losses at this battle both sides would retreat to regroup, with Keoua's forces returning along the eastern side of the island. The group of would stop near the volcano Kilauea to make camp and give offerings to Pele. Kilauea then erupted, and this was taken as a sign that some offense was given to the goddess, and more offerings were given. A heavy number of these forces would not make it out of the volcanic flows. The site today is within Volcanos national park in Ka`ū. Legend tells us that the footprints today commemorated as the 1790 footprints may have come from these warriors during their flight from the volcano after this event, however scientific testing has more recently suggested that these footprints are more likely those of other Hawaiian peoples who lived in this area since the settlement of Hawai'i.

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Regardless, this site obviously holds great cultural significance not only for the volcanoes in the area, but also for this link to an important chapter in Hawaiian history.

This event is considered a turning point for the unification of Hawai'i and the islands as a whole. Eventually, Keoua would die at Pu'ukohola Heiau in the northern portion of Hawai'i in 1791. This would lead to the unification of Hawai'i Island under Kamehameha I, following which unification of the remaining islands would be completed by 1810. This would create for the first time a truly unified Hawai'i, and Ka`ū would continue to be an integral part of the island's culture and strength.

The next major colonial expedition to Ka`ū occurred with the expedition of the Reverand William Ellis in 1823. He travelled throughout Ka`ū, visiting fishing villages and settlements along the coast and performing sermons. For particular interest to this project and site is his travel inland to the village of Waiohino and the valley in which it sits. He states

On the south-east, it (the valley) *was open toward the sea, and on both sides adorned with gardens, and interspersed with cottages, even to the summits of the hills. A fine stream of fresh water, the first we had seen on the island, ran along the centre of the valley, while several smaller ones issued from the rocks, on the opposite side, and watered the plantation below. We drank a most grateful draught from the principle stream and then continued our way along its margin through Kiolakaa, walking on towards the sea till we reached Waiohinu about 10 miles from the place where we slept last night.*

This description reenforces the oral histories passed down about the importance of this region for extensive agriculture. Ellis describes the surrounding area as a verdant expanse of taro, sugarcane, banana, and other farms often planted in significant acreage. He also particularly notes the relative sparseness of the population here compared to areas closer to the coastline, which tended to have more extensive villages. This is further supported by primary sources once again, with the works of John Papa Ii, who documents his time and trips in Ka`ū and the history of the area as it relates to the family and lineage of Kamehameha I and Kamehameha II. For example, in 1853, Ii takes a trip to Ka`ū with Victoria Kamamalu, the granddaughter of Kamehameha. He in particular describes the trip to Waiohinu. He describes the area between Waiohinu and Kailikii as a peaceful but sparsely populated plain.

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<u>Modern Period post-1840 to Today</u>

Waiohinu would enter the written historical record many times post-1840. It would become the site of the first Protestant mission established in the Ka`ū district in 1841 after the visit of the Reverand John D. Paris and continuation of this work by the Reverand Henry Kinney. After this, visits by Chester Lyman (1846), Samuel Hill (1849), Sophia Cracroft (1861, whose group traveled with the later King David Kalakaua, the last monarch of the Kingdom of Hawaii), The Reverand Rufus and Mary Anderson (1863, who would establish a boarding school for native girls in Wai'ōhinu), and of course Mark Twain (1866). All these records establish the relative difficulty of life along the lava flow fields, and verdant abundance of the area around Wai'ōhinu.

Hawaii at this time also had significant political shifts due to the Great Mahele of 1848, put into practice by King Kamehameha III. The Hawaiian government also began to allow foreign residents to acquire land rights in 1850, which would have a huge impact on the ownership and economy of the Hawaiian Islands. This would lead to sugar and sugar plantations becoming the economic center of Hawaii. Of particular note for the parcel of interest to this proposed project, in 1868 Alexander Hutchinson would utilize this system to found the Naalehu Sugar Company, which would eventually develop into the Hutchinson Sugar Company, and which would own and operate a sugar plantation on the parcel of interest to this project up until the modern day. The Naalehu Sugar Companies main plantation and processing mill were in modern day Naalehu, which is approximately 1.5 miles from the parcel of interest to this project.

Many of the sites mentioned in these earliest records were devastated by the great Earthquake of 1868 and related seismic and volcanic events. Reports from the time suggest that many of the coastal villages were completely swept away by the earthquake and subsequent tsunami that occurred. And the event was so significant nearly every building in the Ka`ū region was destroyed, including the stone church built by John D. Paris. Significant landslides also occurred after the seismic disruptions, leading to further damage and devastation. Although the total impact of this event is hard to quantify given the sparse information about inland areas of Ka`ū during this time period, the devastating impact it had on Wai'ōhinu and the coastal communities of Ka`ū suggests that any other inland site would have been greatly impacted by these events. Many of these cultural relevant and important sites would not be repaired or saved after this cataclysm, due to both political and economic reasons.

The United States and Hawaii would see the ending of the Reciprocity Treaty of 1876 and opening of sugar and molasses export to the mainland United States without trade barriers. This would further speed up the growth of sugar and other plantations on the Island of Hawaii. Plantation economies of course require extensive land for agricultural production, and significant tracts of newly open acreage would be purchased and used for agricultural purposes. In the area of the parcel of interest the two major sugar cane producers were the Hutchinson Sugar Company and Hawaiian Agricultural Company. The political and economic life of the region was dominated by these major plantations, and the land was also reshaped for its use. For example, the Hutchinson Sugar company primarily transported cane through flumes, eventually having over 70 miles of permanent flumes for the transport of sugar from the inland of Ka`ū to the mills where it could be processed and shipped for sale. Besides the infrastructure and land needed for sugar cane production and processing, the import and feeding of workers would also require significant changes to the land. Such vast plantations required workers, who in turn required housing, food, clean water, and other necessities for life. This would lead to the development of the Ka`ū inland around these plantations and mills into small villages and cities, including the main Hutchinson Sugar Company plantation site of Naalehu.

And so, the situation would stand until the 1990s. The Hutchinson Sugar Company would merge with the Hawaiian Agricultural Company, and would eventually merge again with Ka`ū Sugar Company to become Ka`ū Agribusiness Co. The parcel of interest for this proposed project was utilized for sugar cane production and cattle pasturing up until 1999. And like many former sugarcane plantations the land would eventually become unused and become overgrown. The records that do exist to date support the conclusion that the parcel of interest was used primarily

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for agriculture from the time of the first Polynesian settlement of the islands to the modern day. No documentary evidence exists to suggest that there was a major archeological or cultural site on or near the parcel that could be disturbed by the proposed project, although all care will be taken to ensure that anything which is uncovered during construction or use of this project site will be handled appropriately to help protect this important cultural heritage. Today it is hoped that this parcel can be reclaimed by the people of Ka`ū to help celebrate their unique cultural heritage and act as a source of community pride and connection.

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Discussion with Community Elders and Leaders

This cultural assessment would not be complete without considering the oral histories of the people of Ka`ū and hearing their understanding of the use and importance of the project parcel of interest. Documentary evidence of land use or history on Hawaii is of course skewed towards the views of non-native colonists and the owners of the businesses which utilized the land, who are the primary sources for many of the documents and histories produced during these periods. As such, it is particularly important to hear the views of the native Hawaiian population to understand history from their perspective and take issues they may foresee into account. To obtain this understanding a Questionnaire was prepared and sent to various members of the Hawaiian community to obtain their feedback and hear their understanding of the history and use of the parcel of interest to this proposed project.

The survey was provided to respected members of the Hawaiian Ka`ū community in order to assess the appropriateness of the use of the parcel of interest for this project. Keeping the identities of those who participated in this survey and provided feedback anonymous was considered of the utmost importance. Anonymous feedback ensured that those responding to these questions could respond honestly to the questions regardless of their opinion on the use of this parcel or the completion of this project. A copy of this Questionnaire is provided below, as well as their anonymized responses to these questions.

Cultural and Historical Assessment Questionnaire

Hana Laulima Lāhui O Ka`ū plans to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Ka`ū community on a portion of plot TMK No. (3) 9-5-005:003. As part of the planning effort for the Ka`ū Cultural Center, we are undertaking a survey with respected members of the local community to understand the history and significance of the parcel of land of interest. This survey will be used for the purposes of best understanding what impact, if any, this proposed project may have on the cultural and community history and value of the Ka`ū region and the State of Hawaii generally. Your name and contact information will be held completely confidential and will not appear in any public facing documents or information, and any responses will be anonymized if used within the confines of the Environmental Assessment process as required by State and Federal law. The property of interest is a 10.4-acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Mamalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. An aerial view of the plot is given below. It is between the towns of Wai’ōhinu and Naalehu and has an edge along the Waiohinu stream.

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

2. To the best of your knowledge, are there any culturally significant sites within the project boundary?

3. Do you know or have heard of any culturally significant ties or associations to the project site?

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?

5. What is your understanding of the historical use of the project site of interest?

6. How can the Ka`ū cultural center best celebrate and promote the cultural heritage of the Ka`ū region and people?

7. To the best of your knowledge, are there any interred remains of Kapuna on the site?

8. Are there any other concerns or comments you have about this project?

Thank you for your help in answering these questions.

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The anonymized responses to these questions are given below:

1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

   Responses:

   a. I was born and raised in Waiohinu and grew up in the area…I used to play in the area.
   b. I have lived in the area for a number of years and was employed by the previous owners of the land.
   c. I've lived and farmed in the area my entire life.
   d. I live in the area and owned land here for over 30 years.
   e. My parents moved here and I was raised in Ka`ū. I grew up in this area and have historical ties to the area.

2. To the best of your knowledge, are there any culturally significant sites within the project boundary?

   Responses:

   a. From my knowledge no cultural significant sites are here.
   b. I don't know any information about the land that will be used for the Ka`ū Cultural Center. The only thing I remember growing up in Waiohinu is that the place was always covered with Wililiki and it is still covered today.
   c. No.
   d. I believe there are burials also, the area does have Pahiki to the east. I have walked the area and there is a small Heiah I as told dedicated to the stream diverted by Hitchcock Plantation.
   e. Mr. Shibuya has the documents of Marion Kelly (1972) of the Archeological Survey and Excavation for the Waiohinu Drainage Project (provided by the respondent)

3. Do you know or have heard of any culturally significant ties or associations to the project site?

   a. There were families farming vegetables like string beans and corns to share among Ohana and friends/neighbors in that area
   b. No
   c. The Sidney Andrade family.
   d. My own family has ties to the land and area
   e. Through history and talking to people I know of the Koana and Kekoa Ohana who are associated with the area.

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?

   Responses:

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a. No response.
b. No.
c. Not at this time. The area was previously used as cane field land and a portion was leased by a local family. So that is yet to be determined.
d. Any development can if proper planning is not initiated.
e. No it will not harm the location of the project.

5. What is your understanding of the historical use of the project site of interest?

Responses:

a. There were families farming vegetables like string beans, corns to share among Ohana and friends/neighbors in the area.
b. The project site is located in an area that was once the seat of Hawai'i County and is well suited and accessible for all.
c. The history is "Waiohinu" was the center of all of Ka`ū, not Pahala, not Naa'Lehu, not Kahuku, but all are important. When we speak of the accurate history Na'alehu alone has the many Heeiau that was destroyed under Christianity. This is such an important part of our history too that is often not told, for example the stream that was fed from the lovers, that was the Walele of Ka`ū aka Hao and now it has been killed in the past by the Hitchcock Plantation. It's not too late to protect Ka`ū from over development, and by preserving our history through cultural centers like this one. This would not only benefit the people but the environment of the area. It has taken a beating the last few years. The Ka`ū cultural center would stand as the Po'o of others hopefully in the near future.
d. This project will help the Keiki and the generations of our people.
e. It was a farm

6. How can the Ka`ū cultural center best celebrate and promote the cultural heritage of the Ka`ū region and people?

Responses:

a. Continue to seek input from Kupuna and other community entities in Ka`ū that also seek to educate our keiki and other community members. Continue to reach out to culturally knowledgeable individuals to work together on further projects to promote Ka`ū Culture.
b. Provide an educational base to the community on things like Hula, wood carving, and other cultural arts and ways.
c. As an example you can have classes for the teaching of children on Hawaii, classes on taking care of our Aina, teaching Hula, and celebrations for Kupunas and Ohanas.
d. I feel that having a cultural center here in Ka`ū will help the residents and visitors to learn about the history and culture of Hawaii.
e. Create jobs and save Hawaiian Culture

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7. To the best of your knowledge, are there any interred remains of Kapuna on the site?

   Responses:
   a. No
   b. There may be, we can only know if we look.
   c. To the best of my knowledge there are no burials or kupuna on the site.
   d. No response
   e. No

8. Are there any other concerns or comments you have about this project?

   Responses:
   a. I hope that our community will support any and all endeavors to protect, preserve, and educate everyone of our cultural and community history and the value for the Ka`ū region and the State of Hawai'i. I also hope that all entities that are protecting and promoting our culture and language can work together to accomplish these goals.
   b. I love the idea of this project. It will be a blessing to have the first cultural center for our people in Waiohinu, Ka`ū.
   c. Since the pandemic the population of Ka`ū has grown along with traffic. I hope the center is geared towards our community and not tourists. If it does have a tourist section let it be used to educate them. It would be good to control the traffic on the highway here more effectively, since many people speed in the area.
   d. No response
   e. No

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As we can see from the cultural survey performed in the area, we find that there is strong support for this project overall and its mission. No residents of Ka`ū expressed a concern that this project could harm the cultural or archeological inventory of the site or region as a whole, and in fact all were excited by the potential for a project like this going forward to protect and preserve the cultural identity and history of Ka`ū.

All respondents did not believe there were any culturally relevant sites or uses for this parcel of land in the past that would necessitate stopping the proposed project from continuing. Those that knew something of the history of the site described the importance of Waiohinu to the history of Ka`ū and discussed the use of this particular area and parcel of Waiohinu for farming. This is supported by the written historical record that we have. One resident expressed the potential for a Heiau dedicated to the diverted portion of the Waiohinu stream which went towards the Hitchcock Plantation, which they were told may exist. This would most likely be a very small shrine which were once common throughout the Hawaiian Islands, and any evidence of this site would therefore be quite difficult to determine. For example, the site of a Heiau could be shown by something as simple as a single stone or a clearing in the grass. To ensure that this spot or place is not disturbed no construction will occur near the stream itself, which was already planned for protection from this construction project and land use.

