

FINAL ENVIRONMENTAL ASSESSMENT

KAUKAMANA HALE

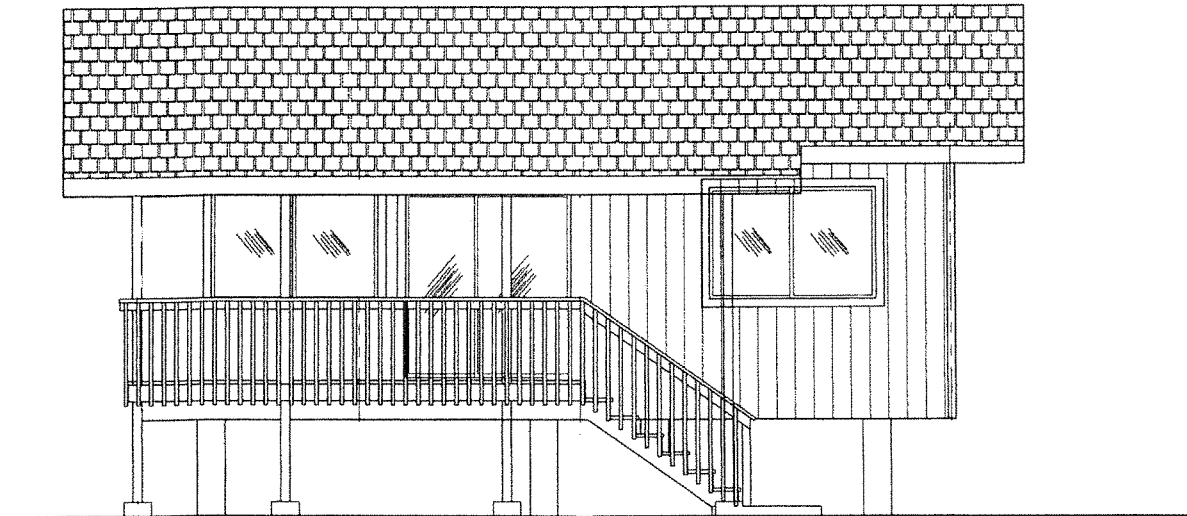
“a self-help single family
residential project of 31-dwellings.”

87-119 Kaukamana Road
Waianae, Hawaii 96792

Tax Map Key: 8-7-039:048 (3.215 acre)

Applicant:
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Accepting Authority:
City and County of Honolulu
Department of Community Services
175 South King Street, Suite 311
Honolulu, Hawaii 96813



Prepared by:
Michael Sessions, Project Manager

Assembled and Processed by:
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January 2008

**FINAL ENVIRONMENTAL ASSESSMENT
HABITAT FOR HUMANITY LEEWARD OAHU
KAUKAMANA HALE PROJECT
WAIANAЕ, OAHU, HAWAII**

Prepared by:

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On behalf of:

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PROJECT SUMMARY

PROJECT NAME: Kaukamana Hale

APPLICANT/LESSEE/
GRANT RECIPIENT ADDRESS: Habitat for Humanity Leeward Oahu, Inc

APPLICANT/LESSEE/
GRANT RECIPIENT ADDRESS: P.O. Box 498
Waianae, Hawaii 96792

PROJECT REPRESENTATIVE: Michael Sessions

FEE OWNER: Habitat for Humanity Leeward Oahu Inc

AGENT: Michael Sessions
91-080 Hanua Street
Kapolei, Hawaii 96707

PROJECT COST: Approximately \$7,400,000
\$1,500,000 (RCAC Loan)
\$900,000 (CDBG Loan)
\$5,000,000 (Other Funding)

PROJECT LOCATION: 87-119 Kaukamana Road
Waianae, Hawaii 96792

TAX MAP KEY: 8-7-039:048

PROPERTY OWNERSHIP: Habitat for Humanity Leeward Oahu Inc

LOT AREA: 3.215 acres

EXTISTING USE: Single Family Residential

PROPOSED USE: Single Family Residential

STATE LAND USE: Urban

WAIANAE SUSTAINABLE
COMMUNITIES PLAN: Project site is located in the *Waianae Rural Residential Area* where rural development was supported upon adoption of the *Waianae Sustainable Communities Plan* in 1997. The proposed project is consistent with all objectives and polices of the current plan.

COUNTY ZONING: R-5 Residential
SPECIAL DISTRICT: None

EA TRIGGER: Use of City & County of Honolulu funds from the U.S. Department of Housing and Urban Development (HUD)

CERTIFYING OFFICER: Ms. Deborah Kim Morikawa, Director
Department of Community Services

ACCEPTING AUTHORITY/
RESPONSIBLE ENTITY: City & County of Honolulu
Department of Community Services

ANTICIPATED
DETERMINATION: Finding of No Significant Impact (FONSI)

AGENCIES CONSULTED:

Federal Government:

- U.S. Army Corps of Engineers
- U.S. Department of Housing and Urban Development
- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency

State of Hawaii:

- Department of Agriculture
- Department of Accounting and General Services
- Department of Business, Economic Development and Tourism (Planning Office)
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health
- Department of Land and Natural Resources
- Department of Transportation
- Land Use Commission
- Office of Hawaiian Affairs
- Hawaii Public Housing Authority
- University of Hawaii, Environmental Center

City & County of Honolulu:

- Board of Water Supply
- Department of Design and Construction
- Department of Facilities Maintenance
- Department of Environmental Services
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Department of Emergency Services
- Department of Customer Services
- Honolulu Fire Department
- Honolulu Police Department
- Municipal Reference and Records Center

Utilities:

- Hawaii Electric Company, Inc.
- Hawaiian Telcom

Elected Officials:

- Senator Colleen Hanabusa, Hawaii State Senate
- Representative Maile S.L. Shimabukuro, Hawaii State House of Representatives
- Councilmember Todd K. Apo, Honolulu City Council

Community Groups:

- Princess Kahanu Estates Hawaii Homes Association
- State Council of Hawaiian Homestead Associations
- Waianae Valley Homestead Community Association
- Waianae Kai Homestead Association
- Maluhai Residents Association
- Nanakuli Hawaiian Homestead Community Association
- Waianae Public Library
- Neighborhood Board #24, Waianae Coast
- Waianae Coast Comprehensive Health Center
- Adjoining Property Owners

I. Introduction

This Final Environmental Assessment has been prepared in accordance with Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health (DOH), State of Hawaii, and 24 Code of Federal Regulations (CFR), Part 58, regarding the United States Department of Housing and Urban Development's (HUD) environmental review procedures for the Community Development Block Grant (CDBG) program. Habitat for Humanity Leeward Oahu, Inc. purchased the 3.215 acre subject property in mid-2006 and proposes to construct thirty-one (31) new single family homes, intended to house low-income families on the 3.215 acre property. The project consists of 31 home sites for 2,3,4,5 and 6 bedroom single-family homes. Each of the homes faces a privately-owned, one-way loop road. Each home site will have parking for two cars and there will be 24 additional on-street parking stalls for visitors. The property will also have a landscaped common area that will serve as both a recreation area and a drainage basin for storm water

A. Overview of Habitat for Humanity International

The parent entity of Habitat for Humanity Leeward Oahu, Inc. is Habitat for Humanity International is a nonprofit, ecumenical Christian housing ministry. HFHI seeks to eliminate poverty and homelessness from the world, and to make decent shelter a matter of conscience and action.

Habitat is a worldwide grassroots, movement present in more than 90 countries, including all 50 states of the United States, the District of Columbia, Guam and Puerto Rico.

Habitat invites people of all backgrounds, races and religions to build houses together in partnership with families in need.

Habitat, since its founding in 1976 by Millard and Linda Fuller, has built and rehabilitated more than 150,000 houses for families in need, becoming a true world leader in addressing the issues of poverty housing.

B. History of Habitat for Humanity International

Koinonia Farm and the Fund for Humanity

The concept that grew into Habitat for Humanity International was modeled after Koinonia Farm, a small, interracial, Christian farming community founded in 1942 outside of Americus, Georgia, by farmer and biblical scholar Clarence Jordan. The Fullers first visited Koinonia in 1965, having recently left a successful business and affluent lifestyle in Alabama to begin a new life of Christian service. At Koinonia, Jordan and Fuller developed the concept of "partnership housing" -- where those in need of adequate shelter would work side by side with volunteers to build simple, decent houses.

The houses would be priced with no profit added and no interest charged. Construction would be financed by a revolving Fund for Humanity supported by the new homeowners' house payments, donations and no-interest loans provided by supporters and fund-raising activities.

In 1968, Koinonia laid out 42 half-acre house sites with four acres reserved as a community park and recreational area. Capital was donated from around the country to start the work. Homes were built and sold to families in need at no profit and no interest. The basic model of Habitat for Humanity was begun.

Zaire

In 1973, the Fullers decided to apply the Fund for Humanity concept in developing countries. The Fuller family moved to Mbandaka, Zaire (now the Democratic Republic of Congo). The Fullers' goal was to offer affordable yet adequate shelter to 2,000 people. After three years of hard work to launch a successful house building program, the Fullers returned to the United States.

Phenomenal Growth

In 1984, a member of Habitat, former U.S. President Jimmy Carter and his wife Rosalynn took their first Habitat work trip, the Jimmy Carter Work Project, to New York City. Their personal involvement in Habitat's ministry attracted national visibility and interest in Habitat's work and resulted in a dramatic increase in the number of new affiliates around the country.

The Results

Through the work of Habitat, thousands of low-income families have found new hope in the form of affordable housing. Churches, community groups and others have joined together to successfully tackle a significant social problem -- decent housing for all. To date, more than 200,000 houses, sheltering more than 1,000,000 people have been built in more than 3,000 communities worldwide.

C. Habitat Affiliates

Habitat for Humanity's work is accomplished at the community level by affiliates - independent, locally run, nonprofit organizations. Each affiliate coordinates all aspects of Habitat home building in its local area — fund raising, building site selection, partner family selection and support, house construction, and mortgage servicing.

Habitat's operational headquarters, located in Americus, Georgia, and its administrative headquarters, located in Atlanta, Georgia, USA, provide information, training and a variety of other support services to Habitat affiliates worldwide.

All Habitat affiliates are asked to "tithe" - to give 10 percent of their contributions to fund house-building work in other nations. Tithing provides much-needed

funds for international building, and it also gives affiliates the opportunity to demonstrate the spirit of Christian partnership. In 2001, U.S. affiliates tithed \$9.04 million to support Habitat's work overseas.

Habitat affiliates start when concerned citizens of diverse backgrounds come together to address the problem of poverty housing in their community. The group then applies to HFHI to become an official Habitat affiliate.

D. Habitat for Humanity Leeward Oahu, Inc.

Habitat for Humanity Leeward Oahu Inc. (HFHLO) is a local affiliate of Habitat for Humanity International.

HFHLO, established in 2006, is the newest Habitat for Humanity affiliate in Hawaii and is striving to achieve the following goals:

- Build 4 Habitat houses in 2007
- Develop a 3.1 acre parcel, purchased in mid-2006, to build 31 affordable homes
- Build 50 homes by 2012.

II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

A. Environmental Impact Statement Law and Need for Action

Habitat for Humanity Leeward Oahu, Inc. (HFHLO) obtained a Rural Community Assistance Corporation (RCAC) loan for approximately \$1,500,000 in mid-2006 to acquire the 3.215 acre project site and a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) loan from the City and County of Honolulu for \$900,000, appropriated by Ordinance Number 06-33, and Resolution 06-064, CD1, as primary funding for this project. Upon completion of the environmental review requirements and approval by HUD, the City will be allowed to release the \$900,000 CDBG loan to HFHLO. HFHLO will use the \$900,000 to partially repay the RCAC loan.

B. Project Location

The project has been named "*Kaukamana Hale*," and will be located in Maili, Oahu, Appendix E, Figure 1. The site is identified as Tax Map Key: 8-7-039:048 and has a street address of 87-119 Kaukamana Road, Waianae, Hawaii 96792 Appendix E, Figure 2.

The project is located on the makai side of Kaukamana Road in the Maili neighborhood. Kaukamana Road runs parallel to Farrington Highway, the nearest major roadway (Note that Kaukamana *Street* runs perpendicular to Farrington Highway). The nearest cross-streets are Apakee Street to the north and Makona Road to the south. The site is located approximately one-quarter mile north of Maili Elementary School.

C. Project Need

HFHLO is a non-profit organization whose mission is to acquire and develop property into home sites for low-income families. During its affiliation process with Habitat International, HFHLO did a needs assessment and determined that there was significant need for low-income housing on the Leeward Coast of Oahu.

According to the following table below, a higher number of Maili residents live below the poverty level compared to the rest of Oahu. The proposed project will provide a zero interest mortgage program which, in concert with a self-help construction program and other benefits, will limit the anticipated land and house mortgage payment for the homes will be from \$575 to \$750 per month. This will make a larger portion of the families' income available for living expenses. In comparison, a market-priced home might require a monthly payment of three times more. The proposed project would help to prevent additional families from going into to poverty and may help families that are in poverty become homeowners.

POVERTY STATUS IN 1999	Oahu		Mali	
	Number below poverty lever	Percent below poverty level	Number below poverty lever	Percent below poverty level
Families	14,477	7.0	227	19.3
With related children under 18 years	11,108	10.3	202	25.0
With related children under 5 years	5,476	12.3	105	25.4
Families with female householder, no husband present	6,616	19.2	112	45.9
With related children under 18 years	5,671	28.3	112	49.1
With related children under 5 years	2,441	34.2	54	52.4
Individuals	83,937	9.9	1,291	21.54
18 years and over	57,782	9.0	699	17.9
65 years and over	8,614	7.4	54	9.1

Source: 2000 Census SF1, SF2, SF3 Files; Planning Division, Honolulu Department of Planning and Permitting

In total, the project will provide 31 single family homes, intended to house low-income families. According to HFHLO Project Manager Michael Sessions, HFHLO defines low-income families as having incomes that are 50% of Hawaii's median income or lower. Detailed qualification guidelines are listed on the HFHLO website (<http://www.leewardhabitat.org>). According to HFHLO:

“The Family must have sufficient monthly income from a relatively stable source to make its house payments. Guidelines are based on family income, size of family, and other family indebtedness.

As of March 2006, suggested maximum allowable gross income (before deductions) to qualify is:

Family Size	Monthly Gross	Yearly Gross
1	\$2,079	\$24,950
2	\$2,375	\$28,500
3	\$2,675	\$32,100
4	\$2,971	\$35,650
5	\$3,208	\$38,500
6	\$3,446	\$41,350
7	\$3,683	\$44,200
8	\$3,921	\$47,050

Habitat may allow families with special circumstances to qualify, even if their income is in excess of the guidelines. Applications will be evaluated individually.”

HFHLO partners with families and community volunteers to build self-help housing on the developed home sites. In order to participate in the program,

families must work with HFHLO and other volunteers to contribute at least 500 “sweat equity” hours toward the building of their home.

Based on HFHLO’s participant income guidelines, the current tenants of the Kaukamana Hale site are expected to qualify for a proposed home. However, because the guidelines are flexible, if any of the current tenants are deemed ineligible, an exception will be made in order to allow them to continue living on the property. The tenants will be given the opportunity to choose their lot locations and purchase the first homes available, regardless of their income.

The current tenants have been informed that they will need to relocate during the course of development of the project. HFHLO has allocated \$8,000 of relocation assistance to each tenant household as part of a United States Department of Housing and Urban Development (HUD) required *Relocation Assistance Plan* that is overseen by the City and County of Honolulu, Department of Budget and Fiscal Services (DBFS) Relocation Branch. In addition, they will be able to choose their lots first, and their houses will be built first, in order to minimize their relocation time. All tenants have indicated their intent to participate in the project and become homeowners. The remaining lots will be marketed to qualified buyers who will participate in the self-help program to construct their homes.

D. Project Description

The proposed project consists of 31 home sites for 2,3,4,5 and 6 bedroom single-family homes; see Appendix E, Figure 3 (floor plans). Each of the homes faces a privately-owned, one-way loop road. The lot sizes are designed to meet the setback requirements for residential lots by complying with front (10’), rear, and side yard (5’) setbacks for the overlying Land Use Ordinance (LUO) R-5 zoning.

The project does not involve subdivision of land. Planned residential lots are to be sold to individual owners under a condominium property regime (CPR). Common areas, such as street and passive recreation areas, will be maintained by an owners’ association (HOA) comprised of all property owners.

There will be a total of 86 parking stalls, none of which have been designated as handicapped stalls. LUO off-street parking requirements are 2 stalls per unit plus 1 stall per 1000 square feet over 2,500 square feet (ROH Section 21-6). None of the units are over 2,500 square feet. Each unit has a 20’x20’ concrete parking pad to accommodate 2 cars per unit. Additionally, 24 “on-street” parking stalls are provided along the private driveway within the condominium property regime (CPR).

The property will also have a landscaped common area intended to serve as both a recreation area and a drainage basin for storm water. The site plan is attached as Appendix E, Figure 3 (Site Design Plan).

Unit Size (bedrooms)	Quantity	Building Footprint (Square Feet)	Lot Size (Square Feet)
2	4	821 sf. under roof 155 sf. open lanai	2,540 sf.
3	12	970 sf. under roof 155 sf. open lanai	2,900 sf.
4	9	1,268 sf. under roof 175 sf. open lanai	3,550 sf.
5	4	1,418 sf. under roof 175 sf. open lanai	3,810 sf.
6	2	1,568 sf. under roof 155 sf. open lanai	4,200 sf.
Total: 31	Total: 112		
		Road Lot:	17,236 sf. (approx.)
		Park Area:	9,816 sf. (approx.)
		Total Property Area:	3.125 acres

Note: Lot sizes provided in the table above are typical minimum sizes. Using typical sizes results in a discrepancy between the total property area and the sum of sub-lot areas. Actual individual lot sizes vary slightly.

E. Funding Schedule

The land acquisition was funded with a Rural Community Assistance Corporation (RCAC) loan, intended to be partially repaid with a CDBG loan. The RCAC agreed to fund the entire purchase until HFHLO could receive and disburse funds from the CDBG. The City & County of Honolulu will release the CDBG loan of \$900,000 upon completion of the Environmental Assessment (EA), approval by the U.S. Department of Housing and Urban Development (HUD) of a "Request for Release of Funds" (RROF), and execution of a Promissory Note and Mortgage. The RCAC loan will be the source of the funding of the improvements as the work progresses. The initial preliminary schedule called for the site work to begin in September 2007 and conclude in April 2008 (Appendix E, Figure 4 Project Schedule), but needs to be updated. The preliminary estimated construction cost for the proposed project is \$5,000,000, excluding the cost of land acquisition.

F. Necessary Permits and Approvals

Permits and approvals include the following:

<u>Permit/Approval</u>	<u>Approving Agency</u>
Finding of No Significant Impact	U.S. Dept. of Housing and Urban Development
Community Noise Permit	State of Hawaii Dept. of Health

Demolition and Vector Control Permit	City and County of Honolulu Dept. of Planning and Permitting
Grading Permit	City and County of Honolulu Dept. of Planning and Permitting
Grubbing Permit	City and County of Honolulu Dept. of Planning and Permitting
Site Development Division Master Application for Sewer Connection	City and County of Honolulu Dept. of Planning and Permitting
Section 201H	City and County of Honolulu Dept. of Planning and Permitting
Sewer Connection Permit	City and County of Honolulu Dept. of Environmental Services
Building Permit	City and County of Honolulu Dept. of Planning and Permitting
Certificate of Occupancy	City and County of Honolulu Dept. of Planning and Permitting

G. Chapter 201H, *Hawaii Revised Statutes* Approvals

An affordable housing project is allowed to request exemptions from statutes, ordinances and development requirements under section 201(H)-38 *Hawaii Revised Statutes*. According to HFHLO's, planning and engineering consultant R.M. Towill Corporation, the following HRS 201(H) exemptions from the LUO will be sought:

“Section 4-410 – Lot Area, Width, and Depth

The project site is zoned R-5 which, for detached homes, permits a minimum lot size of 5,000 square feet (sf) and a minimum lot width and depth of 50 feet. The project consists of 31 residential lots ranging in size from 2,500 to 4,200 square feet with lot widths ranging from 40 to 66 feet wide. Building setbacks are in conformance with the zoning ordinance.

Section 5-502 – Streets and Highways, and Section 5-503 – Private Streets

Proposed improvements include:

- Use of looped, driveway configuration;
- Use of an inverted crown with centerline drain inlets, and;

- Deletion of curbs, gutters, and sidewalks from the driveway section.

Section 5-506 – Underground Utilities

Overhead Utilities are proposed for electrical power, telephone and CATV lines.

Section 5-512 – Planting, and Section 5-5.13 Street Trees:

Plantings, street trees, and irrigation are not included in the project design. For purposes of soil stabilization and erosion control, disturbed areas of the site will be seeded with grass.”

III. DESCRIPTION OF ENVIRONMENT, ANTICIPATED IMPACTS AND MITIGATION MEASURES

A. Environmental Setting

The project is located in the Maili area of Waianae, Hawaii. The site is designated as *Urban* by the State Land Use Commission (Appendix E, Figure 5 Land Use District Map) and *R-5, Residential* by the City and County of Honolulu Department of Planning and Permitting (DPP) (Appendix E, Figure 6, Honolulu Zoning Map). According to the *Phase I Environmental Site Assessment (ESA)* done by Mid Pacific Industries, LLC (MPI), the site has been in residential use for over 40 years. No zoning changes will be necessary.

The *Waianae Sustainable Communities Plan*, created by the DPP in 2000, divides Waianae into four main areas—Preservation, Coastal, Agricultural, and Rural Community Areas. Refer to Appendix E, Figure 7 (Waianae Sustainable Communities Plan Land Use Map) for the Waianae Concept Map included in the plan. The map depicts the project site in a *Rural Community Area*. These areas entail residential and commercial uses. Therefore, the project is consistent with the *Waianae Sustainable Communities Plan*.

HFHLO, as part of its preliminary planning, procured consultant Environmental Data Resources, Inc. (EDR). The report was designed to assist parties seeking to meet search requirements of EPA's Standards and Practices for Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate. The target property was not listed on any of the databases that were searched. Detailed search results and a list of the databases searched are included in the attached *Phase I ESA*.

Impact and Mitigation

Existing conditions on-site include the presence of asbestos-containing materials, compressed wood products containing arsenic, and lead-based paint which must be mitigated. The site will be cleared and cleaned of these materials in accordance with current requirements.

B. Physical Environment

1. Geological Characteristics

Topography

According to the *Phase I ESA* done by MPI:

“The Property is located at approximately 6 - 7 feet above mean sea level (MSL). The contour lines in the area of the property indicate the area is sloping gently to the west, toward the ocean. The nearest body of water is the Pacific Ocean approximately ½ miles to the west of the Property. No surface waters are depicted as present on or adjacent to the Property, nor are production wells or other significant surface features depicted on the United States Geological Survey (USGS) map.”

Topographic maps of the area (Appendix E, Figure 8), do not depict the proposed project on a steep slope. Refer to Appendix E, Figure 9, Detailed Land Classification Map, for a section of the USGS Waianae Quadrangle 7.5 Minute topographic map showing the project area. The Geotechnical Engineering Exploration Report prepared by Geolabs, Inc., does not mention that slopes are unstable for any of the soils on the site. According to Geolabs, Inc.:

“Based on our field observations and groundwater level measurements, the topography is relatively flat with the existing ground elevations estimated to be on the order of about +6 to +7 feet Mean Sea Level (MSL).”

In addition, the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, Lanai, State of Hawaii prepared by Foote et al. (1972) for the U.S. Department of Agriculture (USDA), Soil Conservation Service does not mention that slopes are unstable for soils found in the project area. Neither the Phase I ESA done by MPI nor the Geotechnical Engineering Exploration done by Geolabs, Inc. notes any visual indication of previous slides, slumps, erosion, or sedimentation in the project area, and neither report indicates any history of slope failure in the project area.

Impact and Mitigation

The project will require minor surface grading after demolition of the existing dilapidated residence including grubbing removal of existing vegetation and removal of contaminated soil. The grading will provide for site retention of storm water and eventual overflow as designated by regulatory agencies. The grading will not create slopes by cut and fill, and will not have an impact on the topography of the site.

Erosion

The project site lacks developed hard surfaces because the existing structures are post and pier, and the vehicular driveways are gravel. Nominal evidence of surcharge exists; however, the site is stable and does not appear to be affected by erosion. Rainwater collects in natural low-lying areas within the site and little or no significant quantities of runoff appears to enter the municipal storm drain system. Best Management Practices will be incorporated during the construction

of the project to minimize erosion and drainage impacts. The proposed development will incorporate an on-site drainage system and grassing all unpaved natural surfaces to control any erosion.

Impact and Mitigation

No mitigation measures are required for the unimproved site. During construction, Best Management Practices will be used to control erosion and potential storm drainage. Upon completion of the project, the site will be served by an internal drainage system and erosion control measures, primarily consisting of grassing, will be utilized on any exposed natural surfaces.

Climate

According to the Waianae Sustainable Communities Plan, created by the Department of Planning and Permitting in 2000:

“The climate of Waianae is generally hot and dry along the coastal areas and in the lower sections of the valleys. Cooler and wetter conditions prevail in the upper sections of the valleys and on up into the Waianae Mountains. Average annual rainfall ranges from less than 20 inches along the coast to more than 75 inches near the summit of Mount Kaala.”

According to the National Weather Service Honolulu Office, over the period of 30 years, the normal monthly temperature is an average of 84 degrees and ranges from 80 degrees in January to a high of 89 degrees in August. Normal monthly low temperatures range from 65 degrees in February and a high of 74 degrees in August for a monthly average of 70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December.

Impact and Mitigation

The project will have no impact on the climate.

United States Department of Agriculture Soil Survey Report

The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii by Foote et al. (1972) identifies the soil in the project area as Mokuleia clay. A United States Department of Agriculture (USDA) Soil Survey map of the project area is attached as Appendix E, Figure 10.

According to Foote et al. (1972), the Mokuleia series of soils consists of well-drained soils formed in recent alluvium deposited over coral sand. Mokuleia clay soils usually occur in small areas along coastal plains. Surface layer permeability of Mokuleia clay is low, and subsoil permeability is rapid. The

available water capacity is about 1.8 inches per foot in the surface layer and about 1.0 inches per foot in the subsoil. Runoff from these soils tends to be very slow, and the erosion hazard is low. Mokuleia clay can be used for sugarcane or pasture, but the workability of the soil is difficult.

Impact and Mitigation

After the portion of the site containing auto leakage is over-excavated and the overall project site is graded, the soil will provide a suitable foundation for the planned houses. HFHLO will use the post and pier method of house construction, utilizing concrete pilings and footings, which would not be affected by the clay element.

Land Classification

The *Detailed Land Classification: Island of Oahu*, published by the University of Hawaii Land Study Bureau in 1963, to rate land on agricultural productivity and classify non-agricultural areas as Urban Land identifies the project site as land type U, Urban Land. The purpose of the *Detailed Land Classification: Island of Oahu* was to rate land on overall productivity, and productivity for specific crops. All areas not used for agriculture were classified as Urban. Refer to Appendix E, Figure 9 for a Detailed Land Classification Map showing the project area.

According to the *Geotechnical Engineering Exploration* done by Geolabs, Inc., there are no limitations on the proposed project caused by subsurface soil and water conditions.

Impact and Mitigation

The project site is not considered agricultural since houses have occupied the property for over 40 years. The proposed development is consistent with the site's land classification. No farmlands or other agricultural uses are affected by the project. Because the project will consist of only one-story structures, it will not significantly obstruct existing natural views. The project will not involve any zoning changes; therefore the present character of the area is not expected to be negatively affected by the project.

