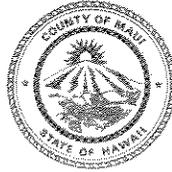


ALAN M. ARAKAWA  
Mayor

MICHAEL W. FOLEY  
Director

WAYNE A. BOTEILHO  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING** RECEIVED

January 20, 2004 '04 JAN 26 P3:22

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

Dear Ms. Salmonson:

RE: Final Environmental Assessment (FEA) for Molokai General Hospital  
Renovation and Expansion Project Located at 280 Puali Street,  
Kaunakakai, TMK: 5-3-009:017, Island of Molokai, Hawaii  
(EA 2003/0004)

The Molokai Planning Commission at the regular meeting on January 14, 2004, accepted the Final Environmental Assessment (FEA) for the subject project, and issued a Findings of No Significant Impact (FONSI). Please publish the FEA in the February 8, 2004, Office of Environmental Quality Control (OEQC) Environmental Notice.

Please find enclosed a completed OEQC Publication Form and four (4) copies of the FEA. If you have any questions, please contact Ms. Kivette A. Caigoy, Staff Planner, of our office at 270-7735.

Sincerely,

MICHAEL W. FOLEY  
Planning Director

MWF:KAC:lar

Enclosure

c: Wayne A. Boteilho, Deputy Planning Director  
Clayton I. Yoshida, AICP, Planning Program Administrator  
Kivette A. Caigoy, Staff Planner  
Randy Lite, Molokai General Hospital  
Project File  
General File  
K:\WP\_DOCS\PLANNING\SM1\2003\9\_MolokaiHospital\OEQCTransmitFEA.wpd

2004-02-08 FONSI  
MOLOKAI GENERAL HOSPITAL EXPANSION &  
RENOVATION

FEB 8 2004

FILE COPY

Final

ENVIRONMENTAL ASSESSMENT '04 JAN 20 10:35

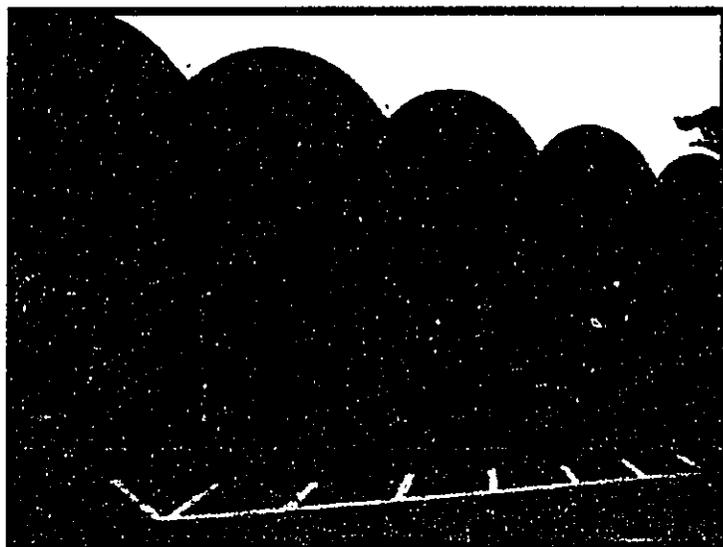
FOR THE

DEPT. OF PLANNING  
COUNTY OF MOLOKAI  
RECEIVED

MOLOKAI GENERAL HOSPITAL

EXPANSION AND RENOVATION PROJECT

KAUNAKAKAI, HI



December 15, 2003

Pursuant to Chapter 343, Hawaii Revised Statutes (HRS), this project must comply with environmental assessment requirements. Of the eight land uses or administrative acts listed, this project applies only to the use of State Funds.

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## PROPOSING AGENCY AND APPROVING AUTHORITY

### 1 – APPLICANT FOR THE PROJECT

The applicant for this project, Molokai General Hospital Addition and Renovation, is **Molokai General Hospital**, County of Maui. The address is:

Molokai General Hospital  
County of Maui  
280 Puali Street  
Kaunakakai, Hawaii 96748

The person responsible for this project is:

Janice Kalanihulia  
Chief Administrator  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, Hawaii 96748

### 2 – APPROVING AGENCY

The approving authority is the Molokai Planning Commission. The address is:

Molokai Planning Commission  
c / o Maui Planning Department  
250 South High Street  
Wailuku, Maui, Hawaii 96793

### 3 – DETERMINATION – Findings of No Significant Impact

Diligence and accuracy were emphasized in the preparation of this Assessment. The findings and conclusions presented in this document represent an objective determination of the potential for any "significant" environmental impacts. Based on community input, agency consultation, and the information gathered and presented within this Assessment, no significant impacts were discovered. For these reasons a ***finding of no significant impact*** has been determined for the proposed project.

**4 – INDIVIDUALS, COMMUNITY GROUPS AND AGENCIES CONSULTED**

1. Residential landowners adjacent to the proposed development site.
2. Representatives from the Molokai Occupational Center and Thrift Store.
3. DLNR - State, County, and Historic Preservation Division
4. County of Maui, Police Department, Molokai
5. County of Maui, Department of Fire Control
6. Department of Water Supply
7. County of Maui Public Works and Waste Management
8. Maui Electric Company
9. Shipping and Freight – Young Brothers
10. Maui Department of Planning
11. Office of Hawaiian Affairs
12. Department of Health – State and County
13. Office of State Planning
14. State Department of Human Services
15. Department of Transportation
16. Department of Housing and Human Concerns
17. County Finance Department
18. Molokai-Lanai Soil and Water Conservation
19. Army Corps of Engineers

All responses from those listed above have been included in this document.

## **5 - DESCRIPTION OF THE PROJECT'S EXISTING ENVIRONMENTAL CHARACTERISTICS; TIME FRAME; FUNDING AND SOURCES**

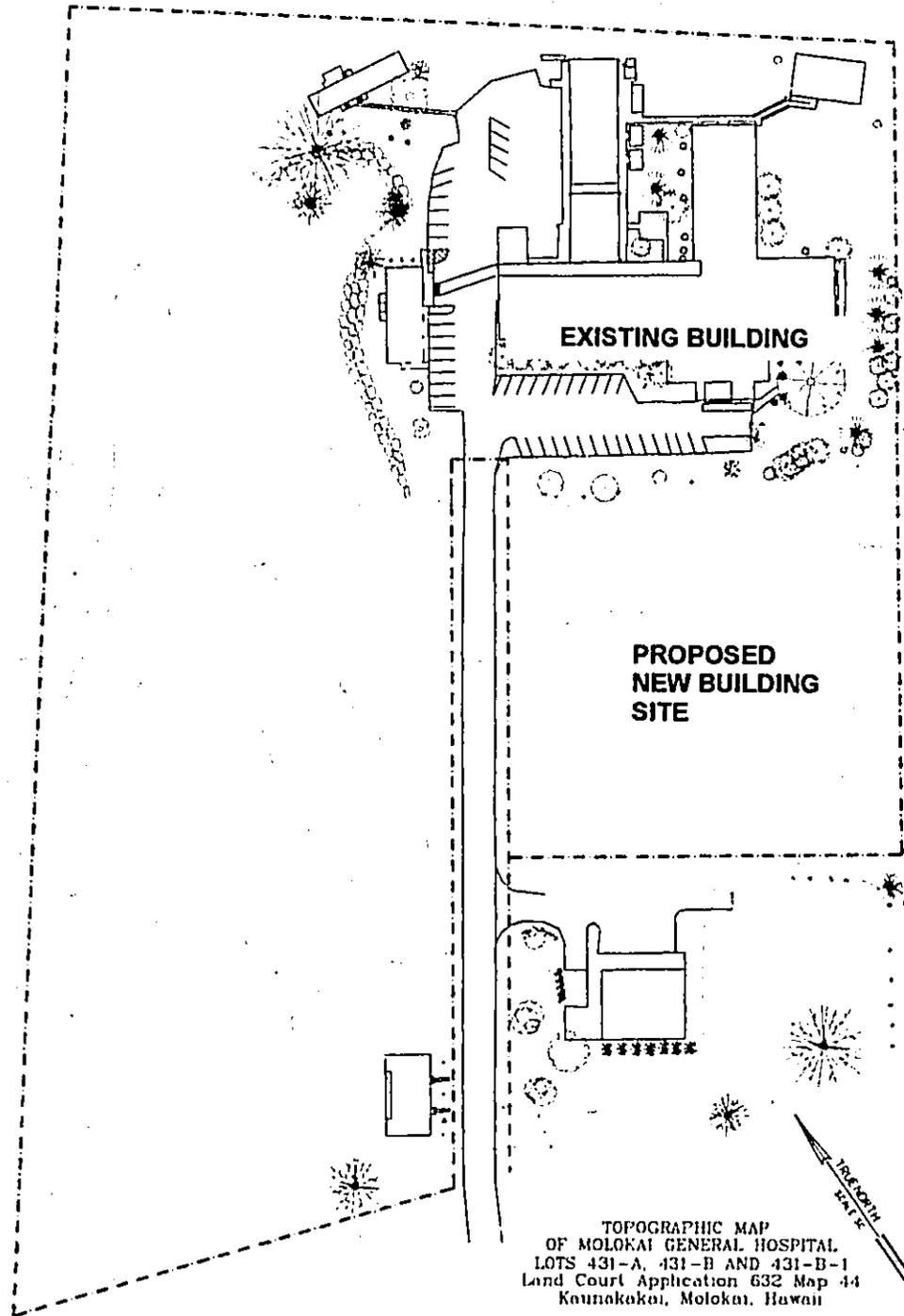
### **Introduction:**

The Molokai General Hospital Expansion and Renovation project is critical to the long-range plan to provide quality medical care on the island of Molokai. The current hospital facility was designed and constructed in 1962. During the past 40 years only minor changes have been made to the hospital. Due to funding constraints, it has always been necessary to place emphasis on maintenance and operational issues rather than building a reserve for use on capital projects. Even though the building has received good care, the passing of time has produced significant deficiencies with respect to code compliance, operational adequacy and maintainability. As a result, failures of building equipment and systems are frequent, costly to repair and adversely impact the hospital's ability to comply with its primary mission. Molokai General Hospital is the only major medical facility on Molokai. As the sole source of major medical services, the existence and operational capability of this facility is vital to the residence of Molokai.

Molokai General Hospital is located in Kaunakakai. Kaunakakai is located in Maui County on the south-central coast of the island of Molokai between Kualapuu and Kamiloloa along Highway 450 near the Kalohi Channel and the Pacific Ocean. The hospital service area covers the entire island and a population of about 6,500 people.

The hospital's total campus covers over 10 acres. It has remained virtually unchanged since the original construction. The entire west side of the property is unused with the exception of three small wood frame structures, of which the Womens Health Center is programmed for demolition or removal (see site plan on page 8). The existing hospital buildings are situated on the northeast quadrant of the property. The remainder of the site, the southeast quadrant, is

used for employee and overflow parking and is currently unpaved. This southeast quadrant is designated as the proposed site for the new hospital addition and a paved patient parking area.



**EXISTING SITE PLAN**

Scale: |————| = 100'

The Molokai General Hospital addition and renovation project is being funded through several sources including Federal, State and County governments and the Queen's Health Systems. The project's budget is approximately 13 million dollars and is scheduled to begin construction during the 4th Quarter of 2003.

***Hospital Construction and Redevelopment Funding Sources***

Federal	FY 02 Grant	\$2,000,000	Secured
	FY 03 Grant	\$1,000,000	Secured
	FY 04 Grant	\$3,000,000	Proposed
State	FY 02	\$ 500,000	Secured
	FY 03	\$ 500,000	Secured
Maui County	FY 02	\$ 500,000	Secured
	FY 03	\$ 500,000	Proposed
Queens Health Sys.	FY 02-08	\$3,000,000	Secured
Office of Hawaiian Affairs		\$ 500,000	Proposed
Weinberg Foundation		\$2,000,000	Proposed
Molokai Community		\$ 165,000	To be raised
<b>TOTAL</b>		<b>\$13,665,000</b>	

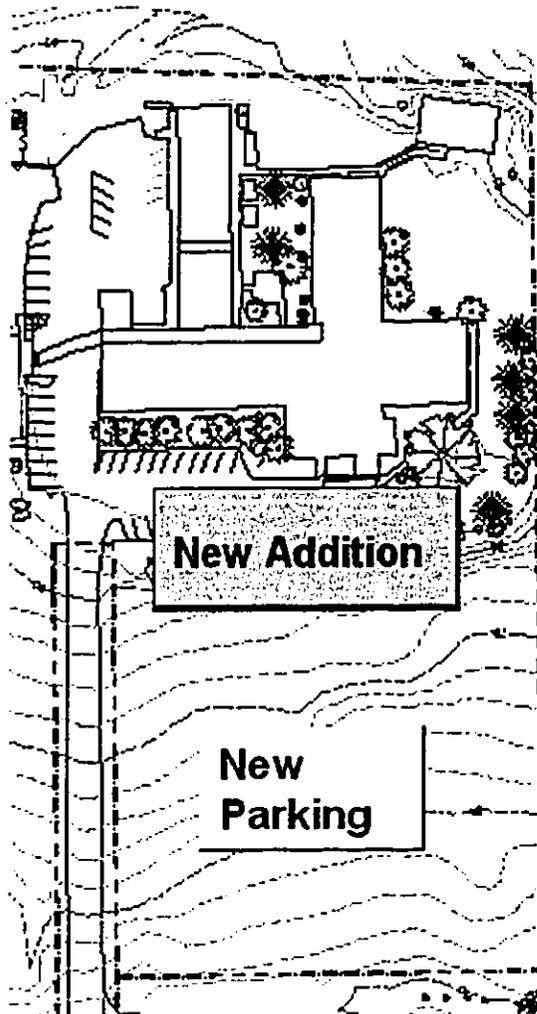
**Proposed Development:**

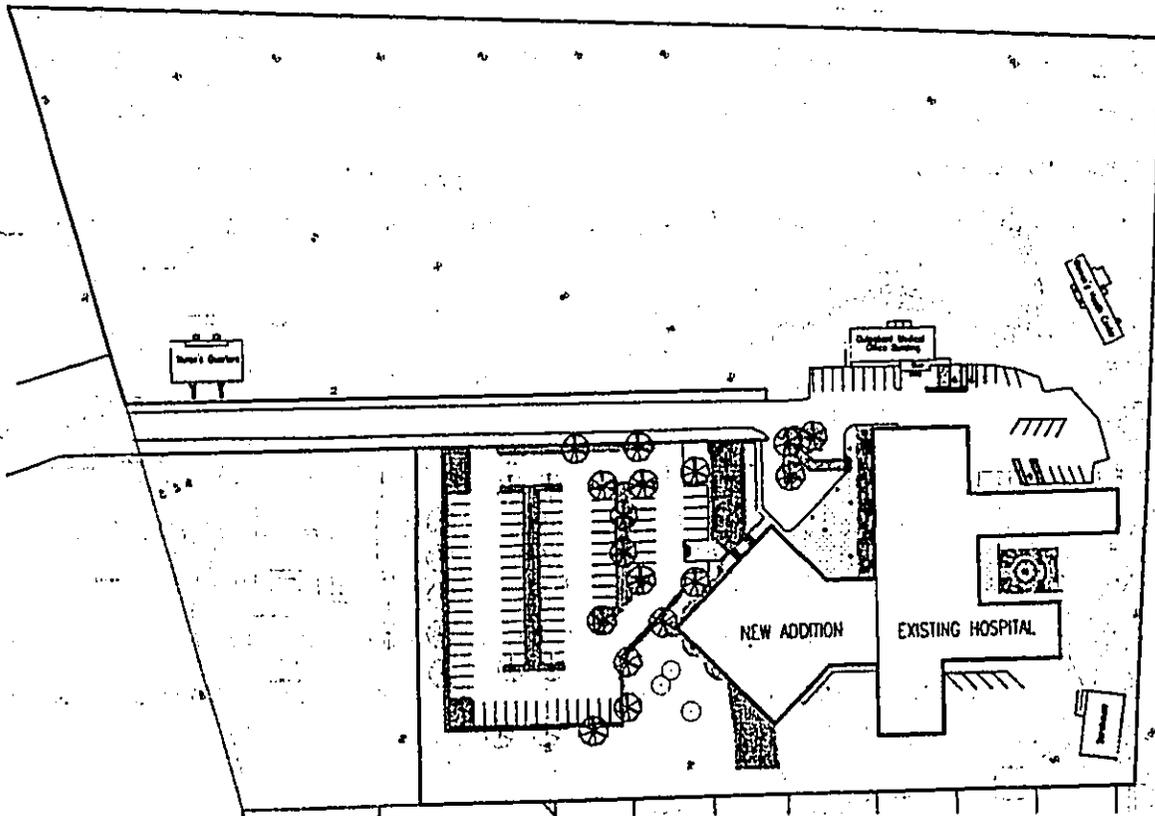
The program for development identifies a need for 11,193 SF of patient service area and 26,256 SF of non-patient services. Based on code issues and operational requirements, the patient service area shall be provided within a new building addition while non-patient service areas shall be redeveloped within the existing hospital structures.

Design and construction of the proposed project will span a three and one half year period. The current schedule identifies 12 months for design, 12 months for Phase 1 construction and 18 months for selective demolition and Phase 2 construction. All site and exterior work will be completed under the Phase 1 construction contract. Phase 2 construction consists of tenant improvements to several departmental areas and may be completed under one or more separate contracts.

The site area for the proposed addition and new parking was originally designed to accommodate an expanded driveway and parking layout, which was never built. With the exception of employee and overflow parking the land area has remained undeveloped for the past 40 years.

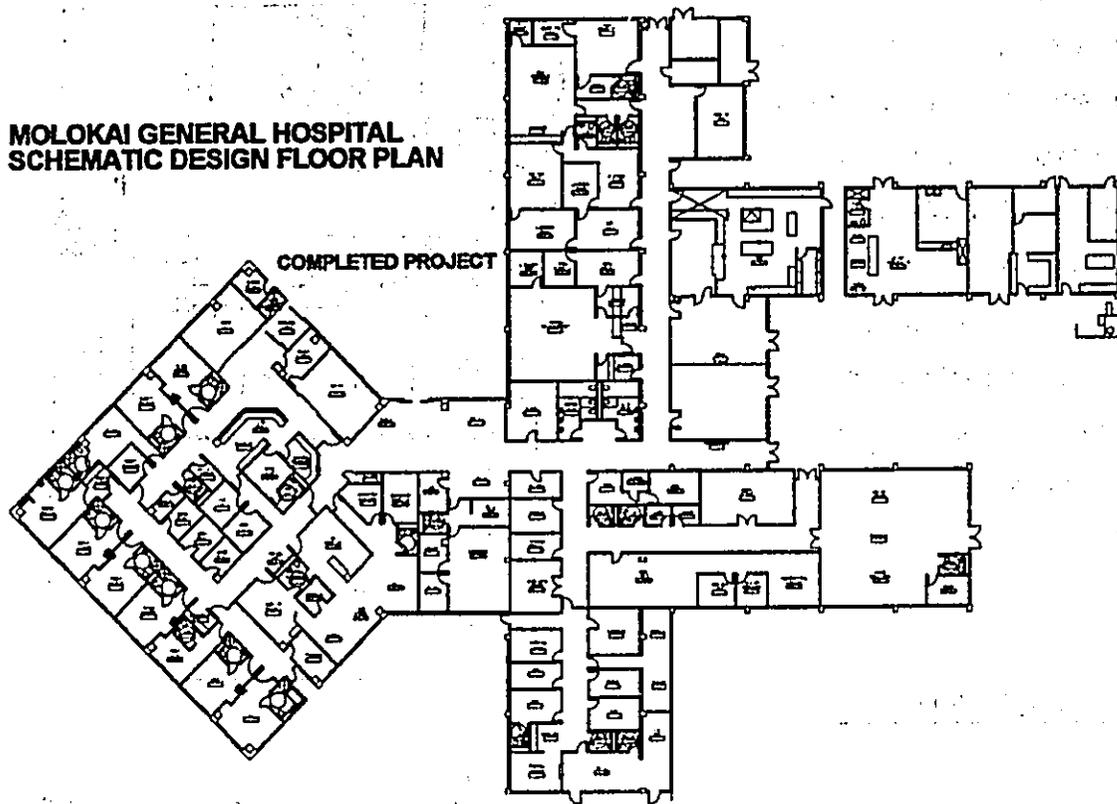
**PROPOSED DEVELOPMENT PLAN**

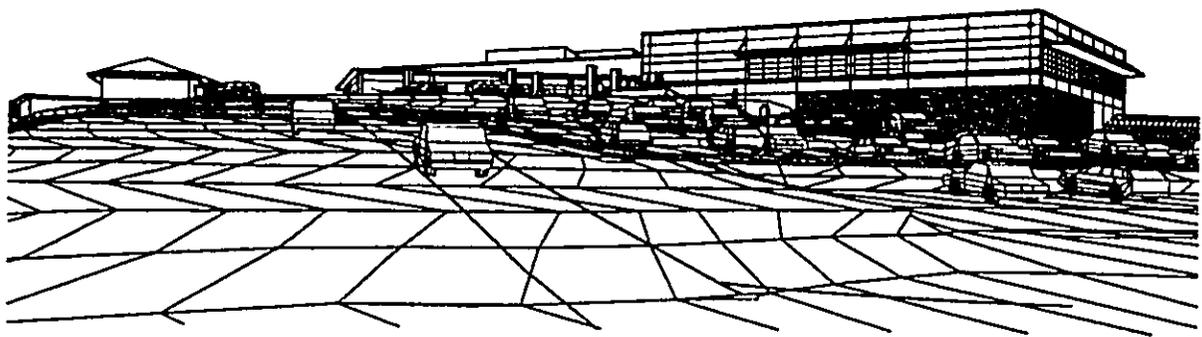
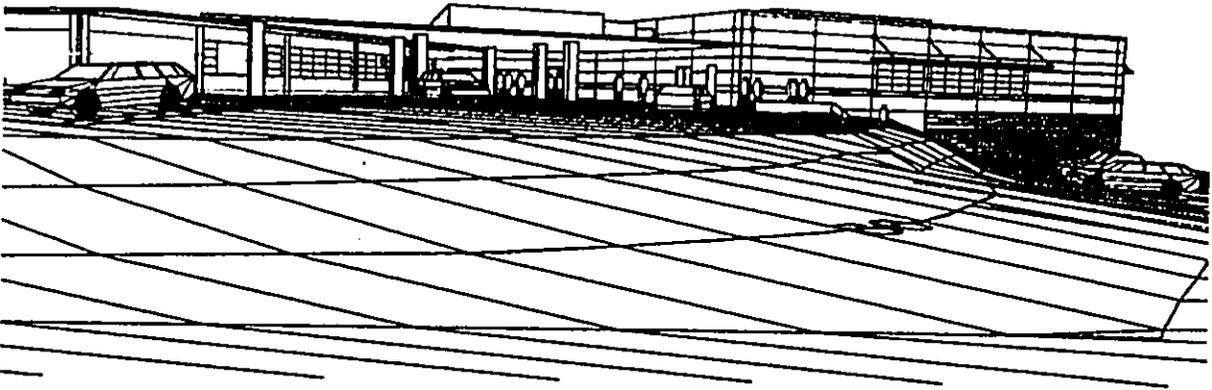
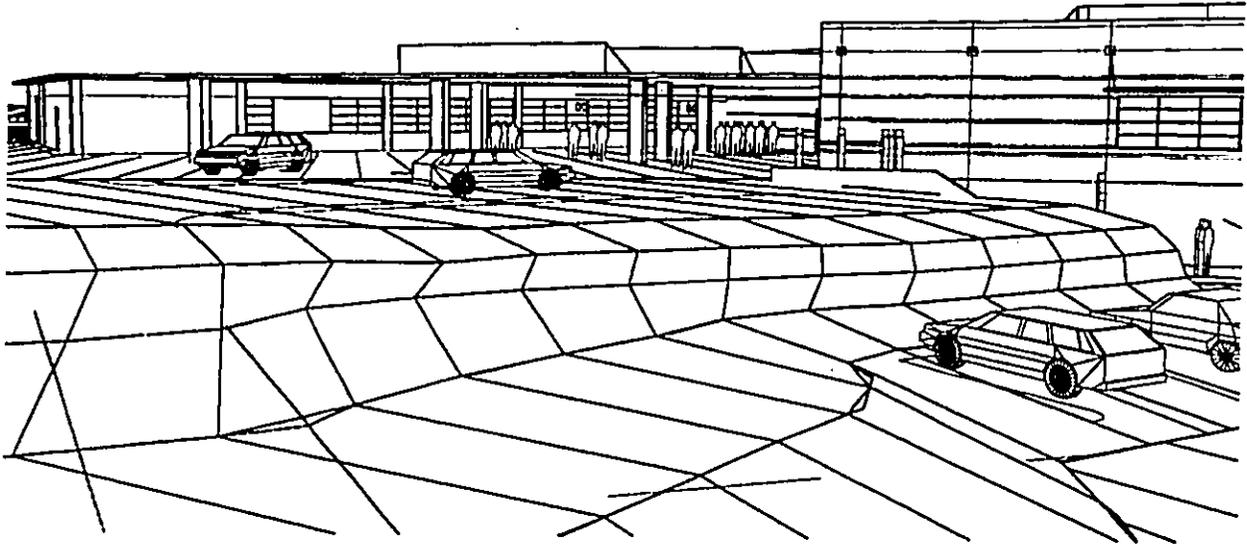