Another particular interest for this project was the potential for burial grounds or human remains, known as Iwi Kapuna, on or near the planned project site. Given the long history of human habitation and use of the Waiohinu area, it was not out of the question that such a site may exist and need to be protected within the region. Although the written historical record did not suggest the presence of any such sites of large significance such as a burial ground or site of a historical battle, it was considered important to consult with local kapuna on this topic. Of course, given the history of the Hawaiian Islands it is likely that nearly every location has the potential for human remains to be present on it, but it is still extremely important to ensure that such sites if they do exist or are found are protected and preserved appropriately. It is believed that given the long history of use on the land for agriculture that any burial sites which could be disturbed through a project of this sort would already have been unearthed.

Only one resident suggested that there may be burials nearby or even on the site of interest, although an exact location or knowledge of the placement or size of these burials was not given. It was suggested that to the east of the Waiohinu region burials were performed, but not any particular knowledge of such events occurring on the parcel of interest for this project. If any remains are found during the completion of this project, we would stop construction immediately and consult with local kapuna, community members, potential next of kin, and local governmental representatives to determine what the appropriate next steps would be. However, it is not expected that such a find will occur during the completion of this proposed project.

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Conclusion and Summary

Regardless of the source we find that Ka`ū has a significant and importance place in early Hawaiian history up to the time of unification. The area around Waiohinu, which is of particular importance to this project, is noted historically for its use as part of extensive farmland acreage due to the fertility of the soil and the presence of one of the only consistent freshwater sources to be found inland in Ka`ū. This continues into the modern period, with the primary use of the land after its lease by the Hutchinson Sugar Company and Kau Agribusiness for sugarcane production. There is to date no archeological or documentary evidence to suggest that this project could be expected to alter or harm the cultural or archeological inventory of Hawai'i Island or the State of Hawaii.

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STATE OF HAWAI`I

DEPARTMENT OF HAWAIIAN HOME LANDS

October 20-21, 2025

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager *lkjm*

Subject: For Information Only – Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact for Ka‘ū Cultural Center located at TMK (3) 9-5-005:003 (por.) in Wai‘ōhinu, Ka‘ū, Hawai‘i.

Recommended Action

None; for information only.

Discussion

Hana Laulima Lāhui O Ka’ū Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, has obtained a right of entry permit (dated August 29, 2023) for TMK No. (3) 9-5-005:003 (por.) in order to build a Hawaiian Cultural Center at this location. This is being proposed in order to help the Ka’u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

The right of entry permit No. 729 was obtained on August 29th, 2023, and an assessment of the location for potential environmental, cultural, or historical impacts has been undertaken. Previously, the location was used for agricultural use in the production of sugarcane and grazing of farm animals as pastureland, after which it sat untended and became overgrown.
There have been no archeological or culturally significant items or history associated with this plot of land found to date, and it is not anticipated that there would be any loss in these areas if the land was utilized for the proposed project. Upon consultation with local residents and community members, local stakeholders, and concerning agencies it is not expected that any significant environmental impact should be anticipated.

IV. DRAFT ENVIRONMENTAL ASSESSMENT

A Draft Environmental Assessment (EA) has been prepared to study the affected environment, assess potential environmental and socio-economic impacts, and propose measures to mitigate potential impacts. The following sections highlight the key environmental findings and recommended mitigation measures from the Draft EA:

Flora, Fauna and Local Ecology
There are no expected negative impacts on flora, fauna, or the local ecology anticipated by completion of this project. No threatened or endangered species of any kind were found on the property parcel during the survey, and no historical basis exists to expect those species to be found on the property. Given the long history of clear cutting and ecological alteration to the site due to its use in sugar cane farming, pesticide mixing, and cattle grazing there is little original ecology left to be disturbed. Regardless, best practices will be put in place to ensure that no damage or alteration to habitat or ecology for native species or species of special concern will occur during construction or throughout the lifetime of the projects use of the land parcel. Harm minimization efforts and suggestions are given in detail in the biological survey report for each species of interest.

In general, construction may harm fauna which are particularly susceptible to light damage or light caused confusion. This may include the Hawaiian Hoary Bat and Pueo, although no evidence of these species was found during this survey. To minimize these potential impacts, lighting must be shielded and pointed downward during construction. Nesting behavior may also be negatively impacted by the cutting down of trees above 15 feet during nesting and rearing season for the Hawaiian Hoary Bat and Hawaiian Hawk, generally from March to September 30th. Since no trees on the property which are being considered for removal are above this height it is not anticipated that this will be an issue, however care will be taken to ensure that no nests or individual animals are harmed during construction by following proper harm mitigation techniques.

Socio-Economic Conditions
The proposed action here is hoped to create a cultural center where local residents and especially Hawaiian natives of the Ka’ū region can gather to learn and share their heritage and cultural practices with each other. It will also act as a base of community engagement and support for the Ka’ū region, where important community events, activities, and celebrations can occur. It is anticipated that the

proposed action will have positive impacts on the socioeconomic conditions of the area, by bringing the community together and creating a space where visitors to the island of Hawai'i can learn about the specifics of the Ka'ū region and peoples

Historic and Cultural Resources
Due to the long history of agricultural use on this land since at least the late 1800's it is logical to conclude that significant ground disturbance has occurred on this project site. It is believed that any sites of cultural or archeological significance were likely disturbed or destroyed throughout the many decades of use by humans on the property. Therefore, it is not anticipated that the proposed action will have any adverse impact on historical or archeological sites or objects of interest. During project completion all State and County rules and regulations regarding the preservation or archeological and historical sites will be followed, including provisions should any such sites or evidence be found during construction. If any evidence of historical or archeological significant findings occur all construction will cease and consultation with the State Historical Preservation Division (SHPD) will occur to determine the required steps forward to protect and preserve these items.

Transportation and Traffic Flow
During the construction period, work at the proposed site will generate some traffic. Specifically, construction workers' commutes to and from the site, transportation of construction materials to the project, and removal of debris and waste from the property will induce additional traffic. Adequate space for parking of project-associated vehicles will exist at the project site once it has been cleared for construction activities, meaning that congestion due to construction vehicles will be minimal. Movement of necessary oversize machinery or large materials to and from the site may create brief traffic disruptions, but these disturbances will be minimized through best practices.

Upon completion, the Ka'ū Cultural Center will create a small amount of additional traffic on Māmalahoa Highway from site employees traveling to and from the site on operational days and traffic from visitors attending events or touring the site. However, parking on-site should enable all this traffic to remain off the roadway, meaning that this additional traffic will cause minimal disruption to vehicle flows on the roadway. During community events local law enforcement may be contacted to help direct traffic flow into and out of the center's parking lot, however this will occur on a case by case basis. Due to the limited size of the center it is not anticipated that either construction

or operation of the Ka'ū Cultural Center will cause significant impact on local traffic.

CONSISTENCY WITH DHHL PLANNING PROGRAM
DHHL has a three-tiered planning system, consisting of a General Plan, Island Plans, and Regional Plans.

DHHL General Plan
The overall vision described in the General Plan is, "by 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the 'āina." Guiding principles for the plan were developed through consultation with beneficiaries. Pertinent principles to this project include: Returning Hawaiians to the Land, Legacy and Succession, Mālama 'Āina, and Cultural Grounding and Education.

DHHL Hawai'i Island Plan
The Island Plan designates land uses on DHHL-owned lands. This area is currently undesignated as it was added to the land inventory after the Hawai'i Island Plan (2002) and West Hawai'i Update (2009) were completed. In the update to the Hawai'i Island Plan, this area is tentatively identified for community use, consistent with the proposed Ka'ū Cultural Center.

DHHL Ka'ū Regional Plan
The Ka'ū Regional Plan was developed between the Department of Hawaiian Homelands and Hawaiian Homelands Trust to determine the best pathway forward to ensure continued growth, strength, and resilience of the homestead communities. This plan outlines various priority projects, goals, and general guidelines for projects and opportunities to help strengthen the Ka'ū region and people. This project helps to promote these goals by creating a community center where local Ka'ū people can gather to celebrate their culture and educate the larger community on their history. This supports the Regional Plan goals of promoting the Ka'ū community and reinforcing public education about the unique cultural and historical importance of Ka'ū sites. We hope that this community center can be utilized to further help promote the Ka'ū Region and the goals of the Regional Plan in general as a space where Ka'ū can gather to plan, educate, and develop further goals and strategies to promote the region and keep its cultural and historical values intact.

ANTICIPATION OF FINDING OF NO SIGNIFICANT IMPACT

Based upon the analysis in the DEA, staff anticipates a finding of no significant impact (AFONSI) for this project. This

determination is based on upon the 13 criteria of significance that approving agencies must consider as specified in HAR, Section 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

(1) Irrevocably commits a natural, cultural, or historic resource.
The land is currently sitting unoccupied and overgrown, with no significant use for the community or local environment. It is therefore expected that the use of the land for the proposed action will not curtail the beneficial use of the environment. In fact it is expected that the project will have a positive impact on the beneficial uses of the environment in the Ka'u region.

(2) Curtail the range of beneficial uses of the environment.
It is not anticipated that the Proposed Actions will negatively impact the environment or curtail any beneficial uses. Traditional Hawaiian agriculture is reliant on a healthy ecosystem and watershed and the Proposed Actions enable KFI to create a healthy and abundant ecosystem at Ka'ala Farm. The project benefits the environment by removingalien grasses, restoring native forests, and improving ground water infiltration.

(3) Conflict with the State's environmental policies or long-term environmental goals established by law.
The proposed action has no conflict with the states long term environmental policies or goals. Any potential adverse impacts from short-term construction activities will be mitigated through compliance with regulatory guidelines and best practices

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
This project does not remove any existing economic or social welfare items from the community or state. Upon completion it is expected to improve social welfare in the local area, as it will act as a community center and cultural center for the Hawaiian community and help to promote Department of Hawaiian Homeland goals and projects.

(5) Have a substantial adverse effect on public health.
There will be no impacts to public health upon completion of this project. Short-term construction will have some temporary impacts on air and noise quality in the immediately surrounding areas of the project site, however these impacts will be minimized through the use of best management practices and compliance with state and local regulations. There are no anticipated long-term negative impacts to public health anticipated through the completion of this project.

(6) Involve adverse secondary impacts, such as population changes or effects on public facilities.
The proposed action will not cause a substantial negative secondary impacts to the community or surrounding environment. This includes no anticipated negative impacts on public services or facilities.

(7) Involve a substantial degradation of environmental quality.
It is not anticipated that there will be substantial degradation of environmental quality upon completion of this project. All efforts will be performed to ensure that no local fauna or flora will be impacted negatively by this project, and no large environmental impact due to land use is anticipated. Construction activities may cause some short-term impacts to air quality, noise, and traffic in the project area but these will be temporary and mitigated with best management practices in accordance with State and County regulations.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.
This is a single project effecting a small portion of a much larger parcel of land. There are no cumulative effects anticipated from this project. There are no future commitments for larger actions beyond this Proposed Action that may lead to secondary impacts.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.
There have been to date no identified rare, threatened, or endangered species living on this landas detailed in the preceding sections of this report. This land is not on critical habitat as identified by the US Fish & Wildlife Service under the ESA and there is no evidence of rare/threatened/endangered species on the land. All minimization efforts will be undertaken to ensure that removal of vegetation, construction, and use of the land will not interfere with species of special interest to the Hawaiian community and government, and all efforts to minimize the impact on species which may be impacted by lighting, noise, etc. will be undertaken.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels.
There is no expected impact to water or air quality by the completion of this project. Because this will be a community center which is expected to have open air concerts, Lua’s, Hula performances, and other events at the site there may be some impact

to ambient noise levels during these events. However, it is not anticipated that regular ambient noise levels above 55 dB will occur. Any concerts or outdoor events which may lead to increased noise levels will be cleared with all required permitting to ensure no noise laws or ordinances are exceeded. It is not anticipated that noise levels will exceed 100 dB at any event on site.

(11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
The parcel of land for this project is not near or on any environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal water access point. Therefore it is not anticipated that the proposed action would result in any adverse effects or be under risk of damage from natural hazards at the project site.

(12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in County or State plans or studies.
There are no scenic vistas or view planes which will be impacted by the completion of this project.

(13) Require substantial energy consumption or emit substantial greenhouse gases.
This project once completed is not anticipated to require substantial energy consumption or emit greenhouse gas emissions.

V. NEXT-STEPS

Here are the anticipated next-steps:

- DEA publication in The Environmental Notice on October/November 2025.
- 30-Day public comment period on DEA from time of publishing.
- Incorporate and revise DEA based on public comments received (November/December 2025).
- HHC approvals for the Final Environmental Assessment (December 2025/January 2026).
- Compliance with HRS Chapter 6E.
- HHC Approval for a long-term land disposition to Hana

Laulima Lāhui o Kaʻū for the Kaʻū Cultural Center.

VI. RECOMMENDED MOTION ACTION

None. For Information Only

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

October 20 & 21, 2025

To: Chairman and Members, Hawaiian Homes Commission (HHC)

From: Cherie-Noelle Ka'anana, Water Program Specialist

Through: Lilliane Makaila, Acting Planning Program Manager

Subject: Water Policy Plan Update on Water Projects and Issues for Maui Island

RECOMMENDED MOTION/ACTION

None; for information only.

DISCUSSION

This submittal to the Hawaiian Homes Commission (HHC) provides an update of water issues and projects of significance to beneficiaries and the Department of Hawaiian Home Lands (DHHL) in Maui. It is submitted in furtherance of the HHC Water Policy Plan (WPP) Goal 1, to "Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis."

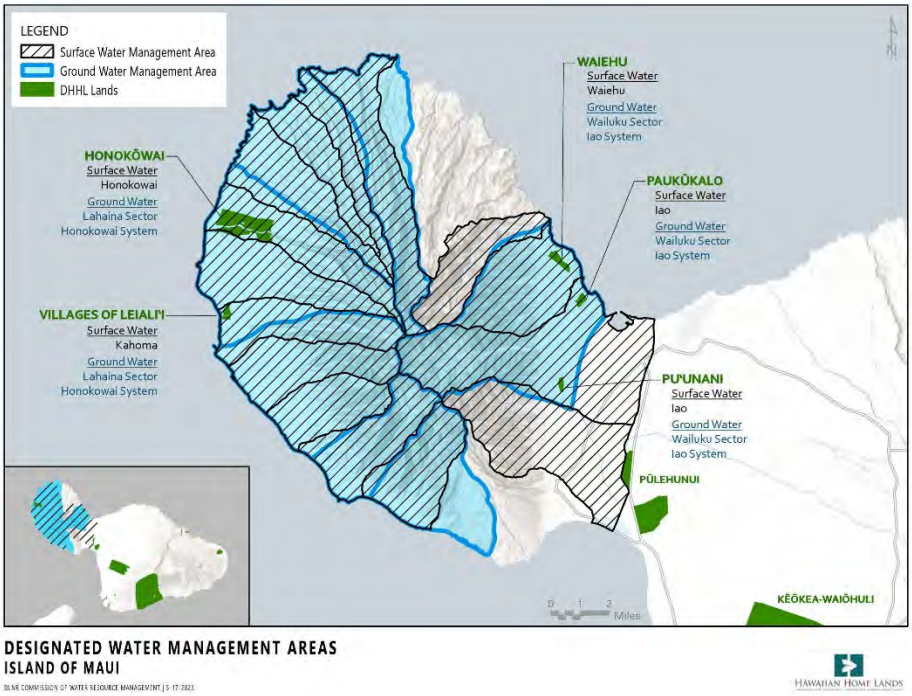
This submittal is also prepared in the context of our overall efforts to fulfill the responsibilities of the HHC and DHHL as they relate to water. An overview of this context is included as Attachment A: BACKGROUND AND OVEREVIEW OF HHC AND DHHL WATER KULEANA.