Ground Contamination

According to the *Phase I ESA* done by MPI, leakage from deconstructed vehicles in the auto salvage yard in the southwest and east areas of the property has probably had a minimal impact on surface soil at the site; therefore, no soil sampling was necessary. A *Toxicity Characteristic Leaching Procedure (TCLP)* lead analysis done by White Environmental Consultants, Inc. (WEC) indicated that lead would leach from debris at a rate of 1.6 mg/L. According to MPI, this is less than the threshold value of 5 mg/L. WEC also tested 163 samples of

building materials for asbestos, and found that seven of those samples do contain asbestos. Some of the buildings' compressed wood products also have low levels of arsenic present. Refer to Appendix I: Phase I ESA for detailed laboratory results from WEC.

Impact and Mitigation

In the Phase I ESA, MPI identified several necessary mitigation measures that will prevent or remediate any possible ground contamination. Soils exhibiting signs of oil, gas, or antifreeze leakage must be over-excavated and disposed of in accordance with State and Local guidelines. The identified asbestos-containing materials must be properly removed and disposed of prior to demolition activities by asbestos-trained workers. Because the leach rate of the lead is less than 5 mg/L, the painted construction debris may be disposed of as general construction debris. However, lead-trained workers must be used to perform demolition of the homes. Although compressed wood products are exempted by the Environmental Protection Agency (EPA) from disposal restrictions, the arsenic content does create a hazard to workers. Therefore, respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the Occupational Safety and Health Administration's (OSHA) permissible exposure limits (PEL).

To ensure conformance with these required mitigation actions, MPI has agreed to assist HFHLO in the demolition, removal of harmful substances, and grading of the property. HFHLO will also place a dust barrier around the perimeter of the property to minimize the dust levels for adjacent property owners. Once the mitigation is completed, a Department of Health official will inspect the site to ensure the work has been done properly.

Hazard Zones

In compliance with 24 CFR 58.5(i)(2), there are no known or planned above ground storage tanks over 100 gallon capacity within one mile of the proposed project site as specified by 24 CFR Part 51 Subpart C.

Airport Clear Zones and Accident Potential Zones as specified in 24 CFR 51 D will not have any impact on the proposed project. The closest Runway Clear Zone, which extends 3,000 feet from the end of runways, is located approximately 11.3 miles away from the project site and will not have any impact.

Impact and Mitigation

No mitigation is necessary.

2. Biological Resources

Flora

The project lot currently is occupied by small clusters of fountain, pili and finger grass, koa haole shrub, kiawe trees and other various flora species considered common overgrowth indigenous to Hawaii.

Impact and Mitigation

The proposed development will result in the removal and loss of overgrowth. The property, once developed, will allow for the replanting of yards with both grasses and shrubs. The common area, specifically, will be planted with grasses and plants that are better suited for the proposed use. No mitigation is required, however best practices will be used to ensure that erosion is limited and clean existing soils are kept on the site.

Fauna

The site does not serve as a wildlife habitat although avifauna, feral cats, and rodents may be found on site. HFHLO contacted the US Fish and Wildlife Service (USFWS) Pacific Islands Office requesting a list of threatened and endangered species that may occur within or near the site. In a letter to HFHLO dated March 8, 2007, USFWS stated:

“We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program. To the best of our knowledge, no federally listed or proposed threatened or endangered species or candidate species, or proposed or designated critical habitats occur within or near the property...”

The letter addresses 50 CFR 402 regarding the Endangered Species Act.

Impact and Mitigation

There will be no impact on federally listed or proposed threatened or endangered species or candidate species, or proposed or designated critical habitats since there are none found on the property. No mitigation is required.

3. Water Resources

According to a National Wetlands Inventory data from the US Fish and Wildlife Service, the project site is not located adjacent to any wetlands, rivers, streams or other bodies of water, and is approximately 2600 feet from the ocean. The data was accessed from the Hawaii State Office of Planning GIS Program website. The project site is not subject to Wetlands Protection Executive Order

11990 as the site is not within or does not contain any wetlands or wetland delineators (see Appendix E, Figure 11, National Wetlands Inventory Map).

According to Technical Report Number 179: Aquifer Identification and Classification for Oahu, published by the Water Resources Center, University of Hawaii, the property is located in the Waianae Aquifer system which is part of the Waianae Aquifer sector. An excerpt of the report, including a map of the project area and an explanation of the aquifer classification system is included as Appendix E, Figure 12 and 13. According to the report, the Waianae Aquifer system includes an unconfined basal aquifer where fresh water is in contact with seawater. The groundwater is considered neither a drinking water source nor ecologically important. The groundwater has a moderate level of salinity (1,000 to 5,000 mg/Cl-) and is considered replaceable with a low vulnerability to contamination. The State of Hawaii has two Sole Source Aquifers as designated by the Environmental Protection Agency; however, the project is not located within these Sole Source Aquifers. For that reason, the project is not subject to any conditions of 40 CFR 149 regarding Sole Source Aquifers.

The State of Hawaii does not have any water resources listed in the Wild and Scenic Rivers Act Section 7(b), (c), thus the project is not subject to any measures of this Act.

Impact and Mitigation

No adverse impacts on groundwater sources are expected. Proper clean-up of the site prior to construction must be done to ensure the project does not produce any hazardous runoff.

Hydrologic Hazards and Resources

According to Panel 0195G of Federal Insurance Rate Map #15003CO195G, revised on June 2, 2005, the project site is located in flood zone D, a zone of possible but undetermined flood risk. Refer to Appendix E, Figure 14, for a section of the map showing the project area. According to the Phase I ESA done by MPI, the site is located in a 500-year flood zone.

Impact and Mitigation

The 500-year flood zone designation indicates that flood hazards on the site are low. Therefore, no mitigation is required.

Tsunami Hazard

The City and County of Honolulu, Department of Emergency Management Tsunami Map Panel 16 (Appendix E, Figure 15), which covers the area from

Pokai Bay to Kahe Point, indicates that the project site is located in an area not vulnerable to a tsunami.

Impact and Mitigation

No mitigation is required. Residents in the area are advised, in the event of a tsunami, to evacuate to an emergency shelter. The designated shelters serving the project site are located at Leihoku Elementary School, Maile Elementary School and Nanakuli High and Intermediate School.

Special Management Area

The project is not located within the boundaries of the City and County of Honolulu Special Management Area. The Coastal Zone Management Act, Section 307, states that the respective State shall coordinate coastal management programs.

Impact and Mitigation

No mitigation is required.

C. Human Environment

1. History and Archaeology

A brief history of the existing homes is provided in the Phase I ESA done by MPI:

“Based upon the review of reasonable ascertainable historical information, prior to 1959 the site was used as agricultural. The homes were originally Damon Tract homes that were moved to the site according to the Honolulu Real Property Tax Office. The Tax Office records show that 17 homes were located on the Damon Tract with construction dates ranging from 1930 to 1933. In 1959, a relocation permit was granted and the homes were moved to the site in or around 1959.”

According to a letter, dated February 13, 2007, to HFHLO from the Department of Land and Natural Resources, State Historic Preservation Division (SHPD):

“There are no known archaeological sites or features within the project site or its immediate vicinity... We find the proposed project to have no adverse affect on historic resources.”

According to the United States National Park Service (NPS) National Register of Historic Places website, the project site is not listed on the National Register of Historic Places. An Archaeological Assessment Report and a Cultural Impact

Assessment (see Appendix J and K) were done by Archaeological Consultants of the Pacific, Inc. (ACP) in February 2007.

As part of the CIA, tenants of the property were consulted about the possible effects of the proposed project on places of cultural or traditional importance. Based on these consultations, ACP concluded that:

“Based upon an absence of objections by the cultural informants, no obstructions to the implementation of the proposed construction project are present with regards to any areas of known cultural or traditional importance.”

The Archaeological Assessment Report reviewed previous land uses, archaeology, and residential settlement patterns at the project site and surrounding area. In the report, ACP recommended that:

“...a determination of ‘no historic properties’ be made for the project area. No further archaeological work is recommended for the current subject property.”

Impact and Mitigation

The project is not expected to have a significant impact on important historical, cultural, or archaeological sites. However, if an archaeological find (i.e., human remains, artifacts) is discovered by participants during the course of the project, particularly during the grading and minor excavation for the piers, construction work will cease, and the State Historical Preservation Office will be notified.

2. Socio-Economic Characteristics

The population of Maili has been on the decline in the past few decades. In 1990 Maili’s population was 6,059; in 2000, 5,943; and in 2007 it has been estimated to have dropped to 5,918. However, the population of Oahu has increased from 836,231 in 1990 to 909,863 in 2006, an 8.8% increase compared to the 2.4% decrease for the Maili area. According to the State Department of Business, Economic Development and Tourism, the projected population for Oahu in 2030 is 1,117,300; with a majority of this growth anticipated to be centered in the Ewa and Kapolei area.

In 2000, the Maili area had 1,359 households out of which 42.3% had children under the age of 18 living with them, 58.9% were married couples living together, 19.8% had a female householder with no husband present, and 13.3% were non-families. 9.5% of all households were made up of individuals and 3.8% had someone living alone who was 65 years of age or older. The average household size was 4.22 and the average family size was 4.65. The people of Maili appear

to possess and appreciate “small town values” which fosters strong family ties that keep the family, and extended family, units close throughout their lifetime.

Impact and Mitigation

The proposed development would have a positive impact on the area as well as to the site itself. The project will provide new housing for 31 households of which approximately 23 will be from offsite. The demographic impacts include increasing homeownership by offering a decreased homeownership costs which may encourage a decreased poverty level. The HFHLO program will provide a zero interest mortgage program, so the anticipated land and house payment for the homes will be from \$575 to \$750 per month for lot and house. This will make a larger portion of the families’ income available for living expenses. Were these market-priced homes, the payments would be nearly 3 times the amounts shown. Additionally, the locality will be improved by the replacement of the existing auto salvage business and dilapidated residence with new housing which may increase the values of the surrounding properties. HFHLO will market the lots following fair housing guidelines once the current tenants have selected their lots.

However, the eight current tenant households may be temporarily impacted negatively during the initial phase of the construction process, when their homes are demolished. To comply with the *Uniform Relocation Act (URA)* HFHLO allocated \$8,000 per family to assist the families financially while their houses are being built. This is intended to mitigate any temporary negative impacts on the current tenants. All eight tenant households have accepted this relocation assistance. The project has also been planned so that current tenants will have their houses built first, to minimize their relocation time, thus the project is consistent with the County growth plan.

3. Transportation

The project is located on Kaukamana Road, which is two streets over from, and runs parallel with Farrington Highway. Presently, Farrington Highway provides the only access to the H-1 Freeway. Traffic generation from the project is not expected to have a significant impact due to the small number of lots in the development. It is also anticipated that the future residents will predominantly come from the Leeward Coast, therefore the project is not expected to increase the area population. There are currently traffic lights on both St John’s and Kaukamana Street to facilitate controlled access onto Farrington Highway.

Traffic flow on the project site was considered in the design phase. The proposed one-way loop road provides the best access without creating congestion. With two on-site parking places and nearly one visitor space per lot, the parking provided exceeds normal requirements. Traffic controls, including

stop signs and pavement markings, are included in the design at the entrance of the project loop road at its intersection with Kaukamana Road, see Appendix E, Figure 3.

The proposed project will result in an insignificant increase in the demand for bus service. The nearest bus stop is located at Farrington Hwy and Maililili Channel.

A traffic impact analysis report (TIAR) was deemed unnecessary for this project for the following reasons:

- The project involves the construction of 31 residences, 16 of which replace existing houses. The addition of 15 new residences is not expected to significantly increase service demands on surrounding public streets or the nearest intersection with Farrington Highway at Kaukamana Street.
- The project is estimated to generate 80 total drivers, or slightly more than double the number of drivers under current conditions.

Unit Size (bedrooms)	Number of Units	Estimated Number of Driver per Unit	Total Number of Drivers
2	4	2	8
3	12	2.25	27
4	9	2.75	25
5	4	3	12
6	2	4	8
Total:	31		80

- Although the project will add incrementally to overall increases in traffic demand, there is not a reasonable nexus between the small scale of the project and the large potential costs of roadway improvements necessary to relieve traffic congestion generated collectively by the larger community.
- According to the Department of Transportation’s Highways Division “the project itself will not adversely impact our State highway facilities.”

Impact and Mitigation

The traffic concerns for parking, turning for fire, mail and refuse trucks and occupant safety were addressed in the planning for the site. The loop road turning radius meets the requirements of regulatory agencies. No additional mitigation is needed.

4. Air Quality

The project is located approximately 10 miles from the Department of Health Kapolei air monitoring station located at 95-591 Kalaeloa Boulevard at the entrance to Campbell Industrial Park. This station is located near sources of industrial pollution that will not have any effect on the project site. The prevailing trade winds from the northeast carry emissions away from the Waianae area. The project will not create any air quality impacts, other than during the construction phase, since no pollution sources are proposed within the project.

In 2006 the Hawaii Department of Health Clean Air Branch published an Annual Summary: Hawaii Air Quality Data, and concluded that criteria air pollutants in Hawaii have consistently met state and federal ambient air quality standards.

Impact and Mitigation

Air quality may be temporarily affected during the construction period by fugitive dust; however, the dust is not expected to have a significant impact. Significant amounts of odors and smoke are not expected to be created as a result of construction. Mitigation measures to control dust include frequent watering of exposed soil, erection of dust screening barriers and general good housekeeping practices. Prevailing northeasterly wind patterns may potentially blow dust from the project area to downwind residential areas and Maili Beach Park. These mitigation measures are intended to prevent dust from impacting these areas. No long-term mitigation is anticipated to be required.

5. Noise

According to the HUD's Community Planning and Development website, grantees receiving CBDG funding must select either A or B for the condition that best describes their project:

"A. The grantee provides HUD with a finding made by a qualified data source stating whether the property is located within a "Normally Unacceptable" or "Unacceptable" noise zone, and if so noise attenuation features in accord with HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR part 51; and (ii) providing HUD with plans and a statement of the anticipated interior noise levels.

B. The grantee provides HUD with a finding made by a qualified data source stating that the property is not located within: (i) 1,000 feet of a major noise source, road, or highway; (ii) 3,000 feet of a railroad; or (iii) 1 mile of a civil airport or 5 miles of a military airfield."

The project, in accordance with "B" above, is not located within 1,000 feet of a major noise source, road, or highway; 3,000 feet of a railroad; 1 mile of a civil airport or 5 miles of a military airfield. The nearest railroad is the Oahu Railway, which is not in use and is located in Nanakuli, approximately 3 miles away. The nearest civil airport is Honolulu International Airport, located approximately 25 miles away. The nearest military airfield is Wheeler Army Air Field, approximately 25 miles away. The nearest airfield is Kalaeloa Airport, approximately 13 miles away. The nearest highway is Farrington Highway, approximately 1300 feet away. Refer to Appendix E, Figure 16 for a map showing the distance from the project site to Farrington Highway.

Impact and Mitigation

Some noise from construction equipment will be unavoidable during the construction period; HFHLO is in the process of applying for a Community Noise Permit. Contractors and workers will be subject to construction noise management regulations, these regulations are intended to mitigate the effect of construction noise on nearby residents and businesses. Construction activities will also be scheduled to reduce neighborhood concerns; therefore, noise generated during the construction period is not expected to have a significant impact on people, businesses, or wildlife. Based on the site's distance from Farrington Highway, Oahu Railway, Kalaeloa Airport, Wheeler Army Air Field, and Honolulu International Airport, the site is within an acceptable noise zone. Therefore, no action is needed to reduce the effect of noise from these sources.

6. Open Space

The proposed project will have a common area of approximately 8,500 square feet that will serve as both a drainage basin in inclement weather as well as a gathering place for passive recreation in good weather. The grassy area will have picnic tables, barbecues and adjacent on-street parking. The common area will serve as a space for informal play for children of all ages. The area will be maintained by the homeowners' association as part of the amenities for the project.

There are no ocean views from the site, nor will any be obstructed by the single-story homes that would be built on the lots. Neighbors will be unaffected as the height of the new homes would be approximately the same as the existing homes.

The nearest parks within walking distance of the project site are Maili Community Park and Maili Beach Park, both of which are less than 2,000 feet away. Other parks include Lualuelei Beach Park and Ulehawa Beach Park, both of which are within a mile of the project site. Although these facilities are within walking distance from the project site, bus transportation is available along Farrington Highway.

Impact and Mitigation

Open space should be enhanced by the project due to the creation of the roadway that would provide access to the proposed homes. The residence would create view lines along the linear axis of the project site. No views will be blocked and no other impact on visual resources will occur. The site is not located on/or considered to be a significant scenic vista. No mitigation measures are required.

7. Infrastructure and Utilities

The proposed improvements would be serviced by existing utilities located in Kaukamana Road. The subdivision's one-way loop road will be privately-owned by the association.

Water- According to a letter from the Board of Water Supply (BWS) dated March 12, 2007:

“The existing water system cannot provide adequate fire protection and water service in accordance with our Water System Standards. Our standards require a fire hydrant to be located within 175 linear feet of single-family developments and provide a flow of 1000 gallons per minute. The nearest fire hydrant is located approximately 350 linear feet away. Therefore, the developer will be required to extend the existing water main at the intersection of Apakee Street and Kaukamana Road to the proposed development and install a fire hydrant.”

According to the *Oahu Water Management Plan* by BWS (2004), per capita demand of water in Waianae in 2000 was 223.79 GPCD. Based on the number and capacity of homes that will be built, approximately 150 people will live on the project site. Therefore, the demand will be approximately 33,600 gallons per day.

Civil design drawings include installation of a new water meter fronting the parcel on Kaukamana Road, per the requirement of BWS.

According to R.M. Towill Corporation:

“An 8-inch water line on Apakee Street provided potable water to the existing homes at the project site via a service lateral through the adjacent lot. The lateral is not contained within an easement. As part of the project, a new easement will be created for the existing lateral, or the main will be extended down Kaukamana Road and a new meter installed to provide direct service to the project lot.

The project site is served by a 1 ½-inch water meter with a Board of Water Supply (BWS) water allocation for 16 dwelling units. A request for an additional water allocation to serve the planned 31 residential units has been submitted to the BWS. All water lines will be designed to conform to BWS standards.

The 8-inch water line on Apakee Street terminates at a fire hydrant located at the intersection with Kaukamana Road, approximately 300 feet away from the project site, refer to Appendix E, Figure 17. In order to provide proper fire protection, the water line may need to be extended down Kaukamana Road to the project site to allow for installation of additional hydrants in compliance with the City & County of Honolulu Fire Code. The Honolulu Fire Department will be consulted during the design phase of the project.”

Stormwater- According to R.M. Towill Corporation:

“The project site will be designed with proper drainage controls to direct and contain on-site and run-on stormwater. The drainage system will consist of grassed swales, a drain inlet and pipe system, and a storm water detention area. A dual-use recreation open space/drainage detention basin utilizing drywells or underground detention chambers is also being considered for the site. A 100-year, 24-hour design storm will be used as the basis for design. The drainage system will be designed to conform to City and County of Honolulu Storm Drainage Standards.”

“The City’s storm drain system discharges to Class A coastal waters. A NPDES Notice of Intent (NOI) Form C Permit application for Construction Storm Water Discharges will be prepared for the project and submitted to the Department of Health, Clean Water Branch in accordance with HAR Section 11-55. If discharges from hydrotesting and/or construction dewatering cannot be contained on-site, then NOI Form F and/or NOI Form G permit applications will be prepared for the project.”

Wastewater- According to R.M. Towill Corporation:

“Wastewater is currently conveyed off-site via an 8-inch gravity sewer lateral located within a sewer easement on the adjacent lot 182 (TMK 8-7-39: 43). The lateral connects to an 8-inch sewer main on Apakee Street which ultimately ties into the City’s Waianae Wastewater Treatment Plant. Planned site improvements include a gravity collection system tied to the existing sewer lateral. The 8-inch lateral is adequately size to service the planned 31 residential units. The increased residential use is not expected to have a

significant impact on the City's wastewater collection and treatment system."

According to the City and County Department of Environmental Services website (2005), an estimated 82% of water used becomes wastewater. Based on a projected water use estimate of 33,600 gallons per day, approximately 27,600 gallons per day of wastewater will be generated by households on the property.

Solid Waste- According to R.M. Towill Corporation:

"Solid waste will be collected by the City and County of Honolulu and disposed of at the Waimanalo Gulch Landfill in Ewa and/or the H-Power facility at Campbell Industrial Park. The increased residential use is not expected to have a significant impact on the City's solid waste collection and disposal system. Road design within the development will provide a clear travel way with adequate width and curve radius to accommodate garbage truck service."

According to the EPA website, the average U.S. citizen generates approximately 4.5 pounds of solid waste per day. A maximum of approximately 150 people will be living on the project site; therefore, approximately 675 pounds of solid waste per day will be generated from the project. The capacity of waste facilities such as Waimanalo Gulch and H-Power will not be exceeded as a result of this project.

Telephone and Electrical- According to R.M. Towill Corporation:

"The project site is currently served by overhead electrical power, telephone, and CATV utilities. An exemption will be sought under HRS Chapter 201(H) to allow for continued use of overhead utilities to service the new residential subdivision. The planned lot layout will require the relocation of existing utility poles to avoid conflict with house pads. Utility infrastructure is being designed in consultation with the Hawaiian Electric Company and Hawaiian Telcom. The existing system is expected to have adequate service capacity to meet the power and communication requirements of the planned project."

The location of the site does not have any special energy-related advantages or disadvantages. However, the architectural plans for the project will utilize energy-saving measures that will be in conformance with HUD Minimum Property Standards and other applicable energy saving codes.

In addition, the project site is located near transit, shopping, services, and other employment locations; therefore, residents will not have to walk or drive very far

to access these services. The nearest bus route is on Farrington Highway, which is within walking distance of the project site. The nearest shopping center is Waianae Mall, which is approximately 1.5 miles from the project site. Restaurants, grocery and drug stores, retail stores, banks, and other services are located in Waianae Mall.

Impact and Mitigation

Currently, twelve homes, nine of which are occupied, exist on the site. Based on information from HFHLO, a total of 47 residents currently live in those homes. After the project's completion, 22 additional families will be living on the property. Therefore, water use, waste water generation, and solid waste generation will increase. Improvements to the current water system will include extension of water pipes, addition of new meters, and addition of a fire hydrant. Storm water will be drained through a new system that will include grassed swales, a drain inlet and pipe system, and a storm water detention area. Improvements to the waste water system include a gravity collection system tied to the existing sewer lateral, which will be able to accommodate the increased waste water. The proposed one-way road is large enough to accommodate the City's garbage trucks. Existing utility poles will be relocated, and the project engineer is designing the plans for utility infrastructure in consultation with Hawaiian Electric Company and Hawaiian Telcom.

8. Public Facilities

Fire- The Honolulu Fire Department's (HFD) Waianae Fire Station #26, located at 85-645 Farrington Highway, is approximately 2.6 miles from the project site, provides fire protection service. HFHLO will submit the plans for the project to the HFD, Fire Prevention Bureau for review and approval.

The project will be designed to meet all applicable fire codes. Exterior walls of all planned structures will be located within 150 feet from the private road that provides access through the project site. The private road will be designed to provide 20 feet of clear travel way for emergency vehicles. A total of three fire hydrants will be placed at 300 foot intervals along the private road.

Site construction plans will be designed in accordance with water services standards for fire protection as described by the Board of Water Supply. The final decision on water availability will be confirmed when the building permit application is submitted for approval.

The fire station is also the nearest emergency medical services and ambulance service provider.

Police- Police service is provided by the Honolulu Police Department (HPD) based out of the Waianae District 8 substation located at 85-939 Farrington

Highway, approximately 2 miles from the project site. According to the HPD, the project is not expected to impact police services to the community.

Medical Services- Approximately half a mile for the proposed project is the Waianae Coast Comprehensive Health Center which offers, but is not limited to, the following services:

- Adult Day Care
- Dental
- Diabetes Intervention
- Emergency Room Services)
- Family Planning
- Health Education
- Health Career Training
- Homeless Outreach
- Integrated Healing
- Laboratory
- Native Hawaiian Healing
- Nutrition Counseling
- Pharmacy
- Primary Care Clinics
- Radiology/Mammography
- Substance Abuse Treatment

Recreational Facilities- Recreational areas closest to the project site include Mailli Community Park and Mailli Beach Park. Possible increased use of these facilities due to this development will not have an impact according to a letter dated April 4, 2007, from Department of Parks and Recreation. The site plan also includes an 8,500-square foot on-site park area. HFHLO is in the process of submitting an exemption from park dedication standards under the provisions of Hawaii Revised Statutes 201(H).

Public Education Facilities- The proposed project will most likely create a slight enrollment impact on the surrounding schools. It is estimated that the proposed project would generate an enrollment of 22 students, 13 who would attend Mailli Elementary. HFHLO understands that, under Act 245, the proposed project would be required to pay a school impact fee prior to the issuance of building permits.

Impact and Mitigation

The project will not significantly impact fire and emergency medical services, police services, or recreational facilities. A new fire hydrant will be installed to meet BWS standards, which should improve fire control for the locality. An on-site park area will be developed which should provide passive recreational opportunities for the residents.

IV. Environmental Impacts

A. Probable Impact on the Environment

The site environment is residential with 12 older homes, nine of which are occupied, that are proposed for demolition. The proposed development will include a total of 31 homes which will allow 22 additional families to live on the property. Because of the increased population on the property, utilities usage on the property will increase. The project engineer will be coordinating the project

with Hawaiian Electric Company (HECO), Board of Water Supply (BWS), Hawaiian Telecom, and the City to examine this impact. The increase in families is within the current zoning and anticipated by the County in the planning process. Because the auto salvage operation, as well as materials containing asbestos, lead, and arsenic, will be removed from the site by trained professionals, the project will also have a beneficial impact on the environment.

B. Adverse Impacts That Cannot Be Avoided

Adverse impacts that cannot be avoided are related to short-term construction period impacts. These impacts will be minimized by using established construction practices, Best Management Practices as prescribed by the Department of Health.

C. Mitigation Measures

Long-term adverse impacts resulting from the proposed improvements are expected to be minimal or non-existent. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. The contractor will be instructed to use Best Management Practices mentioned above, as applicable.

V. RELATIONSHIP TO PLANS, CODES AND ORDINANCES

A. State of Hawaii

Chapter 205, *Hawaii Revised Statutes* establishes the State land use districts that comprise all lands in the State of Hawaii. These districts are “Urban”, “Rural”, “Agricultural”, and “Conservation”. The project site is within the “Urban” boundary on the State land Use District Boundary Map. The proposed use is consistent with “Urban” land use.

The *Hawaii State Plan* (see table 1.1 and 1.2) serves as a long-range guide for the development of the State of Hawaii. In general, the project is consistent with the overall principles of the plan but is particularly applicable to the *State Housing Functional Plan* that sets policies that provide for housing opportunities for all income groups.

B. City and County of Honolulu

The City and County of *Honolulu General Plan* (see table 1.4) specifies long-range objectives and policies to guide future growth on the island, including social environmental, economic, and design objectives and associated policies intended to enhance the welfare and prosperity of Oahu residents. The primary element of the *General Plan* that relates to the project is Section IV, Housing. As the project is implemented, it specifically fulfills Objective A, to provide decent

housing to all people of Oahu at prices that can afford. The proposed action is consistent with various objectives and policies in the General Plan.

The proposed project is located within the area governed by the Waianae Sustainable Communities Plan (see table 1.5). The project site is located in an area designated Rural Residential within the Rural Community Boundary. The Sustainable Communities Plan Open Space Map indicates that the project is in the vicinity of a “community gathering place”. A community gathering place is defined by the Department of Planning and Permitting (DPP) as followed:

“Community Gathering Places of several acres each are needed within the major ahupuaa. These Gathering Places are quite different from the predominantly retail commercial Country Town and Village Centers. As envisioned by community groups, the Gathering Places are open areas with perhaps a few small buildings where people can gather informally to visit and talk story; have parties and celebrations; stage festivals and special events; teach and learn traditional crafts, music, and dance; buy, sell, and barter homegrown produce and homemade items; and generally renew contact with friends and neighbors. Given the range of community activities envisioned for these Gathering Places, it is recommended that they be located within the residential communities and not along the automobile-oriented main transportation route of Farrington Highway. The Gathering Places thus could be close to the Country Town or Village Centers, but, with the possible exception of Makaha Village Center, should not be located within the Centers. In the case of Makaha, a community group is already working toward the establishment of a Community Gathering Place at the site of the former Coronet Store complex at Farrington Highway and Makaha Valley Road.