Site Plan

**MOLOKAI GENERAL HOSPITAL  
SCHEMATIC DESIGN FLOOR PLAN**



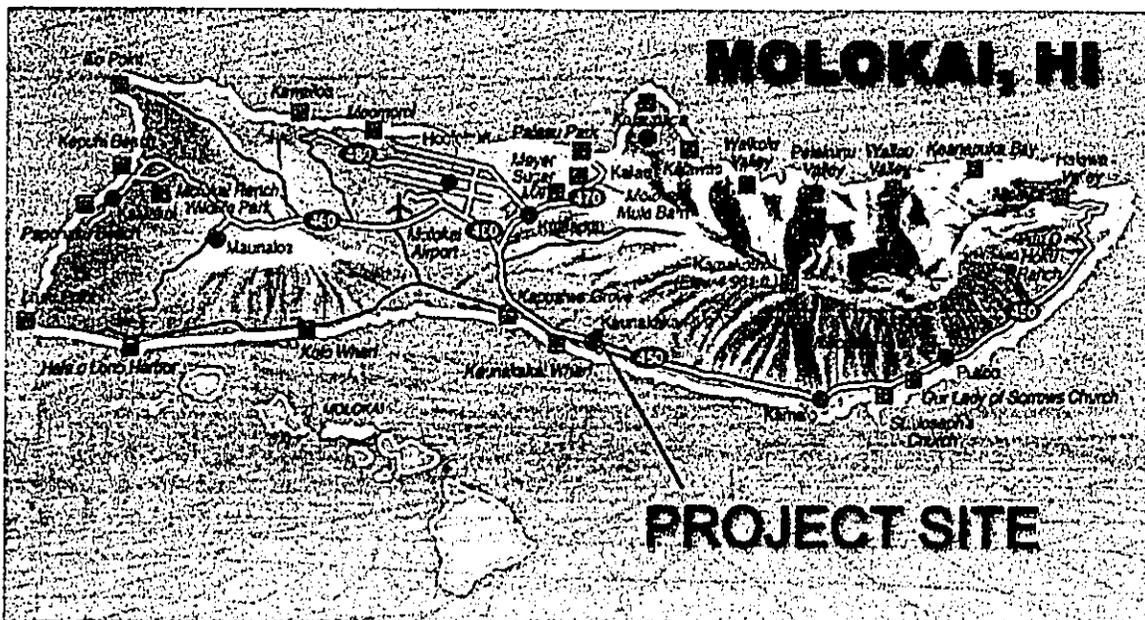


## 6 – DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

### Physical Elements

#### General Description:

The island of Molokai is 25 miles southeast of Oahu, 8.5 miles northwest of Maui, and 9 miles north of Lanai. It is the fifth largest of the Hawaiian Islands group, having an area of 260 square miles and a coastline of a little more than 100 miles. The island lies lengthwise east to west, is 38 miles long and 10 miles wide at the extreme. It consists of two principal parts, each being a major volcanic mountain, with a plain between. East Molokai, which is the larger, has a range of mountains whose highest peak, Kamakou, is 4,970 feet. Stream erosion has cut large amphitheater-headed valleys into its northern coast; smaller and narrower valleys are found on its southern side, with an alluvial plain down to the sea. West Molokai has a sloping mountain, Maunaloa, which reaches an altitude of 1,380 feet. It has gulches rather than valleys and is considerably drier than east Molokai. Its northern coast ends in a high cliff.



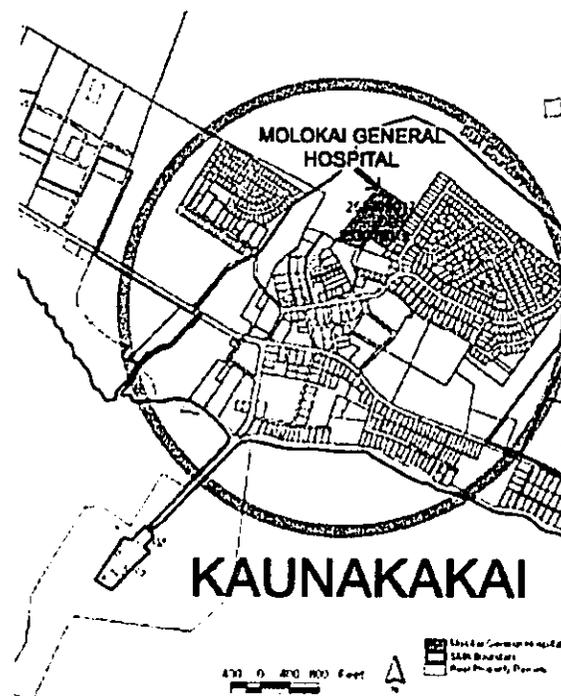
MAP OF MOLOKAI

Molokai's official flower is the white Kukui blossom, the island's official color is green and its nickname is 'The Friendly Island'. Molokai is the most Hawaiian of the main islands, with almost 50% of its population of native Hawaiian ancestry. It is sparsely populated, with but a handful of small towns.

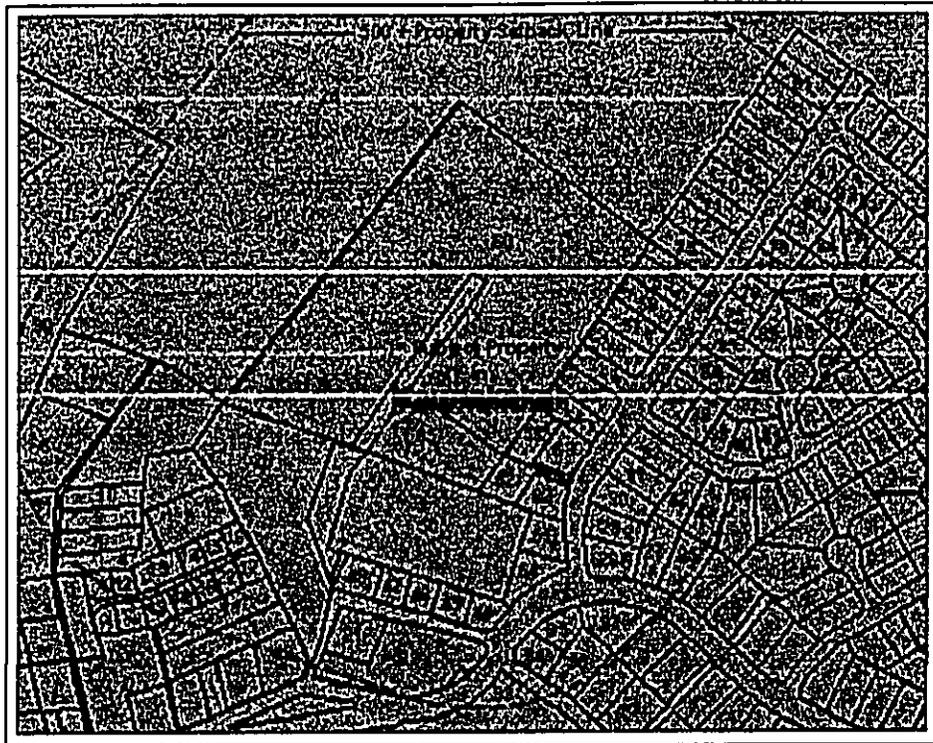
Molokai today is divided into two districts: Molokai district and Kalawao district. The island of Molokai, except for Kalaupapa, Kalawao, & Waikolu makes up the Molokai district. Molokai district is a part of Maui County; Kalawao district is Kalawao County.

The population of the entire island of Molokai in 1960, when the existing hospital was built, was 4,975, with 273 being in the Kalawao district. Kaunakakai, the principal city on the island, had an approximate population of 730; the town of Maunaloa, 800. Using the main street of Kaunakakai, Ala Malama, as the dividing line, the population was almost evenly distributed between East and West Molokai. Today the population is just under 7,000.

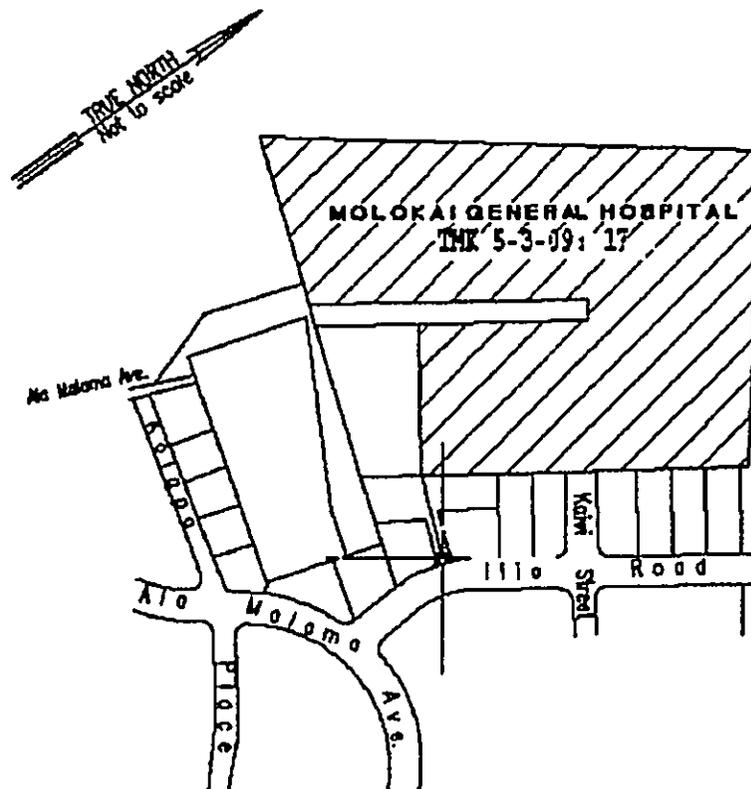
Molokai General Hospital is located just north of downtown Kaunakakai on Puali Street. The hospital sits at an elevation of 80 feet above sea level. The main portion of the building faces the Pacific Ocean and the island of Lanai.



**VACINITY MAP OF HOSPITAL**



**Neighborhood Maps of Hospital**



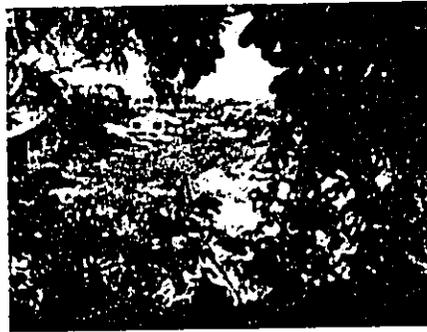
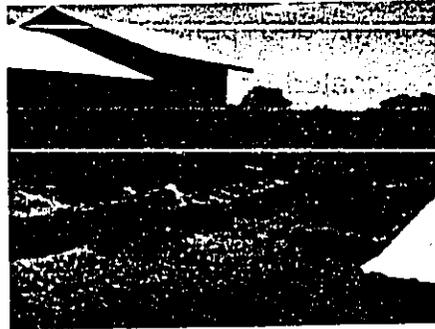
**Additional Maps are at the end of this Report**

**Surrounding Land Uses:**

Any potential environmental impacts to this site, or to other sites adjacent to this property, or in the general vicinity of this property, vary based on location and use.

There are seven single-family residential lots that border the East property line. These lots all have a rear yard exposure to the hospital's property. The primary hospital activity that impacts these properties is parking. This use will continue after the proposed development is complete.

On November 7<sup>th</sup> a meeting was scheduled with neighborhood residents to discuss the proposed development plans and to note any concerns they might have with respect to potential environmental impacts to their property or the neighborhood in general. Although proper notice was given no residents came to the meeting. Response letters are attached to this assessment.



**Project Impacts & Mitigation Measures:**

*The hospital has been a good neighbor to adjacent properties. Noise, traffic and visual impacts have always been kept to an acceptable level. A primary goal of the proposed project will be to maintain and continue to improve on the standards set to date. New equipment specified for the project will operate at lower noise levels than previous equipment. And, landscape features are planned that will enhance the appearance of the new buildings while minimizing the visual impact of cars and parking areas.*

The south property line borders the Molokai Occupational Center and Thrift Store. The current and future use for the area adjacent to the property line is storage and parking. The hospital's designated use will also be parking. A meeting with the Molokai Occupational Center was conducted to discuss the hospital's development plans and to note and concerns. Meeting notes are attached.



*Project Impacts & Mitigation Measures:  
No significant impacts were identified.*

The west property line for the proposed development is adjacent to Puali Street. This portion of the road ends at the hospital. With hospital property on both sides of this road, the exclusive use will continue. A meeting was held with Maui County Traffic Engineering to confirm the adequacy of the road system to services the hospital's proposed project development. A letter conveying the findings is attached.



*Project Impacts & Mitigation Measures:*

*The proposed project complies with all Maui County zoning standards for roads, access, parking and loading. The fact that this road is internal to the hospital campus insures that any potential impacts will be contained within the hospital site.*

The north property line adjoins Molokai Ranch. The property is designated as agricultural use. The ranch property does constitute a tributary area for surface drainage. A drainage swale was developed by Maui County on the hospital property to the west of Puali Street. The area does not impact the future proposed development nor will the proposed project development contribute to the storm water runoff in that area.



*Project Impacts & Mitigation Measures:*

*The proposed project will increase the density of development on the Molokai General Hospital site. The use of building setbacks, height restrictions, compatible design elements and landscape features will minimize any visual impacts to adjacent properties.*

**Climate:**

Hawaii's tropical location accounts for uniform weather conditions throughout the year. Climatic conditions on Molokai are characterized by mild and consistent year round temperatures, moderate humidity and steady northeasterly tradewinds. Variations in Molokai's weather are attributed to regional topographic and climatic conditions.

Kaunakakai is situated in the south central portion of the island near sea level. Average annual rainfall is approximately 15 inches near the coast. At the upper reaches of the watershed, rainfall increases to approximately 75 inches per year. The months of October through March are typically the wetter periods of the year, with April to September being typically the drier months. Mean

temperatures range from 69 degrees Fahrenheit in January to 76 degrees Fahrenheit in August.

The winds off Kaunakakai are predominantly northeasterly tradewinds. However, as these winds round the eastern tip of the island and veer westerly along the southern coast, they produce easterly prevailing winds.

*Project Impacts & Mitigation Measures:*

*The new project's design is better suited to respond to Molokai's climatic conditions. Solar orientation, reflective materials, building massing and terracing all serve to passively respond to the wind, rain and temperatures of the local climate.*

**Topography and Soils:**

The project site ranges in elevation from approximately 55 feet above mean sea level on the south to 85 above mean sea level on the north. The site has very little slope in the east west direction. The slope of the site is very gradual with the exception of a manmade 10 foot ridge just to the south of the existing hospital entry and parking (see existing site plan).

Soil boring data from the site indicate firm red soil with large and small boulders as fill material to a depth of 2-5 feet, with stiff red-brown clay in some areas, over hard decomposed rock to a depth of from 2-16 feet, over vesicular basalt. Four test holes were taken to depths of 15, 16, 20 and 24 feet.

*Project Impacts & Mitigation Measures:*

*The soil data indicates very suitable subsurface conditions to support the new structure. The site contours and manmade ridge suggest the terraced two-story structure approach over a more expansive single story design.*

**Flood and Tsunami Hazards:**

Molokai General Hospital is located in Flood Zone C, or areas of minimal flooding. See Flood Insurance Rate Map at the end of this assessment. According to the Civil Defense Disaster Preparedness Information, the existing

site is located outside the tsunami evacuation boundary and is safe from dangerous wave action.

*Project Impacts & Mitigation Measures:*

*The independent studies conducted for Flood Insurance and Civil Defense Disaster Preparedness indicate minimal impact from flood and tsunami hazards.*

**Flora and Fauna:**

The portion of the hospital campus that has been developed and has buildings located on it is also landscaped. Vegetation around the buildings and courtyard include planted areas with kiawe, sea grape, ohia alii, money trees, plumeria, kukui, false kamani, norfolk pine, guava, ko, milo, ficus, haole koa, and palm. All open areas are planted with lawns and grasses or graveled with cinder. The non-developed portions of the site have not been landscaped and have Kiawe, haole koa and buffalo grass.

Avifauna and mammals common to the project site and surrounding areas include introduced feral animals (deer, goat, mongoose, wild pig). Several species of native birds, of which the U.S. Fish and Wildlife Service and the State of Hawaii list five (5) as endangered may be found in the surrounding region. These species are the Hawaiian Coot, Hawaiian Common Moorhen, Hawaiian Stilt, Molokai Creeper and Molokai Thrush. The coot, moorhen and stilt are water birds, which generally make their home in fishponds along the south coast of Molokai. The Molokai Creeper and Molokai Thrush are endemic to the island of Molokai. Habitats for these species are commonly found above the 2,000-foot elevation.

*Project Impacts & Mitigation Measures:*

*There are no rare, threatened, or endangered plant species or habitats that have been identified within the project area. The proposed landscape program for the new project will increase the habitat available to the resident avifauna and mammal populations.*

**Archaeological Resources:**

The portion of the hospital campus proposed for this project has been unused or used for employee and overflow parking during the past 40 years. Significant ground alterations did take place within the project site area during the hospital's original construction.

*Project Impacts & Mitigation Measures:*

*There are no identified surface archaeological features existing within this area. Soil boring data indicates approximately one foot of loose rock and red dirt over hard, decomposed rock and vesicular basalt.*

**Cultural Impact Assessment:****Historical and Environmental Context of the Region**

There were to initially two land divisions on the island of Molokai, the Ko'olau and the Kona districts. The Ko'olau district was made up of the ahupua'a of Halawa, Wailau, Pelekunu, Waikolu, Kalawao, Makanalua, and Kalaupapa; the remaining ahupua'a were called the Kona district. In 1859, the Hawaiian government combined the districts as it determined that one district would be more efficiently administered than two. This was done because the population of the island had dropped to 2864 from an estimated 6000 in 1832, and increasing numbers of people were beginning to migrate from the windward valleys on the north side of the island to the more accessible leeward coastal regions.

Then in 1909, a political division of the island was made to incorporate Molokai as one of the districts in the newly formed Maui County, where it remains today. The Kalaupapa settlement was administratively separated and became known as Kalawao County, managed by the state Department of Health.

The district of Molokai has 53 ahupua'a. Most of the place names used today are derived from the traditional ahupua'a names. Throughout its history the Island of Molokai has been characterized by its rural agricultural base. Molokai's strong sense of traditional, culturally significant history is represented by its many ancient Hawaiian sites, as well as by the impressive ruins of Kalua'aha Church, built in 1844 representing the establishment of the first missionary station in 1832 and Father Damien's St. Joseph church at Wawaia.

There are 136 recorded heiau on the island and of these 36 or found from, Kamalo'o mana'e to Honoulimalo'o including 'Ili'ili'opae heiau at Mapulehu, the largest on the island and thought to be the oldest..

At the time of Western contact in 1778, the estimated population figure for

Molokai was 10,500. When the first permanent mission station was established 1832 at Kalua'aha by Harvey Rexford Hitchcock, he gave his census figure of 6000 for the island, very close to today's population figure. By 1910, the 6000 population figure had fallen to 1006, not including the patients at the Kalaupapa Settlement.

Puko'o was the first town in the Western sense and the first County seat with a courthouse, lockup, wharf and several small stores. As Molokai developed into a limited market-oriented economy surrounding the plantation and ranching activities to the West a gradual population shift began to occur, and in 1925 the county business center was moved to 'Ualapu'e, where a new hospital had opened. Changes were taking place so rapidly that only 10 years later Kaunakakai had assumed the role of major commercial and political center of the island, and the physical facilities were again transferred westward.

In 1859, Kamehameha IV had established a sheep ranch on the west end at Kaluako'i, which his brother Kamehameha V expanded by acquiring additional lands augmented by other types of livestock. This was the founding of Molokai Ranch, later purchased in 1897 by a group of Honolulu businessmen when it became known as the American Sugar Company.

The island's population began to increase dramatically in the early 1920s and by 1930 there were 4427 people on the island; an increase of 3421 in 10 years. The first change occurred when the government passed the Hawaiian Homes Act in 1921, resulting in the settlement of, Kalama'ula, Hoolehua, Pala'au, and Kapa'akea.

*(Excerpts from the Molokai Community Plan dated 2001 - Part II - Section A.)*

In 1932 Shingle Memorial hospital was established on a homestead in Hoolehua and was operated by the Episcopal Church. In 1949, the hospital was incorporated as "Molokai Community Hospital". In 1950 the State Fire Marshal and the Department of Health condemned the building. The reports state that the only feasible answer to the fire hazard urgency is complete replacement of the present structure so the Board of Directors began researching options for replacement. In 1954 Molokai Ranch offered the Board of Trustees any tract of land they desired on which to build a new hospital. After much deliberation the Board chose an area comprising approximately 11.5 acres on a plateau above the town of Kaunakakai. The main factor involved in this choice was that the population of the island had progressively relocated to the area surrounding Kaunakakai and it was felt that this area would be the best central location. It was also believed that future population expansions dictated by various economic developments would center in the Kaunakakai area and that in order to best serve the people of the island, a new hospital should be placed there. The acreage was a gift of the Molokai Ranch, and was deeded, in fee simple, to the Molokai General Hospital association. In 1962 the Board of Trustees had raised sufficient funds to construct a new hospital and in 1963 the existing hospital was constructed and still remains, largely unchanged, today.

### Interviews

Senior staff at the hospital who have been long term residents of Molokai were consulted about who may have lived near or conducted any activities on the land that is now the hospital campus prior to the facility being built.

Punalei Stack (maiden name Meyer) remembers that the property was part of Molokai Ranch. She said it was very dry range land and that it was not good for hunting because it was so dry. She was unaware of any gathering that may have gone on but she didn't think there was any because the plants that were on the property were just like what is on the hill behind the town now, all dry grass and halekoa trees. We talked about how Kaunakakai was different back then and how most of the people at that time lived in Kualapuu. She remembers the old Harbor Lights restaurant that used to be down on the wharf and that the subdivision of Ranch Camp was not here then.