A general overview of DHHL tracts and implementation of plans DHHL is provided in the status update on Plan Implementation in Maui. This submittal reviews the following:

I. DHHL Water Demands and Reservations
II. Updates regarding the East Maui Irrigation System and related DHHL interests
III. Pa`ūpena Community Development Corporation's Water Meter Request
IV. Honokōwai Water System Status
V. Proposed Waiohuli Water Agreement

VI. West Maui Related Matters before the Commission on Water Resource Management
VII. Hāna Cesspool Conversion Efforts
VIII. Related Work with Beneficiaries and Capacity Building to Secure Water Resources and Address Water Issues

Figure 1. Map of DHHL Lands in Maui in relationship to Water Management Areas



I. DHHL Water Demands and Reservations

As described in more detail in Attachment A, water reservations are a means for the Commission on Water Resource Management (CWRM) to protect or set aside water for DHHL future needs in various areas. While converting these reservations into "wet water" flowing into homesteads requires planning, financing, environmental review, and design, securing reservations for our future use remains a critical step in securing water for future homesteads and related DHHL needs.

DHHL Calculation of Future Water Needs

The DHHL Planning Office, in cooperation with other parts of DHHL and other agencies, calculates future water needs for all of our tracts by first reviewing the land use designations

made by the HHC through the General Plan[1], in the DHHL Island Plans[2], and Regional Plans[3], as well as any detailed development plans that are created as tracts move into homestead and other development. Other information about land characteristics in each tract that could impact future water demands is also considered.

Each particular land use designation for a tract (e.g. residential, commercial, pastoral), and any supporting information in the respective plans (e.g. acreage or unit counts) are then used, along with applicable water demand standards, to calculate water demands. Applicable water demand standards include:

- County water system standards[4] for the respective county in which the tract is located;
- For general agricultural land use designations, standards in the current approved state Agricultural Water Use and Development Plan[5], unless more specific information is available from other CWRM determinations for the particular area
- Lo'i kalo water demands as determined by the Office of Hawaiian Affairs and the US Geological Survey in the 2007 study[6] of water use in wetland kalo cultivation.

A comprehensive examination of plans and land use designations across all tracts, along with associated water demands, was undertaken by DHHL and staff and consultants with the Department of Land and Natural Resources Engineering Division for the State Water Projects Plan (SWPP), adopted by CWRM in May 2017. A subsequent update to the SWPP adopted by CWRM in 2020[7] also included all of the previous calculated demands for DHHL. The notable difference between the calculations in the SWPP and ultimate DHHL needs is that the SWPP looks at a 20-year time demand, but DHHL needs go beyond that time horizon.

[1] https://dhhl.hawaii.gov/wp-content/uploads/2012/05/Island_Plan_General_2002.pdf
[2] https://dhhl.hawaii.gov/wp-content/uploads/2012/05/Island_Plan_Maui_2004.pdf
[3] https://dhhl.hawaii.gov/po/regional-plans/maui-regional-plans/
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DHHL Water Needs for Maui Island Tracts

Based on the data in the 2020 SWPP and other regional plans, the potable and non-potable 20-year projections of medium range water needs for DHHL's Maui Island tracts are as follows (in millions of gallons per day [MGD]). *This notably does not include long term non-potable irrigation demands, which the SWPP calculated but did not consider as "twenty-year demands".*

Table 1. DHHL Water Needs for Maui

Tract	**Potable (MGD)**	**Non-potable (MGD)**	**Total**
Kēōkea/Waiohuli	0.8097	0.5780	1.3877
Honokōwai/Kā`anapali/Leiali`i	0.7696	2.0808	2.8504
Pu`unēnē / Pūlehunui	1.7340	1.8564	3.5904
Wākiu	0.11477	0.2550	0.36977
Ke`anae	0.0034	4.5878	4.5912
Wailua		2.2802	2.2802
Kahikinui	0.0765		0.0765
Other Maui Tracts	0.0238		0.0238
Kamalani	TBD	TBD	TBD
Totals	**3.53177**	**11.6382**	**15.16997**

**Not included in the above projected water demands are DHHL's newly acquired lands, including those in Kamalani. This development is projected to develop approximately 400 homestead lots. A subsequent water reservation will need to be made for all additional lands once the calculated water demand is determined.

Existing Maui DHHL Water Reservations by CWRM

CWRM can act to reserve water for DHHL on its own action, when petitioned for action by DHHL, or when required in response to a request for another party to lease or license state waters under HRS 171-58. In designated water management areas, CWRM has adopted reservations of water through a rule making process under HRS 174C-49(d). For non-designated areas, CWRM has reserved water during regular meetings under HRS 174C-101. Based on a request by DHHL and by CWRM action, the following reservations have been secured. Water was reserved from either the Aquifer System Area underlying each tract (a Ground Water Hydrologic Unit (GWHU) or the Surface Water Hydrologic Unit (SWHU) in which our lands lie.

Table 2. DHHL Reservations Granted by CWRM

Aquifer System Area	Date of Reservation	MGD Reserved
Honokōhau SWHU*	5/18/21	2
Honokōwai GWHU*	9/18/18	0.77
Kama`ole GWHU	9/18/18	2.547
Ke`anae GWHU	9/18/18	0.003
Kawaipapa GWHU	9/18/18	0.118
Luala`iula GWHU	9/18/18	0.063
Huelo-Region, East Maui SWHU	11/15/22	1.3275

**Reservations for the Honokōhau SWHU and Honokōwai GWHU were made by CWRM prior to the August 2023 designation of surface and ground water in the Lahaina Aquifer sector. CWRM staff is in the process of adopting administrative rules for these reservations following this designation.

Limitations of Reservations of Water

Reserving adequate water for the future needs of DHHL is mandated by the state Water Code (HRS Ch 174C), and progress on establishing reservations adds important legal protections to beneficiaries' future water needs. However, there are limits to what reservations are (and are not), and the kinds of issues that they can address. While water reservations set aside some water for allocation by the CWRM to any other party, there are limits:

- Reservations do not instantly result in "wet water" being available to DHHL and beneficiaries. Water development requires:
  - Funding for water exploration and development
  - Environmental review
  - Development of source, storage, and transmission
  - Development of operations plans or agreements
- In Water Management Areas (WMAs) of the state there is an enforcement mechanism for protecting DHHL uses and reservations because all required Water Use Permits are "subject to the rights of DHHL". Figure 1 shows DHHL's Maui land tracts in relation to WMAs on Maui.

II. Updates Regarding the East Maui Irrigation System and Related DHHL Interests

Background on the East Maui Irrigation System (EMI)

Referred to as the East Maui Irrigation System (EMI), the EMI was developed beginning in the 1870s and previously was wholly owned by Alexander & Baldwin (A&B). This system diverts water from government and private lands and has historically dewatered streams relied upon by the East Maui community, with a recorded average flow of 165 million gallons a day (mgd) and up to 450 mgd[8]. This 75-mile-long network spans across East, Upcountry, and Central Maui. It previously delivered water to sugarcane operations and still does to the Maui County Department of Water Supply and the Kula Agricultural Park. It has been subject to decades of controversy and litigation.

In 2016 A&B announced the closing of the plantation. Following this, A&B sold 41,000 acres to Mahi Pono, a joint venture between Pomona Farming and Canada's Public Sector Pension Investment Board. The 2016 agreement had a complex set of clauses that retained partial interest in EMI by A&B and a responsibility to secure a certain amount of water rights from state lands. In June 2025, A&B executed a deal with Mahi Pono, resolving all of those previous conditions and paying Mahi Pono $55 million dollars to take over the entirety of the system.

Many of the long-standing water issues in Maui Hikina are related to these diversions of water, with most of the water originating from diversions on state owned lands. The legal agreements (currently revocable permits, with a long-term 30-year water lease being sought by Mahi Pono from the Board of Land and Natural Resources [BLNR]) allowing diversion from state owned land have been the subject of multiple legal proceedings over decades.

DHHL Interests related to the EMI System

The DHHL and its beneficiaries have three distinct interests when proposed water leases under HRS § 171-58 are sought by private parties and considered by the BLNR:

[8] https://files.hawaii.gov/dlnr/cwrm/cch/cchma1301/CCHMA1301-20180620-CWRM.pdf

- First, DHHL has a right to have water reserved for its future use before any lease is issued;
- Second, our beneficiaries may exercise constitutionally protected traditional and customary practices relate to the water that the state seeks to lease; and
- Third, there is a constitutional right to thirty percent (30%) of the revenue generated by water leases.

Water reservations. Hawai`i Revised Statutes (HRS) section 171-58 (g) requires that in regards to proposed water leases, such as those being sought in East Maui:

> The department of land and natural resources shall notify the department of Hawaiian home lands of its intent to execute any new lease, or to renew any existing lease of water rights. After consultation with affected beneficiaries, these departments shall jointly develop a reservation of water rights sufficient to support current and future homestead needs. Any lease of water rights or renewal shall be subject to the rights of the department of Hawaiian home lands as provided by section 221 of the Hawaiian Homes Commission Act.

In response to a notification from BLNR, in 2020 DHHL requested a water reservation of 11.455 mgd for our lands in Kēōkea, Waiohuli, and Pūlehunui. This request has not yet been fully granted by the CWRM.

Traditional and customary rights. As noted above, the EMI has historically dewatered streams relied upon by the East Maui community, including DHHL lands at Ke`anae and Wailuanui. Insufficient water may impact traditional and customary practices exercised by beneficiaries such as mahi`ai lo`i kalo (wetland taro farming) and kia`i loko i`a (fishpond management). While some streams have had their diversions halted, not all issues have been resolved.

30% of water lease revenue. DHHL is entitled by Constitutional provision to 30% of the revenue generated by state water leases (Hawai`i Constitution Article XII Section I). The manner in which the BLNR currently sets the lease revenue excludes a charge for watershed management from being part of the base rent. Subsequently, DHHL has requested from the Attorney General an opinion regarding the exclusion of that revenue from being part of what is due to DHHL.

In addition to these interests that arise under the HHCA and state law, DHHL holds a seat on a newly established local water authority on Maui, discussed further below.

East Maui Regional Community Board / `Aha Wai o Maui Hikina

In the November 2022 election, the East Maui Regional Community Board[9], also known as `Aha Wai o Maui Hikina, was established by a Maui County charter amendment that called for the creation of "Community Water Authorities." This Board governs the East Maui Water Authority. The purpose of this water authority is to acquire, manage, and control water collection and delivery systems with County staff. Areas of concern are the Nāhiku, Ke`anae, Honomanū, and Huelo water license areas – the areas historically diverted by EMI.

This water authority includes a designated seat for a representative of the HHC. DHHL is actively involved in the work for the East Maui Water Authority through the participation of DHHL's water policy consultant, Dr. Jonathan Likeke Scheuer, who was selected by his fellow board members as the Chair of the authority at their first meeting in February 2024 and reelected this year. The inclusion of this designated seat for DHHL on the East Maui Regional Community Board represents a significant milestone in advocating for DHHL's interests in water resources and the assurance of the prioritization of public trust purposes.

Recent Events with BLNR and the EMI System

In 2024, there was significant public attention and controversy over the EMI and its future operations. The following table on the next page provides a timeline of notable events and their outcomes.

[9] https://www.mauicounty.gov/DocumentCenter/View/139187/CHARTER---January-2023

Table 3. Timeline of EMI related events and their outcomes

Date	Event	Outcome
September 20, 2024	BLNR published their agenda[10] for their September 27, 2024 meeting. This included item D-12: Approve the issuance of a water license of the EMI System and subsequently hold a contested case hearing on the same issue[11].	DHHL staff briefed Chairperson Kali Watson and prepared testimony requesting the deferral of this item to ensure DHHL and beneficiary interests and rights were adequately considered.
September 25, 2024	BLNR Chairperson Dawn Chang appeared at the East Maui Water Authority meeting to discuss BLNR's response letter from July 2024 regarding the Authority's desire to initiate the process to acquire a long-term water interest for the EMI System.	Chair Chang asserted there was no preference by her administration as to what entity may receive state water interests. The public provided nearly 150 pieces of written testimony all requesting a deferral of item D-12.
September 26, 2025	DLNR posted a news release announcing the deferral of item D-12 to, "support Mayor Bissen's request to explore long-term partnership opportunities."[12]	Item D-12 deferred.
November 1, 2024	BLNR published their agenda[13] for their November 8, 2024 meeting.	DHHL staff briefed Chair Watson and prepared testimony requesting the

[10] https://dlnr.hawaii.gov/wp-content/uploads/2024/09/Agenda-240927.pdf
[11] https://dlnr.hawaii.gov/wp-content/uploads/2024/11/D-4-EXHIBIT-A.pdf
[12] https://dlnr.hawaii.gov/blog/2024/09/26/nr24-127/
[13] https://dlnr.hawaii.gov/wp-content/uploads/2024/11/Agenda-241108-2.pdf

	This included item D-4: Recommending a contested case hearing for the proposed disposition of a water license for the EMI System.	deferral of this item to ensure DHHL and beneficiary interests and rights were adequately considered.
November 8, 2024	Chair Watson and the HHC's representative for the East Maui Water Authority presented oral testimony to the BLNR requesting deferral. Over 200 pieces of written testimony were in opposition of this item.	BLNR voted five to two to deny the action.
December 13, 2024	BLNR hearing on the 2025 annual revocable permit for the EMI to EMI/Mahi Pono.	As a condition of the revocable permit, the County of Maui was asked to coordinate monthly meetings for an East Maui Stakeholder Interim Committee.