The Sustainable Communities Plan recognizes the importance of these Community Gathering Places. The exact location of these Places will depend on many factors, and cannot be precisely determined at this time. The locations for Gathering Places that are shown on the Waianae Concept graphic and on the Sustainable Communities Plan Open Space Map should therefore be considered preliminary in nature.”

Further review of the Waianae Sustainable Communities Plan also shows that the project site is not in a view shed, does not affect coastal areas nor is it considered a coastal development. The project is also not considered a mountain or forest area and will not affect any streams. The Cultural Resources Map indicates that the project site is not considered a preservation area. No agricultural uses are proposed for the site nor does the site hold agricultural significance.

Under the City and County of Honolulu Land Use Ordinance (LUO), the project site is zoned R-5 Residential.

The project is located outside the *Special Management Area* that generally is located near coastal, stream and wetland areas. The project will not require a Special Management Permit.

C. Required Permits and Approvals

<u>Permit/Approval</u>	<u>Approving Agency</u>
Finding of No Significant Impact	U.S. Dept. of Housing and Urban Development
Community Noise Permit	State of Hawaii Dept. of Health
Demolition and Vector Control Permit	City and County of Honolulu Dept. of Planning and Permitting
Grading Permit	City and County of Honolulu Dept. of Planning and Permitting
Grubbing Permit	City and County of Honolulu Dept. of Planning and Permitting
Site Development Division Master Application for Sewer Connection	City and County of Honolulu Dept. of Planning and Permitting
Section 201H	City and County of Honolulu Dept. of Planning and Permitting
Sewer Connection Permit	City and County of Honolulu Dept. of Environmental Services
Building Permit	City and County of Honolulu Dept. of Planning and Permitting
Certificate of Occupancy	City and County of Honolulu Dept. of Planning and Permitting

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

Several possible layouts for the site were considered. The HFHLO Board gave the mandate to provide home ownership opportunities for as many very-low income families as possible while maintaining the single-family layout. With the help of RM Towill Corporation and the City and County of Honolulu, such concerns as traffic flow, parking for visitors, recreation, storm drainage, family sizes and monthly payments were considered. A greater number of lots would provide a lower price per lot, making them more affordable to the targeted very-low income buyers. There were 5 alternatives considered and the one attached was selected as the one providing the best fit of the factors being considered.

HFHLO, as the owner of the property, is not intending to keep the property as a rental premises. Should the proposed development not happen as planned, Habitat may joint venture the property with another developer, but continue to abide by the U.S. HUD CDBG funding restrictions and monitoring period. The existing tenants would still become Habitat homeowners, should they choose, but some of the lots could possibly be sold to market developers to allow the project to be developed.

B. No Action Alternatives [24 CFR 58.40(e)]

The No Action Alternative of leaving the property in its current condition and renting the existing dilapidated units to the present tenants was considered; however, HFHLO is not allowed to purchase property to be a landlord under its charter with Habitat for Humanity International. Even if the property were to remain a rental, the price paid for the property would require a significant increase in rents. The homes are substandard and many in a state of advanced disrepair. Rebuilding and selling to the current tenants would price them out of the market, thus adding to the homeless condition in the Waianae area. The lot price with only 9 families would be nearly 3 times what it would be with the current alternative. It would provide larger lots per home site, but the intended low income families would not be able to make the payments.

C. Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

When the development commences, the deconstructed vehicles should be removed and areas exhibiting signs of oil, gas, or antifreeze leakage should be over excavated and disposed in accordance with State and Local guidelines. Additionally, building materials containing asbestos, lead-based paint and arsenic should be removed and disposed of from the buildings prior to any demolitions. Removal of said materials and soil should be handled by trained personnel. Soil restoration will occur when grading is done to determine if additional top soil, or

soil amendments, are needed to provide for proper drainage, building pads and yards.

Appendix A

Environmental Assessment

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004
[Previously recommended EA formats are obsolete]

Project Identification: Kaukamana Hale
 Habitat for Humanity
 TMK: (1) 8-7-39: 48
 Waianae, Oahu, Hawaii

Responsible Entity: City and County of Honolulu
 Department of Community Services

Month/Year: December 2007

Environmental Assessment

Responsible Entity:

Department of Community Services

[24 CFR 58.2(a)(7)]

Certifying Officer:

Deborah Kim Morikawa

[24 CFR 58.2(a)(2)]

Project Name:

Kaukamana Hale:

A self help 31-unit single family detached housing development.

Project Location:

Tax Map Key 8-7-039:048

Estimated total project cost:

\$7,400,000

Grant Recipient:

Habitat for Humanity Leeward Oahu, Inc.

[24 CFR 58.2(a)(5)]

Recipient Address:

P.O. Box 498

Waianae, Hawaii 96792

Project Representative:

Mr. Michael Sessions

Telephone Number:

(808) 368-1819

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

FINDING: [58.40(g)]

- Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)
- Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature:

Michael Sessions

Date: *1-28-08*

Michael Sessions, Project Manager
Habitat for Humanity Leeward Oahu, Inc.

Responsible Entity Approving Official Signature:

Deborah Kim Morikawa

Date: *1-29-08*

Deborah Kim Morikawa, Director
Department of Community Services
City and County of Honolulu

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

HFHLO is a non-profit organization whose mission is to acquire and develop property into home sites for low-income families. During its affiliation process with Habitat International, HFHLO did a needs assessment and determined that there was significant need for low-income housing on the Leeward Coast of Oahu.

Description of the Proposal: Include all contemplated actions that are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

According to the City and County Department of Planning and Permitting's (DPP) Honolulu Land Information System website, the project area is zoned R-5, Residential. Twelve residential units currently exist on the site. However, only nine of these units are occupied, because the other three have been condemned by DPP as unsafe. Four other condemned buildings which previously existed on the site have already been demolished.

According to the Phase I ESA done by MPI, the homes are in various states of advanced disrepair, and several homes have building materials containing asbestos, arsenic and lead-based paint. In May 2006, an auto salvage yard was observed in the east and southwest areas of the site, but all auto wastes have since been removed and disposed of by one of the tenants. MPI has agreed to work with HFHLO to ensure that contaminated material such as asbestos, lead paint, car batteries, and contaminated soil will be removed and disposed of properly. In addition, the Department of Health will be consulted once the removal and disposal is completed to ensure that the work was done properly. Refer to page 2, "Conditions for Approval," for a detailed description of the necessary mitigation measures that MPI has identified.

Refer to page 22, "Alternatives to the Proposed Action," for a description of scenarios in which the proposed project is not developed.

If the proposed project is developed, based on the findings of this Environmental Assessment, it is expected to have no significant impact on the environment. The project will have a great beneficial economic and social impact on the participating families by providing homeownership opportunities. While construction is ongoing, the current tenants may be negatively impacted by inconveniences associated with relocation. However, the impact is expected to be short-term and will be mitigated by the *Relocation Assistance Plan*, described on page 6, "Description of Proposal and Site Plan."

Appendix B

Statutory Worksheet

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references.] Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	The project site is not on any State or National Historic Registers, and no historic properties will be affected (Appendix G, letter from State Historic Preservation Department).
Floodplain Management [24 CFR 55, Executive Order 11988]	According to Panel 0195G of Federal Insurance Rate Map #15003CO195G, revised on June 2, 2005, the project site is located in flood zone D, a zone of undetermined flood impact (Appendix E, Figure 14). According to a Phase I ESA conducted by MPI, the property is located in a 500-year flood zone.
Wetlands Protection [Executive Order 11990]	The project is not located within a wetland designated by the National Wetland Inventory, Appendix E, Figure 11, National Wetlands Inventory Map.
Coastal Zone Management Act [Sections 307(c), (d)]	The proposed project does not affect any Coastal Zone Management policies and therefore complies with the State's Coastal Zone Management Program.
Sole Source Aquifers [40 CFR 149]	The project need not be referred to EPA for evaluation according to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990.
Endangered Species Act [50 CFR 402]	The project is not likely to affect any listed or proposed endangered or threatened species or critical habitat. The project is not located within a critical habitat according to a letter dated April 23, 2007, from the U.S. Fish and Wildlife Service.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	No Wild and Scenic Rivers are located on O'ahu (National Wild and Scenic Rivers System 2007).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in an attainment area (Department of Health Clean Air Branch 2005).
Farmland Protection Policy Act [7 CFR 658]	The site is in an area committed to urban use according to a letter dated April 2, 2007, from the State Land Use Commission.
Environmental Justice [Executive Order 12898]	The project is not likely to raise environmental justice issues and does not have the potential for adverse human health and environmental effects on minority or low-income populations. It will instead provide affordable housing opportunities for very low income families who are not usually able to achieve homeownership.

HUD Environmental Standards

Factors	Determination and Compliance Documentation
<p>Noise Abatement and Control [24 CFR 51 B]</p>	<p>The property is not located within 1,000 feet of a major noise source, road, or highway; 3,000 feet of a railroad; 1 mile of a civil airport or 5 miles of a military airfield. The nearest major noise source, road or highway is Farrington Highway, located approximately 2,600 feet away. The nearest railroad is the Oahu Railway, which is not in use and is located in Nanakuli, approximately 3 miles away. The nearest civil airport is Honolulu International Airport, located approximately 25 miles away. The nearest military airfield is Wheeler Army Air Field, approximately 25 miles away.</p>
<p>Toxic/Hazardous/ Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]</p>	<p>According to the Environmental Data Registry (EDR) report done as part of the Phase I ESA (see Appendix I), property is not listed on an EPA Superfund National Priorities or CERCLA list, or equivalent state list; is not located within 3000 feet of a toxic or solid waste landfill site; and does not have an underground storage tank.</p> <p>However, MPI did identify the following site conditions and necessary mitigation measures:</p> <ul style="list-style-type: none"> • AUTO SALVAGE OPERATION: An auto salvage operation was located at the southwest corner of the property. Some surface staining of the soil occurred in this area. Car batteries, as well as unlabeled containers holding unidentified auto fluids were found onsite. The auto yard has stopped operating, and the owner has properly disposed of the batteries and containers. Because the surface staining of the soil appeared minor, a soil sample test was not done as part of the Phase I ESA. However, soils exhibiting signs of oil, gas, or antifreeze leakage must be over-excavated and disposed of in accordance with State and Local guidelines. • ASBESTOS-CONTAINING MATERIALS: WEC tested 163 samples of building materials for asbestos, and found that seven of those samples do contain asbestos. The identified asbestos-containing materials must be properly removed and disposed of prior to demolition activities by asbestos-trained workers. • LEAD-BASED PAINT: A TCLP lead analysis done by WEC indicated that lead would leach from debris at a rate of 1.6 mg/L. This is below the threshold value of 5 mg/L. Therefore, the painted

	<p>construction debris may be disposed of as general construction debris. However, lead-trained workers must be used to perform demolition or renovation operations on the homes.</p> <ul style="list-style-type: none"> • ARSENIC IN COMPRESSED WOOD PRODUCTS: A sample of compressed wood panels was tested for total arsenic. The test indicated that arsenic is present at approximately 1300 mg/kg. Although compressed wood products are exempted by the Environmental Protection Agency (EPA) from disposal restrictions, the arsenic content does create a hazard to workers. Therefore, respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the Occupational Safety and Health Administration's (OSHA) permissible exposure limits (PEL). <p>A consultant from MPI will work with HFHLO during the course of the site clean-up and construction in order to assist with the mitigation. In addition, a DOH official will inspect the site after the clean-up in order to ensure that the work has been done properly. Refer to Appendix III: Phase I ESA for detailed laboratory results from WEC.</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p>	<p>According to the Phase I ESA done by MPI (see Appendix I), the property is not located within the immediate vicinity of hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature. There are no 100 gallon above-ground storage tanks or propane tanks within the line of sight of the proposed development area. Current use of adjoining properties is predominantly residential.</p>
<p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p>	<p>The property is not located within 2500 feet of the end of a civil airport runway or 8000 feet of the end of a military airfield runway. The nearest civil airport is Honolulu International Airport, located approximately 25 miles away. The nearest military airfield is Wheeler Army Airfield, approximately 25 miles away. The nearest airfield is Kalaeloa Airport, approximately 13 miles away.</p>

Appendix D

Summary of Finding and Conclusions

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

Several possible layouts for the site were considered. HFHLO gave the mandate to provide home ownership opportunities for as many very-low income families as possible while maintaining the single-family layout. With the help of RM Towill Corporation and the County, through the Mayor's office, such concerns as traffic flow, parking for visitors, recreation, storm drainage, family sizes and monthly payments were considered. The greater the number of lots, the lower the price per lot, making them more affordable to the very-low income buyers. There were 5 alternatives considered and the one attached was selected as the one providing the best fit of the factors being considered.

HFHLO, as the owner of the property, is not intending to keep the property as a rental property. Should the development not happen as planned, Habitat will most likely, joint venture the property with another developer. The existing tenants would still become Habitat homeowners, should they choose, but some of the lots could possibly be sold to market developers to allow the project to be developed.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Leave the property in its current condition and rent to the present tenants- HFHLO is not allowed to purchase property to be a landlord under its charter with Habitat for Humanity International. Even if the property were to remain a rental, the price paid for the property would require a significant increase in rents. The homes are substandard and many in a state of advanced disrepair. Rebuilding and selling to the current tenants would price them out of the market, thus adding to the homeless condition in the Waianae area. The lot price with only 9 families would be nearly 3 times what it would be with the current alternative. It would give them more land per home site, but they would not be able to make the payments.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

When the development commences, the automobiles should be removed and areas exhibiting signs of oil, gas, or antifreeze leakage should be over excavated and disposed in accordance with State and Local guidelines. Additionally, building materials containing asbestos, lead-based paint and arsenic should be removed and disposed of from the buildings prior to any demolitions. Removal of said materials and soil should be handled by trained personnel. Soil restoration will occur when grading is done to determine if additional soil is needed to provide for proper drainage, building pads and yards.

Additional Studies Performed

(Attach studies or summaries)

Phase 1 Environmental Assessment Report by MPI Environmental

Site Plan with County Coordination by RM Towill Corporation

Cultural Impact Statement by Archaeological Consultants of the Pacific, Inc.

An Archaeological Assessment Report by Archaeological Consultants of the Pacific, Inc.

Reports, Plans and Other Documents Reviewed

City and County of Honolulu Department of Environmental Services. (2005). *Sewer service charges*. Retrieved April 5, 2007 from http://www.honolulu.gov/env/sewer_service_charges.htm

City and County of Honolulu Department of Planning and Permitting. (2000). *Wai'anae sustainable communities plan*. Retrieved February 25, 2007 from http://honoluludpp.org/Planning/DevSust_Waianae.asp

City and County of Honolulu Department of Planning and Permitting. (2000). *Honolulu land information system*. Retrieved February 23, 2007 from <http://www.honoluludpp.org/researchstats/>

Foote, D.E., Hill, E.L., Nakamura, S., & Stephens, F. (1972). *Soil survey of the islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. U.S. Department of Agriculture, Soil Conservation Service. Retrieved February 20, 2007 from <http://www.ctahr.hawaii.edu/soilsurvey/5is/oahu.htm>

Hawaii Department of Health Clean Air Branch. (2005). *Annual summary Hawaii air quality data*. Retrieved March 1, 2007 from http://www.hawaii.gov/health/environmental/air/cab/cabmaps/pdf/2005_aqbook.pdf

Honolulu Board of Water Supply. (2004). *Oahu water management plan overview*. Retrieved April 5, 2007 from http://www.boardofwatersupply.com/files/03_Overview.pdf

Mink, J.F., & Lau, L.S. (1987). *Technical report no. 179: Aquifer identification and classification for Oahu*. Honolulu: Water Resources Research Center, University of Hawaii-Manoa.

National Register of Historic Places. (n.d.). Retrieved March 20, 2007 from <http://www.nationalregisterofhistoricplaces.com/state.html>

Nelson, L. (1963). *Detailed land classification- island of Oahu*. Honolulu: Land Study Bureau, University of Hawaii-Manoa.

State Land Use Commission. (2006). *State land use district boundaries*. Retrieved February 19, 2007 from <http://www.hawaii.gov/dbedt/gis/download.htm>

U.S. Census Bureau. (2000). *Search results for Census Tract 96.03*. Retrieved March 1, 2007 from <http://www.census.gov/>

U.S. Environmental Protection Agency. (2007). *Basic facts: municipal solid waste*. Retrieved June 6, 2007 from <http://www.epa.gov/msw/facts.htm>

U.S. Fish and Wildlife Service. (n.d.). *John H. Chafee Coastal Barrier Resource System*. Retrieved April 8, 2007 from http://www.fws.gov/habitatconservation/coastal_barrier.htm

Wild and Scenic Rivers Council. (2007). *Wild and scenic rivers by state*. Retrieved February 23, 2007 from <http://www.rivers.gov/index.html>

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

Federal Government:

- U.S. Army Corps of Engineers
 - U.S. Army Engineering District, Honolulu
- U.S. Department of Housing and Urban Development
 - Honolulu Field Office
- U.S. Fish and Wildlife Service
 - Pacific Island Office
- U.S. Environmental Protection Agency
 - U.S. EPA Region 9 Office

State of Hawaii:

- Department of Agriculture
 - Hawaii Department of Agriculture
- Department of Accounting and General Services
 - Public Works Division
- Department of Business, Economic Development and Tourism
 - Land Use Commission
- Department of Education
 - Facilities Department Branch
- Department of Hawaiian Home Lands
- Department of Health
- Department of Land and Natural Resources
 - Historic Preservation Division
- Department of Transportation
- Land Use Commission
- Office of Hawaiian Affairs
- Hawaii Public Housing Authority
- University of Hawaii, Environmental Center

City & County of Honolulu:

- Board of Water Supply
 - Customer Care Division
- Department of Community Services
- Department of Design and Construction
- Department of Facilities Maintenance

- Division of Road Maintenance
- Department of Environmental Services
- Department of Parks and Recreation
- Department of Planning and Permitting
 - Wastewater Branch
- Department of Transportation Services
- Department of Emergency Services
- Department of Customer Services
- Honolulu Fire Department
 - Fire Prevention Bureau
- Honolulu Police Department
 - District 8
- Municipal Reference and Records Center

Utilities:

- Hawaii Electric Company, Inc.
 - Engineering Department
- Hawaiian Telcom

Elected Officials:

- Senator Colleen Hanabusa
- Representative Maile S.L. Shimabukuro
- State Council of Hawaiian Homestead Associations
- Waianae Valley Homestead Community Association
- City Councilperson Todd Apo

Community Groups:

- Princess Kahanu Estates Hawaii Homes Association
- Waianae Kai Homestead Association
- Maluhai Residents Association
- Nanakuli Hawaiian Homestead Community Association
- Waianae Public Library
- Neighborhood Board #24, Waianae Coast

Appendix C

Environmental Assessment Checklist

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	See "Environmental Setting," page 10
Compatibility and Urban Impact	1	See "Environmental Setting," page 10
Slope	1	See "Topography," page 10
Erosion	1	See "Topography," page 10
Soil Suitability	1	See "USDA Soil Survey Report," page 12
Hazards and Nuisances including Site Safety	3	See "Ground Contamination," page 13 and "Hazard Zones," page 14
Energy Consumption	1	See "Telephone and Electrical," page 25

Noise - Contribution to Community Noise Levels	1	See "Noise Environment," page 21
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	See "Air Quality," page 21
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	See "Land Classification," page 13

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	See "Socioeconomic Characteristics," page 18
Displacement	3	See "Project Need," page 4
Employment and Income Patterns	2	See "Socioeconomic Characteristics," page 18

**Community Facilities
and Services**

Code

Source or Documentation

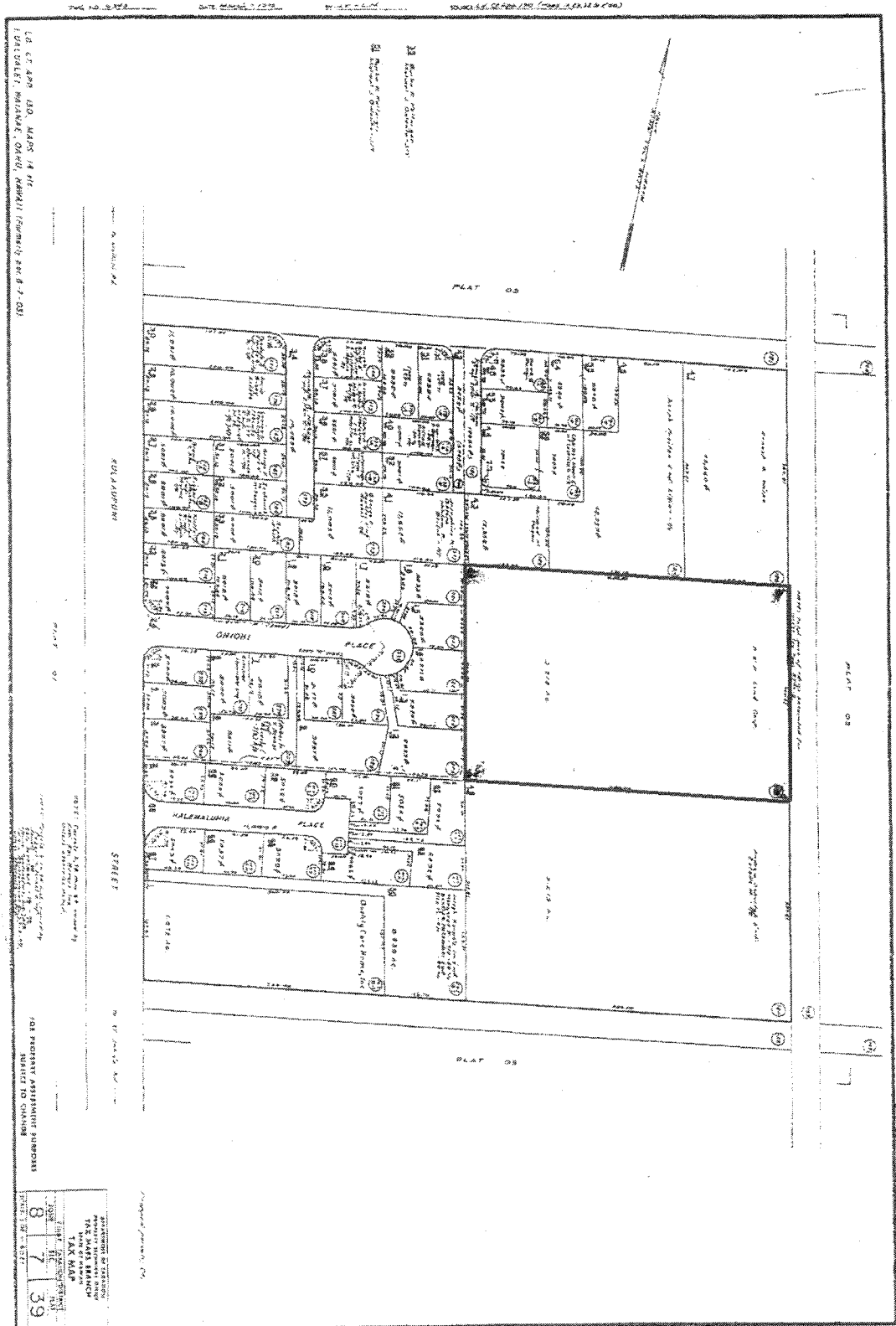
Community Facilities and Services	Code	Source or Documentation
Educational Facilities	3	See letter from Department of Education (Appendix H)
Commercial Facilities	1	Grocery stores, retail stores, and other services are located in the Wai'anae Mall Shopping Center at 86-120 Farrington Hwy, approximately 1.5 miles from the project site. Businesses in the area will not be placed at a competitive disadvantage or displaced.
Health Care	1	See letter from Wai'anae Coast Comprehensive Health Center (Appendix H). The Wai'anae Coast Comprehensive Health Center provides non-emergency and emergency health care services, and is located approximately less than a mile away. The number of doctors, nurses, and trained medical staff is in realistic proportion to the anticipated increase in residents. The residents are not anticipated to require any special medical services or skills. The local comprehensive health-planning agency will be contacted in the event that an increase in population from a proposed development causes a situation of increased or over capacity for area health care services.
Social Services	1	The Wai'anae Coast Comprehensive Health Center provides social services, such as an Adult Day Care Center located at the main clinic, and other mental health and substance abuse services located at satellite clinics throughout Wai'anae. The Wai'anae Community Mental Health Center, located at the main clinic, also provides social services. The project is not expected to cause an increased demand for these services that will overburden existing facilities.
Solid Waste	1	See "Infrastructure and Utilities," page 25
Waste Water	1	See "Infrastructure and Utilities," page 24
Storm Water	1	See "Infrastructure and Utilities," page 24
Water Supply	1	See "Infrastructure and Utilities," page 23
Public Safety - Police	1	See « Public Facilities, » page 26
- Fire	1	See « Public Facilities, » page 27
- Emergency Medical	1	See « Public Facilities, » page 26
Open Space and Recreation - Open Space	1	See "Open Space," page 22
- Recreation	1	See "Open Space," Page 22 and "Recreational Facilities," page 27
- Cultural Facilities	1	See "Open Space," Page 22 and "Recreational Facilities," page 27
Transportation	1	See "Transportation," page 19

Natural Features	Code	Source or Documentation
Water Resources	1	See « Water Resources, » page 15
Surface Water	1	See « Water Resources, » page 15
Unique Natural Features and Agricultural Lands	1	See « Environnemental Setting, » page 10
Vegetation and Wildlife	1	See « Biological Resources- Flora and Fauna, » page 15

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	See "Water Resources," page 15
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	According to the U.S. Fish and Wildlife Service John H. Chafee Coastal Barrier Resource System website (n.d.), no locations in Hawaii are listed as coastal barriers.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	See "Noise," page 21
Other Factors	1	None

Appendix E

Maps and Figures

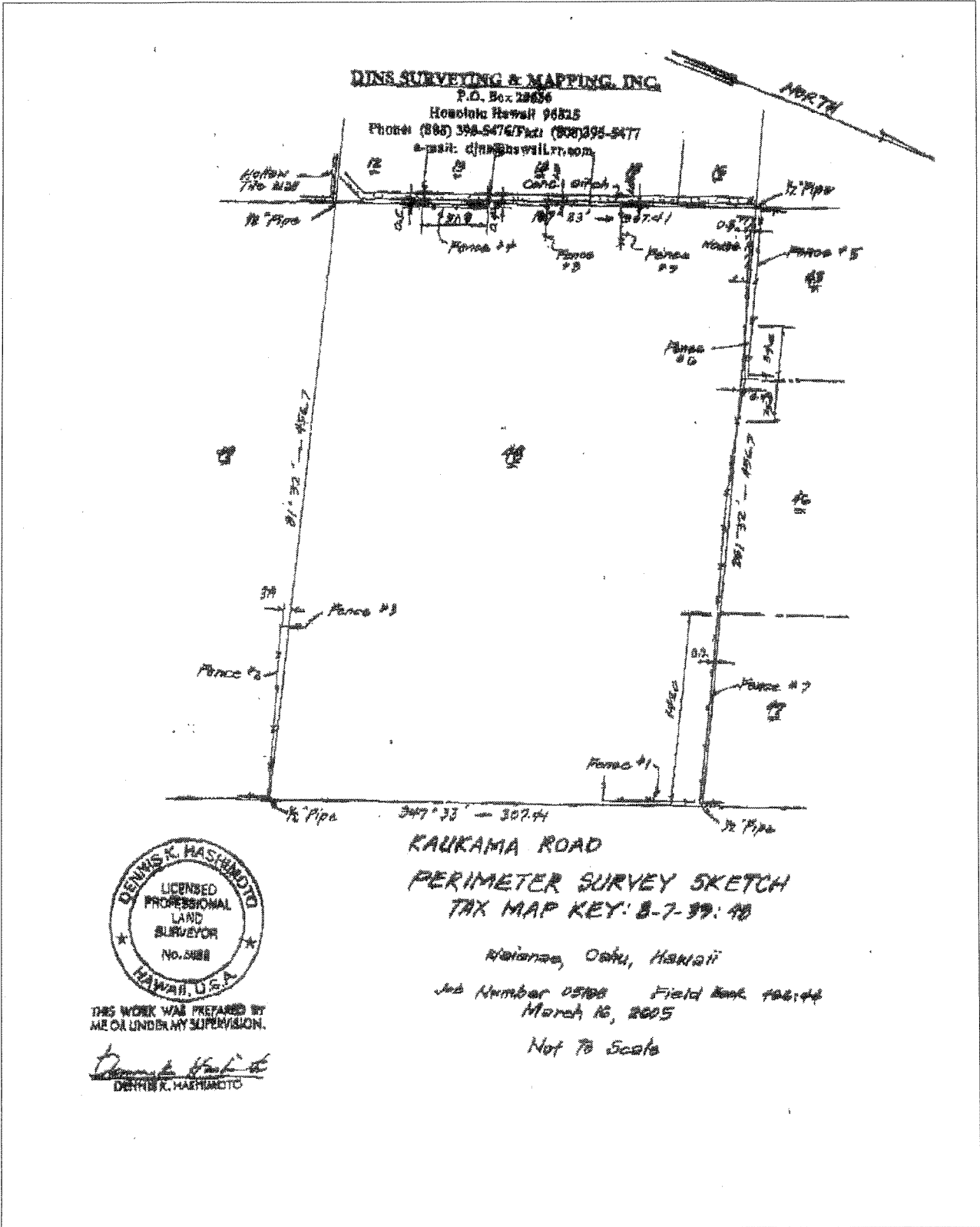


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Kaukamana Hale

Figure 1 . Tax Map Key

Source: City and County of Honolulu



Kaukama Hale Figure 2. Perimeter Survey Sketch

Source: DINS Surveying and Mapping, Inc.