Vivian Joao was in Kaunakakai as a child with her father who worked at the Harbor Lights Restaurant. She remembers the land all above town in those days as being vacant pasture with scrub trees. She said it was all just ranch land. She was unaware of any gathering that may have gone on there.

### Analysis of Potential Effect

From a recent historical perspective, the lands underlying the proposed project were graded forty years ago when the hospital was constructed and, since then, have been used as a dirt overflow parking area for employees. No one that was consulted at the facility is aware of any cultural resources that were located on the property.

In the late 1990's Molokai General Hospital allowed the planting of some native medicinal plants as part of a joint project with the local high school. The plants were to be available to the public for harvesting and use in traditional remedies for various ailments however, after a time interest in the project was lost and because the plants were not suited to the environment here they soon perished.

The Hospital has incorporated some of the cultural belief systems into its design for the addition. This resulted in the placement of the Birthing Services being located in the East part of the building and the "end of life" services being placed in the West portion of our building.

No indications of cultural practices, such as gathering, access, or religious traditions, are known to be associated with the project area therefore, with regards to the proposed project, adverse impacts to cultural resources, practices, and traditions are not anticipated.

### References Consulted

1. Molokai Community Plan dated 2001 - Part II - Section A.
2. A preliminary construction study conducted by James Morrison, A.I.A. for the Molokai General Hospital Board of Trustees to evaluate construction of our current facility. This Study was prepared between May 1960 and September 1960.
3. Interviews:  
    Vivian Joao  
    Punalei Stack

### **Air Quality and Noise Characteristics:**

The Kaunakakai region is not exposed to adverse air quality conditions. The low level of residential and commercial development in the Kaunakakai area, the lack of major point sources of air pollution, and the prevailing tradewind conditions are factors influencing a high level of air quality in the region. Motor vehicle emissions are the primary source of indirect emissions in the area. However, these mobile sources have no adverse influence on air quality.

There is only one perceptible noise generator in the vicinity of the project. This is the emergency generator for the hospital. The generator is test operated once a week for 30 minutes. It is always test operated during normal business hours. The generator is located at the north central portion of the hospital campus, within a concrete masonry building and has an approved muffling device. Any additional background noise in this locale can be attributed to traffic in the Kaunakakai area.

### *Project Impacts & Mitigation Measures:*

*Even though the proposed project will add building area to the hospital's campus, the number of employees and visitors is expected to go down. Improved mechanical equipment and a reduction of vehicles coming to the hospital should have a positive impact on noise reduction. Air quality has not been an issue.*

## **Socio-Economic Characteristics**

### **Population:**

The resident population of the island of Molokai (excluding Kalawao), as determined by the 1990 Census, was 6,587. In the year 2000, the resident population was 7,404, representing an increase of approximately 10 percent. Kaunakakai remains the population center of Molokai with 2,726 residents, followed by Kualapuu with 1,936 residents (Maui County Data Book, June 2001).

### *Project Impacts & Mitigation Measures:*

*While a new medical facility will provide another incentive for people who are considering making Molokai their home, it is unlikely that population impacts will be significant due to this project because healthcare is only one of many things such as employment, education, and recreation that people consider when choosing to live on Molokai. A new modern medical facility will, however, do much to improve the quality of medical services available to the existing residents of Molokai.*

### **Economy:**

In general, the economy of Molokai has been "flat" in recent years when compared to the economic conditions of Maui and Lanai. In the year 2000, the unemployment rate for Maui was 3.8 percent; Lanai was 3.5 percent, while Molokai was at 14 percent. In comparison, the State of Hawaii unemployment rate for the year 2000 was 4.3 percent (Maui County Data Book, July 2001).

In the year 2000, the total number of non-agricultural wage and salary jobs on Molokai was 2,000. These positions included government (700), retail (300), health services (250), social services (200), hotels (150), transportation and communication (100), and construction (50). The total number of agricultural related positions on Molokai was 100 (Maui County Data Book, July 2001).

The visitor industry continues to provide a valuable contribution to the Molokai economy. In 1999, a total of 69,657 visitors traveled to Molokai. Of those visitors 59,685 were domestic, while 9,972 visitors were from foreign countries.

However, the Molokai tourism market still has room for growth. In the year 2001, Molokai a total of 161 hotel rooms and condominium units in rental pools with an average occupancy rate of 47.36 percent, and an average daily room rate of approximately \$92.09 per night. (Maui County Data Book, July 2001).

These figures are substantially lower than those of Maui, which had an average occupancy rate of 74.50 percent, and an average daily room rate of \$210.29 (Maui County Data Book, July 2001).

*Project Impacts & Mitigation Measures:*

*The impact of this project on the local economy consists of two possibilities. The first will occur during the construction period. A 9-million dollar construction project has the potential to produce substantial positive impacts to the construction industry. However, as indicated above, that industry currently has only 50 people working within it and includes no identifiable qualified contractors with the experience and size to successfully complete this project. The hospital is considering several options that may allow for local workers to participate in some of the phase-2 construction. The second economic opportunity occurs during the ongoing operation of the hospital itself. This project will have a neutral impact on the number of medical jobs available on Molokai.*

**Public Service Departments**

**Police and Fire Protection:**

Police services on Molokai are provided by the Maui County Police Department. The Molokai station is located next to the Mitchell Pauole Center in Kaunakakai.

Fire prevention, protection and suppression services are provided by the Maui County Fire Department. The Fire Department maintains stations in Kaunakakai and Hoolehua, with a substation Pukoo.

Both the police and fire station in Kaunakakai are located within a few blocks of the project site.

*Project Impacts & Mitigation Measures:*

*The new facility will include state-of-the-art fire protection and security design features and will substantially reduce the risks for fire and security problems.*

**Health Care:**

Molokai General Hospital, which is operated by the Queen's Health Systems, is the only major medical facility on the island. The hospital, located in Kaunakakai, is currently a 30-bed facility providing long term care, acute care and obstetrics services.

Other medical facilities include the Molokai Family Health Center in Kaunakakai. In addition, the Women's Health Center located at the hospital provides mid-wife and maternity services for local residents.

*Project Impacts & Mitigation Measures:*

*Molokai General Hospital's new addition and renovation project will add significantly to the level of healthcare available to local residents. The only reduction in service will be in long-term care. That services is being transitioned into the community with the hospital providing support.*

**Solid Waste:**

Except for remote areas, single-family solid waste collection service is provided by Maui County on a weekly basis.

Solid waste is collected by County refuse collection crews and disposed at the County landfill at Palaau. In addition to County-collected refuse, the landfill accepts commercial waste from private collection companies.

*Project Impacts & Mitigation Measures:*

*The design for this project will incorporate improved waste management systems and equipment. Current methods for storing waste on site will also be improved. Medical waste treatment currently takes place in a chain link caged area outside*

*the maintenance shop. In phase two of the proposed project this treatment area will be moved into the area now occupied by the maintenance shop thus offering a more secure environment for the storage and treatment of medical waste. New reclamation equipment will be installed in the proposed addition's radiology dark room.*

**Recreational Resources:**

The island of Molokai offers a wide range of recreational opportunities. Outdoor activities include bicycling, boating, camping, diving, fishing, golfing, hiking, horseback riding, hunting, surfing, swimming, tennis and windsurfing.

*Project Impacts & Mitigation Measures:*

*There are no apparent impacts in this area.*

**Education:**

There are five (5) public schools on Molokai. Four (4) are public elementary schools, Kaunakakai, Kilohana, Kualapuu and Maunaloa, providing elementary school education for children from Kindergarten through Grade 6. There is one (1) secondary school, Molokai High and Intermediate School, located in Hoolehua.

Private schools include Molokai Christian Academy (Grades K-12) and Molokai Mission School (Grades 1-8)

Molokai Education Center, a satellite facility of Maui Community College, offers post-secondary, vocational and technical credit courses, and is located adjacent to the project terminus along Kamehameha V Highway.

*Project Impacts & Mitigation Measures:*

*The proposed project will enhance the hospital's image, especially for the younger patients. Recent modifications to one of the exam rooms demonstrated that a less institutional, more homelike, image produced positive results.*

## **Public Service Systems**

### **Transportation System:**

Maunaloa Highway links Kaunakakai with the western portion of the island. Kamehameha V Highway extends along the shoreline providing access to eastern portions of Molokai.

County roads run through residential, commercial, light industrial and public facility areas in the remainder of Kaunakakai. Due to the rural character of the town, traffic is generally light and rarely reaches congested conditions.

A commercial aviation airfield in Hoolehua serves Molokai. The airport is located approximately seven (7) miles west of Kaunakakai. Paragon Air, Island Air, and Hawaiian Airlines provide regularly scheduled daily passenger flights to and from Molokai to Oahu and Maui.

Kaunakakai Harbor, located to the south of the project site, is Molokai's only commercial harbor. Facilities include 8,800 square feet of covered storage area and approximately 128,000 square feet of open storage area (County of Maui Data Book 1996-97, July 1997).

### ***Project Impacts & Mitigation Measures:***

*The proposed project will potentially impact all of the transportation elements during construction. Materials, equipment and personnel will need to be moved on and off the island during the 3-year construction period. A program to provide increased traffic for shipping, transportation and vehicular movement is being specified for the project and will be implemented by the contractor as part of the general contract for construction. Once the project is complete, transportation system demand from the hospital will revert back to its previous levels.*

**Water System:**

The County of Maui operates four (4) water systems on the island of Molokai. The water distribution system for Kaunakakai consists of a 1.0 million gallon reinforced concrete reservoir at an elevation of 232 feet. It is located approximately 1,500 feet northeast of the hospital site. A network of 12,8 and 6-inch waterlines transport water from the reservoir to residential and commercial areas of Kaunakakai.

An existing 6-inch waterline is situated along the west edge of the proposed project site and services only hospital facilities.

**Project Impacts & Mitigation Measures:**

*The proposed project is expected to increase the water system demand for landscaping, however, the addition of a new water service connection from Kaiwi Street will more than offset the increase. The new service will also improve the sites fire flow capacity.*

**Wastewater System:**

The Kaunakakai Wastewater Treatment Plant, built in 1987, provides service to the Kaunakakai area. Residents within one (1) mile of the plant are linked to the wastewater system. The Kaunakakai facility has a capacity of 300,000 gallons per day (gpd) and a cumulative capacity of 287,000 gallons per day.

Most regions of Molokai are not served by a wastewater treatment system. Residents situated beyond the Kaunakakai service area utilize either cesspools or septic systems. The County of Maui provides cesspool pumping services to readily accessible areas.

**Project Impacts & Mitigation Measures:**

*The proposed project is expected to reduce the wastewater system demand generated by the hospital by replacing older inefficient plumbing fixtures with new water efficient fixtures. Our current fixtures are the original unit installed when the building was built and range in manufacture dates from 1959 to 1962. Our existing water closets use approximately 5.5 gallons per flush (GPF) and the new*

ones will use 1.6 resulting in a 3.9 GPF savings per fixture. Our existing showers use approximately 3.2 gallons per minute (GPM) and the new ones will use 2.5 resulting in a savings of 0.7 GPM per fixture. Our existing sinks use approximately 0.7 gallons per minute (GPM) and the new ones will use 0.5 resulting in a savings of 0.2 GPM per fixture. The population change in the building will be minimal, if any, so the use of newer water saving plumbing fixtures will decrease the wastewater generated. The additional area of landscaping will increase water consumption, however it will not discharge into the wastewater treatment system so wastewater will be reduced.

**Drainage:**

In 1997 Maui County developed a drainage system that captures storm runoff from Molokai Ranch agricultural land and passes it through the west side of the hospital's campus. The location of the drainage system is across Puali Street, west of the proposed project site, and will not impact the project.

Within the project area, small to medium storm flows will percolate into the ground of the adjacent landscaped areas. For larger storm flows, runoff will build and overflow into the county drainage system.

*Project Impacts & Mitigation Measures:*

*The site drainage conditions for the project will not increase significantly. The county's new drainage system is more than adequate for anticipated runoffs.*

**Electric and Telephone Services:**

Electrical and telephone services are provided by Molokai Electric Company and Verizon Hawaii, respectively.

*Project Impacts & Mitigation Measures:*

*Both Molokai Electric and Verizon Hawaii have sufficient capacity and reserve to handle the hospital's projected demands.*

## 7 – RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

### **State Land Use Districts:**

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission (LUC), establishes the four (4) major land use districts in which lands in the State are placed. These districts are "Urban", "Rural", "Agricultural" and "Conservation".

*The proposed project is located within the State "Urban" district. The proposed actions are compatible under this State Land Use designation.*

### **General Plan Of The County Of Maui:**

**Objective:** To meet the health needs of all residents and visitors.

**Policies:** Encourage the expansion and improvement of our hospitals and our public and private medical facilities and encourage the State to provide prompt and adequate 24-hour emergency services available to each community throughout the County.

*The proposed hospital addition and renovation project is consistent with the objectives and policies of the County of Maui General Plan.*

### **Molokai Community Plan:**

Nine (9) Community Plans have been developed in Maui County. A Community Plan that contains objectives and policies drafted in accordance with the County General Plan guides each region's growth and development. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

It is noted that the Molokai Community Plan recommends the provisions for enhanced medical services for the community and improved emergency transportation services. The Implementation Actions recommend that Molokai General Hospital be maintained and enhanced for the service areas of acute care and obstetrics.

*The proposed hospital addition and renovation project is consistent with the objectives and implementing actions of the Molokai Community Plan.*

### **Zoning:**

The zoning designation for the hospital's campus is Public/Quasi Public. Design elements related to zoning are in compliance with this designation.

**Costal Zone Management Objectives and Policies:**

The subject site is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Special Management Area Rules and Regulations for the Molokai Planning Commission, actions occurring within the SMA are evaluated with respect to SMA objectives, policies and guidelines.

*Although the proposed project is anticipated to have no adverse impact on coastal recreational opportunities available to the public, an SMA application has been submitted to the Department of Planning for review as a part of the regulatory compliance Process.*

**8 – ADVERSE ENVIRONMENTAL EFFECTS, WHICH CANNOT BE AVOIDED**

*Project construction will result in a certain amount of unavoidable construction-related impacts. These impacts include noise-generated impacts, air quality impacts and traffic related impacts. Noise generation will be restricted to normal business hours, air quality which is limited to dust will be mitigated by means of approved dust control measures and traffic impacts will be mitigated by means of traffic control and scheduling measures.*

*After completion, the hospital addition and renovation project is not anticipated to create any significant, long-term adverse environmental effects.*

**Determination of Significance**

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

The letter attached in this assessment from the State Historic Preservation Division and signed by Mrs. Collins, the State Archaeologist for Molokai shows that previous development has altered the land, that previous grubbing/grading has altered the land, and that due to prior ground alteration, including grading 40 years ago, it is unlikely that significant historic sites are still present in the area proposed for the addition and renovation. The cultural impact assessment, on page 18 of this document, also did not identify any natural or cultural resources on the property therefore we believe there are no natural or cultural resources in the proposed project area. Should any archaeologically significant artifacts, bones, or other indicators of previous onsite activity be uncovered during the construction phases of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

**(b) Curtails the range of beneficial uses of the environment;**

The project area is currently vacant and is not suitable for agriculture do to the slope of the land and the large rocks in the area. The subject property has been used for healthcare services since 1963 and the healthcare services that are currently offered on the site will continue to be provided on the property both during and after construction.

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

The proposed project does not conflict with the environmental policy of 344-3, which states:

*[§344-3] Environmental policy. 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 exist in productive harmony, and fulfill the social, economic, and other of the people of Hawaii.*

*(2) Enhance the quality of life by:*

*(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;*

*(B) 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;*

*(C) Establishing communities which provide a sense of identity, wise use land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian; and*

*(D) Establishing a commitment on the part of each person to protect and Hawaii's environment and reduce the drain on nonrenewable resources. [L 1974, c 247, pt of §1; gen ch 1993]*

The proposed project is a simple addition and renovation to an existing building using standard construction methods and materials approved for use in the area. It is not expected to increase population, reduce economic opportunities, or create a significant increase in the demand on natural resources. This

assessment process has not identified any issues in regards to this project that conflict with the State's long term environmental policies and guidelines in Chapter 344 HRS.

**(d) Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;**

In and of itself, the proposed action will not substantially affect the economic welfare, social welfare, or cultural practices of the community or State and its residents. It is anticipated however that physical improvements to the hospital will help to improve the delivery of hospital healthcare services to the residents and visitors of Molokai and that construction jobs will provide income to some members of the community during the course of the project.

**(e) Substantially affects public health;**

The primary goal of the proposed action is to improve the public hospital therefore we hope the project will have a substantially positive effect on public health. In the proposed development there will be an isolation room to stop the spread of certain infections while they are being treated and a State approved decontamination unit for cleaning patients who have been exposed to a hazardous substance prior to admission to the emergency room. We currently have 6 long-term care residents and they will move into the new addition when it is complete. We are working with the Queens Health System, the Department of Health, and several families in the community to establish a qualified care home program as a preferred alternative to institutionalized long-term care services. When a program sufficient to meet the communities needs is in place we plan to seek a Certificate of Need to stop providing long-term care services in our facility.

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

Molokai General Hospital is a private nonprofit company however it is generally regarded as a public facility. The proposed action will have the effect of improving the condition in which hospital services are provided and will increase efficiencies in emergency healthcare delivery, emergency radiological procedures, and in urgent care services. It is possible that a new health care facility could make a difference in some people's decision to live on Molokai however we feel that the number of these people will be insignificant because the level of emergency services being offered will remain unchanged.

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

The proposed development will utilize existing vacant land. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will complement background vistas. Makai views from the subject property are available and will be enhanced with the new addition. Upon completion of the work noise levels will be comparable to what they presently are.

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

The proposed project does not require a commitment for a larger action or undertaking. Historically hospital construction on Molokai occurs about once every 30 to 40 years. Based on historical data, current patient loads, and future patient load projections this project is anticipated to meet the hospital space needs of the community for the next 30 years.

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

As stated, the project site has been altered from grubbing and grading activities over 40 years ago. No endangered plant or animal species are known to be located within the extents of the area impacted by the project. The existing vegetation consists of various grasses, Halekoa trees, and Keawe trees. The existing animal life consists of rats, mice, mongoose, mynahs, spotted and bared doves, francolins, and sparrows.

Governor Waihee's wife planted one native Kou tree, located in front of the existing facility, during Mr. Waihee's term in office. There was a small ceremony when the tree was planted so we made a goal of saving the tree. We were successful in keeping the tree in its original location in our final plans for this project.

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

Construction noise will be audible during exterior work but should diminish when working inside. All construction activities will comply with air quality and noise pollution regulations of the Department of Health. When the project is completed noise levels will be minimal due to the placement of the mechanical equipment within a roof well.

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

Development of the property is compatible with the above criteria since the project is not proposed in/on a flood plain, tsunami inundation zone, beach, erosion prone area, geologically hazardous land, estuary, near fresh water or costal waters.

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

Due to topographical characteristics of the property, views of the area to be developed are generally not significant although they are visible. The majority of

the proposed project will not be visible, except from higher elevations by the general public, from neighboring lots, or from persons traveling along the road to the hospital. The home lot 55 of the Neighborhood map herein may, however, receive a partial obstruction of their westward view.

- (m) **Requires substantial energy consumption. [Eff 12/6/85; am and comp AUG 31 1996] (Auth: HRS §343-5, 343-6) (Imp: HRS §343-2, 343-6)**

Significant increases in energy consumption are not anticipated or indicated by analysis from Lincoln Scott our consulting electrical engineering firm. The existing electrical distribution cabinet at the hospital and the existing emergency generator are adequate to supply the new addition.

## **9 – DISCUSSION OF ALTERNATIVE METHODES AND MODES FOR THE PROJECT:**

Planning for the proposed hospital addition and renovation project included the consideration of alternative sites and on-site design scenarios.

**Alternative 1** considered construction of the new hospital at a different site location. This alternative was not chosen based on the cost of acquiring the land, the buyout cost for the existing land lease, suitable access, lack of infrastructure and the loss of usable building area within the existing hospital campus.

**Alternative 2** considered the total replacement of all hospitals departments with a new building constructed on the existing site. This alternative was not chosen based on the total project cost to replace all facilities and the loss of usable building area within the existing hospital campus.

**Alternative 3** considered the use of the existing site. In this alternative, a new patient care area would be constructed to the south of the existing hospital and the existing hospital would be renovated to accommodate non-patient services. This alternative has been approved for the following reasons:

- Lessens disruption to existing hospital services.
- Retains use of existing buildings.
- Reduces the total project budget to within funding limits.
- Maintains desired social and environmental characteristics.

## **10 – Listing of Permits, Variances and Approvals and their Status:**

The following is a list of permits and approvals that are anticipated for the proposed project.

### State of Hawaii

- Special Management Area Permit

- Environmental Assessment - FONSI
- Maui County
- Construction Permits
  - Demolition Permit

**11 – Documentation of input from Groups and Agencies:**  
(See Appendices)

**APPENDIX – 1**

**PRE-CONSULTATION COMMENTS**



To:

Ms. Dolores Nartatez  
P.O. Box 1041  
Kaunakakai, HI 96748

TMK:

530090150000



From:

Randy Lite,  
Director of Facilities  
Molokai General Hospital

Phone: 553-3185

Your property adjoins Molokai General Hospital's campus development. Because of this fact, we would like you to fill out this form and make any appropriate comments that will assist us in the design of the new hospital addition and renovation project.

On the 7<sup>th</sup> of November, from 6-7 PM, we will be holding an informational meeting here at the hospital in the main conference room. At that time, we will present the conceptual plans for the project and answer any questions that you might have with respect to the design or construction.

As noted in the cover letter, since your home is in close proximity to the hospital, we would like to know if there are any current issues such as noise, traffic, air quality or the like that are adversely affecting your property. Our past, present and future goal is to be a good neighbor. To this end, your comments are valuable to us and to this project.

Please write your comments in the space provided below and return this form to our office using the self addressed and stamped envelope enclosed. We thank you in advance for your assistance and look forward to improving the medical services available to the residents of Molokai.

No Comment:  Comments: \_\_\_\_\_  
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(Please use the back of this sheet for additional comments.)

To:

Mr. Reynaldo Cablayan  
P.O. Box 473  
Kaunakakai, HI 96748

TMK:

530090110000



From:

Randy Lite,  
Director of Facilities  
Molokai General Hospital

Phone: 553-3185

Your property adjoins Molokai General Hospital's campus development. Because of this fact, we would like you to fill out this form and make any appropriate comments that will assist us in the design of the new hospital addition and renovation project.

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Please write your comments in the space provided below and return this form to our office using the self addressed and stamped envelope enclosed. We thank you in advance for your assistance and look forward to improving the medical services available to the residents of Molokai.

No Comment: \_\_\_\_\_ Comments: \_\_\_\_\_

I am in favor of the renovations for our hospital if it means better service for our community. Since I have not seen the plans for the project I may have comments after the meeting on Nov. 7th.

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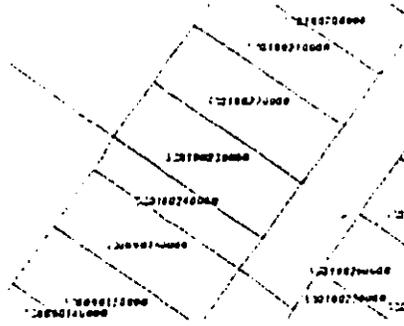
(Please use the back of this sheet for additional comments.)

To:

Mr. Pelahio Lucrecio  
P.O. Box 1203  
Kaunakakai, HI 96748

TMK:

530100230000



From:

Randy Lite,  
Director of Facilities  
Molokai General Hospital

Phone: 553-3185

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Please write your comments in the space provided below and return this form to our office using the self addressed and stamped envelope enclosed. We thank you in advance for your assistance and look forward to improving the medical services available to the residents of Molokai.