DHHL remains deeply involved in this matter both through the HHC's representative on the East Maui Water Authority and as a stakeholder in the East Maui Stakeholders Interim Committee, which was established as a condition of the 2025 renewal of the Revocable Permit to EMI.

Committee participants include:

- Haiku Community Association
- Sierra Club
- Huelo Community
- Hāmākualoa Aha Moku Council
- Koʻolau Aha Moku Council
- Na Moku Aupuni O Koʻolau Hui
- Native Hawaiian Legal Corporation
- Office of Hawaiian Affairs
- Farm Bureau

- County of Maui's East Maui Water Authority
- County of Maui's County Council
- County of Maui's Department of Water Supply
- County of Maui's Department of Agriculture
- East Maui Irrigation/Mahi Pono

As a part of the 'Aha Wai O Maui Hikina's Director's mid-year update on the authority to the Chair Chang, a copy of the letter was sent to stakeholders of the committee. The August update highlighted DHHL's 11 mgd reservation of water and its need to be included in any agreement reached. It also contained a letter jointly signed by Mayor Bissen and Mahi Pono CEO Shan Tsutsui that the ongoing discussions initiated in late 2024 have been productive.

III. Pa`ūpena Community Development Corporation's Water Meter Request

In 2022 the HHC passed the "Processes for the Allocation of Water Credits and Water Meters on Water Systems Serving DHHL Lands" (the Process). It did so in order to deal with the many issues that arise when water resources for homestead development are less than what is needed for foreseeable homestead development. Consistent with the Department's focus on and duty to issue homestead leases was the basis of the prioritization policy within the Process adopted. The document states:

> Water credits and meters shall be allocated in the following prioritization:
>
> **Prioritization Policy:**
> a. Residential use on awarded residential homestead lots
> b. Residential use on awarded residential agricultural or pastoral lots
> c. Areas where the Department has invested in infrastructure development for residential use on homestead lots but development is incomplete
> d. Lots eligible for subdivision for residential use, regardless of being agricultural, pastoral, or residential lots
> e. Agricultural or pastoral use on agricultural or pastoral lots
> f. Uses by a Homesteader Organization on a property interest issued by the Department
> g. Ancillary community uses that are identified in Island or Regional Plans or other HHC land use designation actions

h. Commercial and other non-homestead, non-community uses in the area on Department lands

Exceptions to this policy:

a. May be made by the Chairperson for community health and safety purposes as required by a declaration of emergency
b. Lower priority uses may be allowed before higher priority uses when 1) they would not be otherwise used within the next four years and 2) there is a recommendation to do so by the Chairperson with the concurrence of the HHC.

At the December 2023 HHC meeting, staff presented Item G-3 to the Commission, regarding on Pa`ūpena Community Development Corporation's (Pa`ūpena CDC) request for a water meter for mixed-use on Tax Map Key (2) 2-5-034:026 (por.) and :028 (por.). Based on the Processes' prioritization, the proposed request is in "Priority f. Uses by a Homesteader Organization on a property interest issued by the Department". Under exception b) Lower priority uses may be allowed before higher priority uses when 1) they would not be otherwise used within the next four years and 2) there is a recommendation to do so by the Chairperson with the concurrence of the HHC. This request was approved by the HHC for the allocation of three water credits to be exchanged for three water meters.

Following this approval, DHHL staff sent a letter to Maui County Department of Water Supply (DWS) to determine next steps, as this is the first instance of the approved allocation process exception being utilized. In August 2025, after numerous conversations and correspondence with DWS staff, a letter was sent to DHHL regarding next steps. DHHL staff are currently in discussion regarding several options DHHL will need to consider before submitting a response letter.

IV. Honokōwai Water Systems Status

Honokōwai Well

Through the approval of the Recycled Water (R-1) Allocation Agreement and issuance of a license as easement to the County of Maui Department of Environmental Management (DEM) for Tax Map Key (2) 4-4-402:018 (por.) at the November 2022 HHC, DHHL was allocated an initial amount of 500,000 gallons per day (gpd) of R-1 water. This R-1 water will fulfil 25 percent of DHHL's projected water demand for non-potable water uses in Honokōwai.

To assist with shrinking that fulfilment gap for potable water needs, DHHL has been pursuing development of a groundwater well in the Honokōwai aquifer. It is anticipated to have the capacity of 1,000,000 GPD and reliably yield 2/3 of that amount. According to a Memorandum of Understanding (MOU) from 2017, both DHHL and the Hawaii Housing Finance and Development Corporation (HHFDC) are each entitled to one half of the available capacity of the Honokōwai well. In addition water allocation agreement between DHHL and Maui County Department of Water Supply needs to be completed.

The application of any agreements with the HHFDC under the MOU will be complicated by and subject to CWRM decision-making. New wells in Lahaina need to file a Water Use Permit Application (WUPA), due to Lahaina being a designated Water Management Area. Designated Water Management Areas are special areas where additional regulation is required. The aquifer in which DHHL holds a reservation and is developing this well, Honokōwai, is overpumped without considering our reservation, much less any desires by the HHFDC to extract water from it.

DHHL is in the process of completing its WUPA. Prior to submission, a Ka Pa‘akai Analysis will be completed to assist with the completion of DHHL’s WUPA to give an overview of potential impacts to Native Hawaiian traditional and customary practice and appropriate mitigation measures in place to prevent such instances.

Honokōwai Alternative Water Sources

The CWRM’s Findings of Fact Report published on June 14, 2022, indicated that of the existing withdrawals in the Lahaina aquifer, 2,500,000 MGD are derived from tunnel sources. This potable water source is currently utilized for irrigation practices. These tunnels were drilled or dug into the mountains at high elevations across the Hawaiian Islands during the plantation era. By piercing “lava dike” formations – areas of dense lava that hold back water from flowing downhill or towards the coast – they can capture high elevation water.

DHHL staff and consultants have been informed that Tunnel 20B at 1,600 ft in elevation lies within state lands, yields approximately 500,000 GPD, and does not have a water license attached to it. DHHL could consider this tunnel as an alternate source in our pending WUPA for the Honokōwai well, should the State of Hawaii be amenable to DHHL’s acquisition of this alternative.

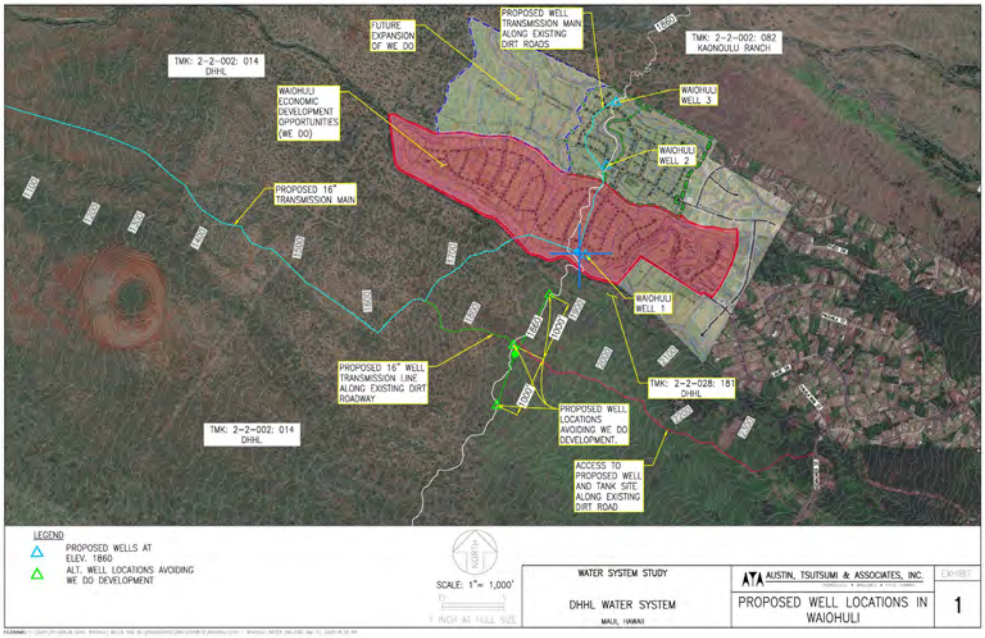
V. Proposed Waiohuli Water Agreement

On August 21, 2025, a beneficiary consultation was held from 6:00 p.m. to 8:30 p.m. at the Waiohuli Association Community Center in Kula for a proposed Water Agreement. This proposed Agreement with the County of Maui's Department of Water Supply is for the development of three new groundwater wells and a transmission system in Waiohuli for DHHL's developments in Central, South, and Upcountry Maui[14]. A comment period of thirty days followed the meeting to collect comments, questions and concerns from beneficiaries. These comments are compiled in the Waiohuli Water Agreement Beneficiary Consultation Report. Further information is available in HHC Item G-3 Accept the Waiohuli Water Agreement Beneficiary Consultation Report, and the for information only on the Waiohuli Water Agreement to be provided by the Land Development Division.

Notable changes: The proposed three well sites and section of transmission main was initially sited on the Waiohuli Economic Development Opportunities' area (WE DO), which is a general lease area. Following the August 21, 2025, beneficiary consultation, these well sites and transmission main were shifted further south to shorten the transmission line route and to avoid the WE DO general lease area and any planned development by the Waiohuli Hawaiian Homesteaders Association. Access to the alternate well sites will be through an existing dirt road through Keanuhea Street. Please refer to the graphic on the following page.

[14] https://dhhl.hawaii.gov/po/maui/waiohuli-water-agreement-beneficiary-consultation/

Figure 2. Site location change for the well sites and transmission main



VI. West Maui Related Matters by the Commission on Water Resource Management

In April, the CWRM held two meetings in Lahaina, Maui. The April 7, 2025, community meeting[15] was an information meeting on Lahaina's water resources, the Water Use Permitting Process, and anticipated revisions to the sustainable yield. At the April 28, 2025, CWRM meeting[16], the Commission provided an informational briefing on the process for re-evaluating sustainable yields for the Lahaina Aquifer System Areas, in addition to the proposed approach for prioritization in the Water Use Permitting process for the Lahaina Aquifer System Area.

In addition to the informational items mentioned above, CWRM also brought forth a controversial action item for approval: B1. Declaratory Ruling No. DEC-MA25-G8; Petition by County of Maui Department of Water Supply for Declaratory Ruling to Determine that a Water Use Permit is Not Required for Kahana

[15] The recorded presentation may be viewed on Vimeo at: https://vimeo.com/10741736234
The power point may also be found here: https://files.hawaii.gov/dlnr/cwrm/presentations/pp20250407.pdf
[16] A recording to the meeting may be viewed on YouTube at: https://youtu.be/S85UE8A19aU?t=26154

Well (Well #6-5738-002), or in the Alternative to Determine that Use of Water from the Kahana Well Constitutes an "Existing Use" as Defined under Hawai'i Revised Statutes § 174C-48(a); TMK (2) 4-3-001:017, Honolua Ground Water Management Area, Maui[17]. Although the item was withdrawn, there was significant testimony provided in favor of the withdrawal. Testimony included concerns with private versus public ownership of the water systems on the west side, desire for increased regulation, and a call for the expeditious review of Water Use Permits for existing uses.

The Department continues to have concerns with the potential impacts of the Kahana Well on DHHL's Honokōwai Well and our reservation in that aquifer as the Kahana Well abuts the aquifer boundary and is in close proximity to DHHL's wellsite. The Department intends to dedicate the Honokōwai well to DWS, however, should the chloride levels of the Well approach a significant level, DWS will be unable to accept the dedication. With the location of the Kahana Well adjacent to DHHL's Honokōwai Well, there is the maintained concern that should this Well come online, that there may be impacts to the Honokōwai Well such as a decrease in daily production amount and an increase in salinity.
At the September 16, 2025, CWRM meeting, there was an informational update on the current drought conditions, instream flow standards in Honokōhau, and water use in West Maui. DHHL provided testimony restating DHHL's, the HHC's, and beneficiaries protected water rights.

Changes to Lahaina's Sustainable Yield

At the April 28, 2025, CWRM meeting, CWRM provided a briefing building off the April 7, 2025, Community Meeting on sustainable yield. This presentation[18] described the current method for estimating sustainable yield and possible new approaches. Sustainable yield is the maximum rate at which water may be withdrawn from a water source without impairing the utility of quality of the water source as determined by CWRM[19]. According to HRS §174C-31(i)(2), sustainable yields shall be reviewed periodically by the Commission.

Currently, CWRM uses the Robust Analytical Model (RAM) and RAM 2 to estimate the sustainable yield of an aquifer. RAM, although more simple and inexpensive, assumes uniform basal aquifers and does not account for spatial distribution of

[17] https://files.hawaii.gov/dlnr/cwrm/agenda/2025/ag20250428.pdf
[18] https://files.hawaii.gov/dlnr/cwrm/submittal/2025/sb20250428C1.pdf
[19] HRS §174C-3

recharge or withdrawals. Furthermore, it does not assess impacts to Traditional and Customary practices or Groundwater Dependent Ecosystems. RAM 2 utilizes deep monitor well data to produce more refined results. However, in addition to being more expensive and restricted to only aquifers with deep monitor wells, it similarly does not assess impacts to Traditional and Customary practices or Groundwater Dependent Ecosystems.

Numerical models are another method CWRM could utilize to determine how much water can be sustainably removed from an aquifer. Numerical models simulate water levels, chloride levels, stream flow, coastal discharge based on withdrawals, and recharge scenarios. This method is location specific, accounts for complex geology, and can simulate multiple scenarios and impacts over long periods. Unfortunately, this method may not provide a specific sustainable yield value, is more expensive and time consuming, and requires data to be accurate.

CWRM is considering different options and has not yet decided on the specific method or recharge dataset(s) for re-evaluating sustainable yield. At the April 28, 2025, CWRM Meeting, the community was able to provide comments, questions, and concerns with the re-evaluation of the Lahaina Aquifer Area's sustainable yields.

West Maui's Water Use Permits

At the April 28, 2025, CWRM meeting, CWRM provided a briefing building off the April 7, 2025, Community Meeting on the Water Use Permitting Process. This presentation[20] shared CWRM's challenges with reviewing the Water Use Permits for existing uses in Lahaina Aquifer Sector and potential framework for reviewing these permits.

This presentation noted that under the Water Code, existing uses may continue in newly designated water management areas until the Commission has acted upon the water use permit application. CWRM also stated they have the power to issue "interim" permits that are valid for a limited amount of time, can be renewed, increased, or decreased by CWRM, are subject to a reasonable-beneficial analysis, and are for pre-designation existing uses only. However, no interim permits have yet to be issued, subsequently leaving Lahaina's water uses as pre-designation status quo.