Kaukamana Hale

HRS Chapter 201(h) Subdivision

WAI'ANA'E, O'AHU, HAWAII

TAX MAP KEY : 8-7-39: 48

[SUBDIVISION FILE NO. _____]

[CONSTRUCTION PLAN FILE NO. _____]

PREPARED FOR:

HABITAT FOR HUMANITY

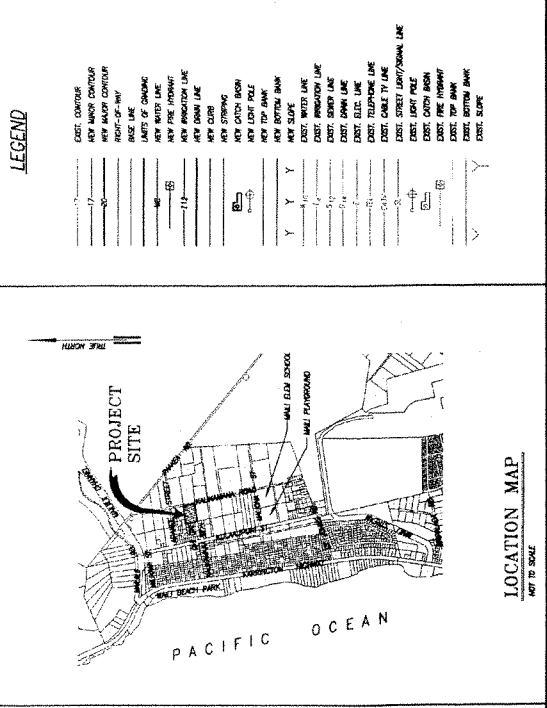
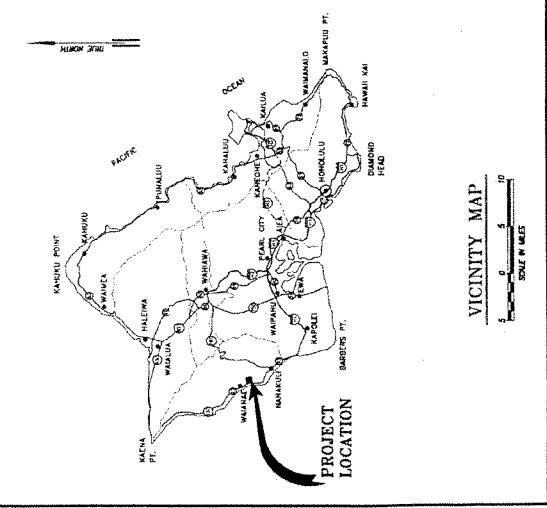
P. O. BOX 498
WAI'ANA'E, HAWAII 96792

Prepared by:



R. M. TOWILL CORPORATION

SINCE 1930
Planning • Engineering • Environmental Services • Topography • Surveying • Construction Management



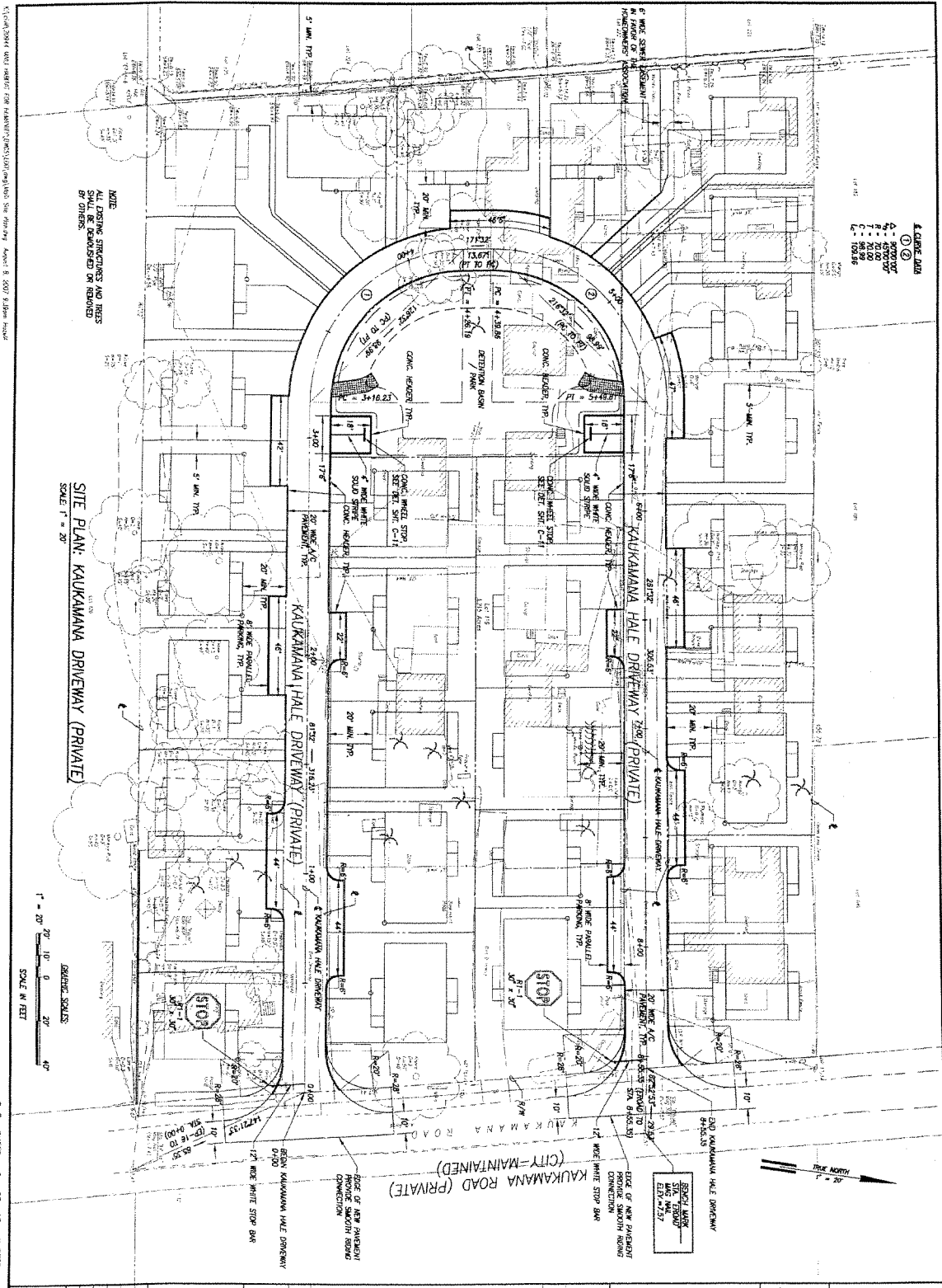
SHEET NO.	DRAWING NO.	TITLE
1	T-1	TITLE SHEET, INDEX AND LEGEND
2	C-1	NOTES - 1
3	C-2	NOTES - 2
4	C-3	GENERAL NOTES
5	C-4	TYPICAL SUBDIVISION SETTINGS
6	C-5	CONSTRUCTION PLAN
7	C-6	CONSTRUCTION PLAN
8	C-7	CONSTRUCTION PLAN
9	C-8	CONSTRUCTION PLAN
10	C-9	CONSTRUCTION PLAN
11	C-10	CONSTRUCTION PLAN
12	C-11	CONSTRUCTION PLAN

APPROVED :

DIRECTOR, DEPARTMENT OF PLANNING & PERMITTING
CITY & COUNTY OF HONOLULU
(FOR SITE GRADING ONLY)

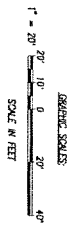
DATE _____

Figure 3: Site Map/Floor Plans



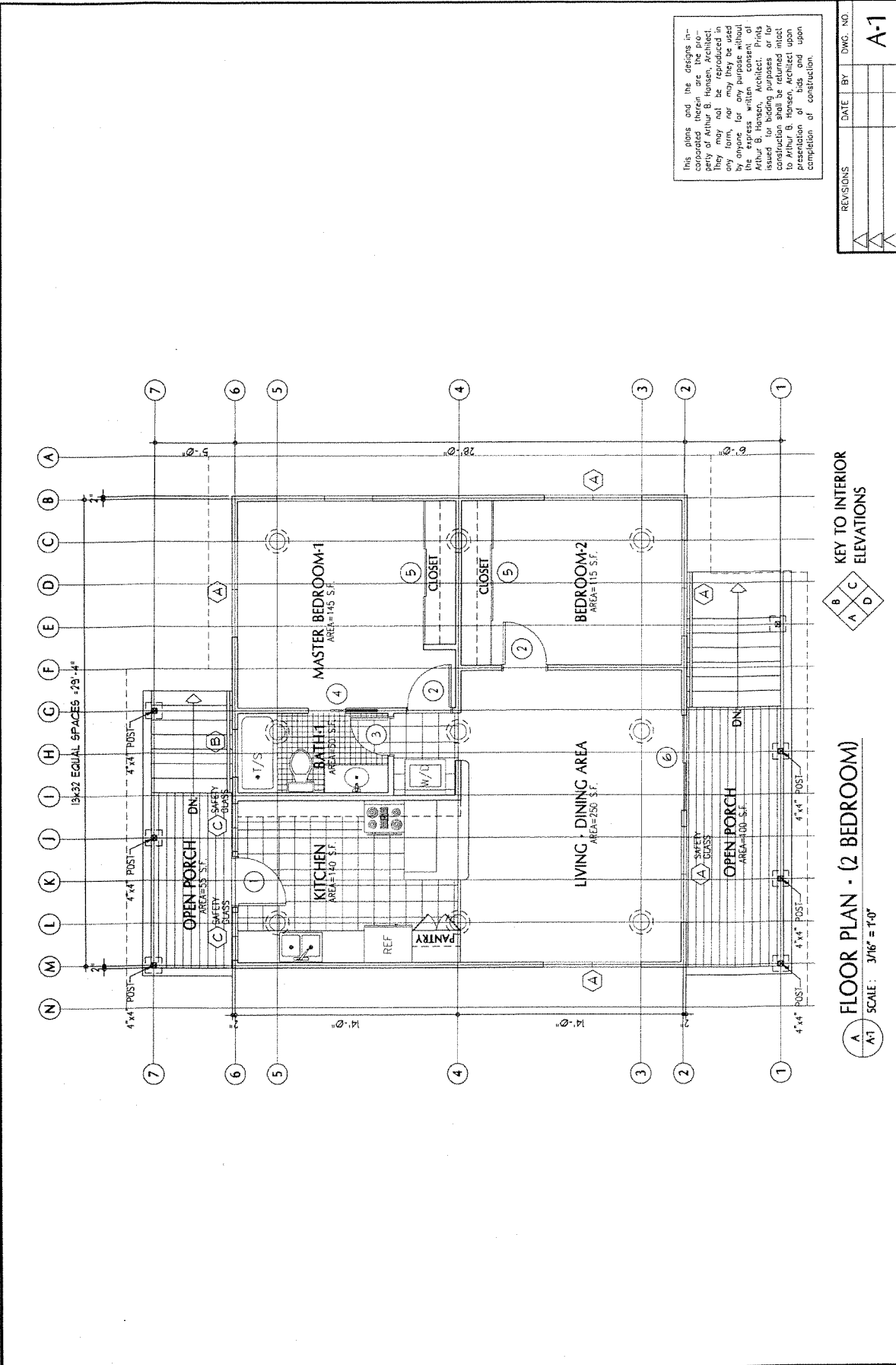
NOTE:
ALL EXISTING STRUCTURES AND RESES
SHALL BE DEMOLISHED OR REPAIRED
BY OTHERS.

SITE PLAN: KALKAMANNA DRIVEWAY (PRIVATE)
SCALE 1" = 20'



C-5 SHEET 6 OF 12 SHEETS

<p>Kalkamanna Hale HRS Chapter 20(4) Subdivision Habitat for Humanity TRAC 19.9.3.2014 WAIKANE, O HAU, HAWAII</p>		<p>R. M. TOWELL CORPORATION 1000 KALANANĀ'OHU DRIVE, SUITE 100 HONOLULU, HAWAII 96813 PHONE: (808) 943-1111 FAX: (808) 943-1112 WWW.RMTOWELL.COM</p>	
<p>PROJECT NO. 14-001 SHEET NO. 6 OF 12</p>		<p>DATE: 02/08/14 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN DATE: AUGUST 8, 2013 DRAWN BY: [Name]</p>	
<p>SITE PLAN</p>		<p>1" = 20'</p>	

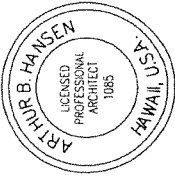


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REVISIONS	DATE	BY	DWG. NO.
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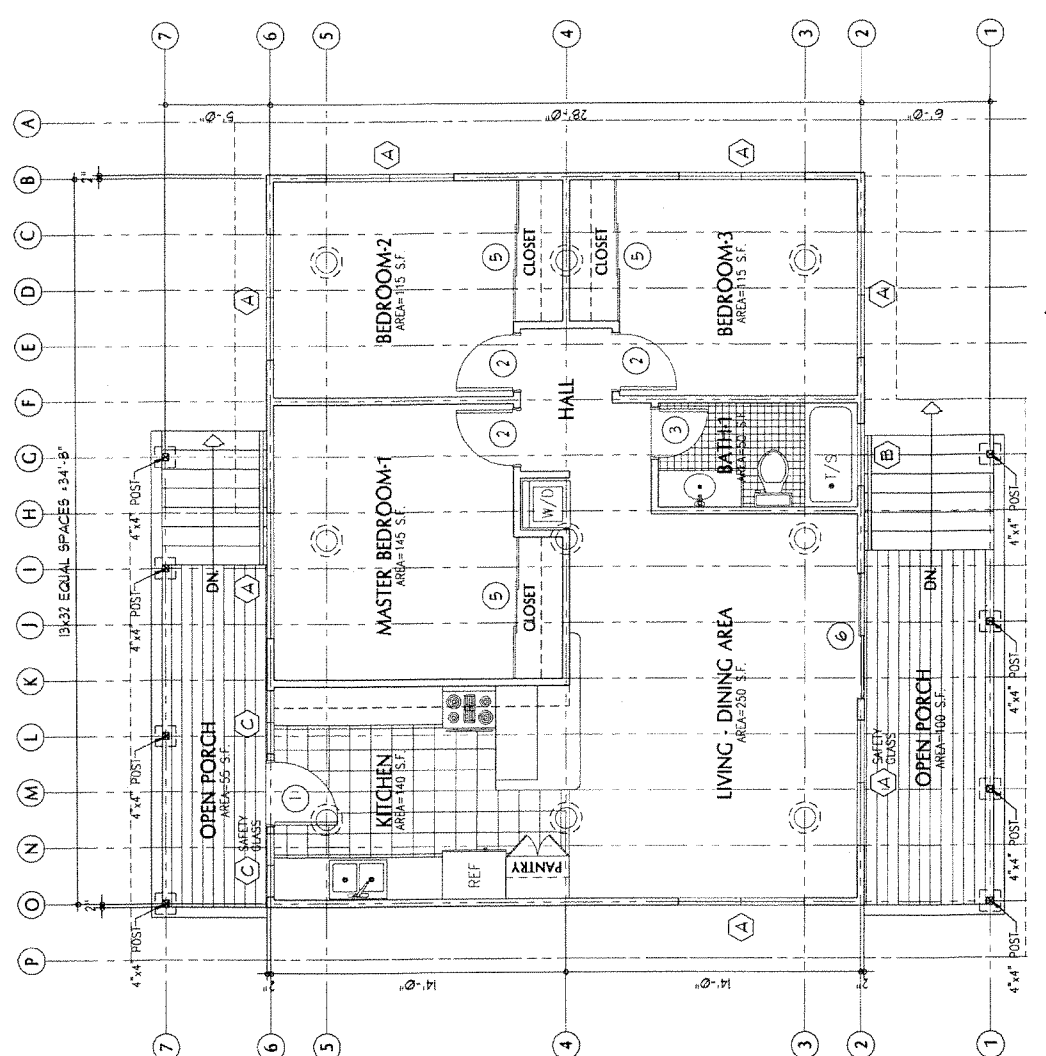
FLOOR PLAN - (2 BEDROOM)
SCALE: 3/16" = 1'-0"



EXPIRES DATE APRIL 30, 2009
 THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION BY THE ARCHITECT UNDER HIS SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER HIS SUPERVISION.

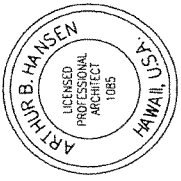
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REVISIONS	DATE	BY	DWG. NO.



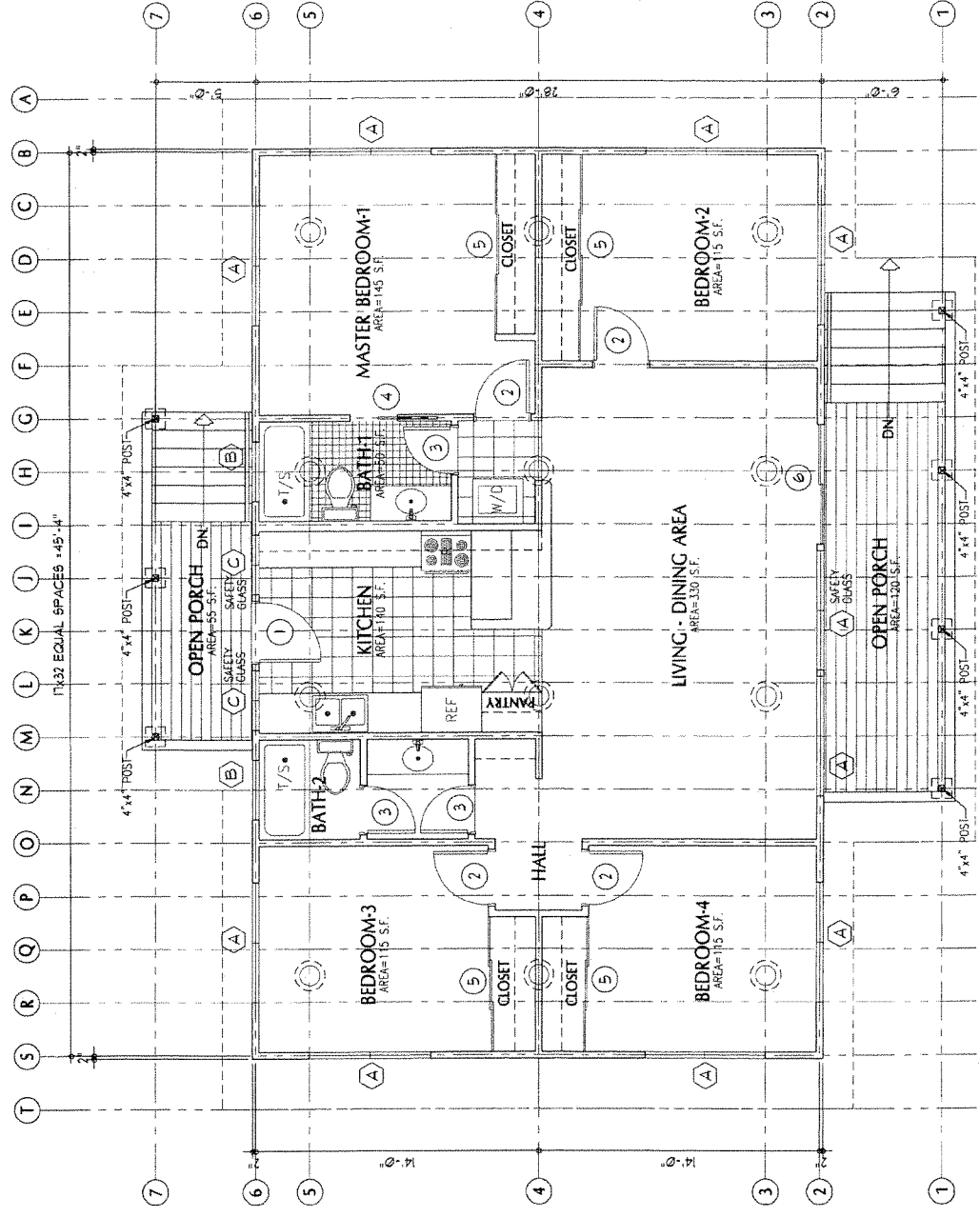
FLOOR PLAN - (3 BEDROOM)
 SCALE: 3/16" = 1'-0"

KEY TO INTERIOR ELEVATIONS



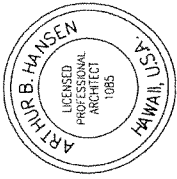
EXPIRES APRIL 30, 2008
 THIS PLAN IS VALID FOR PERMITS
 UPON SUPERVISION AND COMPLETION OF THIS
 PROJECT WILL BE UNDER MY SUPERVISION.

This plan and the designs in-
 corporated therein are the pro-
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 construction.



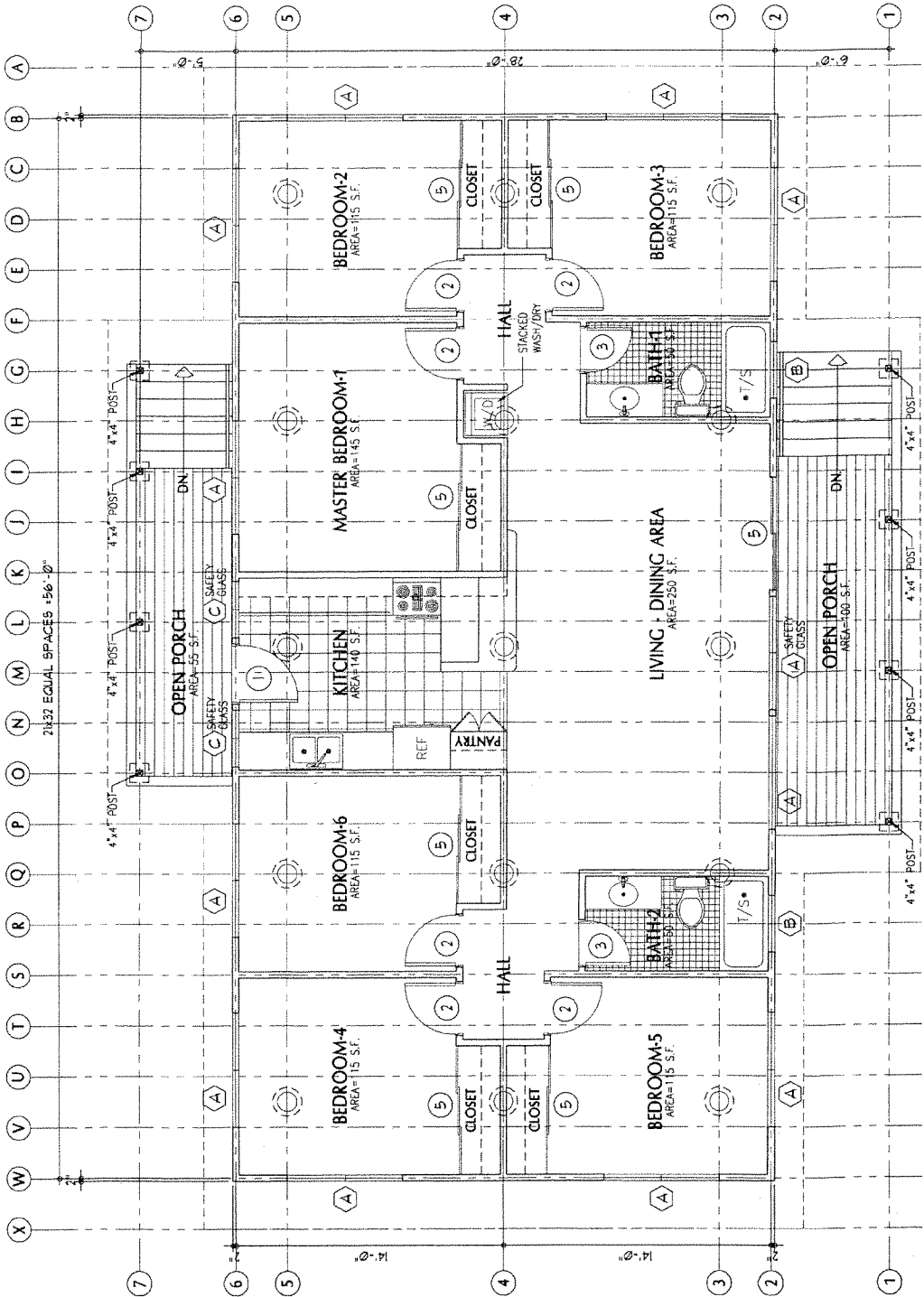
FLOOR PLAN (4 BEDROOM)
 SCALE: 3/16" = 1'-0"

REVISIONS	DATE	BY	DWG. NO.
▲			A-1



EXPIRES DATE APRIL 30, 2008
 THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THIS PROJECT WILL BE UNDER MY SUPERVISION.