No Comment:  Comments: The only noise I hear  
is when the Intercom is in use,  
at times.

Mrs. Vida Lucrecio

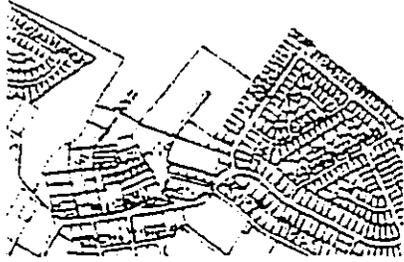
(Please use the back of this sheet for additional comments.)

RECEIVED 11/13/00

To:

Molokai Ranch Ltd.  
P.O. Box 259  
Maunaloa, HI 96770

TMK:  
530030150000



From:

Randy Lite  
Director of Facilities  
Molokai General Hospital

Phone: 553-3185

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No Comment:  Comments: \_\_\_\_\_

PLEASE DIRECT FURTHER CORRESPONDENCE

REGARDING THIS PROJECT TO:

HAROLD EDWARDS

MOLOKAI RANCH

745 FORT STREET #600

HONOLULU, HI 96813

(Please use the back of this sheet for additional comments.)

To:

Mr. Clayton Ching  
P.O. Box 732  
Kaunakakai, HI 96748

TMK:

530090100000



From:

Randy Lite,  
Director of Facilities  
Molokai General Hospital

Phone: 553-3185

Your property adjoins Molokai General Hospital's campus development. Because of this fact, we would like you to fill out this form and make any appropriate comments that will assist us in the design of the new hospital addition and renovation project.

On the 7<sup>th</sup> of November, from 6-7 PM, we will be holding an informational meeting here at the hospital in the main conference room. At that time, we will present the conceptual plans for the project and answer any questions that you might have with respect to the design or construction.

As noted in the cover letter, since your home is in close proximity to the hospital, we would like to know if there are any current issues such as noise, traffic, air quality or the like that are adversely affecting your property. Our past, present and future goal is to be a good neighbor. To this end, your comments are valuable to us and to this project.

Please write your comments in the space provided below and return this form to our office using the self addressed and stamped envelope enclosed. We thank you in advance for your assistance and look forward to improving the medical services available to the residents of Molokai.

No Comment:  Comments: THE BRUSH (KOA) ADJOINING  
MY PROPERTY NEEDS TO BE CUT DOWN. THEY  
HAVE SEEDS THAT DROD & SPREAD ALL OVER THE  
PLACE. IN THE PAST I'VE CUT THEM DOWN BUT  
DON'T THINK ITS MY RESPONSIBILITY TO DO  
THAT ANYMORE. IT WOULD BE GOOD IF THE ROOT  
COULD BE REMOVED SO THEY DON'T GROW BACK.  
OTHERWISE MGH IS A GREAT NEIGHBOR!

THANKS

*Clayton Ching*

(Please use the back of this sheet for additional comments.)

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIKEWA BUILDING, ROOM 555  
501 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

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

DEPUTIES  
ERIC T. HIRANO  
UNNEL NISHIOKA

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

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

Log #: 31157  
Doc #: 0211SC08

Applicant/Agency: Larry Chalmers  
Molokai General Hospital  
Address: P.O. Box 408, Kaunakakai, Hawaii 96748

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Proposed Addition and  
Renovation Project for Molokai General Hospital

Ahupua'a: Kaunakakai  
District/Island: Kona, Molokai  
TMK: (2)-5-3-009:017

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

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: Due to prior ground alteration, including grading 40 years ago, it is unlikely that significant historic sites are still present in the area proposed for the addition and renovation.

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

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

Staff: Jalee J. Pallen

Date: 18 November 2002

Title: Archaeologist - Molokai (Phone: 808-692-8026)

C: John Min, Director, Dept of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793  
Cultural Resources Commission, Planning Dept, County of Maui, 250 S. High Street, Wailuku,  
HI 96793

Malia Akumagawa, Chair, Molokai Planning Commission, PO Box 1715, Kaunakakai, HI 96748

JAMES "KIMO" APANA  
MAYOR



CLAYTON T. ISHIKAWA  
CHIEF

RICHARD A. FERNANDEZ  
DEPUTY CHIEF

**COUNTY OF MAUI**  
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD  
KAHULUI, MAUI, HAWAII 96732  
(808) 270-7561  
FAX (808) 270-7919

October 30, 2002

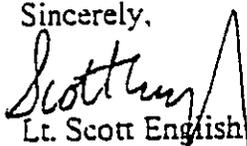
Larry S. Chalmers  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, HI 96748

Subject: Environmental Assessment, Molokai General Hospital

Dear Mr. Chalmers:

Thank you for the opportunity to comment on the above subject. At this time the Fire Prevention Bureau has no comment. All comment if any will be made during the building permit plan review process.

Sincerely,

  
Lt. Scott English  
Fire Plan Examiner



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

December 23, 2002

Mr. Larry S. Chalmers, AIA  
Molokai General Hospital  
P O Box 408  
Kaunakakai HI 96748

Subject: Environmental Assessment, Molokai General Hospital - Construction of Two-Story  
Addition to the Existing Hospital and New Parking Area  
TMK 5-3-09:017 & 022

Dear Mr. Chalmers:

Thank you for the opportunity to comment on this project.

**Source Availability and Consumption**

The EA should include the expected potable and non-potable water usage for the existing facility and for the renovated facility. This description should include the number of beds before and after the renovation, square footage of the facility before and after the renovation, and irrigated acreage before and after the renovation, as well as any other anticipated changes to water use.

From discussions with the applicant, we understand that the size of the hospital building will be increased from 24,000 to either 37,600 as stated in the application or possibly 31,500 sq.ft., and that 22 beds will be eliminated and that about ½ acre of irrigated landscape will be added.

Due to the nature of the changes, both increasing and decreasing intensity of various uses, it is difficult to predict the impact the renovations will have on hospital consumption. Existing consumption is about 12,600 gpd. Consumption could increase or potentially decrease with the elimination of beds. Actual consumption depends upon fixture units, irrigation, and intensity of use. Domestic, fire, and irrigation calculations will be reviewed in detail during the development process.

The aquifer serving this project is the Kualapuu Aquifer which has an estimated sustainable yield of 5 MGD. Current pumpage is 2.180 mgd. The applicant should be made aware that CWRM has designated the entire Island of Molokai as Groundwater Management Area. As a result, any withdrawals of water are limited to quantities approved by the Commission.

**System Infrastructure**

The property is being served by a 6" waterline, 6" and 5/8" water meters and a fire hydrant located at the project site. The waterline will have to be upgraded to meet current water system standards. The applicant will be required to provide fire and domestic services in accordance with standards. Fire, domestic, and irrigation calculations as well as provision for back-flow prevention will

be required. These calculations are required in order to determine meter capacity and adequate fire flow. Fire demand for structure is determined by using fire flow calculations performed by a certified engineer or architect. The approved fire flow calculation methods for use include: Guide for Determination of Required Fire Flow - Insurance Service Office; 1974 and Fire Flow-Hawaii Insurance Bureau, Inc., 1991.

### Pollution Prevention

The project is located on top of Kamiloloa Aquifer which has an estimated sustainable yield of 3 MGD. In order to protect surface and groundwater resources, we encourage the applicant to adopt best management practices (BMPs) designed to minimize infiltration and runoff from all construction, vehicle operations and daily operations. We have attached sample BMPs for disposing silver and mercury containing wastes in medical facilities for reference. Additional information can be obtained from the State Department of Health.

### Conservation

Landscaping is one of the aspects of this project. We encourage the applicant to utilize appropriate native and non invasive species and to avoid the use of potentially invasive plants. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. The project is located in Maui Planting Plan-Plant Zones 3 and 5. Attached is a list of appropriate plants for the zones as well as potentially invasive plants to avoid.

We recommend that the applicant consider the following water conservation techniques and integrate the same in the project design and construction in order preserve the water resources of the island:

Use of brackish and/or reclaimed water sources for all non-potable water uses, including irrigation and dust control during construction, if such alternative sources are available.

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

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

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

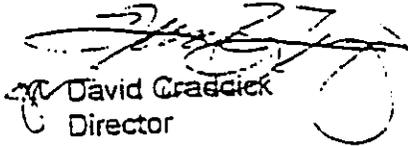
Limit Irrigated Turf: Limit irrigated turf by 25% or less of total landscaped area. Select turf species with low water use requirements. Low water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

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

Look for Opportunities to Conserve Water: A few examples: When clearing driveways, etc. of debris, use a broom instead of a hose, periodically check for leaks in faucets and toilet tanks.

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

Sincerely,



David Graedick  
Director

eik/eam

cc: engineering division  
applicant, with attachments

"The Costly Drip"  
Maui County Planting Plan-Plant Zones 3 and 5, Saving Water in the Yard-What and How to Plant in Your Area"  
Ordinance 2108 - An Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code  
Guidance Specifying Management Measures of Nonpoint Pollution in Coastal Waters - U S EPA  
BMPs for Medical Facilities -Residential and Commercial Source Control Programs, WERF 1998

JAMES "KIMO" APANA  
Mayor

DAVID C. GOODE  
Director

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

Telephone: (808) 270-7849  
Fax: (808) 270-7955



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

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

TRACY TAKAMINE, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

JOHN D. HARDER  
Solid Waste Division

December 2, 2002

Mr. Larry Chalmers, AIA  
MOLOKAI GENERAL HOSPITAL  
P. O. Box 408  
Kaunakakai, Molokai, Hawaii 96748

Dear Mr. Chalmers:

SUBJECT: EARLY CONSULTATION  
ENVIRONMENTAL ASSESSMENT  
MOLOKAI GENERAL HOSPITAL  
TMK: (2)5-3-009:017

We reviewed the request for an early consultation for the subject project and have the following comments:

1. Submit a solid waste management plan for construction and demolition waste recycling and disposal.
2. A drainage report needs to be submitted for review and approval.
3. Construction of this project shall comply with the provisions of Chapter 20.08, Maui County Code, the grading ordinance and the Maui County drainage rules. Best Management Practices, such as measures to control erosion, sediment and dust shall be provided and be maintained during construction.

Mr. Larry Chalmers, AIA  
December 2, 2002  
Page 2

If you have any questions regarding this letter, please call Milton Arakawa at  
(808) 270-7845.

Sincerely,

  
for DAVID GOODE  
Director

DG:RMN:msc  
S:\LUCA\Czm\molokaigenhospital-ac.wpd



October 28, 2002

Mr. Randy Lite  
Director of Facilities Services  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, HI 96748

Dear Mr. Lite:

Subject: Molokai General Hospital Addition & Renovation Project

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Neal Shinyama".

Neal Shinyama  
Manager, Energy Delivery

NS/ct:lkx



Alan W. Arakawa  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

January 10, 2003



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAUPIO R. AKANA  
DEPUTY CHIEF OF POLICE

Mr. Randy Lite  
Director of Facilities  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, HI 96748

Dear Mr. Lite:

SUBJECT: Environmental Assessment, Molokai General Hospital

Thank you for your letter of October 25, 2002, requesting comments on the above subject.

We have reviewed the proposed summary and have no comments or recommendations at this time. Thank you for giving us the opportunity to comment on the proposed project.

Very truly yours,

Acting Assistant Chief Clayton Tom  
for: Thomas M. Phillips  
Chief of Police

Enclosure

c: Michael Foley, Planning Department

JAMES "KIMO" APANA  
Mayor

JOHN E. MIN  
Director

CLAYTON I. YOSHIDA  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**  
October 29, 2002

Mr. Larry Chalmers, AIA  
Molokai General Hospital  
P. O. Box 408  
Kaunakakai, Hawaii 96748

Dear Mr. Chalmers:

**RE: Molokai General Hospital Addition and Renovation Project  
(LTR 2002/5758)**

In response to your letter of October 23, 2002, regarding the above-referenced project, please be advised that your question regarding the need for an archaeological report would be better addressed by Mr. Don Hibbard, Administrator of the State Historic Preservation Division of the Department of Land and Natural Resources at the following address:

**Kakuhihewa Building, Room 555  
601 Kamokila Blvd.  
Kapolei, Hawaii 96707**

The Maui County Cultural Resources Commission (Commission) does not make assessments regarding the need for archaeological reports. As a reviewing body, they make comments and recommendations when warranted which may include a review of an archaeological report. The State Historic Preservation Division maintains a technical support staff who can make a better assessment to determine when an archaeological report is required.

If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 270-7735.

Very truly yours,

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

JOHN E. MIN  
Planning Director

JEM:CMS:smb

c: Clayton Yoshida, AICP, Deputy Planning Director  
Don Hibbard, DLNR-SHPD  
Colleen Suyama, Staff Planner  
TMK File  
General (K:\WP\_DCCS\PLANNING\LETTERS\ltr2002\ltr20025758Chalmers.wpd)

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

**APPENDIX – 2**  
**DRAFT EA COMMENTS**

LINDA LINGLE  
GOVERNOR OF HAWAII



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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

BRADY Y. LAU  
DEPUTY DIRECTOR - WATER



03 JUL 30 12:32

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
301 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

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

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

Log #: 2003.1388  
Doc #: 0307SC13

Applicant/Agency: Kivene A. Caigoy for Michael Foley, Director  
Dept of Planning, County of Maui  
Address: 250 South High Street, Wailuku, Hawaii 96793  
SUBJECT: Chapter 6E-42 Historic Preservation Review of a Special Management  
Area Permit Application/Environmental Assessment for Molokai  
General Hospital (File SM1 2003/0009, EA 2003/0004)  
Ahupua'a: Kaunakakai  
District, Island: Kona, Moloka'i  
TMK: (2)-5-3-009:017

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

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: Due to prior ground alteration, including grading 40 years ago, it is unlikely that significant historic sites are still present in the area proposed for the addition and renovation.

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

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

Staff: Sola L. Callan Date: 28 July 2003

Title: Archaeologist - Moloka'i (Phone: 808-692-8026)

C: Cultural Resources Commission, Planning Dept, County of Maui, 250 S. High Street,  
Wailuku, HI 96793  
Malia Akutagawa, Chair, Molokai Planning Commission, PO Box 1715, Kaunakakai, HI  
96748



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

REPLY TO  
ATTENTION OF: CEPOW-ECT

03 JUL 22 12:46

July 21, 2003

DEPT OF PLANNING  
COUNTY OF MAUI  
Civil Works Technical Branch

Mr. Kivette A. Caigoy, Staff Planner  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Caigoy:

Thank you for the opportunity to review and comment on the Special Management Area Application and Draft Environmental Assessment (DEA) for the Molokai General Hospital (TMK 5-3-9: 17). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit is not required for the project.
- b. The flood hazard information provided on page 15 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876 and refer to file number 200300505.

Sincerely,

*James Pennaz*  
James Pennaz, P.E.  
Chief, Civil Works  
Technical Branch

LINDA LINGLE  
GOVERNOR



LILLIAN B. KOLLER, ESQ.  
DIRECTOR

HENRY OLIVA  
DEPUTY DIRECTOR

03/28/03

03 JUL 21 P1 35  
STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
DEPT OF PLANNING  
COUNTY OF MAUI  
270 Waihe'e Beach Road, Suite 107  
Wailuku, Hawaii 96793  
RECEIVED

May 23, 2003

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

Re: SM1 2003/0009, EA 2003/0004  
TMK: S-3-009:017  
Molokai General Hospital

Dear Mr. Foley:

We have reviewed the above application for Special Management Area and draft Environmental assessment and offer no comments at this time. We appreciate the opportunity to review the application, feel free to call on us if we can be of assistance to you in the future

Sincerely,

Elwyn Mukogawa  
Department of Human Services

Aug-11-03 10:04am

From-DEPT OF PLANNING COUNTY OF MAUI

808-242918

T-808 P.06/08 F-445

LINDA LINGLE  
GOVERNOR



RODNEY S. HARAGA  
DIRECTOR

Acting Deputy Director  
GLENN M. OKIMOTO

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

IN REPLY REFER TO:

AUG -6 P12:32

HWY-PS  
2.1205

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

AUG 5 2003

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

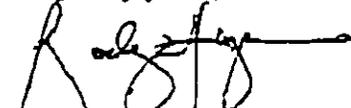
Dear Mr. Foley:

Subject: Special Management Area, SM1 2003/009, Draft Environmental Assessment,  
EA 2003/2004, Molokai General Hospital Addition and Renovation, Kaunakakai,  
TMK: 5-3-09:17

The proposed hospital additions and renovations are not anticipated to have a significant impact on our State highway facilities.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at (808) 587-1830. Please reference file review number: 03-206 in all contacts and correspondence regarding these comments.

Very truly yours,

  
RODNEY K. HARAGA  
Director of Transportation



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
COUNTY OF MAUI

ALAN M. ARAKAWA  
Mayor

ALICE L. LEE  
Director

HERMAN T. ANDAYA  
Deputy Director

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

July 15, 2003

03 JUL 17 09:38  
DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

TO: KIVETTE A. CAIGOY, Staff Planner  
Department of Planning

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

SUBJECT: I.D. No.: SMI 2003/0009, EA 2003/0004  
TMK: 5-3-009:017  
PROJECT NAME: MOLOKAI GENERAL HOSPITAL  
APPLICANT: MOLOKAI GENERAL HOSPITAL

We have reviewed the Special Management Area Use Permit application and draft Environmental Assessment (EA) for the subject project and have no comment to offer.

Thank you for the opportunity to comment. We are returning the application and draft EA for your use.

ETO:hs

Enclosure

c: Housing Administrator

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

ALAN M. ARAKAWA  
Mayor

MICHAEL W. ROLEY  
Director

WAYNE A. BOTTELHO  
Deputy Director



COUNTY OF MAUI  
DEPARTMENT OF PLANNING

December 11, 2003

Mr. Randy Lite  
Molokai General Hospital  
280 Puali Street  
Kaunakakai, HI 96748

Dear Mr. Lite:

**RE: Molokai Planning Commission Comments on the Draft EA prepared for the Molokai General Hospital Renovation and Expansion Project located at TMK 5-3-009: 017, 280 Puali Street, Kaunakakai, Island of Molokai, Hawaii (SM1 2003/0009) (EA 2003/0004)**

At its regular meeting on December 10, 2003, the Molokai Planning Commission (Commission) reviewed the Draft Environmental Assessment (EA) for the above-referenced project and have the following comments:

1. The approving agency as listed on page 2 of the report should state the "Molokai Planning Commission" rather than the "Department of Planning."
2. The parking area located nearest the Physicians Building currently experiences safety and site hazards for vehicles. Discuss how the proposed improvements will address these concerns in this area.
3. Discuss the proposed wall/fence located along the eastern property boundary (i.e., materials of construction, height, location, etc.). Will the wall/fence extend the entire property boundary?
4. Discuss the potential location and use of a helicopter facility on the property.
5. How many employees are currently employed by the hospital? How many are contract employees? Provide a discussion as to the effects of the proposed project on employment.
6. Discuss any view obstruction impacts imposed by the proposed addition to adjacent property owners.
7. What are the plans for the portable CAT scanner?

8. Provide a discussion as to the rationale for reducing the long term care availability provided by the hospital.
9. Provide a discussion of security measures for the proposed project.
10. The establishment of an additional community health center is proposed for the island. Clarify whether this facility is affiliated with the hospital? If there's no affiliation, how does the hospital intend to remain operational and compete with existing funding constraints?
11. Are there any programs planned with the proposed project that involve public outreach focused at encouraging local residents to pursue the medical field?
12. Discuss outpatient services offered both before and after completion of the project.
13. On page 11 of the document, delete "(The Leper Settlement)."
14. On page 13 of the document, indicate that the "meeting with the neighborhood residents" was conducted on November 7<sup>th</sup>. In addition, clarify that the "findings and conclusions" of the meeting are not attached rather that response letters are attached.
15. On page 22, "Socio-Economic Characteristics," further clarify the project impacts and mitigation measures.
16. On page 23, the 2<sup>nd</sup> paragraph indicates that Maui ". . . had an average occupancy rate of 8 percent. . . ." However, it appears that this figure should be significantly higher (80%) and should be confirmed.
17. On page 23, the 3<sup>rd</sup> paragraph indicates that "the hospital is considering several options that may allow for local workers to participate in some of the phase-2 construction." Provide further discussion of the options being considered.
18. Page 25, Solid Waste:
  - a. The report indicates that the design of the project will incorporate improved waste management systems and equipment and that current methods for storing waste on site will also be improved. Provide further discussion as to how activities or management will change with the proposed project.
  - b. Discuss violations, if any, that the hospital may have incurred as related to solid waste.

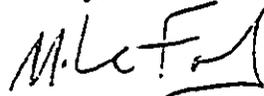
Mr. Randy Lite  
December 11, 2003  
Page 3

- c. Does the hospital have a working incinerator? If not, discuss the method of sterilization used.
19. Page 27, Wastewater System, Project Impacts and Mitigative Measures: Discuss how the proposed project will reduce the wastewater system demand generated by the hospital.
20. Page 29, Coastal Zone Management Objectives and Policies: the 2<sup>nd</sup> paragraph should be reworded to state that "an SMA application has been submitted to the Department of Planning" for review rather than "a SMA study and report are being prepared."

The foregoing comments and your responses should be addressed in the Final EA document.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Kivette A. Caigoy, Staff Planner, at 270-7735.

Sincerely,



MICHAEL W. FOLEY  
Planning Director

MWF:KAC:tkb

c: Kivette A. Caigoy, Staff Planner  
Project File  
General File  
K:\WP\_DOCS\PLANNING\SM1\2003\19\_MolokaiHospital\MoPCDraftEAComments.wpd



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaulakakai, Hawaii 96748 • Phone: (808) 553-5231 • FAX: (808) 553-3133

December 15, 2003

Response to the Molokai Planning Commission Comments received during its December 10<sup>th</sup> 2003 meeting, in regards to the Molokai General Hospital Draft EA presentation.

1. The approving agency as listed on page 2 of the report should state of the "Molokai Planning Commission" rather than the "Department of Planning."

The text has been changed in the document as requested.

2. The parking area located nearest to the Physicians Building currently experiences safety and site hazards for vehicles. Discuss how the proposed improvements will address these concerns in this area.

The parking area in this portion of the project will be changed from two-way traffic to a one-way loop to service the new addition. This will offer cars exiting the one-way loop and increased visibility range and provide for more controlled and safe traffic environment.

3. Discuss the proposed wall/fence located along the eastern property boundary (i.e., materials of construction, height, location, etc.). Will the wall/fence extend the entire property boundary?

The fence will be a code compliant 5 feet high made of wooden construction and will traversed the full length of lot 57 and most of lot 58 where they border the rear parking area in the Northeast quadrant of the project.

4. Discuss the potential location and use of a helicopter facility on the property.

A provision for a helicopter-landing pad has been provided in phase two of the project located near the existing Womens Health Center in the event that an emergency medical helicopter service should become available to Molokai.

5. How many employees are currently employed by the hospital? How many are contract employees? Provide a discussion as to the effects of the proposed project on employment.

Molokai General hospital currently has 98 employees and, excluding emergency room physicians, 1 contract employee. This project will have a neutral impact on the number of

employees currently working at the hospital due primarily to the fact that this is a code compliance driven project.

6. Discuss any view of obstruction impacts imposed by the proposed addition to adjacent property owners.

The home of lot 55 of the neighborhood map herein may receive a partial obstruction of their westward view. The home currently has a westward view of Mauna Loa Mountain. This proposed addition could block as much as the northern one-third of this home's westward view of Mauna Loa Mountain.

7. What are the plans for the portable CAT scanner?

The existing CAT scanner will be sold or donated and moved off the campus.