[20] https://files.hawaii.gov/dlnr/cwrm/submittal/2025/sb20250428C2.pdf

The potential framework for the reviewal of permits suggested "phasing" in permits that would utilize tiers to prioritize and expedite the permitting process. This proposed framework would begin with the Honokōwai groundwater hydrologic unit and the Honokōhau surface water hydrologic unit. DHHL has unfulfilled reservations from these two hydrologic units.

Water for DHHL's existing and future uses were not included anywhere in the presentation. When questioned, CWRM suggested DHHL's water needs would exist on the second tier – inherently creating prioritization between Public Trust uses of water and placing DHHL's water needs in line with municipal uses that could include commercial and industrial uses of water. There have been no updates from the Commission at this time on these permits; however, at the September 16, 2025, CWRM Meeting there was significant testimony requesting an update on the progress of the reviewal of West Maui Water Use Permits. DHHL staff continue to monitor the CWRM agenda, should an update be provided in October or subsequent future meetings.

VII. Hāna Cesspool Conversion Efforts

Governor David Ige signed Act 125[21] into law in 2017, requiring the upgrade, conversion, or sewer connection of all cesspools in the State before January 1, 2050. The primary goal of this mandate is to eliminate the negative potential impacts on the environment and human health from existing cesspools. Across the state there are roughly 83,000 cesspools. Cesspools contaminate groundwater and drinking water sources, with excess nutrients and harmful pathogens posing a threat to public and environmental health.

Cesspools are underground waste disposal systems for sanitary waste. The systems vary but largely consist of a concrete cylinder that has an open bottom and may include perforated sides. These systems are used to collect and then drain out sewage from households. The wastewater does not undergo treatment. Discharge of the untreated waste from a cesspool can have a variety of negative impacts on human and environmental health, including the contamination of drinking water aquifer and marine ecosystems.

The Hāna community has been actively thinking about how it can meet Act 125 requirements. After learning about a new

[21] https://www.capitol.hawaii.gov/session/archives/measure_indiv_Archives.aspx?billtype=HB&billnumber=1244&year=2017

technical assistance initiative, the community, Wastewater Alternatives & Innovations (WAI), and Maui county applied for The Closing America's Wastewater Access Gap Initiative[22] (CAWAG). CAWAG provides no-cost technical assistance to communities with failing septic systems, cesspools, or without existing wastewater infrastructure. This technical assistance may include:

- Conducting an assessment of wastewater needs.
- Evaluating the feasibility of different wastewater solutions.
- Identifying funding options, such as grants and financing.
- Helping with completing the preliminary engineering documents and paperwork requirements for funding applications.

The Hāna community, along with WAI, identified this area as a priority location where cesspool conversion may have significant positive impacts. WAI is a subcontractor for community engagement, public education, and outreach for CAWAG. Similar to the Waianae Cesspool Conversion Pilot Project, CAWAG is funding development of a Preliminary Engineering Report for potential cesspool conversion options.

In July and August of 2025, WAI held a stakeholder meeting and community town hall in Hāna for the project[23]. WAI has included the Wākiu Community Development Corporation (Wākiu CDC), a Hawaiian homestead association formed for those on the Wākiu waitlist, in these conversations. At the August 2025 meeting, it was announced that Wākiu CDC will be included in the Preliminary Engineering Report provided to the community.

Ultimately, the initiative seeks to support Hāna to identify its wastewater water challenges, build capacity, and develop application materials to access wastewater infrastructure funding, including the Clean Water State Revolving Fund (CWSRF) and other federal funding to support cesspool conversions and wastewater management solutions.

[22] https://www.epa.gov/water-infrastructure/closing-americas-wastewater-access-gap
[23] https://www.waicleanwater.org/cawag

VIII. Related Work with Beneficiaries and Capacity Building to Secure Water Resources and Address Water Issues

DHHL has since adoption of the 2014 Water Policy Plan continued to seek greater beneficiary involvement in water management, in alignment with the goals of the HHC Water Policy Plan. In June of 2022, the Hawai‘i County Council considered a proposed charter amendment that, among other matters, would have required that a member of the Hawai‘i County Board of Water Supply also be a DHHL beneficiary. While the proposal to include this as a charter amendment on the ballot did not survive second reading, it brought about significant engaged testimony from beneficiaries and a high-level county discussion of the relationship between the county and DHHL on water development. In response to the consideration of the proposed charter amendment, beneficiary leadership suggested specific training for beneficiaries on how to prepare for, apply for, and serve on water related boards and commissions, to help ensure DHHL perspectives and beneficiary voices are represented.

Working with the William S. Richardson School of Law’s Ka Huli Ao Center for Excellence in Native Hawaiian Law, pilot training was designed and scheduled and opened to an inaugural cohort from across the islands in the autumn of 2023 via Zoom. The training focuses on tools and resources in four parts: Part 1: Foundations for Building Effective Kahuwai Pono; Part 2: A Legal Toolkit for Kahuwai Pono – Wai and the Public Trust; Part 3: A Legal Toolkit for a Kahuwai Pono – Traditional and Customary Native Hawaiian Practices; and Part 4: Kahuwai Pono and their Departments.

Following the completion of five cohorts, beneficiaries have shown a significant increase in advocacy and testimony around water related matters. Specifically, there has been a push for the recognition of the Department’s, Commission’s, and beneficiaries’ distinct water rights and the necessity for the integration and implementation of the HHC’s Water Policy Plan. The training for the sixth cohort begins on Tuesday, October 21, 2025.

RECOMMENDATION

None; for information only.

Attachment A – BACKGROUND AND OVERVIEW OF HHC AND DHHL WATER KULEANA

BACKGROUND AND OVEREVIEW OF HHC AND DHHL WATER KULEANA

The purpose of this document is to review the water rights and responsibilities (kuleana) of the Hawaiian Homes Commission (HHC) and Department of Hawaiian Home Lands (DHHL). It is meant to be a stand-alone review document for those interested in these matters as well as a standing attachment to submittals on water issues presented to the HHC, updated from time to time.

The HHC and DHHL have four primary water responsibilities:

1. To plan for fulfilling existing and future water needs;
2. To advocate for water rights;
3. To develop water sources; and
4. To manage water systems

To help fulfill these responsibilities, DHHL has distinct water rights based on the Hawaiian Homes Commission Act (HHCA), the Hawai‘i State Constitution (HSC), Hawai‘i Revised Statutes (HRS), Attorney General’s opinions and court cases. These water rights are tools that the Hawaiian Homes Commission (HHC) can use as needed. Evaluating which tool/right is best to use depends on the opportunities at hand and the costs (financial and otherwise) of asserting that tool/right.

The Department has developed three educational handouts which help explain separate aspects of these issues posted on the Department’s website:

- The “Lehua Handout” has a summary of these HHC and DHHL water kuleana;
- The “Koa Handout” summarizes the HHC Water Policy Plan (WPP); and
- The “Kalo Handout” summarizes the record on appeal of the decisions of the Commission on Water Resource Management (CWRM), and as they are the trustees of water in Hawai`i, their decision making has significant impacts on the rights of the Department and our ability to fulfill the WPP.

The next sections go into some additional detail, prior to describing how DHHL interacts with CWRM and implements the HHC WPP. It is organized around the four responsibilities reviewed above, pairing the first two (planning and advocacy) due to their significant overlap in activity.

Planning for Water Needs and Advocating for Water Rights

The Department's Water Planning and Advocacy Kuleana include the need to continuously determine the future water needs for all of the `āina ho`opulapula and then seek water reservations from CWRM to set aside sufficient water to meet those needs.

What are water reservations?

Water can be "reserved" – set aside and not allocated to other users – by the CWRM, implementing its powers under the state Water Code, HRS 174C. These powers were conveyed by the Legislature in 1990, in part out of acknowledgement that it can take years between the HHC determining a proposed use of land and the land being developed for that use, due primarily to the lack of capital funds needed for development. Absent water reservations, other competing public and private sector developers can (and in many cases have) developed most or all of the easily available water in an area, either precluding DHHL development or significantly increasing the costs of water development. Reservations are one tool to address that problem.

There are two distinct methods by which CWRM can reserve water. In Water Management Areas (WMAs) – parts of the state which are subjected to a higher level of permitting scrutiny for surface or ground water allocation – water reservations are adopted through rule making. Currently all of O`ahu except for the Wai`anae Aquifer Sector Area, all ground water on the island of Molokai, the `Īao Aquifer of Maui, and groundwater in West Maui are designated as Ground WMAs. The surface waters of Nā Wai `Ehā and the surface waters related to the Lahaina Aquifer Sector Area, both on Maui, are designated as Surface WMAs.

Because of this rule making requirement as well as the permitting requirements in WMAs – which require that all water use permits are subject to the rights of DHHL – the protection of DHHL water rights are more robust in WMAs.

In non-WMAs, the CWRM can simply take action to vote, by a majority of its seven members, to reserve water for DHHL. Reservations by rule and by simple CWRM action are supposed to be included in all elements of the Hawai`i Water Plan, including the Water Resources Protection Plan (WRPP), the State Water Projects Plan (SWPP), and the County Water Use and Development Plans (WUDPs).

The actions that trigger CWRM consideration of DHHL water reservation needs vary. The state water code (HRS 174C) in section 101(a) requires that: "Decisions of the commission on water resource management relating to the planning for, regulation, management, and conservation of water resources in the State shall, to the extent applicable and consistent with other legal requirements and authority, incorporate and protect adequate reserves of water for current and foreseeable development and use of Hawaiian home lands as set forth in section 221 of the Hawaiian Homes Commission Act."

Some of the most common triggers for adopting DHHL reservations have been related to adoptions of parts of the Hawai`i Water Plan. Most of the groundwater reservations currently held were adopted following the acceptance by CWRM of the 2017 SWPP update.

Another key trigger has been when CWRM has adopted new Interim Instream Flow Standards (IIFSs), which are science and fact based determinations of the minimum amount of water that should remain in a stream before any off-stream uses of water are allowed. The original IIFSs adopted by CWRM around Hawai`i in 1988 were "status quo" standards, only protecting the amount of water in the stream at that time. Since most streams across Hawai`i in 1988 were diverted, and these historic diversions usually took 100% of the flow on non-rainy days, this has meant that there have been few or no legal protections for public trust uses of surface water. For decades after this action, communities around Hawai`i have petitioned CWRM to adopt IIFSs that protect public trust uses of water, including DHHL needs; this has led to well-known litigation such as the Waiāhole and Nā Wai `Ehā cases. In recent years the CWRM has begun to proactively propose IIFS on its own, and has worked with DHHL to propose associated reservations at the same time.

Actions by the Board of Land and Natural Resources (BLNR) can also trigger the adoption of reservations for DHHL. HRS 171-58, which governs the issuance of water leases by the state, specifies in part (g) that "Any lease of water rights or renewal shall be subject to the rights of the department of Hawaiian home lands as provided by section 221 of the Hawaiian Homes Commission Act." In the case of the EMI system requests, DHHL's reservation consideration is triggered by the current owners of EMI seeking a long-term lease of water.

Limits to reservations

While water reservations are an important policy tool available to DHHL, CWRM, and the HHC, they have limitations. Some of these include:

- Previously, reservation requests by DHHL have been delayed or denied by CWRM staff for unclear reasons
- Reservations do not provide immediate access to "wet water"
- Developing water will still require:
  - Capital Improvement Plan (CIP) funds
  - Detailed design and environmental review
  - Developing source, storage, transmission
  - Agreement with County or others for operation
- In geographically large aquifer systems, locations to develop water can still be remote from DHHL tracts
- The enforceability of reservations, particularly in non-WMAs, has not been legally tested
- DHHL along with CWRM will need to monitor other developments potential impact on DHHL reservations

Water License Receipts

As mentioned above, the issuing of water licenses by the state can be a trigger for the DHHL to seek a water reservation from a particular source proposed for license. Receipts are to be deposited into the Native Hawaiian Rehabilitation Fund, which is the source of revenue for grants to homestead organizations. This arrangement originated in the HHCA as it was passed in 1921, and are codified including in HSC Art. XII, § 1.

Historically revenue from the licensing of water was significant; however, with the decline of large plantations, along with choices made by the Land Division of the Department of Land and Natural Resources, water license revenue has declined significantly. There are instances around Hawai`i where water originates from state land and currently there is no proposal to issue a water license.

Public Trust Status

As the key Trustee and lead agency in managing water, CWRM is critical in helping DHHL preserve and implement its rights to water. However, since the passage of the Water Code in 1987, a number of significant court decisions have made on appeals of decisions by the CWRM. That record will be discussed in more

detail below. Of significance here is that the courts have identified over a series of cases four "public trust uses" of water, which are to have priority, over private, commercial uses of water. While they are not specifically listed as such under the Water Code, the courts identified these based on interpreting the Code, the specific circumstances of the cases they were ruling on, as well as the long legal history of water law dating back to the Kingdom. Along with Appurtenant Rights - four Public Trust Purposes are:

- Maintaining water in its natural state;
- Water used in the exercise of the traditional and customary practices of native Hawaiians;
- Water reserved for or used by DHHL; and
- The domestic needs of the general public.

Appurtenant water rights refer to the water necessary for the use of kuleana parcels at the time kuleana awards were made – and they enjoy the same high level of priority as the four purposes above.

Private, municipal, and commercial uses of water are not prohibited. However, when CWRM or other agencies make decisions, they need to follow particular processes to ensure that public trust purposes of water are provided for.

As one of the protected public trust uses of water, the DHHL has a particular responsibility to protect that status, as well as to not bring harm to the other public trust uses of water. One way in which DHHL does this is to consider and pursue alternate sources of water when its uses may impact another public trust use of water. Another is to help defend all public trust uses against private commercial uses that could harm its own and other public trust uses.

Water Source Development

Even after the Department has secured water reservations as discussed above, efforts must be made to develop water sources to enable homesteading. In addition to the general powers that state departments have to expend funds and manage programs, DHHL has particular powers related to water source development.

The most commonly used of these is the power to issue leases or licenses to trust lands. Very frequently, DHHL will develop some combination of water source, storage, and transmission, and then lease, license, or otherwise dedicate

those to the Board or Department of Water Supply of the county these lands lie in. In exchange, DHHL, receives a certain number of water credits, which can be used and exchanged for water meters at a future time. Water credits have also been obtained in the past by other parts of the state government developing wells and assigning credits to the DHHL, as well as through litigation.

