

CHRISTOPHER M. MONAHAN, Ph.D. DIRECT TESTIMONY

PRESENTATION HEARING

HUNT PARCEL 10 PDP

Q Please state your name, place of employment, and position.

A Christopher Monahan, Ph.D., Principal Investigator/ Project Coordinator, Honua Consulting.

Q How long have you been in this position?

A I started working at Honua Consulting in 2016. Prior to that, I was the sole proprietor of TCP Hawai'i, LLC from 2006 to 2021. I have approximately twenty years of archaeological experience in Hawai'i.

Q Please describe your educational background and experience.

A Please see my resume, which is marked as an exhibit in this proceeding.

Q Please describe your firm's experience.

A Honua Consulting specializes in non-profit organizations, environmental and cultural assessments, facilitating, strategic planning, and community consultation. We have helped a wide range of businesses and organizations navigate complex cultural issues in Hawai'i and work closely with the State Historic Preservation Division ("SHPD") to provide appropriate archeological preservation and management services for a wide variety of projects.

Q What has your firm been retained to do for this Project?

A Hunt Communities Hawaii, LLC ("Hunt") retained Honua Consulting to assist with the SHPD archaeological review of improvements to Parcel 10 in the Kalaeloa Community Development District ("Parcel 10").

Specifically, Honua Consulting prepared: (1) an Archaeological Literature Review and Field Inspection for Lot 10 dated June, 2023 ("ALRFI") for consultation with SHPD pursuant to Hawai'i Revised Statutes ("HRS") Chapter 6E-42 and Hawai'i Administrative Rules ("HAR") § 13-13-284; and (2) a draft Archaeological Monitoring Plan for Lot 10 (the "AMP") pursuant to HAR § 13-279-4 dated March, 2024. Pursuant to SHPD's comments in its letter dated March 27, 2024, Honua submitted a revised AMP to SHPD on April 17, 2024. SHPD accepted the revised AMP on April 22, 2024 and noted that the permitting process may continue.

Q Please provide a summary of Parcel 10 and the Project.

A Parcel 10 (TMK (1) 9-1-013-097) is located within the boundaries of the former Barbers Point Naval Air Station. The historic Quonset Hut Building (designated as Building #152), was built in 1943 and served as a commissary building. Most recently, the Parcel 10 buildings served as the main retail and warehouse storage facility for Tamura's Market. Swinerton Builders currently occupies the western portion of the parcel.

A currently-vacant parking lot (the former VIP Towing site) is sited along the eastern third of Parcel 10.

In areas not occupied by the buildings and associated infrastructure and parking lot asphalt, the rest of the Parcel 10 is nearly covered with asphalt and other hardscaping materials. The landscape throughout Parcel 10 primarily consists of limestone.

The proposed project involves various renovations and site improvements to Parcel 10 through multi-phase interior and exterior improvements to the Parcel 10 buildings (the "Project").

In connection with the preparation of the ALRFI, Honua considered ground-disturbing activities in connection with the Project, including the installation of an 8' security chain link fence along Enterprise Avenue and Randolph Street; grading inclusive of the removal of 103 cubic yards of soil over a 4,181 sf area;; removal and replacement of a 6' foot chain link fence located at the back of the building; and the installation of an underground electrical line system to upgrade the Hawaiian Electric Company service to the Building.

Q Please provide a summary of the objectives of the ALRFI.

A The objectives of the ALRFI for Parcel 10 were to:

- Document Parcel 10's land-use history, including its traditional Hawaiian character and its historic-period changes.
- Identify any potential above-ground historic properties and/or features.
- Provide information relevant to the likelihood of encountering historically-significant cultural deposits in the subsurface context during construction.

Q Please describe the methodology for preparing the ALRFI.

A Honua began with an extensive archival research and a literature review. This process involved researching and reviewing historical maps and surveys dating back to 1825; examining aerial images from as early as 1927; and reviewing previous archaeological studies pertinent to the area. Honua also analyzed various historical documents,

photographs, and ephemera to document and describe the parcel's land-use history, emphasizing both its traditional Hawaiian attributes and historical changes over time.

For the field inspection, Honua conducted a comprehensive, one hundred percent pedestrian survey of all exterior portions of Parcel 10 that were not obscured by buildings, structures, or other facilities. This survey was critical for identifying any visible archaeological remains or features and assessing the area's overall condition. Honua's objective was to detect any potential above-ground historic properties or component features.