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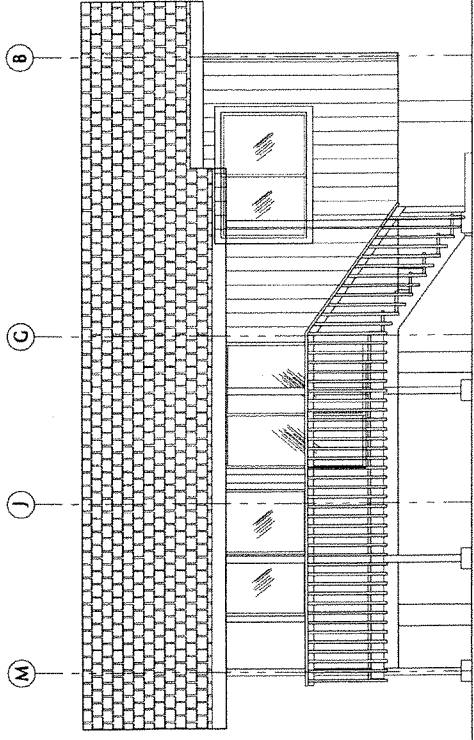


KEY TO INTERIOR ELEVATIONS

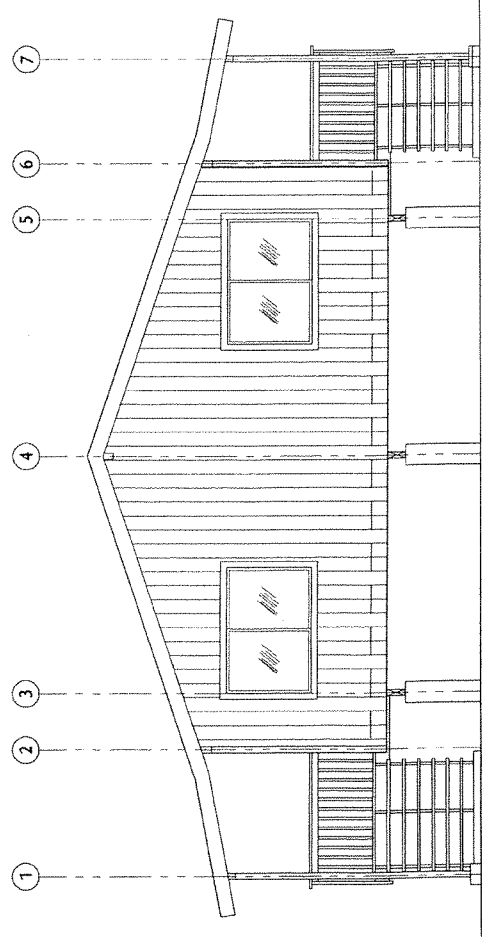
FLOOR PLAN (6 BEDROOM)
 SCALE: 3/16" = 1'-0"

REVISIONS	DATE	BY	DWG. NO.

A-1



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



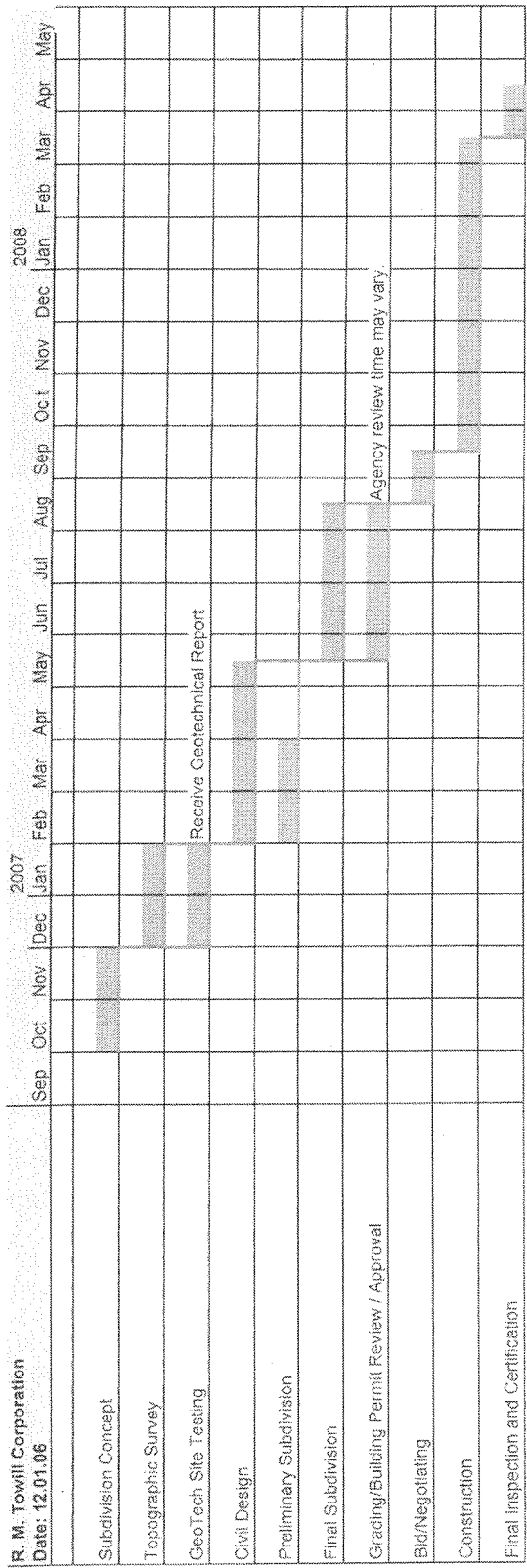
RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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REVISIONS	DATE	BY	DWG. NO.

A-2

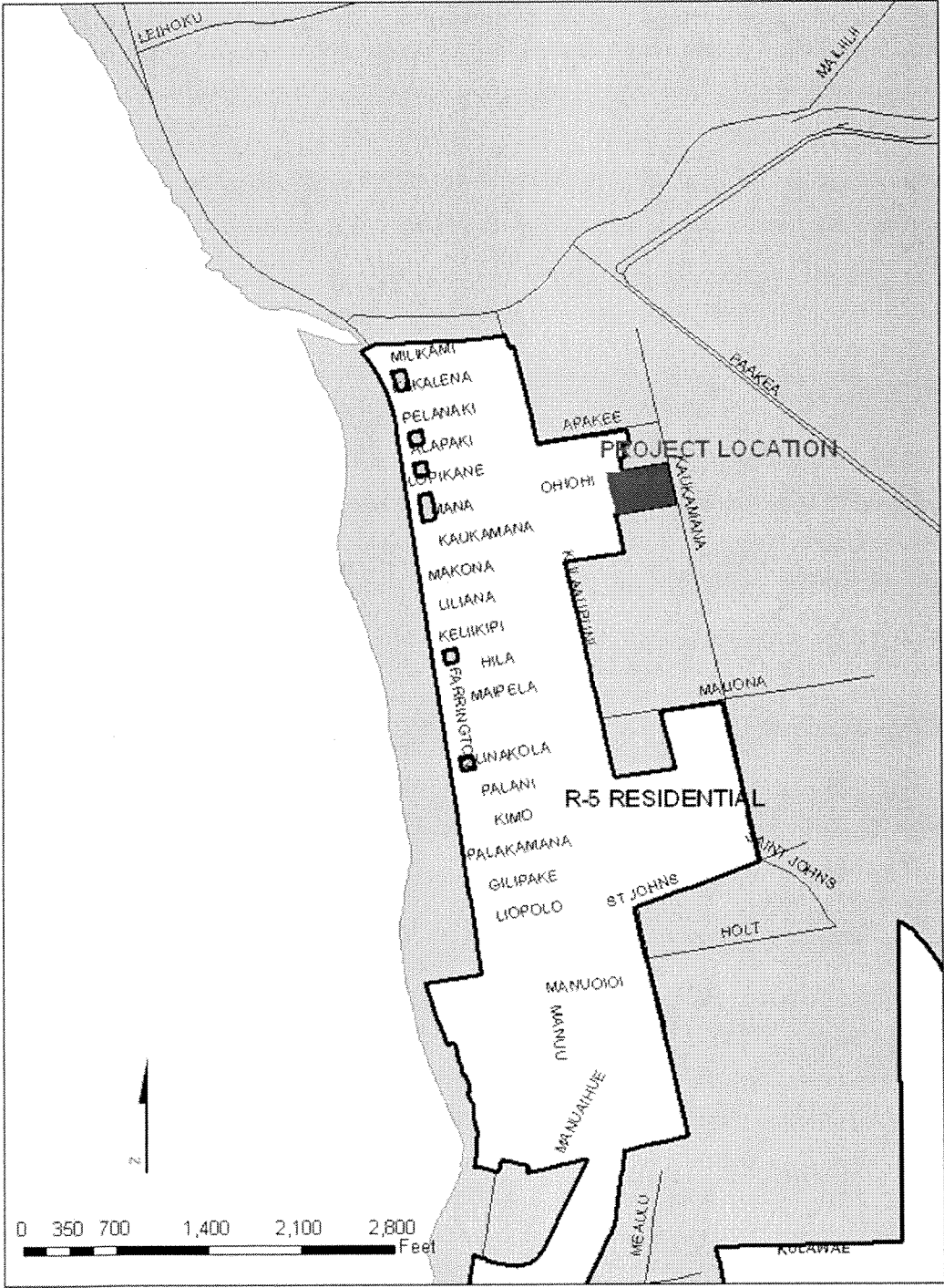
**Project Schedule
HABITAT FOR HUMANITY
LOT 115 SUBDIVISION (2019)**



Note: Schedule subject to change.

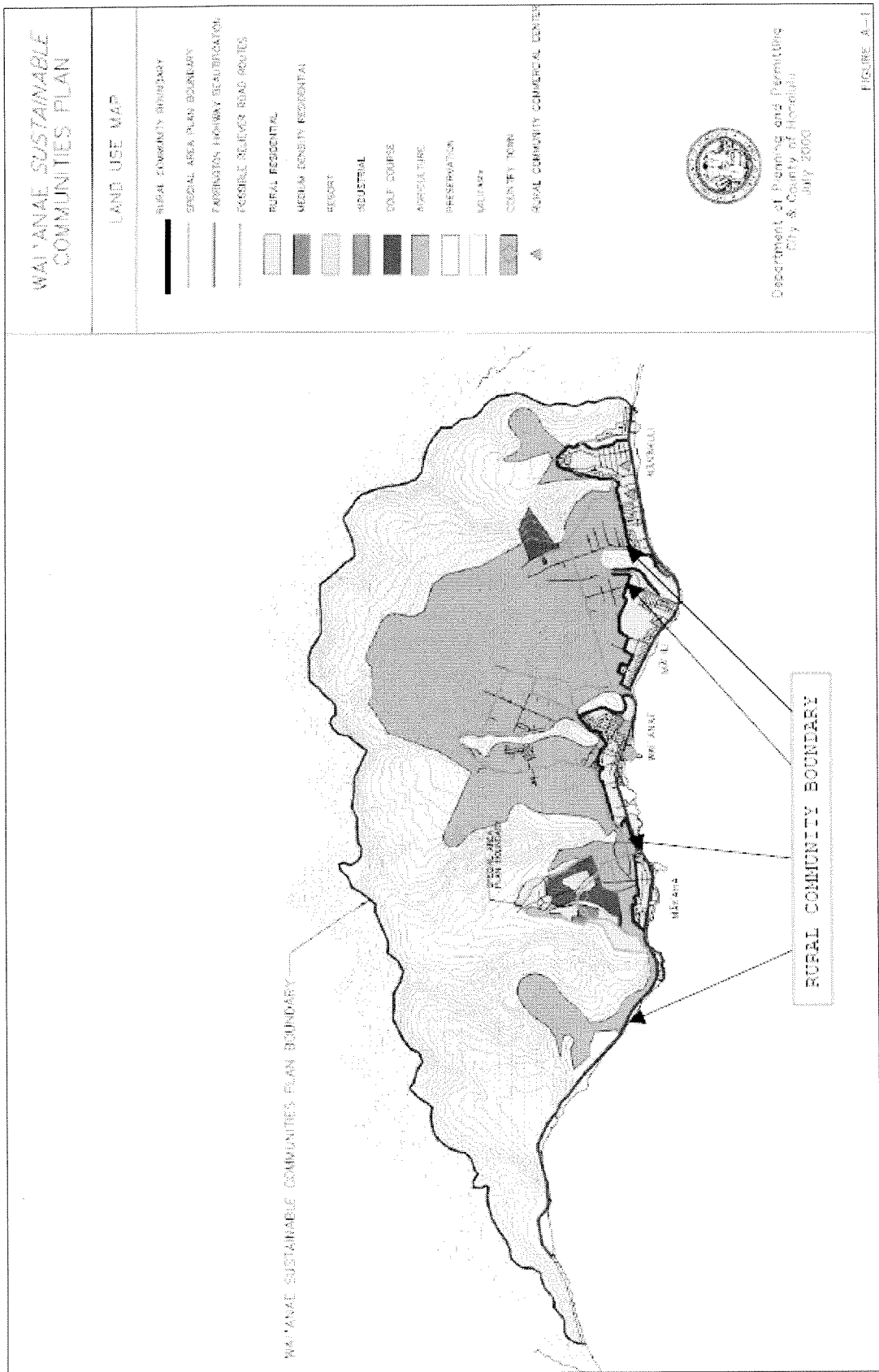
Kaukamana Hale Figure 4. Project Schedule

Source: R.M. Towill Corporation



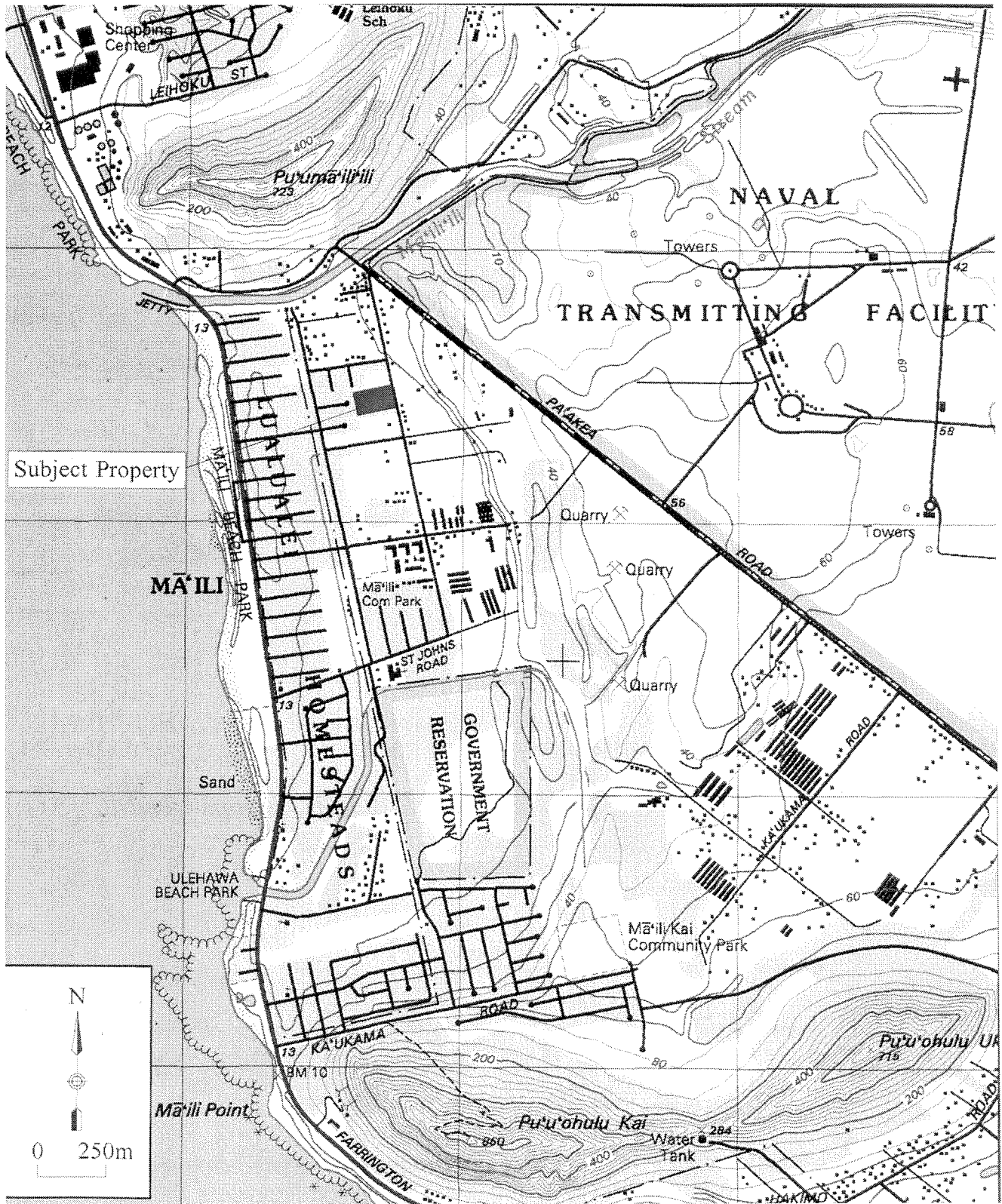
Kaukamana Hale Figure 6. City and County of Honolulu Zoning Map

Source: City and County of Honolulu, Department of Planning and Permitting, Honolulu Land Information System website



Kaukamana Hale Figure 7. Waianae Sustainable Communities Plan Land Use Area Map

Source: City and County of Honolulu, Department of Planning and Permitting, *Waianae Sustainable Communities Plan*



Kaukamana Hale Figure 8. USGS Topographic Map

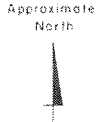
Source: Archaeological Consultants of the Pacific, Inc, and USGS 7.5 Minute Series (Topographic), Waianae Quadrangle



ication data
d 1961-62.

Aerial photos: U.S. Dept. of the Army, 1951

CLASSIFICATION SYMBOL:
aster Productivity Rating
and Type. Number and letter "I" if irrigated;
number only if unirrigated (See sections of
text where land types are defined and rated
by "individual" uses)



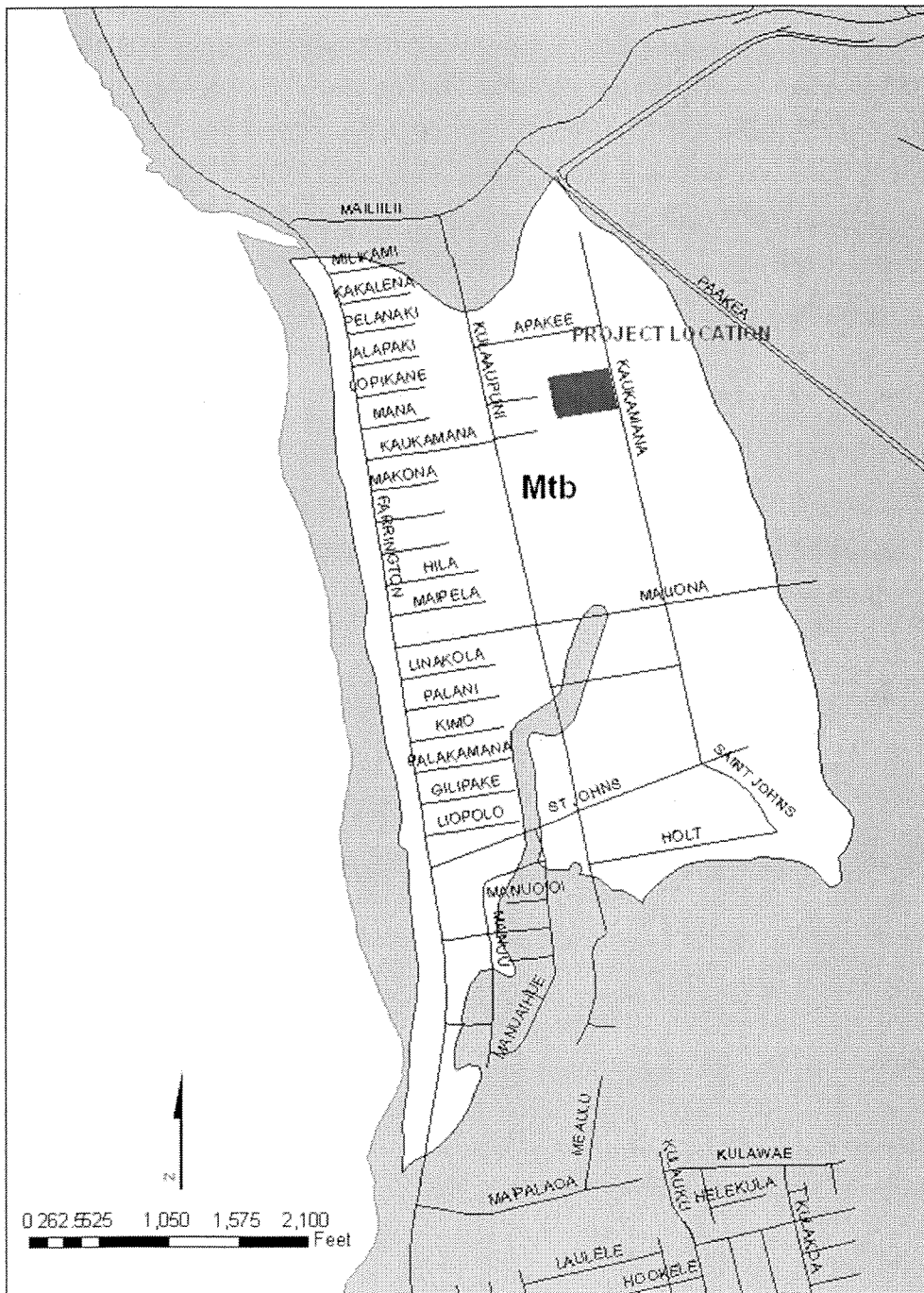
Approximate Scale
0 1/2
(Photo scale varies strongly in steep areas)

physical use precludes agriculture are designa-
tifier "U". Examples include, but are not limited
reational, and institutional sites

Land Study Bureau, US

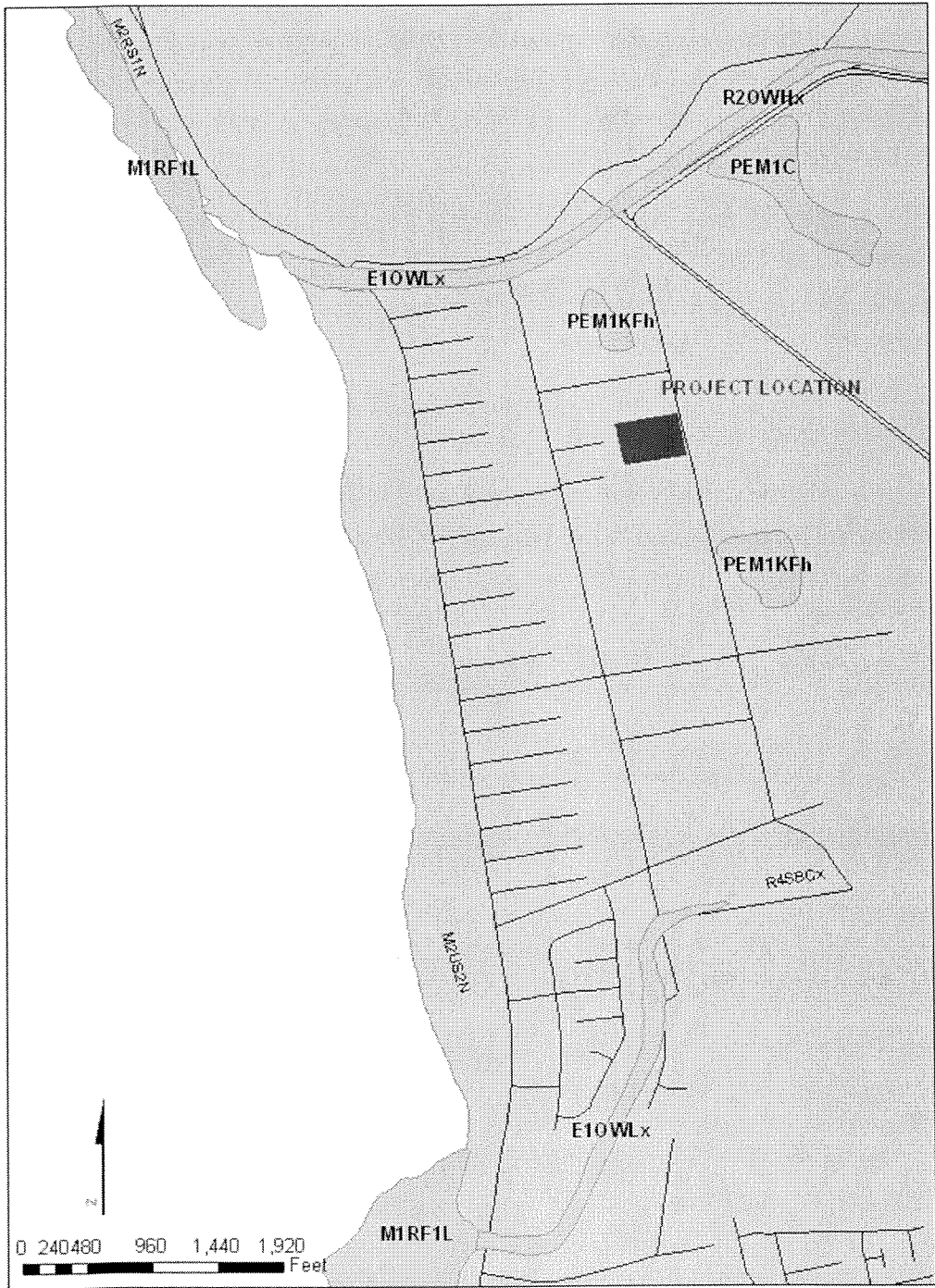
Kauakama Hale Figure 9. Detailed Land Classification Map

Source: Nelson, L. (1963). *Detailed land classification- island of oahu*. Honolulu: Land Study Bureau, University of Hawaii-Manoa.



Kaukamana Hale Figure 10. U.S. Department of Agriculture Soil Survey Map

Source: Foote et al., *Soil survey of the islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, retrieved from U.S. Department of Agriculture Natural Resources Conservation, Service Soil Data Mart website



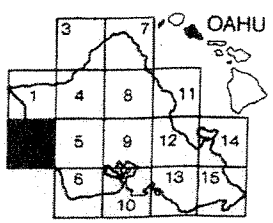
Kaukamana Hale Figure 11. National Wetlands Inventory Map

Source: U.S Fish and Wildlife Service, retrieved from State DBEDT Hawaii Statewide GIS Program website

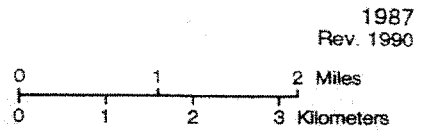


Base Map: USGS (1:24,000 series, rev. 1983).

WAIANAЕ, OAHU
O-2



- Sector
- Aquifer System
- Aquifer Type
- 30104111 Aquifer Code
- (11111) Status Code



WATER RESOURCES RESEARCH CENTER
University of Hawaii at Manoa

Figure 12: Aquifer Classification Map, Waianae, Oahu, Hawaii

AQUIFER CLASSIFICATION EXPLANATION

AQUIFER AND STATUS CODES*

Aquifer Code = Island
 + Aquifer Sector
 + Aquifer System
 + Aquifer Type

Thus, 30104111 = Aquifer Code
 where 3 = Oahu
 01 = Honolulu
 04 = Moanalua
 1 = basal
 1 = unconfined
 1 = flank

and (1111) = Status Code
 where 1 = currently used
 1 = drinking
 1 = fresh, <250 mg/l Cl⁻
 1 = irreplaceable
 1 = high vulnerability to contamination

IS.	AQUIFER SECTOR	AQUIFER SYSTEM
3	01 Honolulu	01 Palolo
		02 Nuuanu
		03 Kalihi
		04 Moanalua
		05 Waialae
	02 Pearl Harbor	01 Waimalu
		02 Waiawa
		03 Waipahu
		04 Ewa
		05 Kunia
	03 Waianae	01 Nanakuli
		02 Luualalei
		03 Waianae
		04 Makaha
		05 Keaau
04 North	01 Mokuleia	
	02 Waialua	
	03 Kawaiiloa	
05 Central	01 Wahiawa	
	02 Koolau	
06 Windward	01 Koolauloa	
	02 Kahana	
	03 Koolaupoko	
	04 Waimanalo	

*Where sedimentary caprock aquifers rest on primary basalt aquifers, two Aquifer and Status Codes separated by a slash indicate numerator code is upper aquifer and denominator is lower aquifer.