8. Provide a discussion as to the rationale for reducing the long-term care availability provided by the hospital.

The Molokai General Hospital Board of Trustees made the decision based on three main factors. The first being the fact that the Hospital could not find sufficient qualified staff to run the Long-Term Care Service. The second factor was that the Hospital could not achieve the subsidies required to support the revenue losses generated by the Long-Term care Service. The third reason was a community survey mailed to all residents of Molokai showed Long-Term Care being the second to the last service the community wanted Molokai General Hospital to provide.

9. Provide a discussion of security measures for the proposed project.

The three means of entering the proposed addition will be monitored by security cameras. The emergency room suite within the proposed addition will be accessible only by authorized staff of the facility. Authorized staff will escort all patients into the emergency suite for treatment.

10. The establishment of an additional Community Health Center is proposed for the island. Clarify whether this facility is affiliated with the hospital? If there's no affiliation, how does the hospital intend to remain operational and compete with existing funding constraints?

The Community Health Center is not affiliated with Molokai General Hospital. Efforts made by the hospital and private practice physicians to participate in the planning of the Community Health Center have been largely ignored, therefore the hospital will continue to offer all its current services with no changes due to the establishment of the Community Health Center.

11. Are there any programs planned with the proposed project that involve public outreach focused at encouraging local residents to pursue the medical field?

There are no programs planned with the proposed project that involve public outreach encouraging the pursuit of work in the medical field, however Molokai General Hospital in conjunction with the Molokai Health Foundation offer an annual grant of approximately \$3000 for that very purpose.

12. Discuss outpatient services offered both before and after completion of the project.

The outpatient services currently offered will continue to be provided after completion of the project. Emergency, Urgent Care, and Radiology Services will be offered in the new addition while Laboratory Services will be offered in a renovated portion of the existing building. Specialty Service now offered in the Medical Office Building will continue to be provided in that building. Physical Therapy will continue to be offered in its existing location and Women's Health Center services will be relocated to renovated space within the existing building.

13. On page 11 of the document, delete "(The Leper Settlement)."

The text in the document has been changed as requested.

14. On page 13 of the document, indicate that the "meeting with the neighborhood residents" was conducted on November 7th. In addition clarify that the "findings and conclusions" of the meeting are not attached rather that response letters are attached.

The text in the document has been modified as requested.

15. On page 22, "Socio- Economic Characteristics," further clarify the project impacts and mitigation measures.

Additional text has been provided in the document as requested.

16. On page 23, the 2<sup>nd</sup> paragraph indicates that Maui "... had an average occupancy rate of 8 percent.." However, it appears that this figure should be significantly higher (80%) and should be confirmed.

The text in the document has been updated and confirmed.

17. On page 23, the 3<sup>rd</sup> paragraph indicates that, "the hospital is considering several options that may allow for local workers to participate in some of the phase two construction." Provide further discussion of the options being considered.

Due to the fact that a portion of this project's funding is Federal there is a requirement for any subcontractor to meet a \$1 million insurance requirement. This may make it difficult

of the work can be accomplished through separate owner contracts outside the scope of work of the General Contractor. Another option being considered for certain parts of the work in Phase 2 is hiring temporary employees to complete the work as an owner/tenant improvement however this option also requires outside approval.

18. Page 25, Solid Waste;

- a. The report indicates that the design of the project will incorporate improved waste management systems and equipment and that current methods for storing waste on site will also be improved. Provide further discussion as to how activities or management will change with the proposed project.

Additional text has been provided in the document as requested.

- b. Discuss violations, if any, that the hospital may have incurred as related to solid waste.

The hospital has received no violations related to solid waste.

- c. Does the hospital have a working incinerator? If not, discuss the methods of sterilization used.

The hospital voluntarily dismantled its medical waste incinerator in the mid 1990s when it ceased to be code compliant. The hospital currently uses gravity steam sterilization to render bio-hazardous waste non-hazardous.

19. Page 27, Wastewater System, Project Impacts and Mitigative Measures: Discuss how the proposed project will reduce the wastewater system demand generated by the hospital.

Additional text has been provided in the document as requested.

20. Page 29, Coastal Zone Management Objectives and Policies: the 2<sup>nd</sup> paragraph should be reworded to state that, "an SMA application has been submitted to the Department of Planning" for review rather than, "a SMA steady and report are being prepared."

The text has been modified in the document as requested.

GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4100  
FACSIMILE (808) 486-4100  
E-mail: oeqc@hawaii.gov

03 NOV 25 P 1:10  
DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

November 24, 2003

Michael Foley  
Maui Planning Department  
250 South High St.  
Wailuku, HI 96793

Attn: Kivette Caigoy

Dear Mr. Foley:

Subject: Draft environmental assessment (EA), Moloka'i General Hospital

We have the following comments:

Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

FIRM map: The section on *Flood and Tsunami Hazards* (page 16) references the Flood Insurance Rate Map, which is not enclosed in the draft EA. Be sure to enclose it in the final EA.

Wastewater demand: The discussion under *Wastewater System* (page 27) in the draft EA notes that the proposed project will reduce this demand. In the final EA explain how this will happen.

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

Sincerely,

GENEVIEVE SALMONSON  
Director

c: Randy Lite, Moloka'i General Hospital



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

### **Response to Office of Environmental Quality Control Comments (Not mailed)**

#### Two sided pages

Where possible printing was on both sides of the pages in this document.

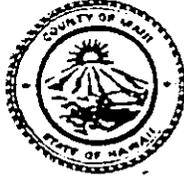
#### Flood Insurance Rate Map (FIRM)

A FIRM has been included at the end of the assessment.

#### Wastewater Demand

An explanation of how a reduction in wastewater demand was provided in that section.

  
Randy Lite



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

August 11, 2003

Ms. Kivette A. Caigoy, Staff Planner  
Planning Department  
County of Maui  
250 S High Street  
Wailuku HI 96793

Project Name: Molokai General Hospital - 11,600 sf addition to the hospital building,  
renovation of medical office building, ½ acre addition to irrigated landscape  
TMK: (2) 5-3-09:017  
ID : SM1 2003/0009, EA 2003/0004

Dear Ms. Caigoy:

Thank you for the opportunity to review on this project proposal. The Department of Water Supply provides the following information:

The aquifer serving this project is the Kualapuu Aquifer which has an estimated sustainable yield of 5 MGD. The applicant should be made aware that CWRM has designated the entire Island of Molokai as Groundwater Management Area. As a result, any withdrawals of water are limited to quantities approved by the Commission.

From discussions with the applicant during the EA early consultation process, the applicant indicated that 22 out of 30 existing beds will be eliminated. The newly renovated structure will only have 8 beds/LDRP (labor and delivery). The size of the hospital building will be increased from 24,400 sf to 36,000 sf to accommodate need for patient and non-patient service areas. One half (½) acre of irrigated landscape will also be added.

Due to the nature of the changes, both increasing and decreasing intensity of various uses, it is difficult to predict the impact the renovations will have on hospital consumption. Existing consumption is about 12,600 gpd. Consumption could increase or potentially decrease with the elimination of beds. Actual consumption depends upon fixture units, irrigation, and intensity of use.

The property is served by a 6" waterline, 6" and 5/8" water meters and a fire hydrant located at the project site. The waterline will have to be upgraded to meet current water system standards. The applicant will be required to provide fire and domestic services in accordance with standards. Fire, domestic, and irrigation calculations will be required during the building permit process in order to determine meter capacity and adequate fire flow. Actual fire demand for structures is determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. The approved fire flow calculation methods for use include Guide for Determination of Required Fire Flow - Insurance Service Office, 1974 and Fire Flow-Hawaii Insurance Bureau, Inc., 1991. The applicant should contact our Engineering Division at 270-7835 to discuss system improvements.

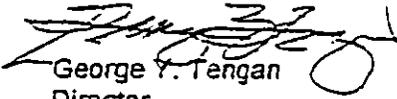
The result of the recent test done on the facility's reduced pressure back-flow prevention device was unsatisfactory. We recommend that the problem be resolved as soon as possible to prevent contamination of water supply.

Page 2  
Kiverte A. Caigoy  
August 11, 2003

The applicant was provided list of water conservation measures as well as Best Management Practices (BMPs) for construction and for disposing silver and mercury containing wastes in medical facilities during the early consultation process. We, however, would like to reiterate the use brackish and/or reclaimed water sources for irrigation and dust control during construction, if available. In order to conserve and protect surface and groundwater resources, we encourage the applicant to integrate water conservation and mitigation measures in the project design and construction.

Should you have any questions regarding system infrastructure and requirements, please call our Engineering Division at 270-7835 or for questions on source availability or conservation and resource matters, please call our Water Resources and Planning Division at 270-7199.

Sincerely,



George Y. Tengan  
Director

eam  
c:: engineering division  
applicant



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

December 12, 2003

George Y. Tengan  
Director, Department of Water Supply  
County of Maui  
P.O. Box 1109  
Wailuku, Hawaii 96793-7109

RE: Molokai General Hospital SMA response to your comments dated 8-11-03  
TMK (2) 5-3-009:017  
I.D.; SM1 2003/0009, EA 2003/0004

I have received your comments regarding our application in your letter to Kivette Caigoy dated August 11, 2003. I have enclosed a copy of it for your convenience.

Thank you for your comments.

In response to your letter I am providing the following information.

Conrad Shiroma, our civil engineer, has been in contact with Mr. Arnold Abe in your Department and has discussed our water system improvements. In order to be compliant with current standards we will be installing a new Fire Protection System water supply from the Ranch Camp housing development next to the hospital. Our existing 6-inch water line will be used for domestic and irrigation flows only.

Fire, Domestic, and Irrigation calculations have been prepared by Mr. Shiroma and will be provided with the building permit application.

Our previous test of our existing reduced pressure back flow prevention device failed due to the gate valve on the user side of the device leaking by and corrupting the test. We have purchased and received a new 6-inch gate valve so that Purall Water Supply can redo the test. We are presently scheduling with Purall Water Supply to get the valve installed and the unit retested.

I received your list of water conservation measures and Best Management Practices for construction and for disposing silver and mercury containing wastes. The list has been provided to our architect and engineers so that the information can be incorporated into the project. Unfortunately we have no access to brackish water but we do plan to use the reclaimed water from draining and cleaning our reserve water tank for irrigation and dust control during construction.

Sincerely,



Randy Lite, Facilities Director  
Molokai General Hospital

CC: Kivette Caigoy  
Department of Planning  
County of Maui

ALAN M. ARAKAWA  
Mayor

GILBERT S. COLOMA-AGARAN  
Director

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

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



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

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

TRACY TAKAMINE, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

JOHN D. HARDER  
Solid Waste Division

August 6, 2003

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED  
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MEMO TO: MICHAEL W. FOLEY, PLANNING DIRECTOR

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

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT APPLICATION  
ENVIRONMENTAL ASSESSMENT  
MOLOKAI GENERAL HOSPITAL  
TMK: (2) 5-3-009:017  
SM1 2003/0009, EA 2003/0004

We reviewed the subject applications and have the following comments:

1. Submit a plan for solid waste management.
2. Although wastewater capacity is available as of July 22, 2003, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. The developer is not required to pay assessment fees for this area at this time.
4. Wastewater contribution calculations are required before a building permit is issued. Indicate on the plans the ownership of each easement (in favor of each party). The County will not accept sewer easements which traverse private property.
5. Non-contact cooling water and condensate cannot drain to the wastewater system.

Memo to Michael W. Foley, Planning Director  
August 5, 2003  
Page 2

6. Kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.). Prepare and submit an assessment to determine if the existing devices are adequate for the proposed renovation.
7. The drainage system design shall comply with the provisions of the drainage rules and shall create no additional adverse effects to adjacent and downstream properties.
8. The grading for the project shall comply with the provisions of the grading ordinance. Best management practices shall be implemented to the maximum extent practicable to prevent pollutants including dust and sediment from discharging off the project site.
9. Comply with the provisions of Maui County Code, Section 16.26.3304, Improvements to Public Streets.

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

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## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

August 19, 2003

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

RE: Molokai General Hospital SMA response to your comments dated 8-6-03

I have received your comments regarding our application contained in the memo to Michael W. Foley dated August 6<sup>th</sup> 2003. My responses to your comments are as follows:

1. Submit a solid waste management plan.

**Response** – A solid waste management plan for our hospital has been attached to this letter.

2. Although wastewater capacity is available as of July 22, 2003, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.

**Response** - The Mechanical Engineering firm, our Architects, and our Construction Management firm have been informed.

3. The developer is not required to pay assessment fees for this area at this time.

**Response** - The Mechanical Engineering firm, our Architects, and our Construction Management Firm have been informed.

4. Wastewater contribution calculations are required before a building permit is issued. Indicate on the plans the ownership of each easement (in favor of each party). The County will not accept sewer easements that traverse private property.

**Response** - Wastewater contribution calculations will be shown on our drawings that we submit for a building permit. Our Civil Engineer has informed me that we do not expect to have any easements (new or existing). We will comply with your requirements if an easement is needed.

5. Non-contact cooling water and condensate cannot drain to the wastewater system.

**Response** - We will comply with this requirement.

6. Kitchen Facilities within the proposed project shall comply with pretreatment requirements (including grease interceptors, sample boxes, screens, etc.). Prepare and submit an assessment to determine if the existing devices are adequate for the proposed renovation.

**Response** - In June and July of this year we installed a 750-gallon grease interceptor that is in compliance with county codes. It has received a final inspection and acceptance by Dan Clark of your departments Wastewater Reclamation Division. Our current construction project will not affect the operations or meal production of our kitchen facilities. We have complied with pretreatment requirements.

7. The drainage system design shall comply with the provisions of the drainage rules and shall create no additional adverse effects to adjacent and downstream properties.

**Response** - We will comply with this requirement.

8. The Drainage project shall comply with the provisions of the grading ordinance. Best management practices shall be implemented to the maximum extent practicable to prevent pollutants including dust and sediment from discharging off the project site.

**Response** - We will comply with this requirement.

- 9. Comply with the provisions of Maui County Code, section 16.26.3304, Improvements to Public Streets.

**Response** - Please see attachment 2 to this letter. It provides evidence to the following summary.

In 1997 the Department of Public Works and Waste Management asked the Hospital for an easement on our property for a drainage project (County of Maui job No. 92-09) the County was working on for Kaunakakai

Town and we began negotiations over the compensation the Hospital would receive for granting the easement.

The compensation the Hospital wanted for the easement was to have the County road fronting our campus improved to meet the requirements of section 16.26.3304. We had difficulty reaching an agreement because we did not agree with the County appraisal for the subject land (see letter from Charles Jenks dated October 31, 1997).

We had a meeting with County officials on November 25, 1997 in order to resolve the issues regarding the easement for the drainage project. At this meeting the agreement reached was as follows: 1.) The Hospital would accept \$32,000 for granting the easement. 2.) The Hospital would provide a copy of our conceptual plans for improvement that would trigger road improvements per section 16.26.3304, for Mr. Jenks to review. 3.) The County would improve our road with additional laneage, striping, reflectors, and walkways. 4.) The County would waive our requirement to put in curbs, gutters, sidewalks, etc. required by 16.26.3304 when we complete our new project. (See inter-office memorandum from Randy Lite dated November 26, 1997, letter from Randy Lite dated November 27, 1997, letter from Charles Jenks dated December 29, 1997, letter from Randy Lite dated January 15, 1998, and letter from Charles Jenks dated May 12, 1998).

To comply with the agreement we provided Mr. Jenks our conceptual plans with our letter dated November 27, 1997 and we caused the easement documents to be signed on June 19, 1998.

We were paid \$32,000 for the easement on September 15, 2000.

The County road was improved as agreed with 1999 CIP funding.

We request that you honor our agreement and allow us to complete our project without compliance to Maui County Code Section 16.26.3304.

-Sincerely,



Randy Lite, Facilities Director  
Molokai General Hospital

CC: Kivette Caigoy  
Department of Planning  
County of Maui

Attachment I  
Letter to Gilbert Coloma-Agaran  
Dept. of Public Works and Environmental Management  
August 19, 2003

# MOLOKAI GENERAL HOSPITAL

## SOLID WASTE MANGEMENT PLAN

This plan covers a five-year period beginning in August of 2003

Contact person: Randy Lite  
Title: Director, Facility Services  
Mailing Address: PO Box 408 Kaunakakai, HI. 96748  
Telephone: (808) 553-5331  
E-mail: [rlite@queens.org](mailto:rlite@queens.org)  
Fax: (808) 553-3133

This plan describes how Molokai General Hospital (MGH) will strive to achieve the following priorities.

1. The greatest feasible reduction in the amount of waste generated;
2. Reuse and recycling of waste to reduce disposal to the greatest extent feasible;
3. Waste processing to reduce the volume or toxicity of the waste stream necessary for disposal;
4. Land disposal of the residuals.

This plan includes the following components:

- Section 1. Implementation Information
- Section 2. Waste Diversion Action Plan
- Section 3. Hazardous Waste
- Section 4. Buy Recycled Plan
- Section 5. Buildings Included in the Plan
- Section 6. Budget and Timeline

**SECTION 1. Implementation Information for Molokai General Hospital**

- A. Calculation of the total annual disposal in cubic yards for municipal solid waste generated from our Hospital:

<p align="center"><b>TABLE 1</b>  <b>TOTAL ANNUAL MSW DISPOSAL ESTIMATE</b> for calendar year 2003                      This table includes MSW that is sent to the landfill only.                      It does not include waste that is recycled or otherwise diverted from disposal.</p>	
FACILITIES/SERVICES USED	ESTIMATED ANNUAL YARDAGE
Self Hauled – Commercial	72 CY
Curbside Pickup – Commercial	936 CY
<b>TOTAL ANNUAL MSW DISPOSAL ESTIMATE</b>	<b>1008 CY</b>

Notes: MSW – municipal solid waste

- B. Current prices of private sector solid waste services used by Molokai General Hospital.

<p align="center"><b>TABLE 2</b>  <b>CURRENT PRICES</b></p>		
MATERIAL	FACILITY/SERVICE	COST TO MGH
MSW (Municipal solid waste)	Commercial curbside pickup delivered to Landfill	8.12/CY \$/size container/pickup frequency - 6 CY/3 times per week

- C. Current destinations for all wastes and recyclables collected at our facility, and current transportation and/or tipping (disposal) fees paid by Molokai General Hospital

TABLE 3 CURRENT WASTE DESTINATIONS		
MATERIAL	DESTINATION FACILITY	FEE PAID
MSW	Island Refuge trucks it to Molokai Landfill	\$8.12/CY
Construction Demolition Waste	Island Refuge trucks it to Molokai Landfill	\$8.12/CY
Recyclables		
Organic waste	All yard waste is processed through a chipper and reused on site	\$0.00/CY
Shredded Paper Products	Bagged and donated to Farmers and	\$0.00/CY
Printer Cartridges	Sent to Kualapuu School Recycling Project	\$0.00/CY
Waste Oil	Molokai Landfill Recycling Center	\$0.00/CY
Lead Acid Batteries	Exchanged with retail store when replaced	\$0.00/CY

- D. Contracted or anticipated disposal facility for MSW and construction/ demolition debris for the next 5 years:

MSW: Molokai Landfill

C/D Waste: Molokai Landfill

## SECTION 2. Waste Diversion Action Plan

The overall goal of this action plan is to reduce the disposal rate for municipal solid waste generated in our facility.

**A. Goal:** Reduce waste generation.

**Action Steps:** Implement Goals B, C, D, and E by the end of calendar year 2004

**B. Goal:** Increase reuse.

**Action Steps:** Identify and where feasible utilize non-disposable items for operations.

**C. Goal:** Increase our recycling participation rate and type of materials being recycled.

**Action Steps:** Implement Hospital wide in-service education program for identification and routing of recyclable materials

**D. Goal:** Minimize construction/demolition debris.

**Action Steps:** Work with contractor to establish recycling/reuse program for packing material and unused portions of building materials.

**E. Goal:** Maintain 100% organic waste recycling (leaf/yard, brush, stumps).

**Action Steps:** Maintain 10hp Chipper shredder and replace when necessary. Keep appropriate funds in the maintenance dept. budget for this upkeep and replacement.

### SECTION 3. Hazardous Waste

#### Current Goals

- Identify and manage hazardous waste
- Reduce or eliminate the use of hazardous or toxic substances;
- Reduce the generation of hazardous waste;

#### A. Specific Wastes

TABLE 4: COLLECTIONS FOR HW		
WASTE	Destination of waste	COST TO USER
<b>Automotive Wastes</b>		
Waste oil	Molokai Landfill Recycling Center	\$0.00
Tires	Old tires are exchanged with retailer when replaced	\$0.00
Lead-Acid Batteries	Batteries are exchanged with retailer when replaced	\$0.00
<b>Household Related Wastes</b>		
Pesticides	No waste is generated – all quantities are utilized	\$0.00
Household Chemicals	No waste is generated – all quantities are utilized	\$0.00
Nicad & Lead Acid Batteries	Rechargeable batteries are sent to Queen's Medical Center Bio-med Department for inclusion in their recycling program	Shipping only
<b>Waste Electrical Products</b>		
Fluorescent light ballasts	Ballasts are sent to Queen's Medical Center Bio-med Department for inclusion in their recycling program	Shipping Only
<b>Other Special Wastes</b>		
Asbestos	No waste has been identified or is generated.	\$0.00
Medical Waste	Rendered non-hazardous on site by sterilization per DOH standards and hauled to Molokai Landfill.	\$47.00/Ton

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**B. Special Waste Planning**

1. Asbestos – If asbestos is discovered it will be removed and transported by a certified company to the Molokai Landfill following established County procedures for delivery to the Landfill

**SECTION 4. Buy Recycled Plan**

The Purchasing Department is responsible for the management of this plan.

- A. To the greatest extent possible all products purchased shall be evaluated in order to determine if a recycled alternate is available. If an alternate is available it will be considered a preferred alternate and will be evaluated for purchase as such.
- B. Department managers shall be instructed to request recycled items, if available, when obtaining price quotes or product evaluations.
- C. Vendors shall be asked to supply recycled product alternatives, when available, for evaluation.

List of recycled items currently used:

Toner  
Copy Paper  
Ink cartridges  
Paper towels  
Toilet paper  
File folders  
Disposable gowns  
Exam sheets  
Tumblers

**SECTION 5. Specify Facilities Included in the Plan**

FACILITY NAME	LOCATION	TYPE
Molokai General Hospital	Kaunakakai (Hospital Campus)	Hospital
Nurses Hale	Kaunakakai (Hospital Campus)	Residential Duplex
Womens Health Center	Kaunakakai (Hospital Campus)	Clinic
Medical Office Building	Kaunakakai (Hospital Campus)	Clinic
Storeroom	Kaunakakai (Hospital Campus)	Warehouse

**SECTION 6. Budget and Timeline**

TABLE 6: BUDGET AND TIMELINE			
ACTION STEP	FREQUENCY	NEXT SCHEDULED/ COMPLETE BY	\$ OR PERSONNEL <i>(Indicate if it is a one time expense, annual, etc.)</i>
Waste Diversion Goal B & buy recycled plan	Continuous	<i>Continuous</i>	2% of one FTE to monitor and research
Waste Diversion Goal C	Bi-annual	<i>12/15/03</i>	\$175.00 per training
Waste Diversion Goal D	3/2004 to 3/2005	<i>3/2005</i>	\$2,000.00 for entire project
Waste Diversion Goal E	Monthly	<i>September 2003</i>	2% of one FTE to operate and maintain

Attachment 2  
Letter to Gilbert Coloma-Agaran  
Dept. of Public Works and Environmental Management  
August 19, 2003

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOCCE  
Deputy Director



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

October 31, 1997

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

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

Mr. Randy Lite  
Director  
Facility Services  
Moloka'i General Hospital  
P. O. Box 408  
Kaunakakai, Hawaii 96748

Dear Mr. Lite:

SUBJECT: VALUATION FOR EASEMENT PROPERTIES ADJACENT TO  
MOLOKA'I GENERAL HOSPITAL

After our meeting in early September to discuss the acquisition of land for our drainage improvements planned for Kaunakakai town, I asked for a re-evaluation of the appraisal done by Valley Isle Appraisers for the subject property.