After gathering and compiling the data from both the literature review and field inspection, Honua prepared the ALRFI. The report presents Honua's findings and also provides information regarding the likelihood of encountering historically significant cultural deposits in a subsurface context during future construction activities.

Q Please summarize the ALRFI's findings for Parcel 10.

The ALRFI concluded that:

- The Quonset Hut Building is an architectural historic property located within Parcel 10. The building's description, alteration history, and evaluation process is the subject of separate work by a qualified architectural historian.
- Other than the Quonset Hut Building, there are no other above-ground historic sites. The ground surface of Parcel 10 has been completely altered (bulldozed and graded) multiple times over the years due to various construction work since the World War II era (with the earliest alteration likely occurring sometime after 1927 and before 1943).
- There are no traditional Hawaiian sites, features or materials located on the ground surface.
- The documented previous disturbance of the Project area's ground surface, and to an unknown extent, the depths of the subsurface, do not preclude the possibility of archaeological sites or component features in the subsurface context, as documented in other studies of the limestone / coral plain of Kalaehoa.

Q What were Honua's recommendations in the ALRFI for Parcel 10?

Based on the foregoing, the ALRFI recommended the implementation of an archaeological monitoring program for identification purposes pursuant to HAR § 13-279-3 (and the preparation of an AMP pursuant to HAR § 13-279-4) in support of subsurface ground disturbance in the Project area. The monitoring program is to ensure the appropriate treatment of any subsurface features, artifacts and cultural items,

including any human skeletal remains or burial items, should such material be identified during construction.

Accordingly, Honua (on behalf of Hunt) completed a draft AMP for Parcel 10 in March, 2024 and submitted the draft AMP to SHPD.

As noted above, in its letter dated March 27, 2024, SHPD requested various revisions to the draft AMP. Honua completed those revisions and re-submitted the AMP on April 17, 2024, and SHPD accepted the revised AMP on April 22, 2024.

Q Pursuant to HAR § 15-215-63(b), has Hunt obtained a letter from SHPD that confirms that Hunt has complied with all SHPD requirements relating to Parcel 10?

A Yes, a copy of relevant SHPD correspondence is marked as an exhibit to the development permit application.

Q In your professional opinion, does the proposed Project comply with the provisions of HAR § 15-215-63(a), which provide that lots in the Kalaeloa Community Development District that are determined to be historically and culturally significant shall be preserved, protected, reconstructed, rehabilitated and restored by the landowners consistent with Section 106 of the National Historic Preservation Act and HRS Chapter 6E?

Yes. Based on the ALRFI, Honua prepared and submitted the AMP to SHPD. Pursuant to HAR § 13-279-3, the archaeological monitoring is being conducted for identification purposes, and will serve to ensure proper documentation and treatment of any historic properties encountered during construction.

The recommended best practices per the AMP include:

- Full-time, on-site archaeological monitoring for all ground disturbance work greater than 12-inches in depth, and weekly spot monitoring for all ground disturbance less than 12-inches deep.
- Project contacts will be instructed to contact Honua Consulting prior to any excavation or construction activities that will require any ground disturbance to ensure that a qualified archaeologist is present when required.
- Archaeological fieldwork will use current standard archaeological recording techniques, including drawings of trench wall profiles and documentation of stratigraphy where cultural features or artifacts are exposed.
- SHPD will be notified in the event of significant findings, including human skeletal remains. In the event skeletal remains are discovered, all construction work shall be stopped until such remains are properly handled in compliance with HAR § 13-300-40.

- Field archaeologists will have authority to stop construction work immediately in the area of any discovered findings to ensure proper documentation and appropriate treatment.
- A coordination meeting shall be held prior to any construction or ground disturbance activities in order to ensure that the construction crew is familiar with the requirements of the AMP.
- Laboratory work and analysis will be conducted in the event that any artifacts and significant materials are discovered.
- An Archaeological Monitoring Report (“AMR”) will be completed to document all monitoring methods, archaeological results, stratigraphy, and laboratory analyses that were completed in connection with the Project.
- All collected materials will be stored in Honua Consulting’s climate-controlled storage units and proper handling will be completed in consultation with SHPD.

Hunt is committed to working with Honua Consulting to ensure that all best practices, as detailed in the AMP, will be followed during all phases of construction. As such, the Project complies with HAR § 15-215-63(a).

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