AQUIFER TYPE: Hydrology†

1	Basal	Fresh water in contact with seawater
2	High Level	Fresh water not in contact with seawater
1	Unconfined	Where water table is upper surface of saturated aquifer
2	Confined	Aquifer bounded by impermeable or poorly permeable formations, and top of saturated aquifer is below groundwater surface
3	Confined or Unconfined	Where actual condition is uncertain

AQUIFER TYPE: Geology‡

1	Flank	Horizontally extensive lavas
2	Dike	Aquifers in dike compartments
3	Flank/Dike	Indistinguishable
4	Perched	Aquifer on an impermeable layer
5	Dike/Perched	Indistinguishable
6	Sedimentary	Nonvolcanic lithology

†1st two digits from hydrologic descriptors (pts. 1, 2).

‡Last digit from geologic descriptor.

STATUS CODE (GROUNDWATER)

Development Stage

- 1 Currently used
- 2 Potential use
- 3 No potential use

Utility

- 1 Drinking
- 2 Ecologically important
- 3 Neither

Salinity (mg/l Cl⁻)

- 1 Fresh (<250)
- 2 Low (250-1000)
- 3 Moderate (1000-5000)
- 4 High (5000-15,000)
- 5 Seawater (>15,000)

Uniqueness

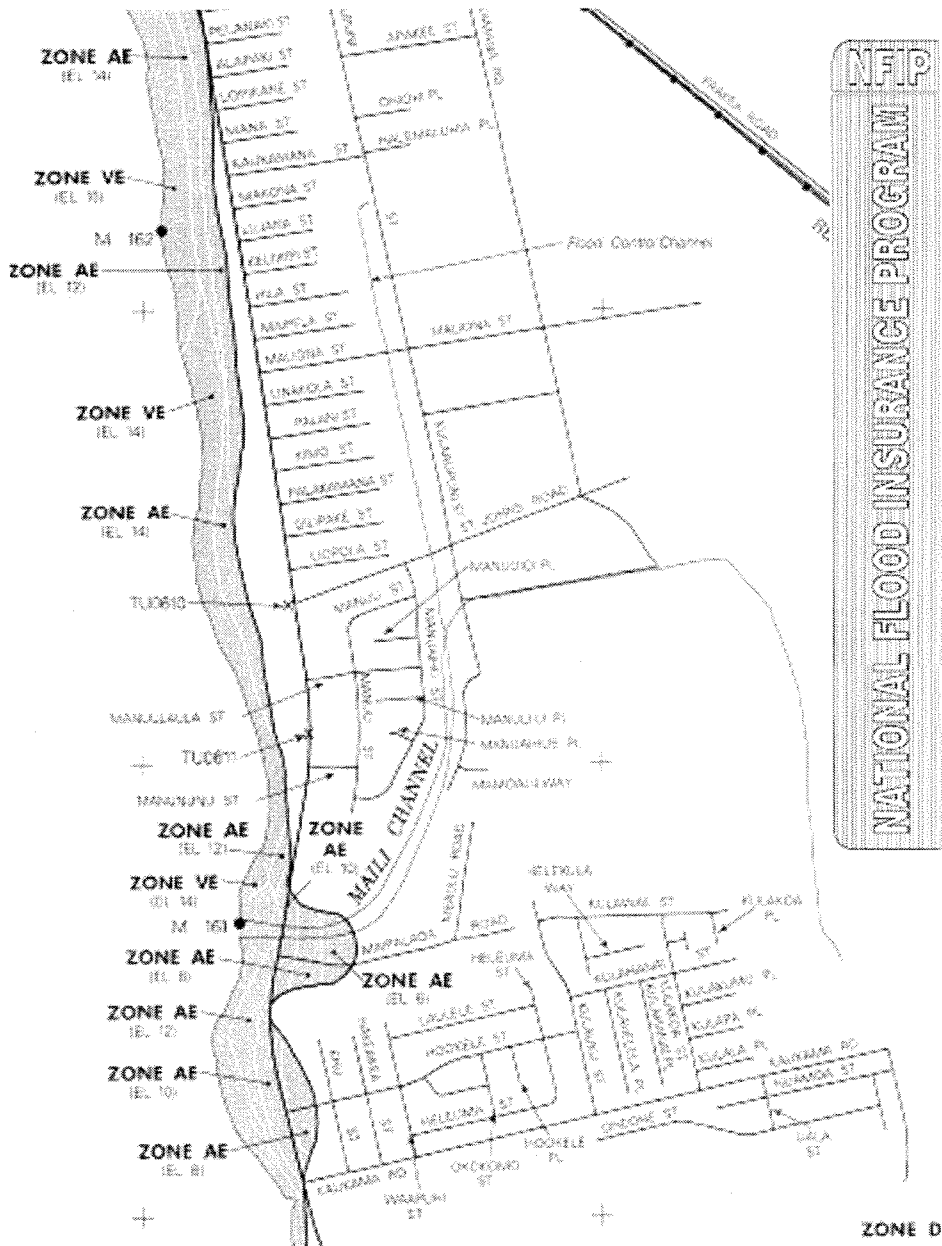
- 1 Irreplaceable
- 2 Replaceable

Vulnerability to Contamination

- 1 High
- 2 Moderate
- 3 Low
- 4 None

Rev. Feb. 1990

Figure 13: Aquifer Classification Explanation



NFP

PANEL 0195G

FIRM
FLOOD INSURANCE RATE MAP
CITY AND COUNTY
OF HONOLULU,
HAWAII

PANEL 195 OF 395

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT	NUMBER	PANEL	SHEET
HONOLULU CITY AND COUNTY ST	1993D	096	5

Notice to User: The Map Number shown below should be used when making map orders. The Community Number shown above should be used by insurance agencies for the subject community.

MAP NUMBER
15003C0195G

MAP REVISED
JUNE 2, 2005

Federal Emergency Management Agency

Kaukamana Hale Figure 14. Federal Insurance Rate Map

Source: Federal Emergency Management Agency



Department of Emergency Management



Map 16: Pokai Bay to Kahe Point

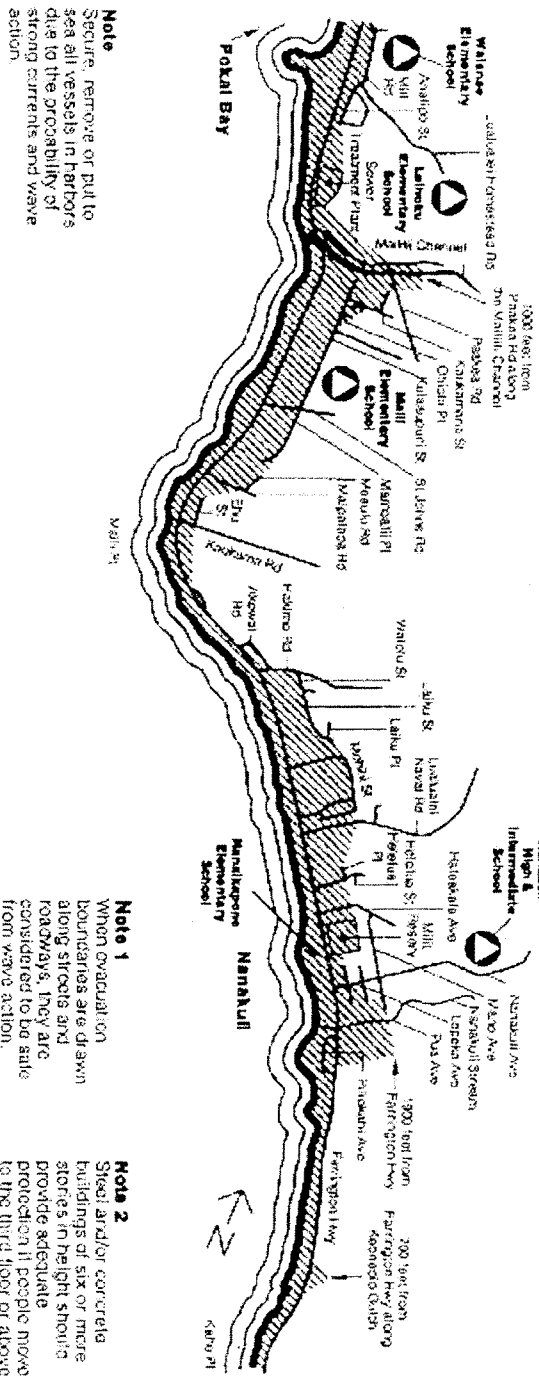
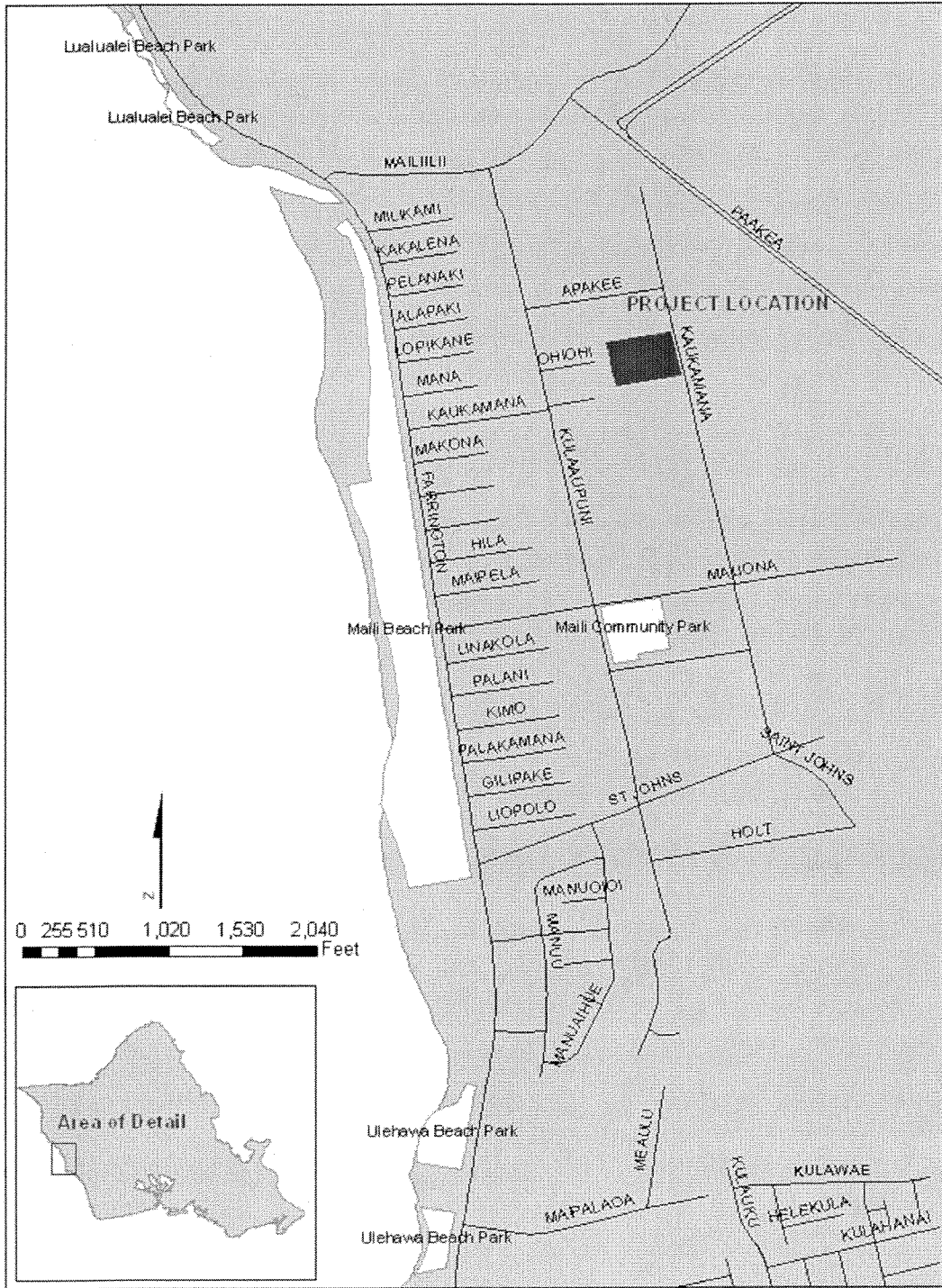


Figure 15: Tsunami Map



Kaukamana Hale Figure 16. Vicinity Map

Source: DBEDT Hawaii Statewide GIS Program website

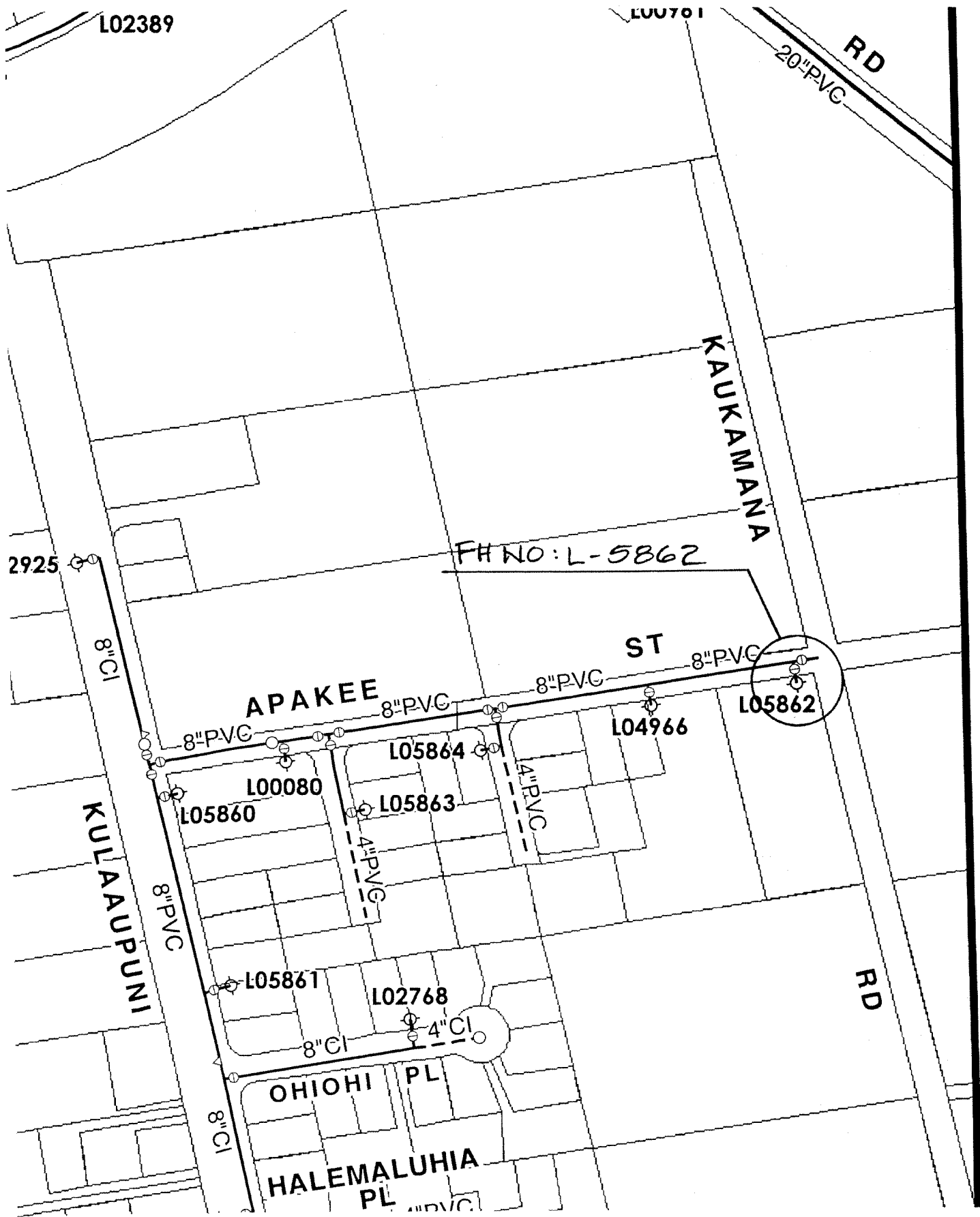


Figure 17: Fire Hydrant Layout

Appendix F
Conformity to
Applicable Plans and Policies

Table 1: Compatibility to Hawaii State Plan – HRS Ch. 226

C = Compatible, N/C = Not Compatible, N/A = Not Applicable

Part 1. Overall Theme, Goals, Objectives and Policies	C	N/C	N/A
Section 226-1: Findings and Purpose			
Section 226-2: Definitions			
Section 226-3: Overall Theme			
Section 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations	✓		
2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	✓		
3) Physical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.	✓		
<p>Discussion: The Kaukamana Hale project is consistent with the State's goals to provide economic vitality, stability and growth for present and future generations. The project partners with families and community volunteers to build self-help housing on the project sites.</p>			
Section 226-5: Objective and policies for population			
A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter;			
B) To achieve the population objective, it shall be the policy of this State to:			
1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			✓
2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.			✓
3) Promote increased opportunities for Hawaii's people to pursue their socioeconomic aspirations throughout the islands.	✓		
4) Encourage research activities and public awareness programs to foster and understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.			✓
5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			✓
6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population			✓
7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area	✓		
<p>Discussion: Participating families will be able to own a home at a relatively low cost. This is intended to provide social and financial stability that will allow individual participants to pursue socioeconomic aspirations. In the project's Environmental Assessment, availability of land and water resources to the project, as well as the project's impact on these resources, was evaluated. In addition, guidelines set forth in the <i>Waianae Sustainable Communities Plan</i> regarding population growth and land use were followed.</p>			
Section 226-6: Objectives and policies for the economy in general.			
A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.			✓
2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.			✓
B) To achieve the general economic objectives, it shall be the policy of this State to:			

1)	Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			✓
2)	Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			✓
3)	Seek broader outlets for new or expanded Hawaii business investments.			✓
4)	Expand existing markets and penetrate new markets for Hawaii's products and services.			✓
5)	Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.			✓
6)	Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	✓		
7)	Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.			✓
8)	Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			✓
9)	Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.			✓
10)	Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			✓
11)	Maintain acceptable working conditions and standards for Hawaii's workers.			✓
12)	Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.			✓
13)	Encourage businesses that have favorable financial multiplier effects within Hawaii's economy.			✓
14)	Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			✓
15)	Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			✓
16)	Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			✓

Discussion: The Kaukamana Hale project strives to achieve a level of construction activity responsive to, and consistent with, state growth objectives, while keeping the Waianae District "country".

Section 226-7 Objectives and policies for the economy - agriculture.

A) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:

1)	Viability of Hawaii's sugar and pineapple industries.			✓
2)	Growth and development of diversified agriculture throughout the State.			✓
3)	An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			✓
B) To achieve the agriculture objectives, it shall be the policy of this State to:				
1)	Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.			✓
2)	Encourage agriculture by making best use of natural resources.			✓
3)	Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			✓
4)	Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			✓
5)	Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.			✓

6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.			✓
7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's producers and consumer markets locally, on the continental United States, and internationally.			✓
8) Support research and development activities that provide greater efficiency and economic productivity in agriculture.			✓
9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			✓
10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			✓
11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			✓
12) Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			✓
13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.			✓
14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			✓
15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			✓
16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.			✓

Discussion: The project is not located on, and will not affect, land classified for agricultural use.

Section 226-8 Objective and policies for the economy--visitor industry.

- A) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.
 B) To achieve the visitor industry objective, it shall be the policy of this State to:

1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.			✓
2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.			✓
3) Improve the quality of existing visitor destination areas.			✓
4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			✓
5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.			✓
6) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.			✓
7) Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.			✓
8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.			✓

Discussion: The project is not directly related to, and will not affect, the visitor industry.

Section 226-9 Objective and policies for the economy--federal expenditures.

- A) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.
 B) To achieve the federal expenditures objective, it shall be the policy of this State to:

1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment.			✓
2) Promote Hawaii's supportive role in national defense.			✓
3) Promote the development of federally supported activities in Hawaii that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on	✓		

Hawaii's environment.			
4) Increase opportunities for entry and advancement of Hawaii's people into federal government service.			✓
5) Promote federal use of local commodities, services, and facilities available in Hawaii.			✓
6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii.			✓
7) Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			✓

Discussion: The project will be partially financed by a Community Development Block Grant (CDBG) loan, which is provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the City and County of Honolulu. The project is a federally-supported activity that will have a positive impact on the State's economy and the community of Waianae.

Section 226-10 Objective and policies for the economy--potential growth activities.

A) Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii's economic base.

B) To achieve the potential growth activity objective, it shall be the policy of this State to:

1) Facilitate investment and employment in economic activities that have the potential for growth such as diversified agriculture, aquaculture, apparel and textile manufacturing, film and television production, and energy and marine-related industries.			✓
2) Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.			✓
3) Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.			✓
4) Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.			✓
5) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new economic activities into the State.			✓
6) Provide public incentives and encourage private initiative to attract new industries that best support Hawaii's social, economic, physical, and environmental objectives.			✓
7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.			✓
8) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.			✓
9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaii.			✓
10) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.			✓
11) Increase research and development of businesses and services in the telecommunications and information industries.			✓

Discussion: The project is not directly related to, and will not affect, the diversification of Hawaii's economic base.

Section 226-10.5 Objectives and policies for the economy--information industry.

A) Planning for the State's economy with regard to the information industry shall be directed toward the achievement of the objective of positioning Hawaii as the leading dealer in information businesses and services in the Pacific Rim.

B) To achieve the information industry objective, it shall be the policy of this State to:

1) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry;			✓
2) Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;			✓
3) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			✓
4) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;			✓

5) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;			✓
6) Foster a recognition of the contribution of the information industry to Hawaii's economy; and			✓
7) Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.			✓

Discussion: The project is not directly related to, and will not affect, the diversification of Hawaii's information industry.

Section 226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources.

A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
1) Prudent use of Hawaii's land-based, shoreline, and marine resources.	✓		
2) Effective protection of Hawaii's unique and fragile environmental resources.			✓
B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.	✓		
2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	✓		
3) Take into account the physical attributes of areas when planning and designing activities and facilities.	✓		
4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.	✓		
5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			✓
6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.			✓
7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			✓
8) Pursue compatible relationships among activities, facilities and natural resources.	✓		
9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.			✓

Discussion: The project's Environmental Assessment includes a review of the project's potential impacts on Hawaii's natural resources. Because the project site is classified as urban by the Land Use Commission, and because the land has been residential since the 1950s, these impacts will be very minimal. The project will also not affect coastal, marine, and conservation areas.

Section 226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources.

A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.			
B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:			
1) Promote the preservation and restoration of significant natural and historic resources.			✓
2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.	✓		
3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	✓		
4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.			✓

Discussion: A Cultural Impact Assessment and Archaeological Assessment of the project site were conducted by Archaeological Consultants of the Pacific, Inc. (ACP). ACP found no historic properties and no areas of known cultural importance on the site. The State Historic Preservation Division also concluded that the project will have no adverse effect on historic resources. Because most of the houses that currently exist on the project site are dilapidated or condemned, the visual aesthetics of the area will be improved by the development.

Section 226-13 Objectives and policies for the physical environment--land, air, and water quality.			
A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
1)Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.	✓		
2)Greater public awareness and appreciation of Hawaii's environmental resources.			✓
B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:			
1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.			✓
2) Promote the proper management of Hawaii's land and water resources.	✓		
3) Promote effective measures to achieve desired quality in Hawaii's surface, ground and coastal waters.	✓		
4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.	✓		
5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	✓		
6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.	✓		
7) Encourage urban developments in close proximity to existing services and facilities.	✓		
8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.			✓
<p>Discussion: The project's potential effects on land, air, and water quality were considered in the Environmental Assessment. Before construction begins, the site will be cleaned and harmful materials, such as lead, asbestos, and arsenic, contained in the current structures will be properly disposed of. Use of dust screening barriers and watering of exposed soil will mitigate a potential decline in air quality during the construction period. Water quality will also not be affected.</p>			
Section 226-14 Objective and policies for facility systems--in general.			
A) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.			
B) To achieve the general facility systems objective, it shall be the policy of this State to:			
1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.	✓		
2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.	✓		
3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	✓		
4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.	✓		
<p>Discussion: As part of the Environmental Assessment, impacts of the project on water, transportation, waste disposal, energy, and telecommunication systems were considered, and the public utilities companies and agencies responsible for these systems were consulted. In general, the current capacities of these facility systems will be able to accommodate the development. In cases in which the current capacity is not sufficient, the project engineer will work with the agencies to improve the facilities.</p>			
Section 226-15 Objectives and policies for facility systems--solid and liquid wastes.			
A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	✓		
2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	✓		
B) To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
1) Encourage the adequate development of sewerage facilities that complement planned growth.	✓		

2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	✓		
3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			✓

Discussion: The Environmental Assessment considered the project's impacts on solid and liquid waste systems, and the agencies responsible for these systems were consulted. The current capacities of these facility systems will be able to accommodate the development.

Section 226-16 Objective and policies for facility systems--water.

A) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.

B) To achieve the facility systems water objective, it shall be the policy of this State to:

1) Coordinate development of land use activities with existing and potential water supply.	✓		
2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			✓
3) Reclaim and encourage the productive use of runoff water and wastewater discharges.			✓
4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.			✓
5) Support water supply services to areas experiencing critical water problems.			✓
6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.			✓

Discussion: Due to the relatively small scale of the development, Oahu's current water supply will not be impacted by this project.

Section 226-17 Objectives and policies for facility systems--transportation.

A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:

1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			✓
2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			✓

B) To achieve the transportation objectives, it shall be the policy of this State to:

1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			✓
2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			✓
3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			✓
4) Provide for improved accessibility to shipping, docking, and storage facilities;			✓
5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			✓
6) Encourage transportation systems that serve to accommodate present and future development needs of communities;			✓
7) Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;			✓
8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			✓
9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			✓
10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;			✓
11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			✓

12)Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			✓
13)Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			✓

Discussion: Due to the relatively small scale of the development, transportation systems will not be affected.

Section226-18 Objectives and policies for facility systems--energy.

A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:

1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;	✓		
2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;			✓
3) Greater energy security in the face of threats to Hawaii's energy supplies and systems; and			✓
4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.	✓		

B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand.

C) To further achieve the energy objectives, it shall be the policy of this State to:

1) Support research and development as well as promote the use of renewable energy sources;			✓
2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			✓
3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			✓
4) Promote all cost-effective conservation of power and fuel supplies through measures including: A) Development of cost-effective demand-side management programs; B)Education; and C)Adoption of energy-efficient practices and technologies;	✓		
5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			✓
6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			✓
7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;			✓
8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and	✓		

Discussion: The capacity of the current energy system is large enough to support the development. In addition, energy saving appliances will be installed in the homes.

Section226-18.5 Objectives and policies for facility systems--telecommunications.

A) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.

B) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.

C) To further achieve the telecommunications objective, it shall be the policy of this State to:

1) Facilitate research and development of telecommunications systems and resources;			✓
2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			✓
3) Promote efficient management and use of existing telecommunications systems and services; and	✓		
4) Facilitate the development of education and training of telecommunications personnel.			✓

Discussion: Existing telecommunications systems and services will not be affected by the project.

Section 226-19 Objectives and policies for socio-cultural advancement--housing.

A) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:

1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.	✓		
2) The orderly development of residential areas sensitive to community needs and other land uses.	✓		
3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.			✓
B) To achieve the housing objectives, it shall be the policy of this State to:			
1) Effectively accommodate the housing needs of Hawaii's people.	✓		
2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.	✓		
3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.	✓		
4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.	✓		
5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.	✓		
6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.	✓		
7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.	✓		
8) Promote research and development of methods to reduce the cost of housing construction in Hawaii.			✓

Discussion: The project will provide safe, clean, affordable housing to 31 low-income families.

Section 226-20 Objectives and policies for socio-cultural advancement--health.

A) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:

1) Fulfillment of basic individual health needs of the general public.			✓
2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.	✓		
B) To achieve the health objectives, it shall be the policy of this State to:			
1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			✓
2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			✓
3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			✓
4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			✓
5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.	✓		
6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			✓

Discussion: The project does not relate to health care or health education. The project does include a clean-up and proper disposal of building materials containing lead, arsenic, and asbestos which currently exist on the site. This will help to ensure environmentally healthful and sanitary conditions on the project site.

Section 226-21 Objective and policies for socio-cultural advancement--education.

A) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

B) To achieve the education objective, it shall be the policy of this State to:

1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			✓
2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			✓
3) Provide appropriate educational opportunities for groups with special needs.			✓
4) Promote educational programs which enhance understanding of Hawaii's cultural heritage.			✓
5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.			✓
6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			✓
7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			✓
8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.			✓
9) Support research programs and activities that enhance the education programs of the State.			✓

Discussion: The project is not directly related to education.

Section 226-22 Objective and policies for socio-cultural advancement--social services.

A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.

B) To achieve the social service objective, it shall be the policy of the State to:

1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.	✓		
2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.	✓		
3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.			✓
4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			✓
5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			✓
6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			✓

Discussion: The project is an activity that will enable individuals, families, and groups to become more self-reliant and confident to improve their well-being. The overall goal of the project is to provide affordable housing to low-income families. The "sweat equity" component of the project will instill a sense of pride in the participants and the overall community.

Section 226-23 Objective and policies for socio-cultural advancement-leisure.

A) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

B) To achieve the leisure objective, it shall be the policy of this State to:

1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			✓
2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			✓

3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			✓
4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			✓
5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.			✓
6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.	✓		
7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.			✓
8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			✓
9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.			✓
10) Assure adequate access to significant natural and cultural resources in public ownership.			✓

Discussion: The project design includes an 8,500-ft² park area that can be utilized as a resource for the recreational needs of project participants. Affordable home ownership will improve the quality of life of project participants, and this may give the participants increased opportunities to enjoy leisure activities.

Section 226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being.

A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			
B) To achieve the individual rights and personal well-being objective, it shall be the policy of this State to:			
1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			✓
2) Uphold and protect the national and state constitutional rights of every individual.	✓		
3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			✓
4) Ensure equal opportunities for individual participation in society.	✓		

Discussion: The project will increase the personal well-being of its participants by providing safe, clean, affordable housing. The project directly addresses each participant's right to life, liberty, and the pursuit of happiness. Other rights not directly related to the project will also be upheld and protected. All participating families as well as other member of the community will be able to participate in the construction of these houses.

Section 226-25 Objective and policies for socio-cultural advancement--culture.

A) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.			
B) To achieve the culture objective, it shall be the policy of this State to:			
1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.			✓
2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.			✓
3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.			✓
4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.			✓

Discussion: The project is not directly related to cultural advancement.

Section 226-26 Objectives and policies for socio-cultural advancement--public safety.

A) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:

1) Assurance of public safety and adequate protection of life and property for all people.			✓
2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			✓
3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.			✓
B) To achieve the public safety objectives, it shall be the policy of this State to:			
1) Ensure that public safety programs are effective and responsive to community needs.			✓
2) Encourage increased community awareness and participation in public safety programs.			✓
C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			✓
2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			✓
3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			✓
D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			✓
2) Enhance the coordination between emergency management programs throughout the State.			✓

Discussion: The project is not directly related to the advancement of public safety.

Section 226-27 Objectives and policies for socio-cultural advancement--government.

A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:

1) Efficient, effective, and responsive government services at all levels in the State.			✓
2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			✓
B) To achieve the government objectives, it shall be the policy of this State to:			
1) Provide for necessary public goods and services not assumed by the private sector.			✓
2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			✓
3) Minimize the size of government to that necessary to be effective.			✓
4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.			✓
5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			✓
6) Provide for a balanced fiscal budget.			✓
7) Improve the fiscal budgeting and management system of the State.			✓
8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			✓

Discussion: The project is not directly related to government.

Section226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
Section226-102 Overall direction. The State shall strive to improve the quality of life for Hawaii's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.			
Section226-103 Economic priority guidelines.			
A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:			
1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			
a) Encourage investments which:			
i) Reflect long term commitments to the State;			✓
ii) Rely on economic linkages within the local economy;			✓
iii) Diversify the economy;			✓
iv) Reinvest in the local economy;			✓
v) Are sensitive to community needs and priorities; and	✓		
vi) Demonstrate a commitment to provide management opportunities to Hawaii residents.			✓
2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			
3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			
4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			
5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			
6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.			
7) Continue to seek legislation to protect Hawaii from transportation interruptions between Hawaii and the continental United States.			
8) Provide public incentives and encourage private initiative to develop and attract industries which promise long- term growth potentials and which have the following characteristics:			
a) An industry that can take advantage of Hawaii's unique location and available physical and human resources.			✓
b) A clean industry that would have minimal adverse effects on Hawaii's environment.			✓
c) An industry that is willing to hire and train Hawaii's people to meet the industry's labor needs at all levels of employment.			✓
d) An industry that would provide reasonable income and steady employment.			✓
9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.			
10) Enhance the quality of Hawaii's labor force and develop and maintain career opportunities for Hawaii's people through the following actions:			
a) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			✓
b) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			✓
c) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			✓
d) Promote career opportunities in all industries for Hawaii's people by encouraging firms doing business in the State to hire residents.			✓

e)	Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			✓
f)	Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			✓
B) Priority guidelines to promote the economic health and quality of the visitor industry:				
1)	Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.			✓
2)	Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			✓
3)	Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			✓
4)	Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.			✓
5)	Develop and maintain career opportunities in the visitor industry for Hawaii's people, with emphasis on managerial positions.			✓
6)	Support and coordinate tourism promotion abroad to enhance Hawaii's share of existing and potential visitor markets.			✓
7)	Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			✓
8)	Support law enforcement activities that provide a safer environment for both visitors and residents alike.			✓
9)	Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			✓
C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:				
1)	Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			✓
2)	Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.			✓
3)	Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			✓
D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:				
1)	Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			✓
2)	Assist in providing adequate, reasonably priced water for agricultural activities.			✓
3)	Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			✓
4)	Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			✓
5)	Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.			✓
6)	Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.			✓
7)	Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			✓
8)	Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			✓
9)	Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			✓
10)	Support the continuation of land currently in use for diversified agriculture.			✓
E) Priority guidelines for water use and development:				
1)	Maintain and improve water conservation programs to reduce the overall water consumption rate.			✓
2)	Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			✓

3)	Increase the support for research and development of economically feasible alternative water sources.			✓
4)	Explore alternative funding sources and approaches to support future water development programs and water system improvements.			✓
F) Priority guidelines for energy use and development:				
1)	Encourage the development, demonstration, and commercialization of renewable energy sources.			✓
2)	Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			✓
3)	Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			✓
4)	Encourage the development and use of energy conserving and cost-efficient transportation systems.			✓
G) Priority guidelines to promote the development of the information industry:				
1)	Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawaii.			✓
2)	Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			✓
3)	Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			✓
4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			✓
5)	Encourage research activities, including legal research in the information and telecommunications fields.			✓
6)	Support promotional activities to market Hawaii's information industry services.			✓
<p>Discussion: The CDBG loan that will fund this project is an investment which is sensitive to community needs and priorities. The project does not directly relate to other aspects of economic development discussed in this section.</p>				
<p>Section 226-104 Population growth and land resources priority guidelines.</p>				
A) Priority guidelines to effect desired statewide growth and distribution:				
1)	Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.	✓		
2)	Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.			✓
3)	Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			✓
4)	Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			✓
5)	Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			✓
6)	Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			✓
7)	Support the development of high technology parks on the neighbor islands.			✓
B) Priority guidelines for regional growth distribution and land resource utilization:				
1)	Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	✓		
2)	Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			✓
3)	Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.	✓		

4)	Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			✓
5)	In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			✓
6)	Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			✓
7)	Pursue rehabilitation of appropriate urban areas.			✓
8)	Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			✓
9)	Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	✓		
10)	Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			✓
11)	Identify all areas where priority should be given to preserving rural character and lifestyle.	✓		
12)	Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	✓		
13)	Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.	✓		

Discussion: The Environmental Assessment considered both the possible population increase in the project area due to the development and the resources currently available. Habitat for Humanity Leeward Oahu (HFHLO) concluded that the project would not significantly impact these resources. The development will be located in an existing urban area where adequate public facilities are already available. The areas surface water and groundwater resources were also considered as part of the Environmental Assessment. The project area is classified as Rural Residential in the Waianae Sustainable Communities Plan, and the development aims to maintain a rural residential feel, and cause no significant environmental impacts, while providing homes for as many families as possible. Conservation land, agricultural land, shoreline, open spaces, and scenic resources will not be affected by the development.

Section 226-105 Crime and criminal justice. Priority guidelines in the area of crime and criminal justice:

1)	Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			✓
2)	Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			✓
3)	Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			✓
4)	Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			✓
5)	Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			✓
6)	Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			✓

Discussion: The project is not directly related to the area of crime and criminal justice.

Section 226-106 Affordable housing. Priority guidelines for the provision of affordable housing:

1)	Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate- income and gap-group households.			✓
2)	Encourage the use of alternative construction and development methods as a means of reducing production costs.	✓		
3)	Improve information and analysis relative to land availability and suitability for housing.			✓

4) Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.	✓		
5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner- occupied housing.	✓		
6) Encourage public and private sector cooperation in the development of rental housing alternatives.			✓
7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			✓
8) Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.	✓		

Discussion: The project will increase home ownership for low-income households. HFHLO provides a zero-interest mortgage program. The development seeks to provide affordable, quality housing to Hawaii residents, particularly residents of the Waianae coast.

Section 226-107 Quality education. Priority guidelines to promote quality education:

1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			✓
2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			✓
3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			✓
4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision- making responsibilities;			✓
5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			✓
a) The electronic exchange of information;			✓
b) Statewide electronic mail; and			✓
c) Access to the Internet.			✓

Discussion: The project is not directly related to educational promotion.

Table 2: Compatibility to Hawaii State Functional Plans

C = Compatible, N/C = Not Compatible, N/A = Not Applicable

Hawaii State Functional Plans		C	N/C	N/A
Employment Functional Plan				
Objective I.A:	Improve the qualifications of entry level workers and their transition to employment			✓
Objective I.B:	Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.			✓
Objective II.A:	Improve labor exchange			✓
Objective III.A:	Improve quality of life for workers and families.	✓		
Objective IV.A:	Improve planning of economic development, employment and training activities			✓
<p>Discussion: Quality of the life for the 31 project participants will be improved by the opportunity to own affordable, good-quality homes.</p>				
Agriculture Functional Plan				
Objective A:	Achievement of increased agricultural production and growth through cultural and management practices.			✓
Objective B:	Achievement of an orderly agricultural marketing system through production promotion and industry organization.			✓
Objective C:	Achievement of increased consumption of and demand for Hawaii's agricultural products through consumer education and product quality.			✓
Objective D:	Achievement of optimal contribution by agriculture to the State's economy.			✓
Objective E:	Achievement of adequate capital, and knowledge of its proper management, for agricultural development.			✓
Objective F:	Achievement of increased agricultural production and growth through pest and disease controls.			✓
Objective G:	Achievement of effective protection and improved quality of Hawaii's land, water, and air.			✓
Objective H:	Achievement of productive agricultural use of lands most suitable and needed for agriculture			✓
Objective I:	Achievement of efficient and equitable provision of adequate water for agricultural use.			✓
Objective J:	Achievement of maximum degree of public understanding of agriculture in Hawaii.			✓
Objective K:	Achievement of adequate supply of properly trained labor for agricultural needs.			✓
Objective L:	Achievement of adequate transportation services and facilities to meet agricultural needs.			✓
Objective M:	Achievement of adequate support services and infrastructure to meet agricultural needs.			✓
<p>Discussion: The project is not directly related to agriculture.</p>				
Energy Functional Plan				
Objective A:	Moderate the growth and energy demand through conservation and energy efficiency.	✓		
Objective B:	Displace oil and fossil fuels consumption through the application of appropriate alternate and renewable energy resources and technologies.			✓
Objective C:	Promote energy education and legislation.			✓

Objective D:	Support and develop an integrated approach to energy development and management.			✓
Objective E:	Ensure State's abilities to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.			✓
Discussion: Energy efficient appliances will be installed in the homes.				
Transportation Functional Plan				
Objective A:	Expansion of the transportation system and reduction of congestion by increasing transportation capacity, modernizing transportation infrastructure, improving regional mobility, and promoting the development of public transportation systems.			✓
Objective B:	Reduction of travel demand through zoning and decentralization initiatives, by closing the gap between where people live and work.			✓
Objective C:	Management of existing transportation systems through a program of transportation systems management.			✓
Objective D:	Identification and reservation of lands and rights-of-way required for future transportation improvements.			✓
Objective E:	Planning and designing State highways to enhance inter-regional mobility.			✓
Objective F:	Improving and enhancing transportation safety			✓
Objective G:	Improved transportation maintenance programs.			✓
Objective H:	Ensure that transportation facilities are accessible to people with disabilities.			✓
Objective I:	Development of a transportation infrastructure that supports economic development initiatives.			✓
Objective J:	Expansion of revenue bases for transportation improvements.			✓
Objective K:	Providing educational programs.			✓
Discussion: The project is not directly related to and will not greatly affect transportation systems.				

**Table 3: Compatibility to Coastal Zone Management Program –
HRS Section 205 A-2**

C = Compatible, N/C = Not Compatible, N/A = Not Applicable

Coastal Zone Management Program; objectives and policies		C	N/C	N/A
OBJECTIVES				
1) Recreational resources; A) Provide coastal recreational opportunities accessible to the public.				✓
Discussion: The project is not directly related to coastal recreation.				
2) Historic resources; A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.				✓
Discussion: The project is not located in the coastal zone management area.				
3) Scenic and open space resources; A) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.	✓			
Discussion: The coastline is not visible from the project area. However, scenic and open space resources in the project area will not be affected by the development.				
4) Coastal ecosystems; A) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.				✓
Discussion: The project is not directly related to coastal ecosystems.				
5) Economic uses; A) Provide public or private facilities and improvements important to the State's economy in suitable locations.				✓
Discussion: The project is not a public or private facility that is significantly important to the State's economy.				
6) Coastal hazards; A) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.	✓			
Discussion: Flood hazards in the project area were evaluated as part of the Environmental Assessment. The project will be located in a 500-year flood zone, indicating that flood hazards in the area are low.				
7) Managing development; A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.				✓
Discussion: The project is not directly related to management of coastal resources or hazards.				
8) Public participation; A) Stimulate public awareness, education, and participation in coastal management.				✓
Discussion: The project is not directly related to public awareness of coastal management.				

9) Beach protection; A) Protect beaches for public use and recreation.			✓
Discussion: The project is not directly related to beach protection.			
10) Marine resources; A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			✓
Discussion: The project is not directly related to marine and coastal resources.			
POLICIES			
1) Recreational resources; A) Improve coordination and funding of coastal recreational planning and management; and B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			
i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			✓
ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;			✓
iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			✓
iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			✓
v) Ensuring public recreational uses of county			✓
vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect			✓
vii) Developing new shoreline recreational opportunities			✓
viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.			✓
Discussion: The project is not located in the coastal zone management area and does not directly relate to these policies.			
2) Historic resources;			
A) Identify and analyze significant archaeological resources;	✓		
B) Maximize information retention through preservation of remains and artifacts or salvage operations; and			✓
C) Support state goals for protection, restoration, interpretation, and display of historic resources.			✓
Discussion: An Archaeological Assessment Report and Cultural Impact Assessment were performed as part of the Environmental Assessment. No significant archaeological resources were identified in the project area.			
3) Scenic and open space resources;			
A) Identify valued scenic resources in the coastal zone management area;			✓
B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;			✓
C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			✓
D) Encourage those developments that are not coastal dependent to locate in inland areas.	✓		

Discussion: The project will not affect scenic and open space resources.			
4)Coastal ecosystems;			
A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;			✓
B) Improve the technical basis for natural resource management;			✓
C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;			✓
D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and			✓
E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and non-point source water pollution control measures.			✓
Discussion: The project is not related to coastal ecosystems.			
5)Economic uses;			
A) Concentrate coastal dependent development in appropriate areas;			✓
B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and			✓
C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when: i) Use of presently designated locations is not feasible; ii) The development is important to the State's economy.			✓
Discussion: The project is not located in the coastal zone management area.			
6)Coastal hazards;			
A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;			✓
B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;			✓
C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	✓		
D) Prevent coastal flooding from inland projects.	✓		
Discussion: The project complies with the requirement of the Federal Flood Insurance Program. According to Flood Insurance Rate Maps, the project area is in flood zone D, an area of possible but undetermined flood risk. According to the Phase I Environmental Site Assessment, the area is located in a 500-year flood zone.			
7)Managing development;			
A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			✓
B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			✓
C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.			✓
Discussion: . The project is not located in the coastal zone management area.			

8)Public participation;			
A) Promote public involvement in coastal zone management processes;			✓
B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and			✓
C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			✓
Discussion: . The project is not located in the coastal zone management area.			
9)Beach protection;			
A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	✓		
B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and			✓
C) Minimize the construction of public erosion-protection structures seaward of the shoreline.			✓
Discussion: The project is located inland thus conserving shoreline open space and preventing erosion.			
10)Marine resources;			
A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			✓
B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			✓
C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			✓
D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and			✓
E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			✓
Discussion: The project will not affect marine resources.			

Table 4: Compatibility to the Honolulu's General Plan

C = Compatible, N/C = Not Compatible, N/A = Not Applicable

City & County of Honolulu General Plan - Objectives and Policies		C	N/C	N/A																				
PART I: POPULATION																								
Objective A: To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.																								
Policy 1:	Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.			✓																				
Policy 2:	Seek a balance between the rate of in-migration and the rate of out-migration by reducing in-migration.			✓																				
Policy 3:	Support Federal policies providing for a more even distribution of immigrants throughout the country.			✓																				
Policy 4:	Seek to maintain a desirable pace of physical development through City and County regulations.			✓																				
Policy 5:	Encourage family planning.			✓																				
Policy 6:	Publicize the desire of the City and County to limit population growth.			✓																				
Objective B: To plan for future population growth.																								
Policy 1:	Allocate efficiently the money and re- sources of the City and County in order to meet the needs of Oahu's anticipated future population.			✓																				
Policy 2:	Provide adequate support facilities to accommodate future growth in the number of visitors to Oahu.			✓																				
Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.																								
Policy 1:	Facilitate the full development of the primary urban center.			✓																				
Policy 2:	Encourage development within the secondary urban center at Kapolei and the 'Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.			✓																				
Policy 3:	Manage physical growth and development in the urban-fringe and rural areas so that: a. An undesirable spreading of development is prevented; and b. Their population densities are consistent with the character of development and environmental qualities desired for such areas.	✓																						
Policy 4:	(Amended, Resolution 02-205, CD1): Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows: <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Location</th> <th style="text-align: right; border-bottom: 1px solid black;">Percent of 2025 Islandwide Population</th> </tr> </thead> <tbody> <tr><td>Primary Urban Center</td><td style="text-align: right;">46.0%</td></tr> <tr><td>Ewa</td><td style="text-align: right;">13.0%</td></tr> <tr><td>Central Oahu</td><td style="text-align: right;">17.0%</td></tr> <tr><td>East Honolulu</td><td style="text-align: right;">5.3%</td></tr> <tr><td>Koolaupoko</td><td style="text-align: right;">11.6%</td></tr> <tr><td>Koolauloa</td><td style="text-align: right;">1.4%</td></tr> <tr><td>North Shore</td><td style="text-align: right;">1.7%</td></tr> <tr><td>Waianae</td><td style="text-align: right;">4.0%</td></tr> <tr><td colspan="2" style="border-top: 1px solid black; text-align: right;">100.0%</td></tr> </tbody> </table>	Location	Percent of 2025 Islandwide Population	Primary Urban Center	46.0%	Ewa	13.0%	Central Oahu	17.0%	East Honolulu	5.3%	Koolaupoko	11.6%	Koolauloa	1.4%	North Shore	1.7%	Waianae	4.0%	100.0%		✓		
Location	Percent of 2025 Islandwide Population																							
Primary Urban Center	46.0%																							
Ewa	13.0%																							
Central Oahu	17.0%																							
East Honolulu	5.3%																							
Koolaupoko	11.6%																							
Koolauloa	1.4%																							
North Shore	1.7%																							
Waianae	4.0%																							
100.0%																								
Discussion: The project is not directly related to a growth in Oahu's resident and visitor populations, and is not																								

expected to have a significant impact on future population growth. Population distribution will also not be significantly impacted by the project, because most participating families are expected to be from the Waianae area. The project will not cause any undesirable spreading of development, since the project area has been in urban use since the 1950s.

PART II: ECONOMIC ACTIVITY

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 1:	Encourage the growth and diversification of Oahu's economic base.			✓
Policy 2:	Encourage the development of small businesses and larger industries, which will contribute to the economic and social well-being of Oahu residents.			✓
Policy 3:	Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.			✓
Policy 4:	Encourage the development of local, national, and world markets for the products of Based-based industries.			✓
Policy 5:	Encourage the wider distribution of available employment opportunities through such methods as shortening the work-week and reducing the use of overtime.			✓
Policy 6:	Encourage the continuation of a significant level of Federal employment on Oahu.			✓

Objective B: To maintain the viability of Oahu's visitor industry.

Policy 1:	Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures.			✓
Policy 2:	Provide for a high quality and safe environment for visitors and residents in Waikiki.			✓
Policy 3:	Encourage private participation in improvements to facilities in Waikiki.			✓
Policy 4:	Prohibit major increases in permitted development densities in Waikiki.			✓
Policy 5:	Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.			✓
Policy 6:	Permit the development of secondary resort areas in West Beach, Kahuku, Makaha, and Laie.			✓
Policy 7:	Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.			✓
Policy 8:	Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.			✓
Policy 9:	Encourage the visitor industry to provide a high level of service to visitors.			✓

Objective C: To maintain the viability of agriculture on Oahu.

Policy 1:	Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.			✓
Policy 2:	Support agricultural diversification in all agricultural areas on Oahu.			✓
Policy 3:	Support the development of markets for local products, particularly those with the potential for economic growth.			✓
Policy 4:	Provide sufficient agricultural land in 'Ewa, Central Oahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.			✓
Policy 5:	Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck fanning, flower growing, aquaculture, livestock production, and other types of diversified agriculture.			✓
Policy 6:	Encourage the more intensive use of productive agricultural land.			✓
Policy 7:	Encourage the use of more efficient production practices by agriculture, including the efficient use of water.			✓
Policy 8:	Encourage the more efficient use of non- potable water for agricultural use.			✓

Objective D: To make full use of the economic resources of the sea.			
Policy 1:	Assist the fishing industry to maintain its viability.		✓
Policy 2:	Encourage the development of aquaculture, ocean research, and other ocean-related industries.		✓
Policy 3:	Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those, which are compatible with preserving the area's unique environmental, marine, and wildlife assets.		✓
Objective E: To prevent the occurrence of large-scale unemployment.			
Policy 1:	Encourage the training and employment of present residents for currently available and future jobs.		✓
Policy 2:	Make full use of State and Federal employment and training programs.		✓
Policy 3:	Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.		✓
Objective F: To increase the amount of Federal spending on Oahu.			
Policy 1:	Take full advantage of Federal programs and grants which will contribute to the economic and social well-being of Oahu's residents.	✓	
Policy 2:	Encourage the Federal government to pay for the cost of public services used by Federal agencies.		✓
Policy 3:	Encourage the Federal government to lease new facilities rather than construct them on tax exempt public land.		✓
Policy 4:	Encourage the military to purchase locally all needed services and supplies which are available on Oahu.		✓
Objective G: To bring about orderly economic growth on Oahu.			
Policy 1:	Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.		✓
Policy 2:	Permit the moderate growth of business centers in the urban-fringe areas.		✓
Policy 3:	Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.		✓
Policy 4:	Encourage the continuation of a high level of military-related employment in the Hickam-Pearl Harbor, Wahiawa, Kailua-Kaneohe, and 'Ewa areas.		✓
<p>Discussion: The project is not directly related to employment, the visitor industry, agriculture, marine resources, or economic growth. The project will use a CDBG loan, which is a Federal grant that will contribute to the social well-being of Oahu's residents.</p>			
PART III: NATURAL ENVIRONMENT			
Objective A: To protect and preserve the natural environment.			
Policy 1:	Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.	✓	
Policy 2:	Seek the restoration of environmentally damaged areas and natural resources.		✓
Policy 3:	Retain the Island's streams as scenic, aquatic, and recreation resources.		✓
Policy 4:	Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.	✓	
Policy 5:	Require sufficient setbacks of improvements in unstable shoreline areas to avoid the future need for protective structures.		✓
Policy 6:	Design surface drainage and flood-control systems in a manner, which will help preserve their natural settings.	✓	
Policy 7:	Protect the natural environment from damaging levels of air, water, and noise pollution.	✓	
Policy 8:	Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.		✓
Policy 9:	Protect mature trees on public and private lands and encourage their integration into new developments.		✓

Policy 10:	Increase public awareness and appreciation of Oahu's land, air, and water resources.			✓
Policy 11:	Encourage the State and Federal governments to protect the unique environmental, marine, and wildlife assets of the Northwestern Hawaiian Islands.			✓
Objective B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.				
Policy 1:	Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.			✓
Policy 2:	Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.			✓
Policy 3:	Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.			✓
Policy 4:	Provide opportunities for recreational and educational use and physical contact with Oahu's natural environment.			✓

Discussion: The development will be compatible with the natural environment and current land use of the area. In the Environmental Assessment consideration was given to slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation. Surface drainage systems include grassed swales, a drain inlet and pipe system, and a storm water detention area, all of which will not significantly impact the natural settings of the area. The project will not produce damaging levels of air, water, and noise pollution.