Our Engineering Division has within its areas of responsibility the task of land control and acquisition for Public Works improvements. The division has a staff of individuals experienced in land appraisal as well as condemnation and land acquisition practices which are widely known in the State of Hawaii. The appraisal done by Valley Isle Appraisal for the subject easement areas was reviewed in detail by a member of this staff and it was concluded that the original value of \$13,000 has now been changed to \$32,000. This increase in value, which is nearly double the original assessed value, is due to the fact that the easement area was discounted by the original appraisal because of its use as an easement. We find this to be an inappropriate adjustment in value and find that the true value of the land is the latter value mentioned.

The doubling of the assessed value for the 24,000 square feet necessary for the drainage improvements still does not provide adequate revenue for roadway improvements. However, if the hospital is comfortable in signing the easement documents necessary for drainage improvements, this department would be more than willing to hold off on the compensation for land control to Moloka'i General

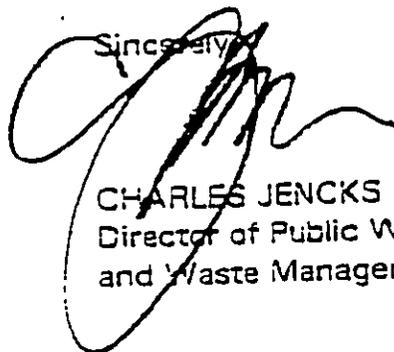
Mr. Randy Lite  
October 31, 1997  
Page 2

Hospital until the budget for the fiscal year 1999 is approved at which time perhaps monies could be allocated for the necessary improvements to the road through the capital improvement programming process. As we discussed in our meeting in early September, the revised value for the easement area will not cover the cost to improve the road as needed by the hospital and additional funding from the County of Maui would be necessary to accomplish that task.

Construction and development of the drainage system is important for Kaunakakai town and this department would like to proceed with that project as quickly as possible.

I would appreciate hearing back from you as to your position with regard to this revised value. If it is determined that we can not agree on the basis for compensation to the hospital with either a cash payment for the land acquired or the combining of funds for potential future CIP improvements, then the County of Maui will have no choice but to condemn the land in order to proceed with our project.

Please contact me as soon as you can with regard to your decision. I look forward to hearing from you in the very near future.

Sincerely,  
  
CHARLES JENCKS  
Director of Public Works  
and Waste Management

CJ:mt

# Molokai General Hospital

## Inter-Office Memorandum

**Date:** 11-26-97

**To:** Emmett Aluli - Co-Medical Executive Dir.  
Phillip Reyes - Co-Medical Executive Dir.  
Momi Cazimero - Chair, Board of Trustees

**From:** Randy Lite 

**RE:** Negotiations with Maui County for Land Easement

Yesterday Karen Holt, Emmett Aluli, and I met with Counsel member Pat Kawano, Counsel member Kimo Apana, Charlie Jenks from the Department of Public Works, and a few other members of the Mayors Administration. After a lengthy discussion we agreed to the following in regards to the Land Easement the County is requesting from us for a drainage project:

1. We will accept their offer of \$32,000 for a 1/2 acre Easement on our land that they need for their drainage project.  
**Note:** (We can use the 32k to improve the water supply to the hospital)(The Department of Water Supply pays back improvements over a 5 year period)
2. We will provide a copy of our conceptual plans for our new building project to Charlie Jenks for his review.
3. They will improve our road with foot lanes each way with reflectors, a lane for pedestrians, and a swale for drainage from CIP funds.  
**Note:** (CIP funds laps 12/98)(other funds are available 7/98)
4. They will waive the requirement for us to put in curbs, gutters, and sidewalks to the county road when we complete our new construction project.



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

Mr. Jencks  
Director  
Department of Public Works  
200 South High Street  
Wailuku, Maui, HI.96793

RE: Road improvements up to the Molokai General Hospital

At our meeting on the 25th of November in the counsel conference room you had requested a copy of our plans for future improvements at the Hospital. I am sending the conceptual plan that we are working with until we have selected an architect to complete plans for our improvements. Please note that the placement of the existing road remains constant. This plan is laid out in three phases of implementation.

Also we are prepared to sign the easement documents when we receive a letter of exemption for improving the road up to the hospital prior to initiating any future construction projects.

 11-27-97  
Randy Life  
Molokai General Hospital

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

December 29, 1997

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

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

Mr. Randy Lite  
Molokai General Hospital  
P. O. Box 409  
Kaunakakai, Hawaii 96748

Dear Mr. Lite:

SUBJECT: ROAD IMPROVEMENTS UP TO MOLOKAI GENERAL HOSPITAL

Thank you very much for your excellent summary of the future plans for Molokai General Hospital. I have reviewed the schematic plans as well as the list of services for phases 1, 2, and 3, including the existing facilities for the hospital facility as it now exists in Kaunakakai, Molokai. As we discussed in our meeting with certain council members in the Council conference room, this department is willing to make interim road improvements as a part of the fiscal year 1999 road resurfacing capital improvement budget for the hospital road in exchange for the hospital signing off on the easement documents for construction of the drainage improvements which will benefit Kaunakakai town.

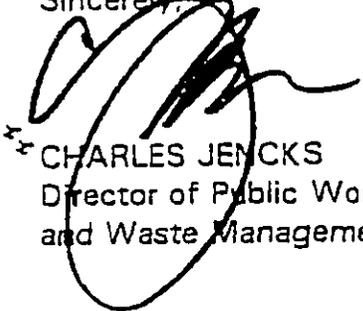
The fiscal year 1999 CIP road resurfacing budget will be sent to the Council in March of 1998 with approval by July 1 of 1998. As has been standard practice in the past, funds are allocated for road resurfacing projects on a Countywide basis, district by district, with Molokai generally getting somewhere in the neighborhood of \$250,000 for such services. Road resurfacing funds allocated within the 1999 budget will be used for the improvements to the hospital road and by improvements I mean additional laneage, striping, and walkways adjacent to the shoulders within the current right-of-way for the hospital road. These improvements will satisfy the ultimate needs of the hospital as we know them today based upon the schematic plans and list of services provided through phase 3 for the hospital.

Mr. Lite, I would appreciate your signing the easement documents as quickly as possible and transmitting those documents back to the Engineering Division of this department for processing so that the phase 1 drainage improvements can get underway as quickly as possible.

Mr. Randy Lite  
December 29, 1997  
Page 2

Should you have any further questions with regard to this matter, please do not hesitate to contact me at 243-7845 at your earliest possible convenience.

Sincerely,



CHARLES JENCKS  
Director of Public Works  
and Waste Management

CJ:mt  
cc: Engineering Division



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

January, 15 1998

Mr. Jencks -  
Director  
Department of Public Works  
200 South High Street  
Wailuku, Maui, HI.96793

RE: Road improvements up to the Molokai General Hospital

Dear Mr. Jencks,

I shared your letter dated December 29, 1997 with Emmett Aluli, Phillip Reyes, and Karen Holt as they were present at our meeting on the 25th of November when we discussed these issues in person and they will approve the signature of the easement documents. Karen Holt has indicated that we will need a letter stating that the Hospital will not need to obtain variances in the future from the usual road standards, since the improvements we agreed that the county will complete will not meet those standards.

It was our understanding that the appraised value of the land (\$32,000) could be paid for the easement. If this is still available we will sell the easements to the county when we receive the letter of exemption from future variances for road improvements.

If you have any questions please feel free to contact me.

Randy Läte  
Director, Facility Services  
Molokai General Hospital

cc: Karen Holt  
Emmett Aluli  
Phillip Reyes

LINDA LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director



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

BASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

Telephone: (808) 243-7345  
Fax: (808) 243-7955

COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT**

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

May 12, 1998

Mr. Randy Lite  
Director, Facility Services  
Molokai General Hospital  
P. O. Box 408  
Kaunakakai, Hawaii 96748

Dear Mr. Lite:

**SUBJECT: ROAD IMPROVEMENTS AND TRANSFER OF LAND FOR  
COUNTY OF MAUI DRAINAGE IMPROVEMENTS**

Thank you for your letter of January 15, 1998 and your statement of the need for specific information from the County of Maui relative to dedication of the drainage improvement easement for your planned improvements on the Molokai General Hospital property.

This letter is to provide to Molokai General Hospital evidence that the roadway improvements which will be put in place as a part of the fiscal year 1999 capital improvement funding for Molokai will address the access needs for the hospital through its plant build out and help the hospital avoid the necessity for variance to code requirements. Through the use of fiscal year 1999 road resurfacing funds, the County of Maui will add additional roadway surface as well as improve shoulders and striping to improve the access to the hospital proper.

The County of Maui's offer for purchase of the land for \$32,000 remains valid and once we receive the easement documents which have been transmitted to you by previous communication signed by the appropriate authorities, the County of Maui will provide the appropriate compensation for the easement land.

Should you have any questions with regard to this transfer of funds, please contact Mr. James Chisholm in the Engineering Division of this department at 243-7745.

Mr. Randy Lite  
May 12, 1998  
Page 2

Mr. Lite, should you have any questions with regard to the above, please feel free to contact me at 243-7845.

Sincerely,



CHARLES JENCKS  
Director of Public Works  
and Waste Management

CJ:mt

cc: James Chisholm

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



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

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

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

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

Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

May 22, 1998

Ms. Karen M. Holt, Esq.  
c/o Mr. Randy Lite  
Director Facilities Services  
Moloka'i General Hospital  
P.O. Box 408  
Kaunakakai, HI 96748

SUBJECT: KAUNAKAKAI DRAINAGE SUBSYSTEM "A"  
COUNTY OF MAUI JOB NO. 92-09  
TMK: (2) 5-3-009:017, DRAINAGE EASEMENT A  
TMK: (2) 5-3-009:022, DRAINAGE EASEMENT B

Dear Ms. Holt:

The County of Maui must acquire the subject drainage easements as part of the Kaunakakai Drainage Subsystem "A" project.

As indicated in previous correspondence, the County of Maui has estimated value for the subject drainage easements as follows:

- |                                                      |                 |
|------------------------------------------------------|-----------------|
| 1. Drainage Easement A, approximately 14,317 sq. ft. | \$12,000        |
| 2. Drainage Easement B, approximately 9,335 sq. ft.  | <u>\$20,000</u> |

Total \$32,000

Based on the above, the County of Maui is willing to make a cash settlement offer of \$32,000 (thirty two thousand dollars) for the acquisition of drainage easements A and B (see Exhibits "A" and "B" attached).

Ms. Karen M. Holt, Esq.,  
President, Molokai Health Foundation  
SUBJECT: KAUNAKAKAI DRAINAGE SUBSYSTEM "A"  
COUNTY OF MAUI JOB NO. 92-09  
TMK: (2) 5-3-009:017, DRAINAGE EASEMENT A  
TMK: (2) 5-3-009:022, DRAINAGE EASEMENT B

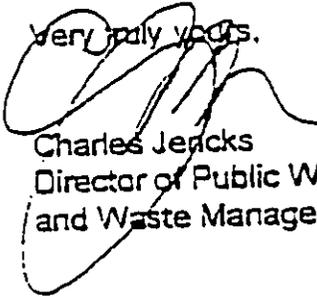
May 26, 1998  
Page 2

Please let us know of your decision on this offer by initialing and executing the appropriate lines on the following page. If the above offer is accepted, please complete the enclosed affidavit and return it along with this acceptance letter in the stamped return envelope provided. The affidavit will be used in the subdivision process and will confirm to the Land Use and Codes Administration that we have your permission to subdivide the subject TMK parcels.

If the above offer is not accepted, please indicate below and contact us as soon as possible so a meeting can be arranged for us to arrive at a mutually satisfactory agreement on this business. Thank you for your continuing courteous and prompt attention to this matter.

If you need more information or have any questions, please call me at 243-7845, or call our Land Agent, James Chisholm at 243-7745.

Very truly yours,

  
Charles Jericks  
Director of Public Works  
and Waste Management

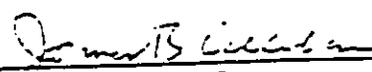
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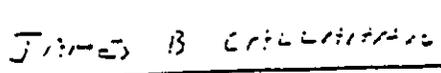
Enclosures: Affidavit  
Exhibits "A" and "B"

xc: James Chisholm (file copy)

X The offer stated above is is acceptable.

\_\_\_\_\_ The offer stated above is not acceptable.

  
Karen M. Holt, Esq.      6-19-98  
President                      Date

  
James B. Chisholm      6-19-98  
Print Name                      Date  
Its      President

AFFIDAVIT

STATE OF HAWAII )  
COUNTY OF MAUI )

I/we, JAMES B. CALLAHAN President (Title), and  
\_\_\_\_\_ (Title), of Moloka'i Health

Foundation, being owners / authorized agents, being first duly sworn on oath, depose and say that  
I/we hereby authorize the County of Maui, Department of Public Works and Waste Management,  
whose principal place of business is 200 High Street, Wailuku, Maui, Hawaii 96793, to act on  
behalf of Moloka'i Health Foundation with respect to this subdivision application for the Moloka'i  
Health Foundation lands which are designated by Tax Map Key: (2) 5-3-009:017 and TMK: (2) 5-3-  
009:022, situated at Kaunakakai, Island of Moloka'i, County of Maui, Hawaii.

James B. Callahan  
JAMES B. CALLAHAN Date 6.19.98  
Print Name

\_\_\_\_\_  
Date  
Print Name

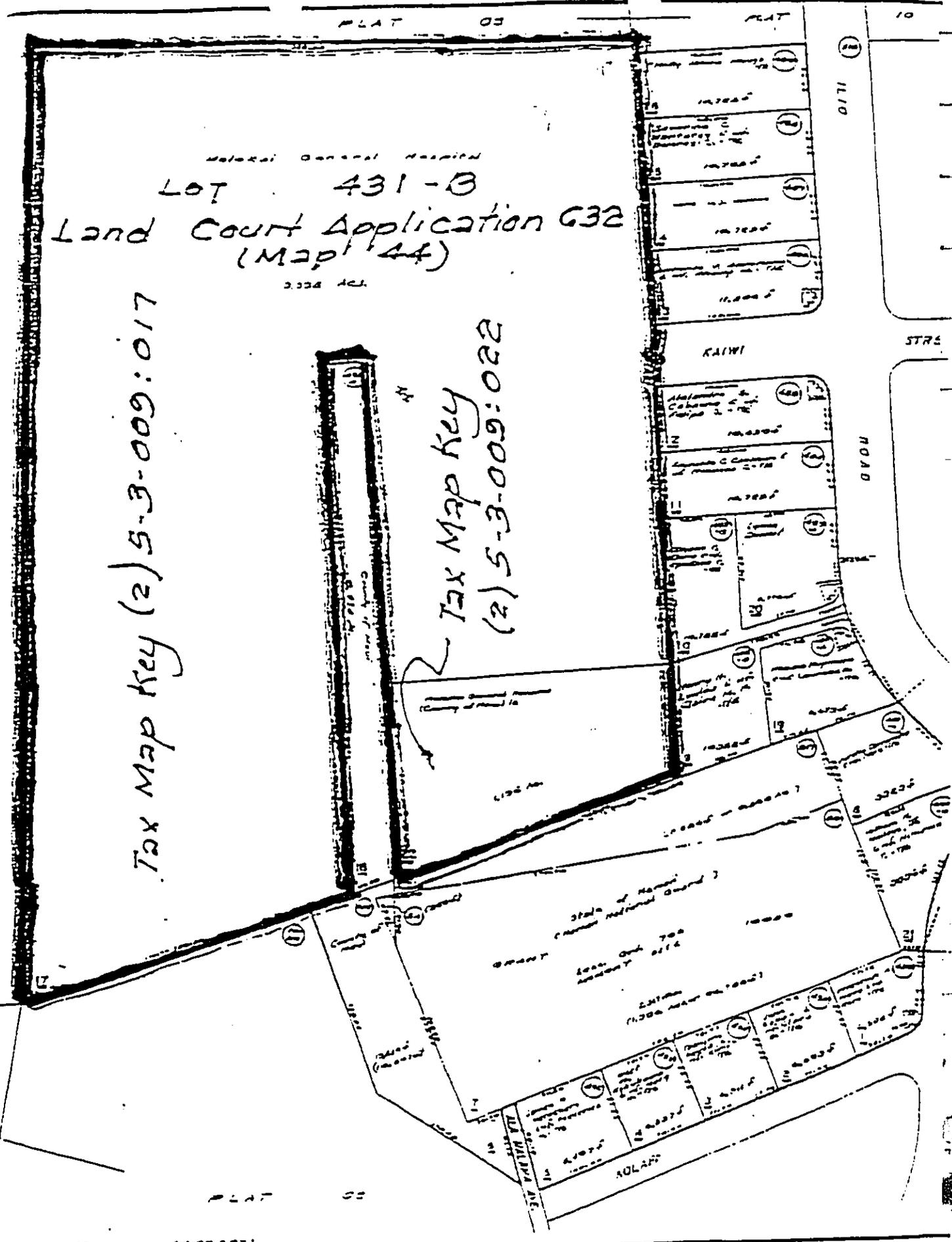
1/4

Sworn and subscriber to before me this  
19 day of June 1998.

William K. Arney  
Notary Public, State of Hawaii  
My commission expires: 09/01/2000

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Hawaii  
My commission expires: \_\_\_\_\_



Tax Map Key (2) 5-3-009:017

Tax Map Key (2) 5-3-009:022

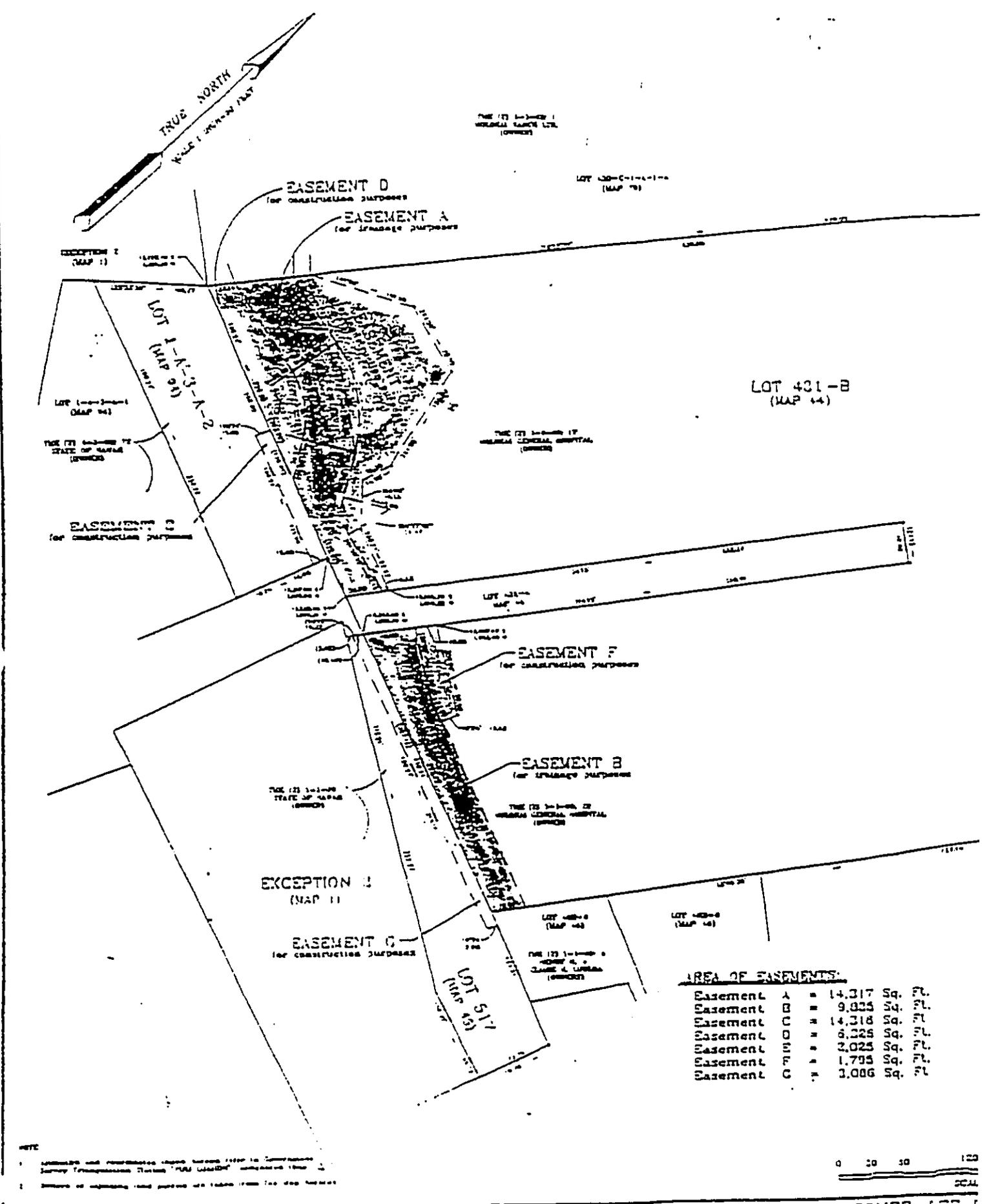
LOT 431-B  
Land Court Application G32  
(Map 44)

2.334 AC.

LOCATION 532 (formerly for 5-3-02 303)

HAWAIIAN LAND COMPANY

RECEIVED AS FOLLOWS



AREA OF EASEMENTS:

Easement A	=	14,317	Sq. Ft.
Easement B	=	9,825	Sq. Ft.
Easement C	=	14,318	Sq. Ft.
Easement D	=	6,226	Sq. Ft.
Easement E	=	2,025	Sq. Ft.
Easement F	=	1,795	Sq. Ft.
Easement G	=	1,086	Sq. Ft.

NOTE:  
 1. All distances and measurements shown herein refer to Government Survey Transactions unless "PLS" is noted.  
 2. Errors of rounding may appear due to the use of the metric system.

0 20 30 100  
 FEET  
 SCALE

NEWCOMER-LEE [ ... ]

THE (2) 3-3-OR 7, 17, 22 AND (2) 3-3-OR 7

EXHIBIT "B"

RECEIVED AS FOLLOWS

JAMES "KIMO" APANA  
Mayor

CHARLES JENCKS  
Director

DAVID C. GCODE  
Deputy Director

TEL. (808) 270-7745  
FAX (808) 270-7975



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

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

RONALD R. RISKA, P.E.  
Wastewater Reclamation Division

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

ANDREW M. HIRCSE  
Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Division

September 15, 2000

9-22-00

Dr. Noa Emmett Aluli  
Co-Medical Director  
MOLOKAI GENERAL HOSPITAL  
P.O. Box 408  
Kaunakakai, HI 96748

*Randy - to be deposited  
re-issued when you  
request for funds - please  
allow two/three days note*

SUBJECT: KAUNAKAKAI DRAINAGE SUBSYSTEM "A"  
COUNTY OF MAUI JOB. NO. 92-09  
TMK: (2) 5-3-009:017 (DRAINAGE EASEMENT A)  
TMK: (2) 5-3-009:022 (DRAINAGE EASEMENT B)

*if you,  
Lloyd*

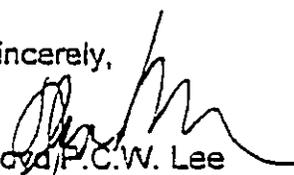
Dear Dr. Aluli:

Enclosed is County of Maui check no. 355404 in the amount of thirty-two thousand dollars (\$32,000) as payment in full for Drainage Easement A at TMK: (2) 5-3-009:017 (\$12,000) and Drainage Easement B at TMK: (2) 5-3-009:022 (\$20,000).