While it has never used the power, the HHC also has the power to bring eminent domain proceedings against private parties to obtain sites with water sources. It can also "demand" access to state controlled water systems, but like condemnation has not exercised this power.

As discussed above in the review of water reservations, in Designated Water Management Areas (WMAs), all users of water must obtain a "water use permit" from CWRM. By law those permits are conditioned on the rights of the DHHL. Generally, however, DHHS lands do not coincide with existing WMAs. See Figure 1, below, showing WMAs and DHHL lands on Maui.

Water System Management

The last major water kuleana that DHHL has is the ability to develop and manage water systems directly. DHHL currently manages four systems on Molokai, Kaua`i and Hawai`i Islands.

The Commission on Water Resource Management (CWRM) Record on Appeal

While the HHC, DHHL and its beneficiaries have particular and significant water rights as described above, we are largely dependent on CWRM and protecting those rights. Unfortunately, since passage of the code in 1987, it has been a very mixed history. DHHL and beneficiaries have frequently had to go to court to challenge decisions of CWRM. Refer to the handouts on the DHHL website regarding water policy. The most successful instances have been when the DHHL and beneficiaries have worked closely together on those efforts. It is notable that beneficiaries on the island of Molokai have led the way, and the resulting cases have helped the courts describe the significance of DHHL water rights.

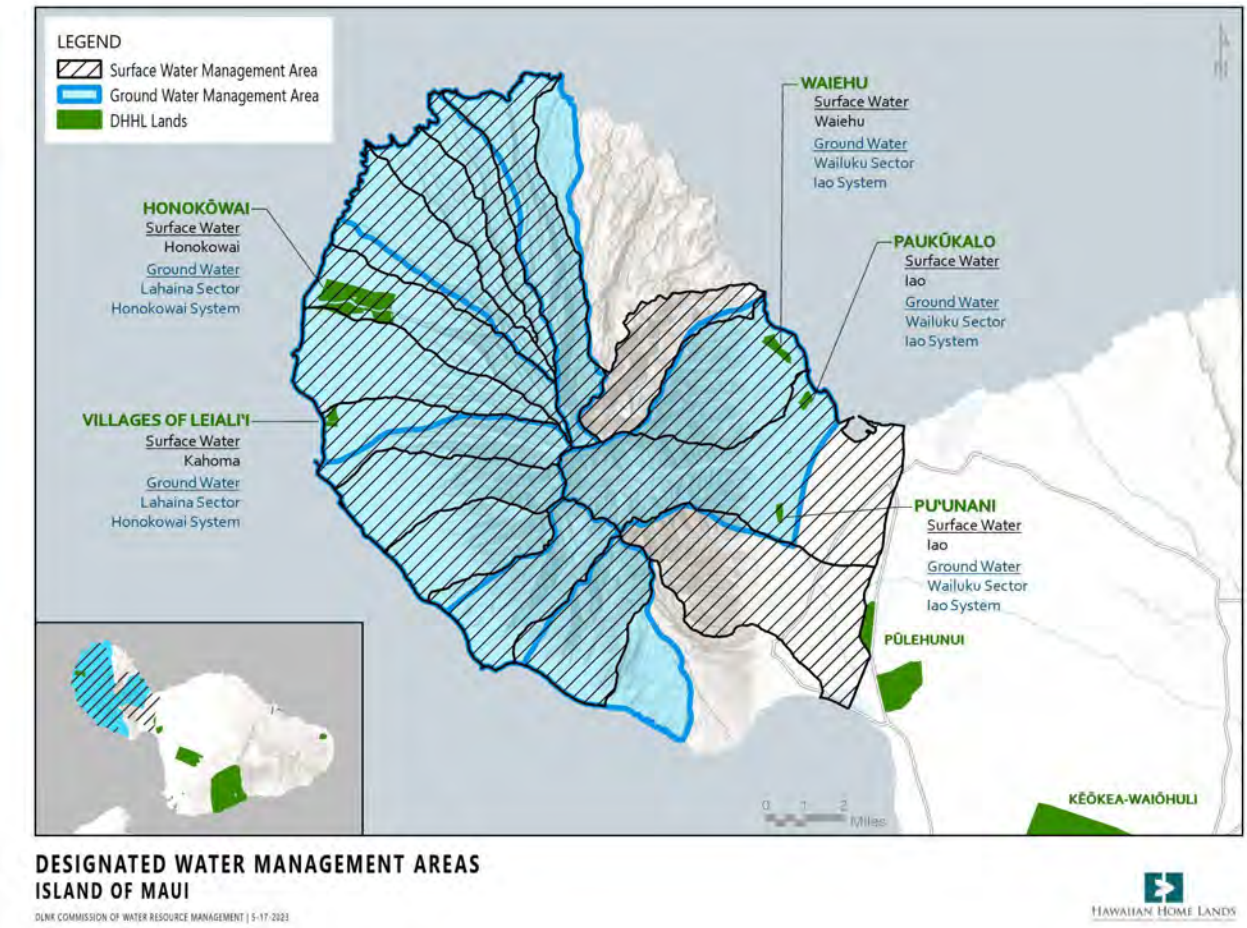


Figure 1. DHHL Lands and Water Management Areas on Maui

HHC Water Policy Plan (WPP)

In order to consistently make water decisions and protect the trust's water interests, in 2014 the HHC passed a Water Policy Plan (WPP) under the General Plan. This was adopted after two years of research, and two rounds of beneficiary consultation across the archipelago. It is to our knowledge, the first policy regarding water decisions passed by the HHC since passage of the HHCA in 1921. The WPP is also posted on the Department's website.

The WPP is comprised of a number of distinct sections. The first section, a vision statement, comes directly from Section 101 of the HHCA. The Mission statement derives from the different water kuleana described above. The next section is on Values and describes four Hawaiian values key to the proper management of water. This is followed by twelve policies to guide water decisions. The core of the WPP are nineteen goals

identified by beneficiaries, staff, and the HHC to be the focus of DHHL water activities, with four identified as priority goals. These are:

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
3. Develop and manage a Water Assets Inventory (WAI).
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

The final substantive portions of the WPP includes a statement on the delegation of authorities, which includes a requirement for the submission to the HHC by the DHHL an annual report on accomplishments as well as a plan for the coming fiscal year. Legal authorities, related plans, and legal references are also included.

In conclusion, DHHL has significant water kuleana – responsibilities and rights – that it can bring to bear in order to bring water to lands across the `āina ho`opulapula and to fulfill the goals of the HHCA. The primary areas of this work are for water planning, advocacy, source development, and system management. The CWRM and the Counties are critical partners to help achieve our goals. The HHC has adopted the WPP as the key policy guidance for this work. The WPP requires a number of actions from DHHL, including annual plans of work, reports on achievements, and annual regional updates on water issues and projects.

PLANNING OFFICE

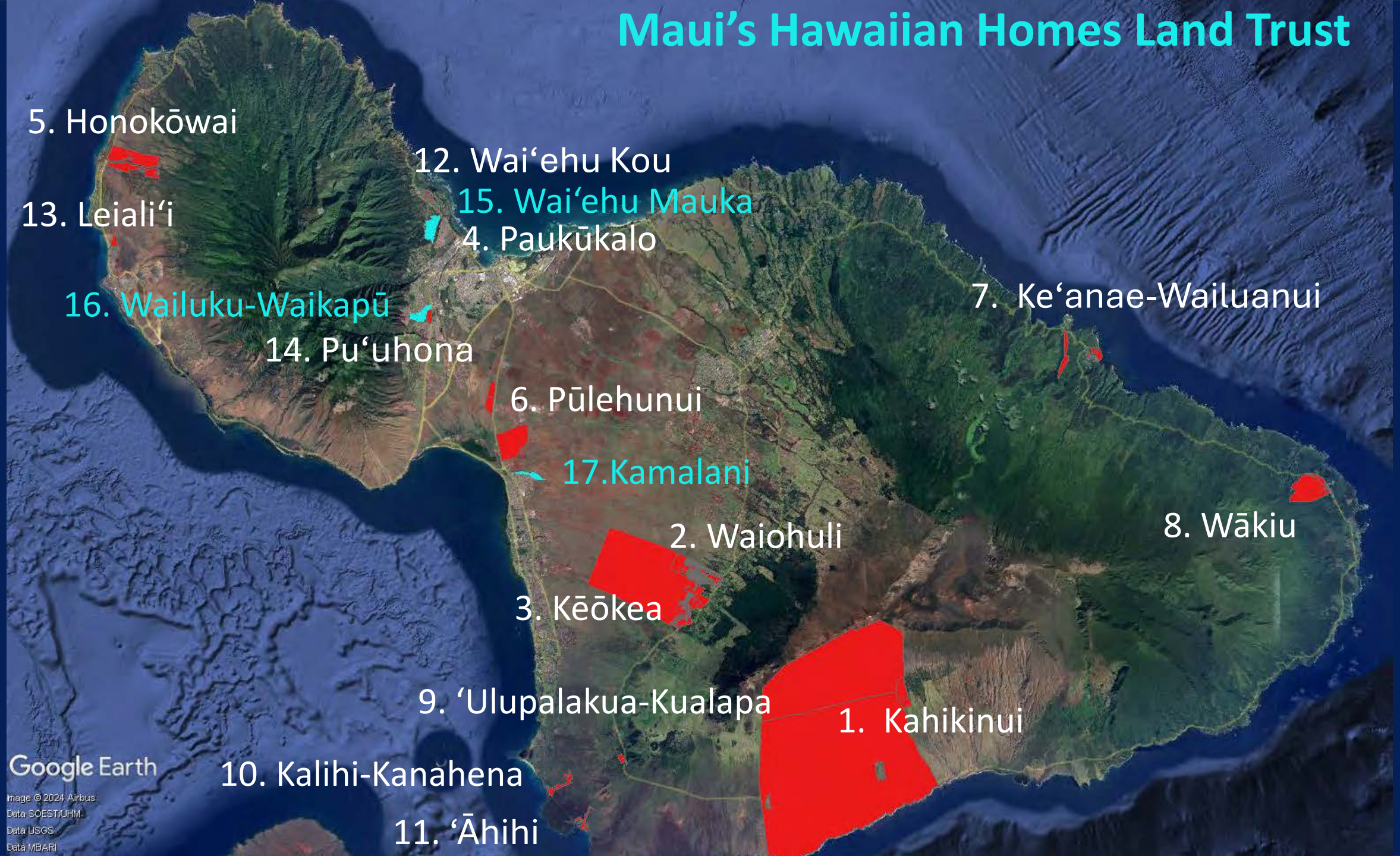
Item G-7 Maui Island Planning Update

HAWAIIAN HOMES COMMISSION
OCTOBER 20-21, 2025

UPDATE ITEMS

1. Moʻokūʻauhau of Maui's Hawaiian Home Lands Trust
2. Updated Data on new homestead development, number of planned lots/lease awards
3. Maui Initiatives – work in progress
4. Maui Island Plan data
5. Maui Regional Plan Priority Projects

Maui's Hawaiian Homes Land Trust



CURRENT HOMESTEAD DEVELOPMENT

	HOMESTEAD AREA	EXISTING LESSEES	PLANNED TOTAL	EXISTING + PLANNED
1	Waiohuli	621	-	621
2	Waiʻehu Kou 1-4	359	-	359
3	Paukūkalo	178	-	178
5	Kahikinui	100	-	100
6	Kēōkea	64	-	64
4	Leialiʻi IA and IB	103	181	284
7	Puʻuhona	19	161	180
8	Honokōwai	-	1,181	1,181
9	Pūlehunui		110	110
10	Wākiu		238	238
11	Waiʻehu Mauka		398	398
12	Wailuku-Waikapū		204	204
13	Kamalani		400	400
14	Keʻanae-Wailuanui		-	-
15	ʻUlupalakua-Kualapa		-	-
16	Kalihi-Kanahena		-	-
17	ʻĀhihi		-	-
	TOTALS	**1,444**	**2,873**	**4,317**
			199%	299%

SUMMARY TAKE-AWAYS

17 Homestead Areas on Maui

7 Homesteads have Existing Leases totaling 1,444

2 Existing Homesteads will be EXPANDED adding 342 Leases

6 NEW HOMESTEADS will be developed adding 2,531 Leases.

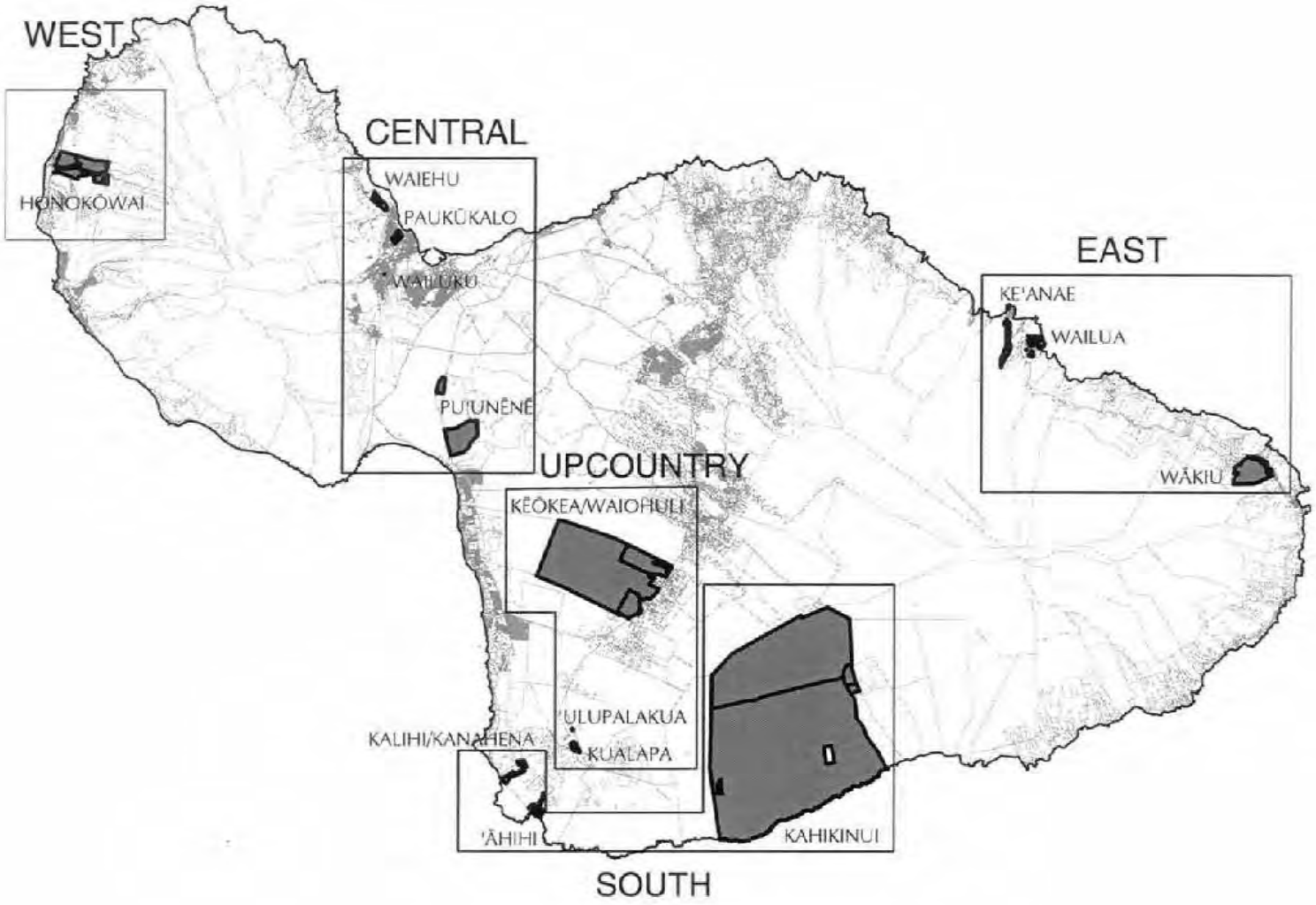
- The Planned Homestead Development will **triple** the number of lessees on Maui.
- A Project Lease changes your status from Applicant to Lessee.
- No financial pre-qualification
- You can transfer to your 25% family member.