Signatures of duly authorized persons will be needed when documents are filed with Land Court.

If you need more information or have any questions, please call Land Agent, James Chisholm at (808) 270-7271. Thank you for your cooperation and patience throughout this project.

Sincerely,

  
Lloyd P.C.W. Lee  
Engineering Division Chief

JEC:(ED00-1231)  
s:\ang\l\jec\NEAluli.pay

Enclosure

**RECEIVED AS FOLLOWS**

CHECK NUMBER 355404

CHECK NUMBER	DESCRIPTION	AMOUNT

COUNTY OF MAUI • DEPARTMENT OF FINANCE • 200 SO. HIGH STREET • WAILUKU, HAWAII 96793

REMITTANCE ADVISORY

Bank of Hawaii  
WAILUKU BRANCH



**COUNTY OF MAUI**

DEPARTMENT OF FINANCE  
200 SO. HIGH STREET  
WAILUKU, HAWAII 96793

CHECK NUMBER 355404

DATE

PAY EXACTLY

DOLLARS AND

CENTS

THE  
OFFICER OF

VOID AFTER 3 MONTHS FROM DATE OF ISSUE

FINANCE DIRECTOR

COUNTY OF MAUI

⑈ 355404 ⑈ 1213010281 006010378250 ⑈

If you need more information or have any questions, please call Land Agent, James Chisholm at (808) 270-7271. Thank you for your cooperation and patience throughout this project.

Sincerely,

*Lloyd P.C.W. Lee*  
Lloyd P.C.W. Lee  
Engineering Division Chief

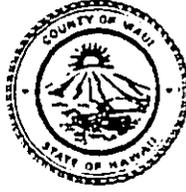
JEC:(ED00-1231)  
sc:angtai@hawaii.gov

Enclosure

ALAN M. ARAKAWA  
Mayor

GILBERT S. COLCMA-AGARAN  
Director

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



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL MANAGEMENT  
**DEVELOPMENT SERVICES ADMINISTRATION**  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

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

TRACY TAKAMINE, P.E.  
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.  
Highways Division

JOHN D. HARDER  
Solid Waste Division

September 23, 2003

Mr. Randy Lite, Facilities Director  
MOLOKAI GENERAL HOSPITAL  
P.O. Box 408  
Kaunakakai, Hawaii 96748

**SUBJECT: MOLOKAI GENERAL HOSPITAL ROADWAY IMPROVEMENTS  
TMK (2)5-3-009:018**

Dear Mr. Lite:

This is in response to your August 19, 2003 letter regarding our August 6, 2003 comments on the SMA application for building improvements to the Molokai General Hospital.

In particular I am responding to clarify Item #9, which was to comply with the provisions of Section 16.26.3304, Maui County Code, "Improvements to Public Streets".

Roadway improvements were constructed by the County in 1999 with the understanding by Director Charles Jencks, that the hospital would not need to provide any further roadway improvements as required by Section 16.26.3304, mCC, due to the planned expansion of the hospital. Mr. Jencks's evaluation that adjacent roadway improvements will not be required by the hospital still remains valid. Thus this is to inform you that the provisions of Section 16.26.3304, MCC, have been satisfied.

For your information, I have transmitted the solid waste management plan that you had submitted, to our Solid Waste Division for their comments. I will inform you by a separate letter of the acceptance of the solid waste plan.

September 23, 2003

Mr. Randy Lite, Facilities Director

SUBJECT: MOLOKAI GENERAL HOSPITAL ROADWAY IMPROVEMENTS  
TMK (2)5-3-009:018

Page Two of Two

Please call me at 270-7845, should you have any further questions regarding this matter.

Very truly yours,



GILBERT COLOMA-AGARAN

Director of Public Works  
and Environmental Management

Mike Foley, Planning Director

HTH S:\LUCAVALLENGR\HTH\PROJECTS (EXTERNAL)\Molokai General Hospital.wpd



03 JUL 18 PM 29

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

July 16, 2003

Ms. Kivette A. Caigoy  
Staff Planner  
County of Maui  
Department of Planning  
250 S. High Street  
Wailuku, HI 96793

Dear Ms. Caigoy:

Subject: Molokai General Hospital  
TMK: 5-3-009:017  
I.D.: SM1 2003/0009, EA 2003/0004

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

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

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

Sincerely,

Handwritten signature of Neal Shinyama in cursive script.

Neal Shinyama  
Manager, Energy Delivery

NS/dt:kh



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

August 19, 2003

Neil Shinyama  
Manager Energy Delivery  
Maui Electric Company, Ltd.  
210 West Kamehameha Avenue  
P.O. Box 398  
Kahului, Hawaii 96733

RE: Molokai General Hospital SMA response to your comments dated 7-16-03  
TMK 5-3-009:017  
I.D.; SM1 2003/0009, EA 2003/0004

I have received your comment regarding our application in your letter dated July 16, 2003.

Thank you for your comment.

Our electrical consultant for our project is Albino Prieto with Lincolne Scott. Mr. Prieto has been in contact with Mr. Jason Kuraoka, a commercial account manager for Maui Electric Co., with regards to our project and he will be submitting load calculations to your office within the next month. I am confident that his calculations will provide you with the information you need to provide service to our facility in a timely basis.

Sincerely,

Randy Lite, Facilities Director  
Molokai General Hospital

CC: Kivette Caigoy  
Department of Planning  
County of Maui



ALAN M. ARAKANA  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

# POLICE DEPARTMENT COUNTY OF MAUI

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

AUG 12 03 09:34

DEPT OF PLANNING  
COUNTY OF MAUI

August 11, 2003

RECEIVED



THOMAS M. PHILLIPS  
CHIEF OF POLICE

KEKUHAUPIO R. AKANA  
DEPUTY CHIEF OF POLICE

## MEMORANDUM

TO : MICHAEL W. FOLEY, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: SM1 2003/0009, EA 2003/0004  
 TMK: 5-3-009: 017  
 Project Name: Molokai General Hospital  
 Applicant: Molokai General Hospital

No further recommendation or comment is necessary or desired.

Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.

*Charles W. Hirata*  
 Acting Assistant Chief Charles Hirata  
 For: THOMAS M. PHILLIPS  
 Chief of Police

Enclosure

TO : THOMAS PHILLIPS, CHIEF OF POLICE, MAUI COUNTY  
VIA : CHANNELS *Handwritten: 08/06/03*  
FROM : RONALD SAGARIO, POLICE OFFICER III, DISTRICT V  
SUBJECT : MOLOKAI GENERAL HOSPITAL SPECIAL MANAGEMENT AREA PERMIT APPLICATION

Sir, this communication is regarding the above-mentioned application submitted by Molokai General Hospital.

There are a couple of concerns regarding this permit.

- 1) Only one entry / exit to the hospital via Home Olu Place.
  - A) How the expansion construction will impede public traffic as well as emergency vehicles traveling to the hospital.
- 2) During and after construction there is no alternate route to the hospital, should Puali Street needed to be closed (I.E., motor vehicle accidents).

Submitted for your perusal.

Concur with Ofc. SAGARIO. There is only one road leading to the hospital (Home Olu Place). If that road had to be closed due to an accident or other emergency, there would be no other alternate route to the hospital.

*John D. Jakubczak*  
A/CAPT. JOHN D. JAKUBCZAK E#9144  
07/29/03 @ 1150 hours

Respectfully submitted,



RONALD SAGARIO 11144  
POLICE OFFICER III  
MAUI POLICE / DISTRICT V  
072303 @ 1000 Hrs.



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

August 20, 2003

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

RE: Molokai General Hospital SMA response to your comments dated 8-11-03  
TMK 5-3-009:017  
I.D.; SM1 2003/0009, EA 2003/0004

I have received your comments regarding our application in your Memorandum to Michael Foley dated August 11, 2003. I have enclosed a copy of it for your convenience.

Thank you for your comments.

In response to comment 1 A:

We do not anticipate a closure of the access route to the hospital during construction. In the event that work is required of the road itself the contractor will keep one lane open at all times with personnel there to flag traffic until both lanes can be reopened. We are requiring our contractor, and all subcontractors, to keep at least one lane of traffic open at all times during construction. This requirement will be listed in the Division 1 section of our construction specifications so it will become a contractual requirement of the construction work being completed for this project. Historically we have required this of all work that is being done on our campus because we are very sensitive about keeping traffic to the only emergency room on the Island open at all times. This standard practice has worked well for us in the past and we hope you agree that it will be a sufficient practice for this project.

In response to comment 2:

Part of our design process addressed this specific issue. We explored several options but because this project has a very limited budget with a large portion of the funding coming from grant sources that have restrictions we were not able to

fund the development of a second access road to our facility. We did however find a way to improve the access route issue in our design process. Currently the distance an emergency vehicle has to travel from the three-way intersection of Puali Pl., Home Olu Pl., and Kolapa Pl. to the doors of our emergency room is approximately 1,190 feet. When our new addition is complete the distance an emergency vehicle will need to travel from that same intersection to the emergency vehicle lane leading to our emergency room will be reduced to approximately 760 feet. Our access route for the new addition will only be about 57% of what the existing route is. We hope this is acceptable as it is the best option we could design to address this issue while working within the restrictions of our budget and our property constraints.

Sincerely,



Randy Lite, Facilities Director  
Molokai General Hospital

CC: Kivette Caigoy  
Department of Planning  
County of Maui



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

03 AUG 13 12:11

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

HR#03/1031

July 30, 2003

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

SUBJECT: MOLOKAI GENERAL HOSPITAL - DEA AND SMA  
APPLICATION

Dear Mr. Foley:

Thank you for the opportunity to review and comment on the above referenced proposal which will expansion and renovation of the Molokai General Hospital.

The Office of Hawaiian Affairs (OHA) notes that the project will receiving partial funding from the federal government in the amount of \$6,000,000. Since federal funding will be expended, a NHPA Section 106 Consultation is required. A formal consultation does not begin until a written Request for Consultation is made by the respective Federal Agency to OHA. The request should be sent by mail to the following address:

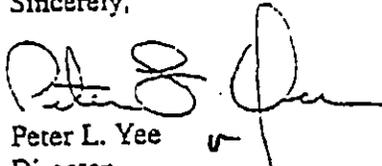
Attn: Request for Section 106 Consultation  
Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Blvd. Suite 500  
Honolulu, HI 96813-5349

The position of the OHA with regards to the propriety and adequacy of the Section 106 Consultation is that without proper identification of all potentially interested stakeholders at the beginning of the project, the consultation process will be flawed and insufficient. NHPA requires any federal agency contemplating an undertaking to attempt identify all potentially interested stakeholders.

MICHAEL W. FOLEY  
July 30, 2003  
PAGE TWO

Should you have any questions, please contact Jerry B. Norris at 594-1847 or  
email him at [jerryn@oha.org](mailto:jerryn@oha.org).

Sincerely,



Peter L. Yee  
Director  
Nationhood and Native Rights Division



## MOLOKA'I GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

August 29, 2003

G. Wilson Bennett, R.A.  
Project Officer  
DHHS/HRSA/OES  
Region-X mail stop RX-24  
2201 6<sup>th</sup> Ave  
Seattle WA. 98121-2500

**Subject: National Historic Preservation Act – Section 106 consultation requirement**

Dear Mr. Bennett:

In order to comply with the National Historic Preservation Act (NHPA) Section 106 I have contacted the Hawaii Historic Preservation Division and received a finding of "no historic properties will be affected". I have attached their letter for your review.

Your written concurrence or disagreement with this finding is required in order to continue the process of compliance.

The next step of compliance for this project is to consult with the Office of Hawaiian Affairs (OHA). The OHA is the organization responsible for Native Hawaiian issues in regards to historic preservation. I have received a letter from them stating that a formal consultation cannot begin until a written request for consultation is received from the Federal agency contributing funding to the project.

In order to continue this process I need one of the two following options from you:

Option 1.) Send a letter requesting a Section 106 consultation to OHA.

Attn. Request for section 106 Consultation  
Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Blvd. Suite 500  
Honolulu, HI. 96813-5349

Option 2.) Send me a letter authorizing me to complete this process on your behalf.

If you should have any questions please feel free to contact me.

  
Randy Lite  
Dir. Facility Services  
(808) 553-3183  
Fax (808) 553-3184



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUIMHEWA BUILDING, ROOM 555  
501 KAMOKOLA BOULEVARD  
KAPOLEI, HAWAII 96707

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

DEPUTIES  
ERIC T. HIRANO  
LINNELL NISHIOKA

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

HAWAII HISTORIC PRESERVATION  
DIVISION REVIEW

Log #: 31157  
Doc #: 0211SC08

Applicant/Agency: Larry Chalmers  
Molokai General Hospital  
Address: P.O. Box 408, Kaunakakai, Hawaii 96748  
SUBJECT: Chapter 6E-42 Historic Preservation Review of a Proposed Addition and  
Renovation Project for Molokai General Hospital  
Ahupua'a: Kaunakakai  
District, Island: Kona, Moloka'i  
TMK: (2)-5-3-009:017

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

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: Due to prior ground alteration, including grading 40 years ago, it is unlikely that significant historic sites are still present in the area proposed for the addition and renovation.

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

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

Staff: Jane J. Fallon

Date: 18 November 2002

Title: Archaeologist - Moloka'i (Phone: 308-692-8026)

C: John Min, Director, Dept of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793  
Cultural Resources Commission, Planning Dept, County of Maui, 250 S. High Street, Wailuku,  
HI 96793  
Malia Akutagawa, Chair, Molokai Planning Commission, PO Box 1715, Kaunakakai, HI 96748



DEPARTMENT OF HEALTH HUMAN SERVICES

PUBLIC HEALTH SERVICE

Health Resources & Services Administration  
Region X, MS-23  
2201 Sixth Avenue  
Seattle, WA 98121  
Phone: 206/615-2490  
Fax: 206/615-2500

September 15, 2003

Mr. Randy Lite  
Director of Facilitates Services  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, Hawaii 96745

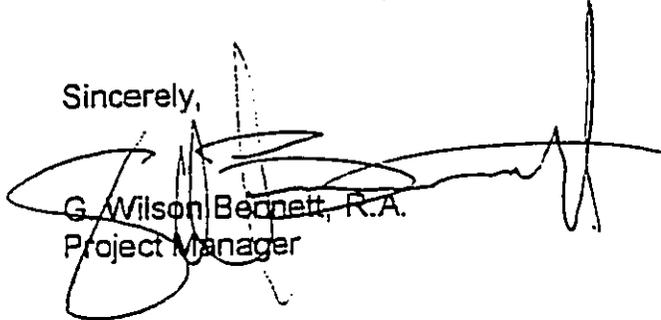
Subject: Molokai General Hospital, Kaunakakai, Hawaii  
Request for consultation with regard to National Historic Preservation Act  
HRSA Health Care Facilities Grant Project (P.L.107-116)

Dear Mr. Lite:

The Office of Engineering Services has received and reviewed your letter dated August 29, 2003 together with the Hawaii Historic Preservation Division Review document, which was attached thereto. This office concurs with the Historic Preservation Division statement that "no historical properties will be affected" by the construction activity involved with subject project.

Accordingly, this letter officially authorizes Randy Lite to complete the consultation and related steps of the historic preservation process on behalf of the Office of Engineering Services.

Sincerely,

  
G. Wilson Bennett, R.A.  
Project Manager

Cc:  
Mr. Dominic Eng

HRSA\LTR- SEATTLE-MOLOKAI-NHPA.DOC



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

September 18, 2003

Attn: Request for Section 106 Consultation  
Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Blvd. Suite 500  
Honolulu, HI. 96813 - 5349

SUBJECT: Molokai General Hospital SMA and EA Application  
TMK 5-3-009:017  
I.D.; SM1 2003/0009, EA 2003/0004

I have received Mr. Peter L. Yee's comments regarding our application in his letter to Michael Foley dated July 30, 2003. I have enclosed a copy with my working notes for your convenience.

As indicated in Mr. Yee's letter this project has Federal funding so an NHPA Section 106 Consultation is required however the Federal funding is actually in the amount of \$2,951,998.

I have spoken with Jerry Norris and Pua Aiau from OHA and they were very helpful with advise on how I could get this process started.

I have enclosed a letter from the State Department of Land and Natural Resources Historic Preservation Division stating that they believe "no historic properties will be affected" by this undertaking. I have also enclosed correspondence with the Federal Office of Engineering Services, which is part of the Health Resources & Service Administration branch of the Department of Health and Human Services. In this correspondence they stated that they concur with the Historic Preservation Division's findings.

The letter from the Federal Office of Engineering Services authorizes me complete this process on their behalf so please accept this letter as the official Federal request for NHPA Section 106 consultation on this project.

If you should have any questions please feel free to contact me.

Sincerely,



Randy Lite, Facilities Director  
Molokai General Hospital  
(808) 553-3185  
fax (808) 553-3184

CC: Kivette Caigoy  
Department of Planning  
County of Maui

PHONE (808) 594-1888

FAX (808) 594-1885



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

HRD03/1031 B

October 22, 2003

Randy Lite, Facilities Director  
Molokai General Hospital  
P.O. Box 408  
Kaunakakai, HI 96748

Re: Molokai General Hospital 106 Consultation

Dear Mr. Lite,

OHA is in receipt of your September 18, 2003 letter requesting concurrence with your "no historic properties affected" designation for your project to expand Molokai Hospital.

OHA concurs with your designation. We will rely on your assurances that should cultural deposits or human remains be found work will stop and the appropriate authorities will be contacted pursuant to applicable law.

Thank you for this opportunity to consult. If you have further questions, please call Jerry Norris at 594-1847 or Pua Aiu at 594-1931.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter L. Yee".

Peter L. Yee  
Director  
Nationhood and Native Rights

LINDA LINGLE  
GOVERNOR OF HAWAII



CHRYSTLE L. FUKINO, M.D.  
DIRECTOR OF HEALTH  
LORRIN W. FANG, M.D., M.P.H.  
DISTRICT HEALTH OFFICER

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE 03 AUG 21 09:45  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2102

August 20, 2003

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

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

Attention: Kivette A. Caigoy

Dear Mr. Foley:

Subject: Molokai General Hospital  
TMK: (2) 5-3-009: 017  
SM1 2003/0009, EA 2003/0004

Thank you for the opportunity to comment on the Special Management Area Application and Draft Environmental Assessment for the Molokai General Hospital renovation and addition. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46 "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. HAR, Chapter 11-46 also sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.
3. Review and approval of the construction plans by the Office of Health Care Assurance of the Department of Health is required. Questions regarding this matter should be directed to Mr. Gerald Chung at 808 692-7447.

Mr. Michael W. Foley  
August 20, 2003  
Page 2

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

Sincerely,



Herbert S. Matsubayashi  
District Environmental Health Program Chief

c: OHCA



## MOLOKAI GENERAL HOSPITAL

P.O. Box 408 • Kaunakakai, Hawaii 96748 • Phone: (808) 553-5331 • FAX: (808) 553-3133

August 29, 2003

Herbert S. Matsubayashi  
District Environmental Health Program Chief  
Department of Health  
Maui District Health Office  
54 High Street  
Wailuku, Hawaii 96793-2102

RE: Molokai General Hospital SMA response to your comments dated 8-20-03  
TMK 5-3-009:017  
I.D.; SM1 2003/0009, EA 2003/0004

I have received your comments regarding our application in your letter to Michael Foley dated August 20, 2003. I have enclosed a copy of it for your convenience.

Thank you for your comments.

In response to comment 1:

We agree that maximum allowable noise levels may be exceeded during our construction. We will obtain a permit pursuant to HAR title 11-46 before commencement of the work.

In response to comment 2:

We have taken into consideration the placement and location of our stationary equipment. Our mechanical engineering consultant has reviewed the specification of the HVAC and other equipment we will be installing in regards to sound emissions, distance to the neighboring properties, and distance to public areas of our campus. Based on this information we decided to place the HVAC equipment into the mechanical equipment well on the roof to ensure that our stationary equipment will not exceed the maximum allowable sound levels.

In response to comment 3:

We have submitted plans to the office of Health Care Assurance for preliminary review of compliance to the Life Safety Code and approval for deviations from

the AIA guidelines. We and have had verbal and written correspondence with Gerald Chung about our plans and Mr. Chung has been very cooperative, understanding, and good to work with.

Sincerely,



Randy Lite, Facilities Director  
Molokai General Hospital

CC: Kivette Caigoy  
Department of Planning  
County of Maui

**APPENDIX – 3**

**MAPS, SITE PLANS, AND DRAWINGS**





# Flood Insurance Rate Map

ZONE C

Project site

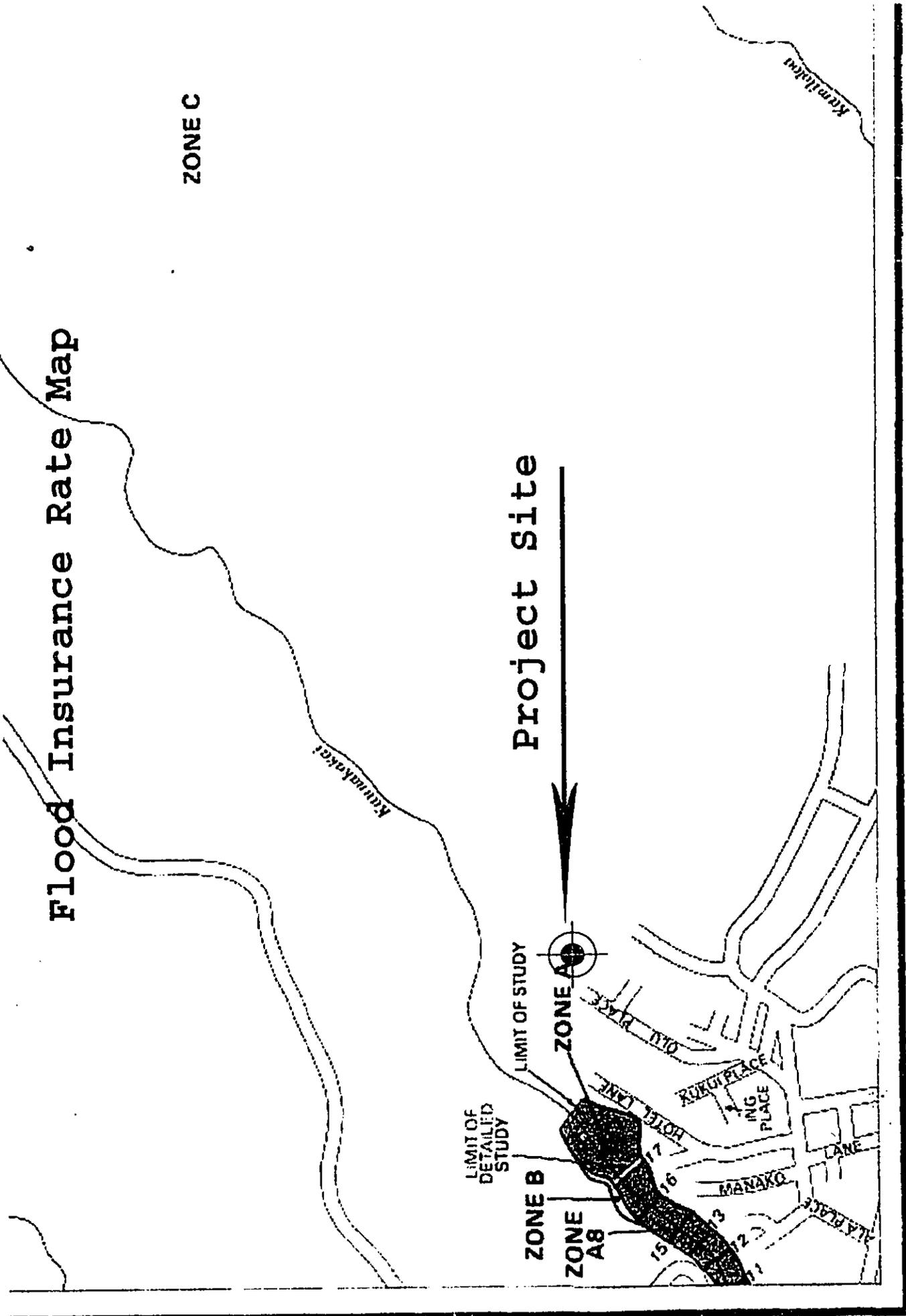
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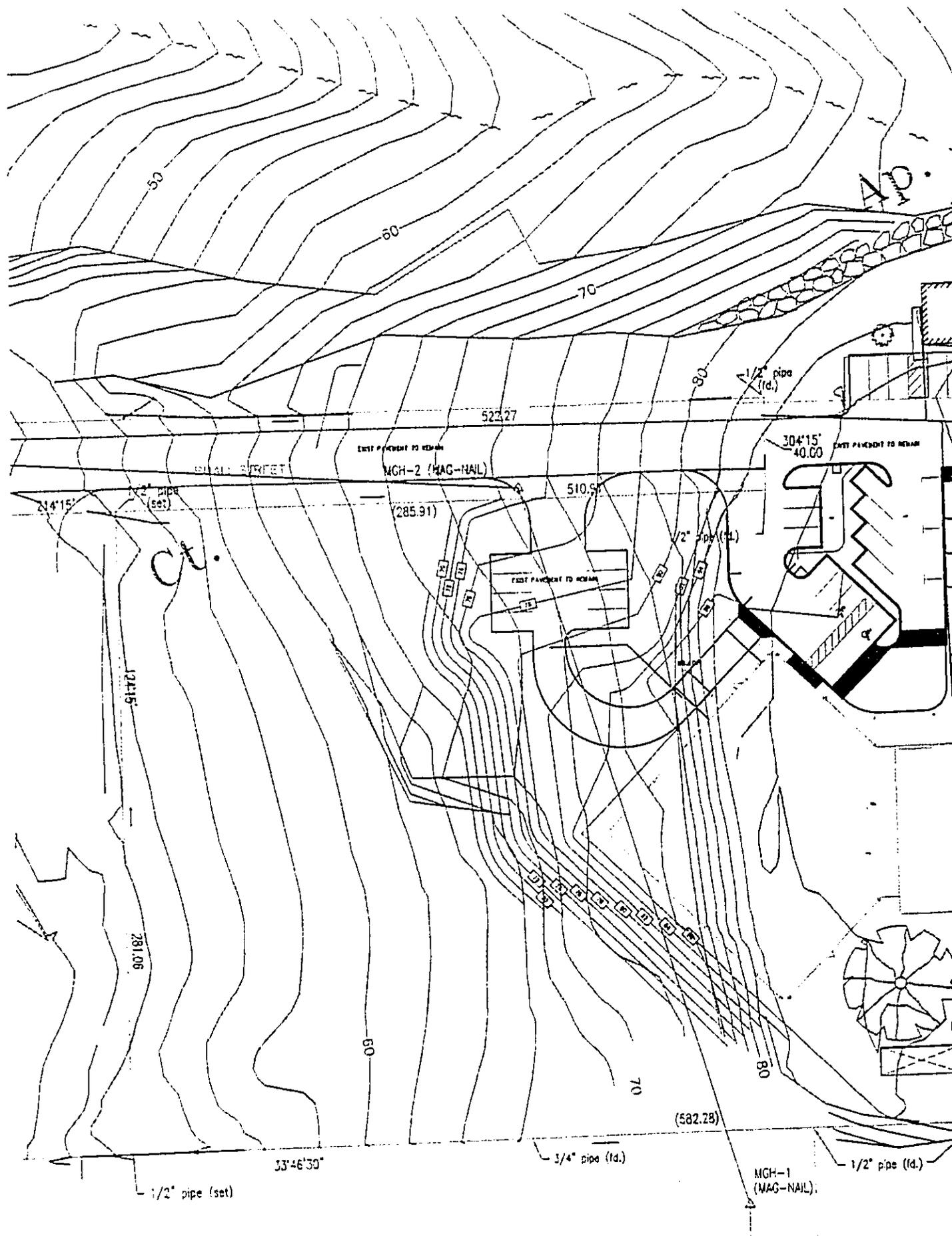
LIMIT OF STUDY

ZONE B

ZONE A8

ZONE A



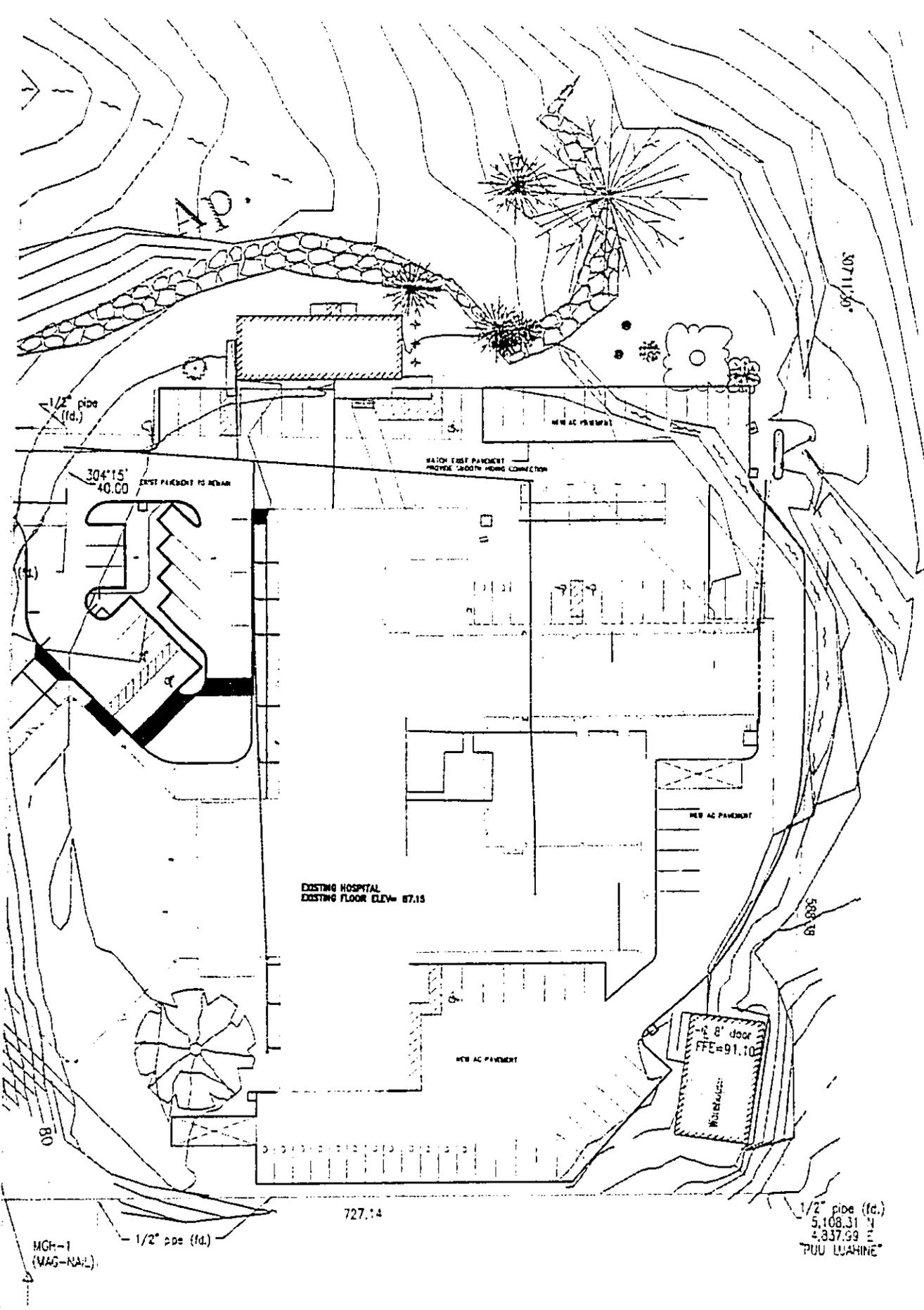


GRADING PLAN -  
 SCALE: 1" = 20'



# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

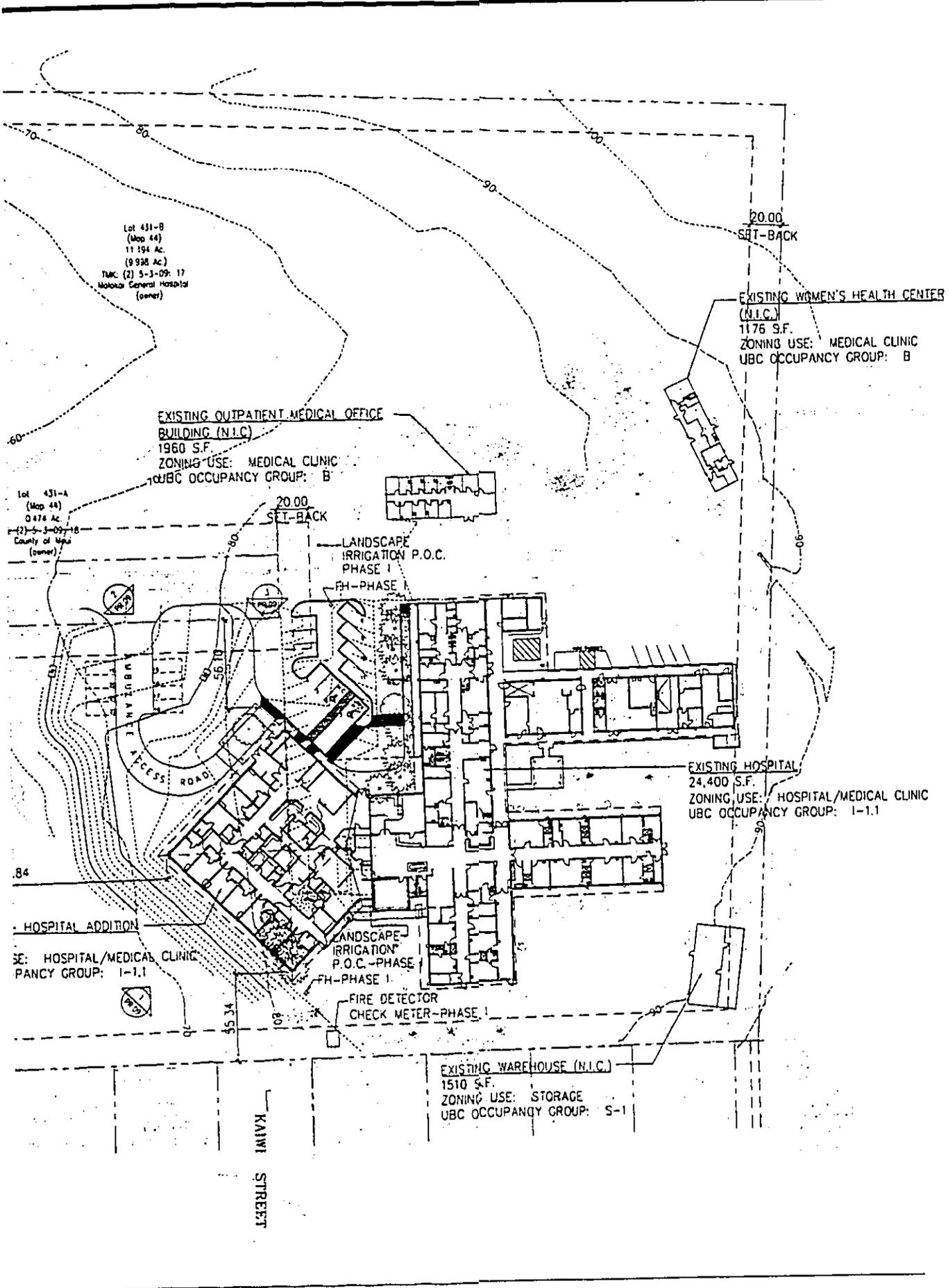


**GRADING PLAN - PHASE 2**  
SCALE: 1" = 20'

<b>PROJECT:</b>	999 88	<b>SHEET TOTAL:</b>	1	<b>REVISIONS:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10px;"> </td><td style="width: 10px;"> </td><td style="width: 10px;"> </td><td style="width: 10px;"> </td><td style="width: 10px;"> </td></tr> </table>					
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		<b>PROJECT:</b>	<b>MOLOKAI GENERAL HOSPITAL</b> <b>COUNTY OF MAUI</b> <b>PRELIMINARY PLAN REVIEW</b> 200 PUALI STREET KAUNAKAKAI HAWAII 96748 TAX MAP KEY: 5-3-09 17							
		<b>ARCHITECT:</b>	<b>FERRARO CHOI</b> <small>FERRARO CHOI AND ASSOCIATES LTD          1000 W. MAUI AVENUE SUITE 200          MAUI HAWAII 96703          TEL: 808 538 8888 FAX: 808 538 8889          WWW.FERRAROCCHOI.COM</small>							

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**FERRARO CHOI**  
 FERRARO CHOI ARCHITECTURAL WORKS  
 1111 KALANANAKUWAHINE DRIVE, SUITE 1100, HONOLULU, HI 96813  
 TEL: 808-551-1111 FAX: 808-551-1112

PROPOSED PHASE I SITE PLAN  
 280 PUALI STREET  
 KAIKAKAHI HAWAII 96748  
 TAX MAP KEY: 5-3-09:17

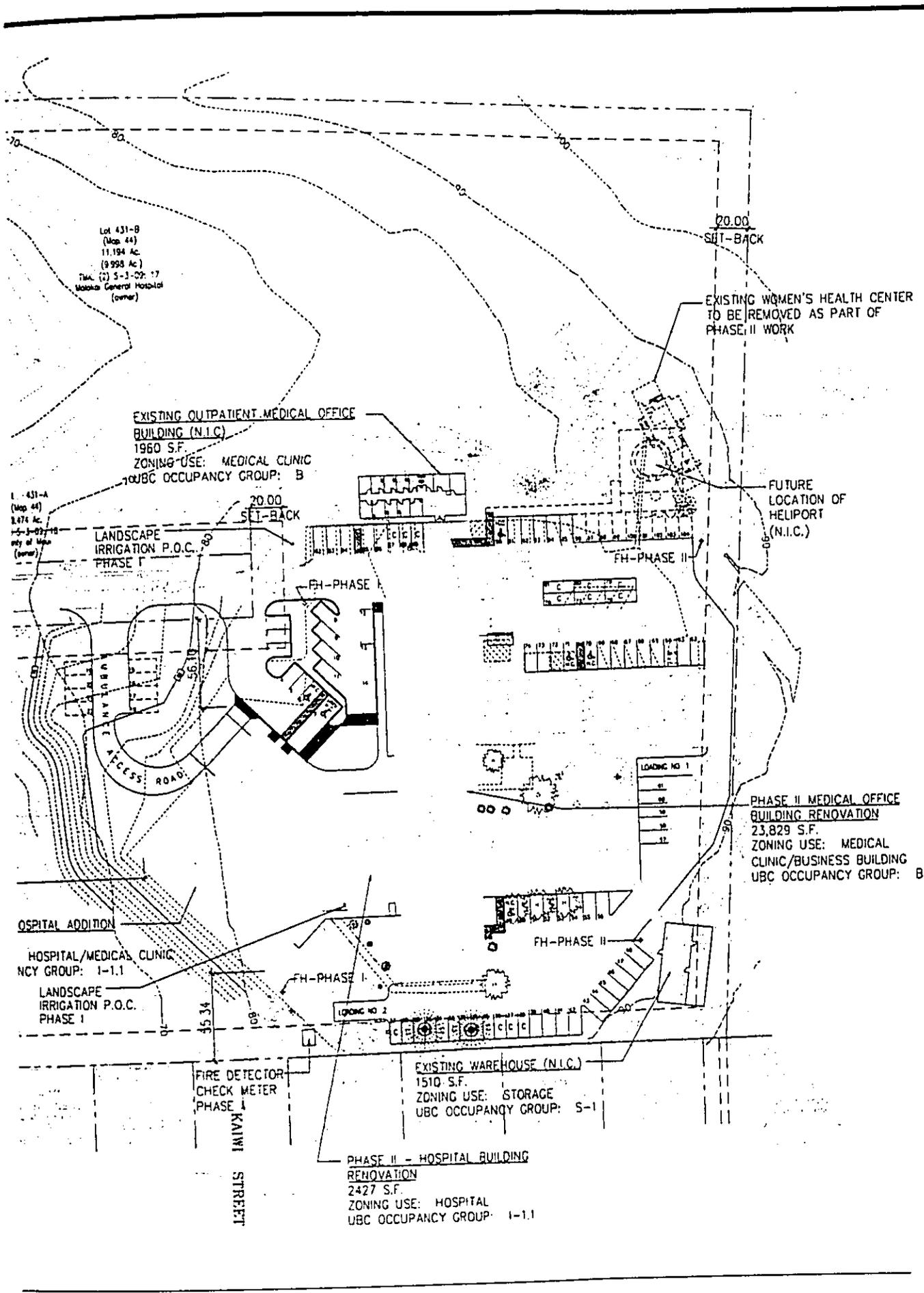
**MOLOKAI GENERAL HOSPITAL**  
 COUNTY OF MAUI  
 PRELIMINARY PLAN REVIEW



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DATE			
SHEET	PRO3		
OF SHEETS			
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**FERRARO CHOI**  
 ARCHITECTS, INTERIOR ARCHITECTURE, PLANNING  
 1111 KALANANAKUHIWA DRIVE, SUITE 1000, HONOLULU, HI 96813  
 TEL: 808-551-8888 FAX: 808-551-8889

PROJECT: MOLOKAI GENERAL HOSPITAL  
 COUNTY OF MAUI  
 PRELIMINARY PLAN REVIEW  
 280 PUUAI STREET  
 KAIUNAKAKAI HAWAII 96748  
 TAX MAP KEY: S-3-09:17

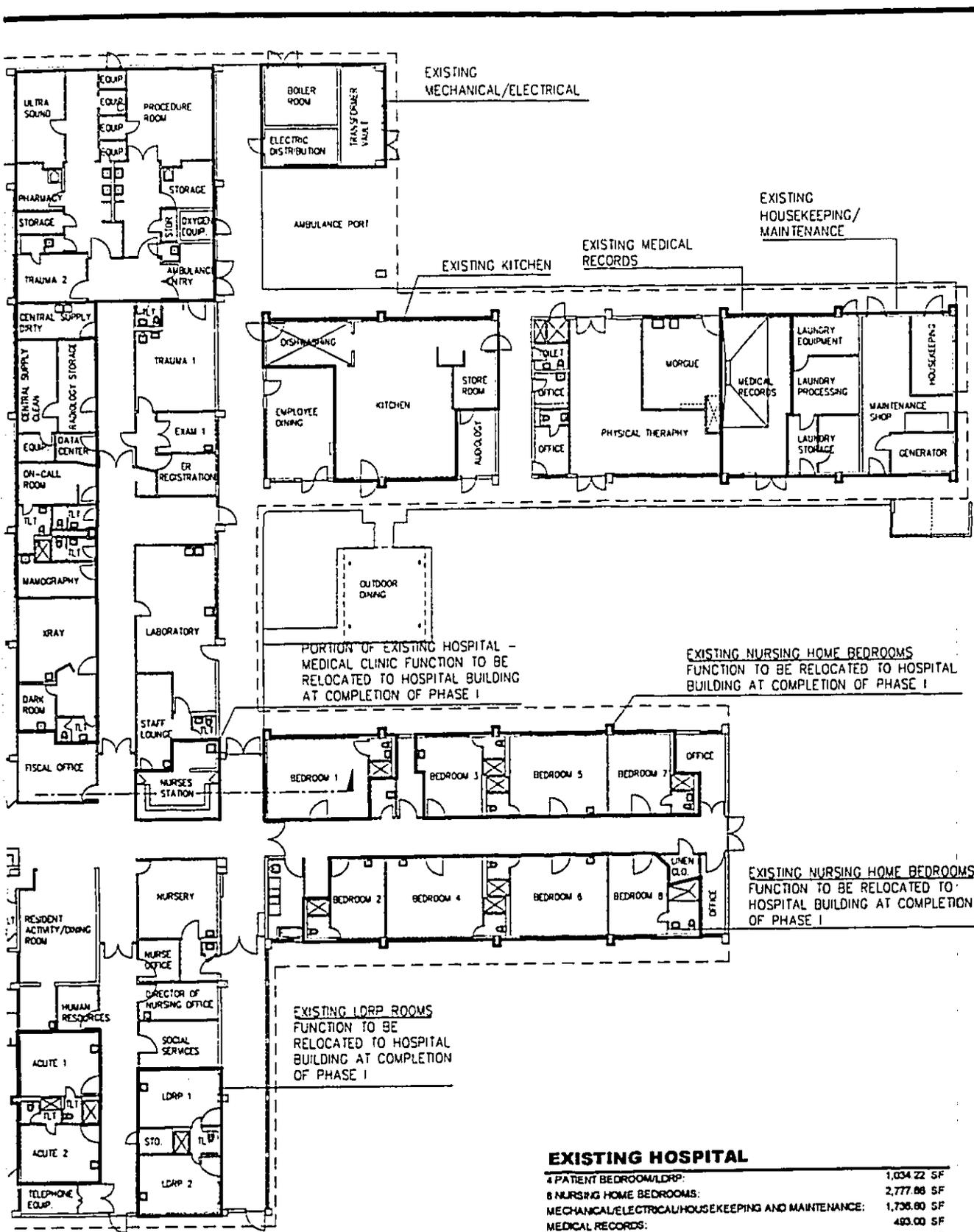
**MOLOKAI GENERAL HOSPITAL**  
 COUNTY OF MAUI  
 PRELIMINARY PLAN REVIEW  
 280 PUUAI STREET  
 KAIUNAKAKAI HAWAII 96748  
 TAX MAP KEY: S-3-09:17

SHEET TITLE: PROPOSED PHASE II SITE PLAN  
 CADD FILE:

PROJECT:	MOLOKAI GENERAL HOSPITAL
DATE:	PROJ

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**EXISTING HOSPITAL**

4 PATIENT BEDROOM/LDRP:	1,034.22 SF
8 NURSING HOME BEDROOMS:	2,777.06 SF
MECHANICAL/ELECTRICAL/HOUSEKEEPING AND MAINTENANCE:	1,736.80 SF
MEDICAL RECORDS:	493.00 SF
KITCHEN:	1,184.94 SF
MEDICAL CLINIC:	17,183.82 SF
<b>TOTAL:</b>	<b>24,400.44 SF</b>
<b>SAY:</b>	<b>24,400.00 SF</b>

EXISTING HOSPITAL TO REMAIN  
DURING CONSTRUCTION OF PHASE I



**FERRARO CHOI**  
 FERRARO CHOI AND ASSOCIATES, LTD.  
 ARCHITECTURAL ENGINEERS ARCHITECTS  
 731 KALANANAKOHI AVENUE SUITE 1000 HONOLULU HI 96813  
 TEL: 808 521 8188 FAX: 808 521 8189 WWW.FERRAROCCHOI.COM

---

**MOLOKAI GENERAL HOSPITAL**  
 COUNTY OF MAUI  
 PRELIMINARY PLAN REVIEW

280 PUUAI STREET  
 KAIKAKAI HAWAII 96748  
 TAX MAP KEY: 5-3-09-17

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		<b>PR.05</b>					
SHEET TITLE:		CADD FILE:					
PROPOSED PHASE I		OVERALL BUILDING PLAN					

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NO. 1 (REV. 1981)