BOTTOM LINE

1. There's 2,873 planned Lots that will be awarded.
    - 1,800 Single-Family Residential
    - 573 Multi-Family Residential
    - 2,373 Total Residential
    - 496 Subsistence Ag Lots
    - 4 Pastoral Lots
2. There's 3,936 Applicants on the Residential Waitlist
3. There's 4,842 Applicants on the Agricultural Waitlist
4. There's 622 Applicants on the Pastoral Waitlist

MAUI PLANNING INITIATIVES: MAUI ISLAND PLAN

SEPTEMBER 2004



Maui Island Plan

LAND USE DESIGNATIONS = ZONING

MAUI LAND USE DESIGNATIONS	ACRES	PERCENT
Homestead Land Use Designations:		
General Agriculture	5,384	16.8%
Residential	1,578	4.9%
Subsistence Agriculture	686	2.1%
Pastoral	675	2.1%
Supplemental Agriculture	233	0.7%
Non-Homestead Land Use Designations:		
Special District	15,525	48.4%
Conservation	7,483	23.3%
Commercial	190	0.6%
Community Use	187	0.6%
Industrial	113	0.4%
MAUI ISLAND TOTAL:	**32,054**	**100%**

THINK ABOUT NEW DESIGNATIONS—NEW ZONING

2. Non-Homestead Land Use Designations	
STEWARDSHIP	Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust. May serve as an interim use until opportunities for higher and and better uses become available.
COMMUNITY AGRICULTURE	Common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land must be served by a water supply sufficient to support the cultivation practices used on the site.
RENEWABLE ENERGY	Lands suitable for siting projects for the generation and transmission

GENERAL PLAN

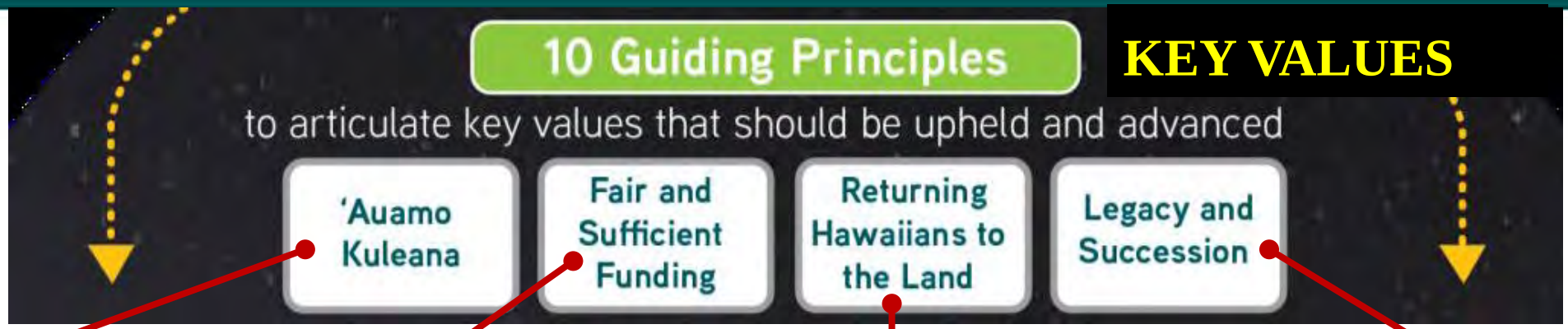
VISION:

By 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ʻāina.

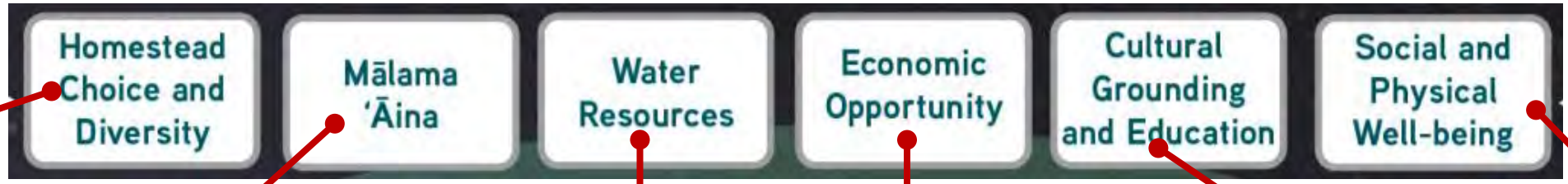
GUIDING PRINCIPLES:

Broad **themes** that articulate **key values** that the Dept. should uphold and advance in implementing the Vision.

VISION: By 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ‘āina.



- Shared Kuleana to fulfill mission of Trust
- Advocate for funding
- Explore revenue streams
- To support self-sufficiency and self-determination
- Using and acquiring lands suitable for homestead development
- Explore/expand opps for beneficiaries
- Opps to share and pass down ancestral wisdom and practices
- Pass lands and legacy to future generations.

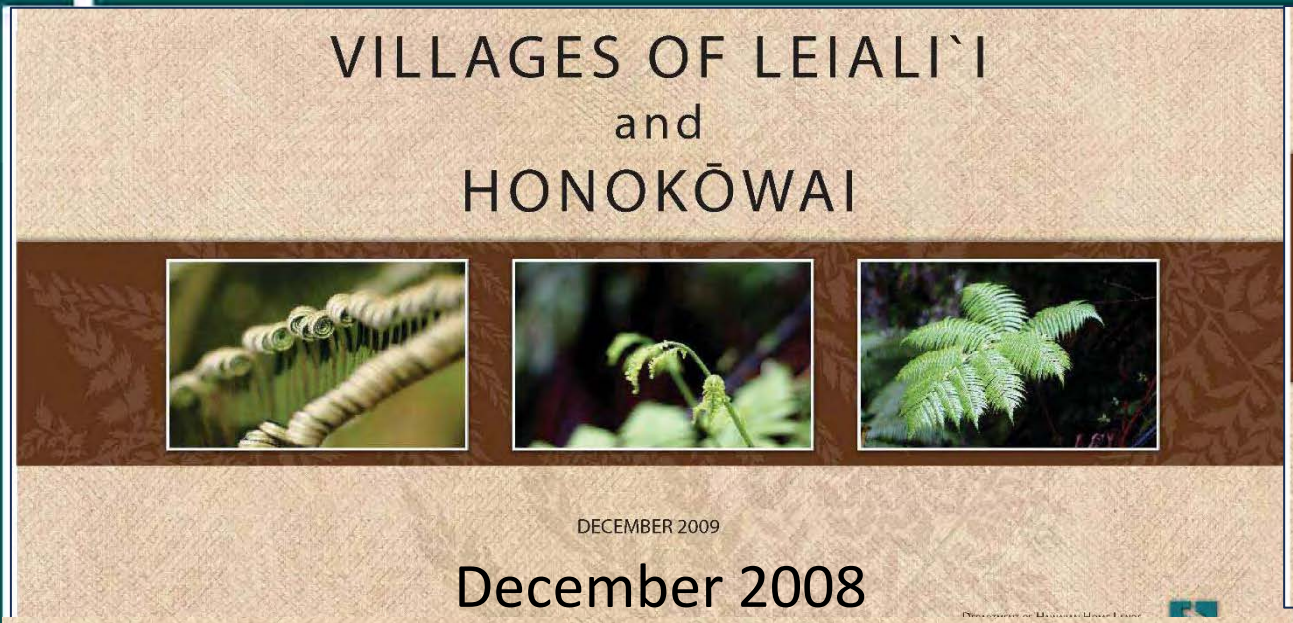


- Meet diverse needs/desires
- Creative models, innovative ideas
- Access to trust lands
- Manage/steward lands—health, resilience, and abundance.
- Access to water to support well-being and self-sufficiency
- Support CBED
- Community reinvestment
- Teach and practice cultural traditions
- Sustainable management of ‘āina
- Safe, healthy communities
- Enforcement that support well-being

DHHL GENERAL PLAN

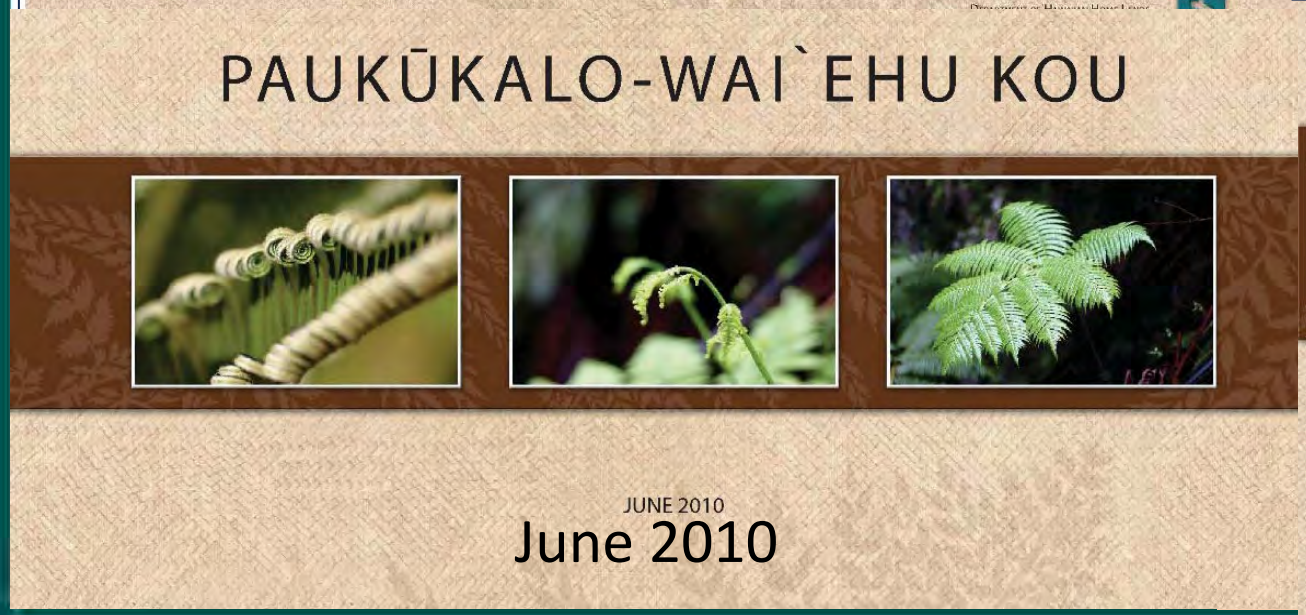
- GOALS: General descriptions of desired outcomes for each Policy topic.
- POLICIES: Specific guidelines or actions called for to achieve the Goals.

MAUI PLANNING INITIATIVE: REGIONAL PLAN UPDATE



December 2008

June 2010



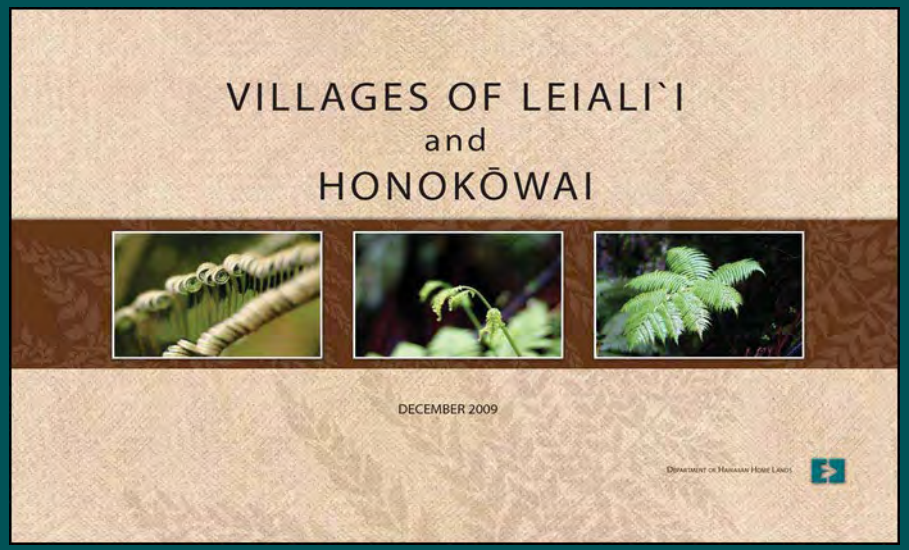
June 2010

July 2011

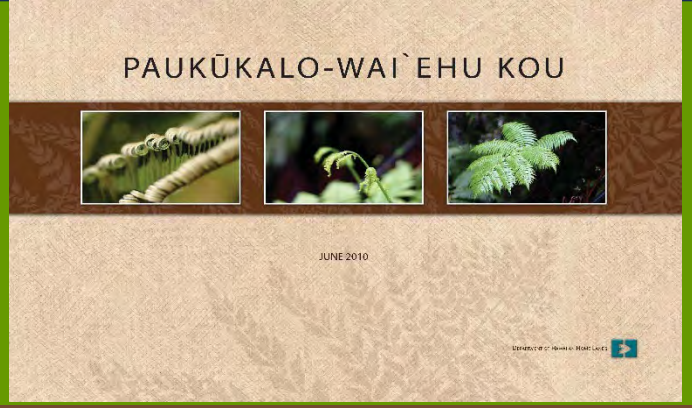
WHY ARE REGIONAL PLANS IMPORTANT?

1. It's for existing homestead lessees—to improve your hmstd
2. It produces information that is relevant to your homestead
    1. Other projects—potential opportunities, potential problems
    2. What's your existing infrastructure? Water, Sewer, Roads, Drainage
    3. Describes DHHL land in the region
    4. Identifies census information about your homestead/region
3. It convenes homestead lessees to identify issues, problems, opportunities, needs.
4. You solve the picture--bring your ideas to the table—no idea left behind—we create a long-list of Potential Projects.
5. Pull in your whole family because everyone gets to vote; top 5 projects become "Regional Plan Priority Projects"

Leialiʻi – Honokōwai Regional Plan Priority Projects



- **Leialiʻi Parkway and Honoapiʻilani Highway Intersection Improvements**
- **Neighborhood Park Development**
- **Preliminary Review of Honokōwai Lands**
- **Water Source Development**



Paukūkalo-Waiʻehu Kou Priority Projects

- Paukūkalo Armory Site Development
- Investigate Feasibility of Use of Waiʻehu Kou Vacant Lands between Waiʻehu Kou III and IV
- Address Traffic Congestion and Transportation Needs
- Address Drainage Issue at Paukūkalo
- Identify Community Economic Development Uses at Puʻunēnē-Paukūkalo
- Identify Sites for a Potential Community Center at Wai`ehu Kou

MAUI AG EXTENSION AGENT ACTIVITIES

- Cooperative Extension Service – Department of Hawaiian Home Lands (CES – DHHL) provides assistance services in a place-based Agricultural Education Program. The purpose of this program is to increase the number of successful Hawaiian Home Lands agricultural and pastoral homesteaders.
- The Extension Agent‘s role is to provide practical as well as research-based information, education, and assistance to homesteaders that can be applied on their farm lots.
- The Agent provides educational programs, farm development activities such as educational seminars, hands-on workshops, and individual consultations through farm visits, phone calls, e-mails, and office visits.
- On Maui, the focus of CES – DHHL Agricultural Educational

MAUI AG EXTENSION AGENT ACTIVITIES

- On Maui, the focus of CES – DHHL Agricultural Educational Program is on the Kahikinui and Kēōkea pastoral and agricultural lots, located in Upcountry Maui.
- Due to the area‘s drought conditions, limited infrastructure and high cost of imported foods, homesteaders are looking to water-efficient means of becoming self-sustaining and less dependent on foods being brought in. This has laid the groundwork for current and future projects for the Kahikinui-Kēōkea Homesteads.
- During the period covered in this report, I have made 80 contact points with homesteaders, by
- attending three DHHL Kuleana Program meetings with 25 new lessees of Kahikinui. I was able
- to visit with Ka ‘Ohana o Kahikinui (KOOK) members, who gave me a tour of

MAUI AG EXTENSION AGENT ACTIVITIES

- July 2024-Dec 2024--
  - 80 contact points with homesteaders
  - Attended 3 DHHL Kuleana Program meetings with 25 new lessees of Kahikinui.

- Jan 2025 –June 2025
  - Made 167 contact points with homesteaders.
  - The start of the new year began with meeting with Kēōkea Homestead Farm Lots Association (KHFLA) board members, to assess what their vision is for Malalani, Kēōkea Homestead‘s community garden.

Hawaiian Homes Commission Meeting Packet
October 20 – 21, 2025
Paukukalo, Maui

J ITEMS

Hawaiian Homes Commission

J Agenda Requests to Address the Commission

October 21, 2025

J-1 Kekoa Enomoto – Paʻupena Community Development Corporation
J-2 Janice Herrick – Various Concerns
J-3 Andrea Buckman – Kahikinui Watershed Forest Restoration
J-4 Blossom Feiteira – Waiohuli and Other Concerns
J-5 Rulan Waikiki – Paukukalo Hawaiian Homes Community Association
J-6 Daniel Ornellas – Waiehu Kou
J-6.1 Jade Alohalani Smith – Various Concerns
J-7 Noelani Kanekoa - Puʻuhona Homestead
J-8 Donna Sterling - Kahikinui
J-9 Robin Newhouse Keokea Homestead Farm Lots Association
J-10 Elama Farm – Ka Ohana O Kahikinui
J-11 Robin Kealiinohomoku – Pulehunui Hawaiian Homelands
J-12 Shaunalison Kanae – Pulehunui Homesteads
J-13 Richard Mayer – Waiōhuli Water Wells
J-14 Danell Medeiros – Hiwahiwa Kaheaku – Contested Case Hearing
J-15 Kenna Stormogipson – Waipouli
J-16 Lourdes Torres - Waipouli
J-17 Hoolehua Homesteaders Association
J-18 Jan Makepa – Waiʻanae Homestead Association
J-19 De Mont Manaole – Various Concerns
J-20 Bo Kahui - LaʻiʻŌpua Community Development Corporation
J-21 Jojo Tanimoto – Kawaihae Concern

J-1

10/21/25

Aloha mai e Nā Hawaiian Homes Commissioners,

On behalf of the Maui beneficiary-nonprofit Pā‘upena Community Development Inc. (CDC), I ho‘omahalo Maui homelands leaders, who met for Pūlehunui South planning sessions 9/27/25 and 10/11/25. They convened to form a prospective Pūlehunui Homelands Advocacy/ Mercantile Group of seven or more beneficiary-owned Valley Isle entities, including

. Friends of Pūlehunui
. Hawai‘i Taro Farm LLC
. Hui ‘Ulu Ola O Maui
. Makana No Ke Kaiaulu
. Pā‘upena CDC
. Pūlehunui Hawaiian Homestead Association
. fledgling Kamalani Hawaiian Homestead Association.

We brainstormed at length on educational, agricultural-training, beneficiary-gardening, arts/culture and mercantile opportunities for 100 acres or so of community lands fronting and adjacent to Maui Veterans Highway.

Our hope is that DHHL Land Management Division, DHHL Planning Office and the Hawaiian Homes Commission grant a beneficiary consultation in/ after November 2025, and Commission consideration in/after January 2026 of the Group’s request for a Right Of Entry to the Pūlehunui South community acreage.

Me ka mahalo nui
-Kekoa Enomoto
co-founding director
Pā‘upena Community Development Inc.

J-2

From: Janice Herrick
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] Re: September Commission Meeting J Agenda
Date: Wednesday, October 8, 2025 10:05:05 PM

Aloha mai Lea,

Kala mai! Did I request to be on the J Agenda for the October meeting for "Various Concerns?" I am unable to find the confirmation for that request, and am hoping that I did so.

If I didn't, is there any way possible to be put on it? We have "various concerns" for Paukukalo that we would like to testify regarding. This includes the Armory parcel, which we have a power point presentation for.

Please let me know asap.

Mahalo nui,

Janice Herrick
Paukūkalo Hawaiian Homes
Community Association, Inc.

On Thu, Aug 28, 2025 at 11:28 AM Janice Herrick <mauione@gmail.com> wrote:

> Aloha mai Lea,
>
> I had submitted a request for Paukukalo Hawaiian Homes Community Association to be added to the September Commission meeting's J agenda.
>
> Please cancel that request. We have not received the necessary information for our presentation.
>
> We will reschedule for a future date.
>
> Mahalo,
>
> Janice Herrick

J-3

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Friday, October 3, 2025 5:26:46 PM

Name
Andrea Buckman
Email
andrea@uhiwai.org
Please Identify Agenda Item(s):
J Agenda
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
I would like to provide an update on Kahikinui watershed forest restoration efforts planned and funded in collaboration between Ka 'Ohana O Kahikinui, Uhiwai O Haleakala, and other partners.

J-5

From: Rulan Waikiki
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] J Agenda for October meeting
Date: Monday, October 6, 2025 8:43:02 PM

Aloha Lea,

I was under the impression requests were due on Tuesday 10/7. But at our Association meeting this evening it was said requests were due this afternoon. I am hoping you would allow us, Paukukalo Hawaiian Homes Community Association, to speak at the next meeting here in our community center. Is it possible to be put on the J agenda?

Please contact me with any questions or concerns.

Mahalo,
Rulan Waikiki

Sent from my T-Mobile 5G Device
Get Outlook for Android

J-6

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Monday, October 6, 2025 10:24:30 AM

Name
Daniel Ornellas
Email
daniel.l.ornellas@gmail.com
Please Identify Agenda Item(s):
j-agenda
Pick One:
Both - Submit Testimony Below
Message
Live testimony regarding Climate Adaptations and Resiliency findings and recommendations with video

J-6.1

From: Jade Smith
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] I Agenda
Date: Monday, October 6, 2025 2:56:58 PM

Aloha Leah,

Can you put me down for J Agenda on Estate Planning.

Jade Alohalani Smith
Lic #21425476
Senior Partner
Exertus Financial Partners
https://exertusfp.com/jadesmith/
PH: 808-870-2820

J-7

From: Noelani Kanekoa
To: Burrows-Nuuanu, Leatrice W
Cc: archie; Kainoa Lei MacDonald
Subject: [EXTERNAL] Puuhona Maui leasee: j agenda sign up
Date: Monday, October 6, 2025 3:23:19 PM

Aloha,
My name is Noelani Kanekoa and
I would like to sign up for j agenda on our upcoming Maui DHHL-HHC meeting in October.
Mahalo Nui
Noelani kanekoa
808-446-1796
Kanekoaslate75@gmail.com

J-8

From: donna sterling
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] Request to be put on J agenda for 10/20-21125
Date: Monday, October 6, 2025 9:36:17 AM

Aloha

Please put me on the J Agenda testimony for October 2025 dhhl
Commission Meeting here on Maui.

Mahalo

Donna Sterling

Water

J-9

From: Robin Newhouse
To: Burrows-Nuuanu, Leatrice W
Cc: robin newhouse
Subject: [EXTERNAL] J-Agenda request
Date: Thursday, October 2, 2025 7:10:24 PM

Aloha Lea,
I am formally requesting to be added to the J-Agenda for the October 2025 Commission meeting on Maui for Keokea Homestead Farm Lots Association. Community/Beneficiary concerns.
Mahalo,
Robin Pikake Newhouse
President KHFLA
Contact information
pikake462@yahoo.com
808-357-5780

Sent from Yahoo Mail for iPhone

J-10

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Friday, October 3, 2025 2:29:25 PM

Name
Elama Farm
Email
nakoa4000@gmail.com
Please Identify Agenda Item(s):
Kahikinui updates / Road improvements
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
Aloha, I will be testifying on behalf of Ka Ohana O Kahikinui, with grant updates, Kahikinui fire concerns, and a road improvement request.

J-11

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Monday, October 6, 2025 3:00:14 PM

Name
Robin Leihuanani Kealiinohomoku
Email
leihuanani@gmail.com
Please Identify Agenda Item(s):
J Agenda
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
Update on Pūlehunui Hawaiian Homelands

J-12

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Monday, October 6, 2025 3:51:46 PM

Name
Shaunalison Kana’e
Email
waianaesista@yahoo.com
Please Identify Agenda Item(s):
J Agenda
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
Pūlehunui Homelands

J-13

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Monday, October 6, 2025 3:32:48 PM

Name

Richard Mayer

Email

dickmayer@earthlink.net

Please Identify Agenda Item(s):

Waiohuli HHL Water Wells on Maui

Pick One:

Both - Submit Testimony Below

Message

For October 20-21 HHL Meeting on Maui
Agenda item: Waiohuli Water Wells
Here is the online legally binding Maui County Makawao-Pukalani-Kula (Upcountry Maui) Community Plan.
https://www.mauicounty.gov/DocumentCenter/View/1714/Makawao-Pukalani-Kula-Community-Plan?bidId=

------ AND --------
Several significant issues that must be considered with regard to the well project. and the water export from Upcountry Maui to South and Central Maui for non-agricultural uses.:

A) The 3 proposed wells are in the legally binding Upcountry (Makawao-Pukalani-Kula) Community Plan District which has a strong provision restricting the export of water from this district to other districts. See Upcountry Community Plan Page 36 Provision #4: "Restrict the use of any water developed within or imported to the Upcountry region to consumption within the Upcountry region, with exception provided for agricultural use."

B) The 3 wells would be in the Kamaole Aquifer which has many wells that may ALREADY threaten the aquifer's sustainable yield.

C) There is no need for the third well. Two wells would be adequate to supply water for the Waiohuli HHL's residential and agricultural needs. That is the highest priority in the Upcountry Community Plan. The water shall not be exported elsewhere. (

File

- Makawao-Pukalani-Kula-Community-Plan.pdf

J-17

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit Agendized Testimony
Date: Monday, October 6, 2025 4:33:16 PM

Name
Hoolehua Homesteaders Association
Email
hoolehuahomesteaders@gmail.com
Please Identify Agenda Item(s):
Ho'olehua Concerns
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
N/A

J-18

From: dhhl.icro1@hawaii.gov <dhhl.icro1@hawaii.gov>
Sent: Monday, October 6, 2025 1:13 PM
To: Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov>
Subject: New submission from Submit Agendized Testimony

Name
Jan Makepa
Email
wvhcabod@gmail.com
Please Identify Agenda Item(s):
J
Pick One:
Oral/Live Virtual Only - Enter N/A Below
Message
N/A

J-19

From: De Mont Kalai Manaole
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] J Agenda Request
Date: Tuesday, September 30, 2025 9:21:46 AM

Aloha Leah!

Can you please add my name to the J Agenda for the October HHC meeting.

Mahalo.

De MONT Kalai Manaole,
Co-Manager
Ho'omana Pono, LLC
86-044 Hoaha St
Wai'anae, HI 96792
Ph: (808)726-5753
Email: hoomanaponollc96792@gmail.com
A native Hawaiian Advocacy Corporation operating out of the Wai'anae Coast

J-20

From: Craig Bo Kahui
To: Burrows-Nuuanu, Leatrice W
Cc: Sam Walker; Sharleen Kahumoku
Subject: [EXTERNAL] Request to be on J Agenda
Date: Monday, October 6, 2025 4:03:16 PM

Aloha Lea
On behalf of Laiopua CDC
I'd like to request to be on the J agenda
Please advise
Mahalo
Bo Kahui

J-21

From: Jojo Tanimoto
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] Hawaiian Homes Commission-October Agenda
Date: Saturday, October 4, 2025 9:08:53 AM

Aloha. It’s Jojo Tanimoto. Please include me in the J section for various concerns. Mahalo
Sent from my iPhone