PART IV: HOUSING

Objective A: To provide decent housing for all the people of Oahu at prices they can afford.				
Policy 1:	Develop programs and controls, which will provide decent homes at the least possible cost.	✓		
Policy 2:	Streamline approval and permit procedures for housing and other development projects.			✓
Policy 3:	Encourage innovative residential development, which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.	✓		
Policy 4:	Establish public, and encourage private, programs to maintain and improve the condition of existing housing.	✓		
Policy 5:	Make full use of State and Federal programs that provide financial assistance for low- and moderate-income homebuyers.	✓		
Policy 6:	Expand local funding mechanisms available to pay for government housing programs.			✓
Policy 7:	Provide financial and other incentives to encourage the private sector to build homes for low and moderate- income residents.			✓
Policy 8:	Encourage and participate in joint public- private development of low- and moderate-income housing.			✓
Policy 9:	Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.			✓
Policy 10:	Promote the construction of affordable dwellings, which take advantage of Oahu's year-round moderate climate.	✓		
Policy 11:	Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.	✓		
Policy 12:	Encourage the production and maintenance of affordable rental housing.			✓
Policy 13:	Encourage the provision of affordable housing designed for the elderly and the handicapped.			✓
Policy 14:	Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.			✓
Objective B: To reduce speculation in land and housing.				
Policy 1:	Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.	✓		
Policy 2:	Discourage private developers from acquiring and assembling land outside of areas planned for urban use.	✓		
Policy 3:	Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.			✓

Policy 4:	Require government-subsidized housing to be delivered to appropriate purchasers and renters.	✓		
Policy 5:	Prohibit the selling or renting of government-subsidized housing for large profits.			✓
Objective C:	To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.			
Policy 1:	Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.	✓		
Policy 2:	Encourage the fair distribution of low- and moderate-income housing throughout the Island.	✓		
Policy 3:	Encourage residential development near employment centers.			✓
Policy 4:	Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.	✓		
Policy 5:	Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.	✓		
Policy 6:	Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.	✓		
<p>Discussion: A main goal of the project is to develop affordable, decent, self-help homes to low-income families through the use of government funding and community involvement. The development will occur in an older, low-density residential area, and will involve the rebuilding of homes on land that has been in urban use since the 1950s. House sizes will range from two to six bedrooms. Existing roads, utilities, and community facilities are sufficient enough to support the development, or will be improved by the developer.</p>				
PART V: TRANSPORTATION AND UTILITIES				
Objective A:	To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.			
Policy 1:	Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes:			✓
	a. Public transportation-for travel to and from work, and travel within Central Honolulu;			✓
	b. Roads and highways-for commercial traffic and travel in non-urban areas			✓
	c. Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and			✓
	d. Pedestrian walkways-for getting around Downtown and Waikiki, and for trips to schools, parks, and shopping centers.			✓
Policy 2:	Provide transportation services to people living within the 'Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.			✓
Policy 3:	Provide transportation services outside the 'Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.			✓
Policy 4:	Improve transportation facilities and services in the 'Ewa corridor and in the trans-Koolau corridors to meet the needs of 'Ewa and Windward communities.			✓
Policy 5:	Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.			✓
Policy 6:	Consider both environmental impact as well as construction and operating costs as important factors in planning alternative nodes of transportation.			✓
Policy 7:	Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.			✓
Policy 8:	Make available transportation services to people with limited mobility: the young, the elderly, the handicapped, and the poor.			✓
Policy 9:	Promote programs to reduce dependence on the use of automobiles.			✓

Policy 10:	Discourage the inefficient use of the private automobile, especially in congested corridors and during peak- hours.			✓
Policy 11:	Make public, and encourage private, improvements to major walkway systems.			✓
Policy 12:	Encourage the provision of separate aviation facilities for small civilian aircraft.			✓
Policy 13:	Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.			✓
Objective B: To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal.				
Policy 1:	Develop and maintain an adequate supply of water for both residents and visitors.			✓
Policy 2:	Develop and maintain an adequate supply of water for agricultural and industrial needs.			✓
Policy 3:	Encourage the development of new technology, which will reduce the cost of providing water and the cost of waste disposal.			✓
Policy 4:	Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.			✓
Policy 5:	Provide safe, efficient, and environmentally sensitive waste-collection and waste-disposal services.	✓		
Policy 6:	Support programs to recover resources from solid-waste and recycle wastewater.			✓
Policy 7:	Require the safe disposal of hazardous waste.	✓		
Objective C: To maintain a high level of service for all utilities.				
Policy 1:	Maintain existing utility systems in order to avoid major breakdowns.			✓
Policy 2:	Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.			✓
Policy 3:	Plan for the timely and orderly expansion of utility systems.			✓
Policy 4:	Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.			✓
Objective D: To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit.				
Policy 1:	Give primary emphasis in the capital- improvement program to the maintenance and improvement of existing roads and utilities.			✓
Policy 2:	Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.			✓
Policy 3:	Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.			✓
Policy 4:	Evaluate the social, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.	✓		
Policy 5:	Require the installation of underground utility lines wherever feasible.			✓
Policy 6:	Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services			✓
<p>Discussion: The project will not have a significant effect on transportation or utilities systems due to its relatively small scale. Building materials that contain lead, asbestos, and arsenic, as well as auto wastes that currently exist on the site will be disposed of safely and properly. Waste collection and disposal services will also be available to the development. The impact of additions to the transportation and utility systems were evaluated in the Environmental Assessment. No significant impact was found, and smaller impacts, such as the extension of water lines, will be addressed by the developer.</p>				
PART VI: ENERGY				
Objective A: To maintain an adequate, dependable, and economical supply of energy for Oahu residents.				
Policy 1:	Develop and maintain a comprehensive plan to guide and coordinate energy conservation and alternative energy development and utilization programs on Oahu.			✓
Policy 2:	Establish economic incentives and regulatory measures which will reduce Oahu's dependence on petroleum as its primary source of energy.			✓

Policy 3:	Support programs and projects which contribute to the attainment of energy self-sufficiency on Oahu.			✓
Policy 4:	Promote and assist efforts to establish adequate petroleum reserves within Hawaii's boundaries.			✓
Policy 5:	Give adequate consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.			✓
Policy 6:	Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.			✓
Objective B: To conserve energy through the more efficient management of its use.				
Policy 1:	Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.			✓
Policy 2:	Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments.			✓
Policy 3:	Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.			✓
Policy 4:	Promote the development of an energy- efficient transportation system.			✓
Objective C: To fully utilize proven alternative sources of energy.				
Policy 1:	Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.			✓
Policy 2:	Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.			✓
Objective D: To develop and apply new, locally available energy resources.				
Policy 1:	Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:			
	a. solar insolation;			✓
	b. biomass energy conversion;			✓
	c. wind energy conversion;			✓
	d. geothermal energy; and			✓
	e. ocean thermal energy conversion.			✓
Policy 2:	Secure State and Federal support of City and County efforts to develop new sources of energy.			✓
Objective E: To establish a continuing energy information program.				
Policy 1:	Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with Oahu's dependence on imported petroleum.			✓
Policy 2:	Foster the development of an energy conservation ethic among Oahu residents.			✓
Policy 3:	Keep consumers informed about available alternative energy sources and their costs and benefits.			✓
Policy 4:	Provide information concerning the impact of public and private decisions on future energy use.			✓
Discussion: The project is not directly related to energy.				
PART VII: PHYSICAL DEVELOPMENT AND URBAN DESIGN				
Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well- designed, and appropriate for the areas in which they will be located.				
Policy 1:	Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.			✓
Policy 2:	Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.	✓		

Policy 3:	Phase the construction of new developments so that they do not require more regional supporting services than are available.			✓
Policy 4:	Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.			✓
Policy 5:	Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.	✓		
Policy 6:	Encourage the clustering of developments to reduce the cost of providing utilities and other public services.	✓		
Policy 7:	Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.			✓
Policy 8:	Locate community facilities on sites that will be convenient to the people they are intended to serve.			✓
Policy 9:	Exclude from residential areas, uses which are major sources of noise and air pollution.			✓
Policy 10:	Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic- radiation sources, and storage places for fuel and explosives.			✓
Policy 11:	Prohibit new airfields, electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.			✓
Objective B: To develop Honolulu Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.				
Policy 1:	Stimulate development in the primary urban center by means of the City and County's capital improvement program and State and Federal grant and loan programs.			✓
Policy 2:	Provide for the expanded development of low-rise multi-unit housing.			✓
Policy 3:	Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.			✓
Policy 4:	Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.			✓
Policy 5:	Encourage the development of attractive residential communities in downtown and other business centers.			✓
Policy 6:	Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.			✓
Policy 7:	Provide for the continued viability of the Hawaii Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.			✓
Policy 8:	Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people- oriented mixed-use area, and as a major recreation area. Policy 9: Facilitate the redevelopment of Kaka'ako as a major residential, as well as commercial and light industrial area.			✓
Policy 9:	Facilitate the redevelopment of Kakaako as a major residential, as well as commercial and light industrial area.			✓
Objective C: To develop a secondary urban center in 'Ewa with its nucleus in the Kapolei area.				
Policy 1:	Allocate funds from the City and County's capital-improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.			✓
Policy 2:	Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.			✓
Policy 3:	Encourage the continuing development of Barbers Point as a major industrial center.			✓
Policy 4:	Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments and with the sugar industry.			✓
Policy 5:	Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.			✓
Policy 6:	Encourage the development of the 'Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.			✓

Objective D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.			
Policy 1:	Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.		✓
Policy 2:	Coordinate plans for developments within the 'Ewa and Central Oahu urban-fringe areas with the State and Federal governments and with the sugar, pineapple, and other emerging agricultural industries.		✓
Policy 3:	Establish a green belt in the 'Ewa and Central Oahu areas of Oahu in the Development Plans.		✓
Policy 4:	Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.	✓	
Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.			
Policy 1:	Prepare and maintain a comprehensive urban-design plan for the Island of Oahu.		✓
Policy 2:	Integrate the City and County's urban-design plan into all levels of physical planning and developmental controls.		✓
Policy 3:	Encourage distinctive community identities for both new and existing districts and neighborhoods.	✓	
Policy 4:	Require the consideration of urban-design principles in all development projects.		✓
Policy 5:	Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.	✓	
Policy 6:	Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.		✓
Policy 7:	Promote public and private programs to beautify the urban and rural environments.	✓	
Policy 8:	Preserve and maintain beneficial open space in urbanized areas.		✓
Policy 9:	Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.		✓
Policy 10:	Establish a review process to evaluate the design of major development projects.		✓
Objective F: To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.			
Policy 1:	Encourage new construction to complement the ethnic qualities of the older communities of Oahu.	✓	
Policy 2:	Encourage, wherever desirable, the rehabilitation of existing substandard structures.	✓	
Policy 3:	Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.		✓
Policy 4:	Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.	✓	
<p>Discussion: The project will be developed in an area where adequate water supply, sewage treatment, drainage, transportation, and public safety facilities will be available. The development seeks to build a greater number of homes on the land, but still maintain a small town, rural community feel. The project will include the demolition of substandard structures and the building of new structures. All current residents intend to participate in the project and will receive relocation assistance during the construction period.</p>			
PART VIII: PUBLIC SAFETY			
Objective A: To prevent and control crime and maintain public order.			
Policy 1:	Provide a safe environment for residents and visitors on Oahu.	✓	
Policy 2:	Provide adequate criminal justice facilities and staffing for City and County law-enforcement agencies.		✓

Policy 3:	Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.			✓
Policy 4:	Keep the public informed of the nature and extent of criminal activity on Oahu.			✓
Policy 5:	Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.			✓
Policy 6:	Seek the help of State and Federal law- enforcement agencies to curtail the activities of organized crime syndicates on Oahu.			✓
Policy 7:	Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.			✓
Policy 8:	Cooperate with other law-enforcement agencies to develop new methods of fighting crime.			✓
Policy 9:	Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.			✓
Objective B: To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.				
Policy 1:	Keep up-to-date and enforce all City and County safety regulations.			✓
Policy 2:	Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.			✓
Policy 3:	Participate with State and Federal agencies in the funding and construction of flood-control projects.			✓
Policy 4:	Cooperate with State and Federal agencies to provide tsunami warning and protection for Oahu.			✓
Policy 5:	Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.			✓
Policy 6:	Reduce hazardous traffic conditions.			✓
Policy 7:	Provide adequate fire protection and effective fire prevention programs.	✓		
Policy 8:	Provide adequate search and rescue and disaster response services.			✓
Policy 9:	Design safe and secure public buildings.			✓
Policy 10:	Provide adequate staff to supervise activities at public facilities.			✓
Policy 11:	Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.			✓
Policy 12:	Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.			✓
Discussion: The project is located near a fire station and police station. Because the project area is located in a 500-year flood zone, flood hazards are relatively minimal.				
PART IX: HEALTH AND EDUCATION				
Objective A: To protect the health of the people of Oahu.				
Policy 1:	Encourage the provision of health-care facilities that are accessible to both employment and residential centers.			✓
Policy 2:	Encourage prompt and adequate ambulance and first-aid services in all areas of Oahu.			✓
Policy 3:	Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.			✓
Objective B: To provide a wide range of educational opportunities for the people of Oahu.				
Policy 1:	Support education programs that encourage the development of employable skills.			✓
Policy 2:	Encourage the provision of informal educational programs for people of all age groups.			✓
Policy 3:	Encourage the after-hours use of school buildings, grounds, and facilities.			✓

Policy 4:	Encourage the construction of school facilities that are designed for flexibility and high levels of use.			✓
Policy 5:	Facilitate the appropriate location of learning institutions from the preschool through the university levels.			✓
Objective C: To make Honolulu the center of higher education in the Pacific.				
Policy 1:	Encourage continuing improvement in the quality of higher education in Hawaii.			✓
Policy 2:	Encourage the development of diverse opportunities in higher education.			✓
Policy 3:	Encourage research institutions to establish branches on Oahu.			✓
Discussion: The project is not directly related to health or education.				
PART X: CULTURE AND RECREATION				
Objective A: To foster the multiethnic culture of Hawaii.				
Policy 1:	Encourage the preservation and enhancement of Hawaii's diverse cultures.			✓
Policy 2:	Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawaii made by the City's various ethnic groups.			✓
Policy 3:	Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.			✓
Policy 4:	Encourage the protection of the ethnic identities of the older communities of Oahu.	✓		
Objective B: To protect Oahu's cultural, historic, architectural, and archaeological resources.				
Policy 1:	Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.			✓
Policy 2:	Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.			✓
Policy 3:	Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.			✓
Policy 4:	Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.			✓
Policy 5:	Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.			✓
Policy 6:	Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.			✓
Objective C: To foster the visual and performing arts.				
Policy 1:	Encourage and support programs and activities for the visual and performing arts.			✓
Policy 2:	Encourage creative expression and access to the arts by all segments of the population.			✓
Policy 3:	Provide permanent art in appropriate City public buildings and places.			✓
Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.				
Policy 1:	Develop and maintain community-based parks to meet the needs of the different communities on Oahu.			✓
Policy 2:	Develop and maintain a system of regional parks and specialized recreation facilities.			✓
Policy 3:	Develop and maintain urban parks, squares, and beautification areas in high-density urban places.			✓
Policy 4:	Encourage public and private botanic and zoological parks on Oahu to foster an awareness and appreciation of the natural environment.			✓
Policy 5:	Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.			✓
Policy 6:	Provide convenient access to all beaches and inland recreation areas.			✓
Policy 7:	Provide for recreation programs which serve a broad spectrum of the population.			✓

Policy 8:	Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.			✓
Policy 9:	Require all new developments to provide their residents with adequate recreation space.			✓
Policy 10:	Encourage the private provision of recreation and leisure-time facilities and services.			✓
Policy 11:	Encourage the after-hours, weekend, and summertime use of public schools facilities for recreation.			✓
Policy 12:	Provide for safe and secure use of public parks, beaches, and recreation facilities.			✓
Policy 13:	Encourage the safe use of Oahu's ocean environments.			✓
Policy 14:	Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.			✓

Discussion: The project will encourage protection of the ethnic identity of Waianae by providing families from the area an opportunity to own rather than rent a home. The project's Archaeological Assessment Report and Cultural Impact Assessment found no significant cultural or historical features. The project includes an 8,500-ft2 open area and is located near community and beach parks.

PART XI: GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

Objective A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

Policy 1:	Maintain City and County government services at the level necessary to be effective.			✓
Policy 2:	Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.			✓
Policy 3:	Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.			✓
Policy 4:	Prepare, maintain, and publicize policies and plans, which are adequate to guide and coordinate City programs and regulatory responsibilities.			✓

Objective B: To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.

Policy 1:	Provide for a balanced budget.			✓
Policy 2:	Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.			✓

Discussion: The project is not directly related to government operations and fiscal management.

Table 5: Compatibility to Waianae's Development Plan

C = Compatible, N/C = Not Compatible, N/A = Not Applicable

Waianae Development Plan - Objectives and Policies		C	N/C	N/A
Chapter 1: WAIANAE'S ROLE IN OAHU'S DEVELOPMENT PATTERN				
The General Plan for the City and County of Honolulu sets forth broad policies for the future harmonious growth and development of the Island of Oahu. The General Plan's section on "Population" establishes several key growth management policies for the rural districts of Oahu, including the Waianae District: "Objective C To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.				
Policy 1:	Facilitate the full development of the primary urban center.			✓
Policy 2:	Encourage the development of a secondary urban center in the West Beach-Makakilo area to relieve development pressures in the urban-fringe and rural areas.			✓
Policy 3:	Manage physical growth and development in the urban-fringe and rural areas so that: a. An undesirable spreading of development is prevented; and b. Their proportion of the islandwide resident population remains unchanged."	✓		
The 1989 Amendments to the General Plan included some important language on rural areas that applies to Waianae (Physical Development and Urban Design, Objective D.				
Policy 4:	Maintain rural areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses." Or, more simply stated, "keep the country country."	✓		
Chapter 2: THE VISION FOR THE FUTURE OF THE WAIANAE DISTRICT				
VISION STATEMENT				
THE VISION FOR THE FUTURE OF WAIANAE IS A VISION OF A COMMUNITY living by values and customs that are firmly embedded in the rural landscape, the coastal shorelands, the ocean waters, the forested mountains, the diversity of cultures, the warmth of family and friends, and the Waianae traditions of independence, country living, and aloha.		✓		
Discussion: Although the project calls for more houses to be built on the project site, it aims to maintain the character of Waianae. All of the houses will be one-story, single-family dwellings. Most participants are expected to be from the Waianae coast. Therefore, the overall population and lifestyle of the Waianae community will not be greatly affected by the project.				
Chapter 3: LAND USE POLICIES AND GUIDELINES				
3.2 Preservation of Open Space				
3.2.2.1 Open Space: Priority Value and Consideration				
The preservation of open space and scenic beauty should be a high priority consideration for any and all public programs and projects that may affect the coastal lands, valleys, and mountains of the Waianae District.				✓
3.2.2.2 Project Impacts on Open Space to be Addressed				
The environmental impact analysis for any proposed project, whether public or private, that may be planned for coastal, valley, or mountain sites within the Waianae District should include a detailed analysis of the project's potential impact on open space and scenic beauty.				✓
3.2.2.3 Limits on Urban Development				
Future urban and suburban development in the Waianae District should be limited to the Rural Community areas, and should not be allowed to intrude into the Coastal area, the Agricultural area, or the Preservation area. The undeveloped open spaces north of Kepuhi Point should be protected and preserved as open space lands in perpetuity. Uses of lands north of Kepuhi Point should be limited to conservation uses, beach parks, limited ranching and low- impact public recreational uses.				✓

Discussion: The project is not located in a coastal, valley, or mountain area.			
3.3 Preservation of Coastal Lands			
3.3.2.1 No New Coastal Development There should be no new residential, commercial, industrial, resort or other urban or suburban type of development makai of Farrington Highway, with the exception of new development or redevelopment of low-rise commercial and public buildings associated with the development of Waianae Country Town.			✓
3.3.2.2 Incremental Acquisition of Coastal Properties The long-range goal for the coastal lands of the Waianae District should be the establishment of a coastal zone that is free of urban or suburban development and that is open to public access and public recreation. In working toward this goal, opportunities to acquire parcels or rights-of-way in coastal areas for public use should be pursued, especially lands adjacent to public parks. Any such acquired parcels should be restored to open space and made available to public access and/or public recreational use. The acquisition of land for the expansion and improvement of Pokai Bay Beach Park should be a top priority.			✓
3.3.2.3 Shore Armoring Discouraged Shore armoring along any beaches of the Waianae District, including seawalls, groins, and breakwaters, should generally be discouraged.			✓
Discussion: The project is not located in a costal area.			
3.4 Preservation of Mountain Forest Lands			
3.4.2.1 General Preservation Policy Preserve and protect the Mountain Forest Lands of the Waianae District in their natural state.			✓
3.4.2.2 Forest Restoration Program Coordinate plans and programs towards the restoration of endemic and indigenous forest plants and animals in the Forest Lands of the Waianae District.			✓
3.4.2.3 City Permitting Powers Land use permits should not be granted to any uses of the District's forest lands that may degrade the natural ecology and scenic beauty of these lands.			✓
Discussion: The project is not located on mountain forest land.			
3.5 Preservation of Streams and Stream Floodplains			
3.5.2.1 Establish Stream Conservation Corridors Stream Conservation Corridors should be established where feasible as an element of the Waianae <i>Sustainable</i> Communities Plan. These Stream Conservation Corridors are illustrated on the "Open Space Map" for the Waianae <i>Sustainable</i> Communities Plan. Appropriate City, state and federal agencies should work with the community to establish a strong, pro-active program for the detailed delineation of Stream Conservation Corridors and the establishment of appropriate and enforceable rules, regulations, fines, penalties, and community monitoring and oversight programs for the protection of streams and stream floodplains.			✓
3.5.2.2 Principal Stream Conservation Corridors Stream Conservation Corridors should be established where feasible for all significant perennial and intermittent Streams in the Waianae District. These streams include the following: <ul style="list-style-type: none"> · Nanakuli Stream · Ulehawa Stream · Maliilii Stream · Kaupuni Stream · Kawiwi Stream · Makaha Stream · Makua Stream Existing residential and other development may limit the delineation of Stream Conservation Corridors in some areas. However, these corridors should be established to the fullest extent possible.			✓

<p>3.5.2.3 Uses Within the Stream Conservation Corridors Uses and activities within these Stream Conservation Corridors should be restricted to natural resources conservation uses and programs, compatible recreational uses such as walking and gathering of native plants and stream animals, and controlled diversion of stream waters for agricultural purposes. Other compatible uses should be permitted as may be defined by the agency with jurisdiction. There should be no dumping, littering, disposal of toxic or hazardous materials, disposal of animal or human wastes, or other activities that may be deleterious to stream quality and stream ecosystems. There should also be no filling, grading, or other significant changes to the natural contours within a Stream Conservation Corridor unless there is an overriding need for such action that relates to public health, safety or welfare.</p>			✓
<p>3.5.2.4 Establish Minimum In-Stream Flow Standards There is a need to develop a cooperative government-community program toward the establishment of minimum in-stream flow standards for the perennial streams of upper Waianae Valley and upper Makaha Valley. The overall objective of such a program would be to adequately protect fishery, wildlife, recreational, aesthetic, scenic or other beneficial in-stream uses. The setting of instream flow standards would weigh the benefits of instream and non- instream uses of water resources, including the economic impact of restrictions of such uses. The establishment of flow standards is a scientifically and culturally complex process that will require a significant amount of time.</p>			✓
<p>Discussion: The project is not located in a stream corridor or flood plain area.</p>			
<p>3.6 Preservation of Historic and Cultural Resources</p>			
<p>3.6.2.1 Preservation of Major Concentrations of Cultural Sites The large concentrations of historical and cultural sites found in the upper reaches of the valleys of the Waianae District are included in the Preservation areas. These important cultural landscapes should be preserved and protected for the benefit of the community and of future generations. Careful restoration of important sites should be undertaken by qualified professionals.</p>			✓
<p>3.6.2.2 Preservation of Other Important Sites Other important historical and cultural sites not located within the Preservation areas should also be recognized and protected wherever possible. Urban or agricultural development projects should not be permitted to degrade or destroy important historical or cultural sites. "Important historical and cultural sites" should be determined by the State Historic Preservation Division in collaboration with the community.</p>			✓
<p>Discussion: Cultural and archaeological reports on the project area found no important historical or cultural sites.</p>			
<p>3.7 Preservation of Agricultural Lands</p>			
<p>3.7.2.1 Establish a Boundary for Important Agricultural Lands The Waianae Sustainable Communities Plan Land Use Map establishes a boundary for Agricultural lands. The agricultural lands generally lie between the coastal "Rural Community" areas and the steep lands of the "Preservation" areas. The intent is to preserve active farms as well as Agricultural lands that contribute to the open space and rural character of Waianae and provide areas for the potential expansion of agricultural activity. The Rural Community Boundary would contain urban development and prevent the encroachment of residential and commercial development into agricultural areas.</p>			✓
<p>3.7.2.2 Compatible Land Uses Land uses within the Agricultural area are to be limited to agriculture and other uses that are compatible with a rural landscape and country lifestyle. Compatible uses include uses such as farm dwellings, existing small country stores, small-scale facilities for the storage or processing of farm products, and cultural places and preserves. The more detailed Land Use Ordinance (LUO) should govern the detailed determination of compatible and incompatible uses in Agricultural areas. Other potentially appropriate uses include recreational or educational programs or other uses consistent with the character of a rural agricultural area, which provide supplemental income necessary to sustain the primary agricultural activity. There should be a direct connection between those activities and the maintenance of agricultural uses on the same or nearby properties.</p>			✓
<p>3.7.2.3 Incompatible Land Uses New residential subdivisions with lot sizes less than two acres, new commercial uses, public and private schools, congregate housing or elderly care homes, golf courses, resorts, theme parks, and other forms of large-scale commercial or industrial development should generally</p>			✓

not be permitted in the Agricultural area. Large lot subdivisions intended for luxury homes with no bona fide agricultural activities are also not a compatible land use.			
3.7.2.4 Zoning and Tax Assessments The City should use its powers of zoning and real property tax assessment in a manner that will support the preservation of agricultural lands and agricultural uses in the Waianae District.			✓
Discussion: The project is not located on agricultural land.			
3.8 Residential Land Use			
3.8.2.1 Residential Acreage For the foreseeable future, there should be no increase in lands designated for <i>Sustainable Communities Plan</i> "Residential" in the Waianae District. Existing undeveloped lands within the Rural Community Boundary should be sufficient to accommodate infill housing development that may be needed over the next 20+ years.	✓		
3.8.2.2 Coordination with DHHL The City should establish an ongoing dialogue with the Department of Hawaiian Home Lands with the objective of minimizing adverse impacts on the Waianae District from potential major DHHL housing developments. The City should work with DHHL to facilitate the development of DHHL lands in the City's priority growth areas: the Primary Urban Center and the Ewa District. In the Waianae District, the City should work with DHHL to encourage the development of agricultural lots and sustainable farming practices that are compatible with the City's General Plan and the Waianae <i>Sustainable Communities Plan</i> . The City recognizes DHHL's plans and DHHL's right to develop residential subdivisions in rural areas of Waianae Valley and Nanakuli Valley. However, the City should encourage DHHL to concentrate home building within the Rural Community boundary.			✓
3.8.2.3 Preservation of Agricultural Lands Future housing development should be limited to undeveloped lands that are designated by the Waianae <i>Sustainable Communities Plan</i> for urban use, and should not be allowed to encroach upon agricultural lands.	✓		
3.8.2.4 Makaha Valley Special Area Plan Makaha Valley needs a "Special Area Plan" that will address cultural preservation issues, potential future uses of the now closed Resort facilities, and appropriate and feasible development options for the four parcels of residentially-zoned, as yet undeveloped land. The central planning issue that should be addressed is how to balance economic development and existing and proposed residential and resort development in Makaha Valley, with the overall vision for the Waianae District that emphasizes the preservation of agriculture and open spaces.			✓
Discussion: The project does not involve DHHL and is not located in Makaha Valley. The project uses land that is currently residential.			
3.9 Commercial and Industrial Uses			
3.9.2.1 Encourage the Continuation of Existing Commercial Establishments Encourage the continued viability of the District's existing commercial businesses, including the many small neighborhood retail stores and restaurants as well as the larger commercial centers like Waianae Mall and Nanakuli Shopping Center. Parcels already zoned for commercial use should continue to be zoned commercial.			✓
3.9.2.2 Encourage Commercial Businesses that Serve the Community Encourage the establishment of appropriate commercial businesses that will provide jobs and goods and services in the Waianae District, especially within the designated Country Town and Village Center areas. Public agency actions in this area may include the approval of appropriate commercial zoning, provision of infrastructure, beautification of main streets, tax abatements, technical assistance, training in small business management, grants and loans. Commercial businesses should be allowed only in the Rural Community areas, except for those small-scale country businesses that are compatible with agricultural land uses.			✓
3.9.2.3 Encourage Light Industrial Businesses Encourage the establishment of light industrial businesses that provide jobs for local people, and that are generally compatible with the predominantly residential uses of the Rural Community areas along the coast, but not in Makaha Valley. Light industrial uses should be allowed only in the Rural Community areas. Special areas such as the Waianae Small Boat			✓

Harbor may provide opportunities for ocean-related light industrial and research uses.			
3.9.2.4 No Heavy Industry Heavy industrial uses should not be permitted in the Waianae District. Such uses should be sited in the Campbell Industrial Park in Ewa.			✓
Discussion: The project does not involve commercial or industrial uses of the land.			
3.10 Country Towns , Rural Community Commercial Centers and Gathering Places			
3.10.2.1 Phased Development Program A program should be established for the phased development and improvement of commercial centers and Gathering Places for Nanakuli, Maili/Lualualei, Waianae and Makaha. The development program should include the coordination of various public planning and financial resources and partnering with local landowners and local businesses. The overall goal of the phased development program should be to establish: (1)physically distinct and economically viable Rural Community Commercial Centers that will serve local commercial needs, provide local jobs, encourage pedestrian and bicycle circulation, and foster a spirit of community identity and community pride, and (2)Community Gathering Places that will provide a setting for cultural, educational and social activities. Actions toward the achievement of these objectives should include the appropriate use of zoning, special tax abatements, provision of infrastructure, beautification of main streets, construction of mini-parks and gathering places, technical assistance, training in small business management, clustering of public structures and services, and the provision of grants, loans, and loan guarantees.	✓		
Discussion: The project site is located in Maili, near a commercial center and gathering place.			
3.11 Parks and Recreational Areas			
3.11.2.1 Development of Adequate Public Parks a Top Priority Parks and recreational facilities are of great importance to the health and welfare of the Waianae community, and especially important to the health and well-being of Waianae's children and young people. At least the minimum number and size of community-based parks should be developed by the Year 2020. The development of the Wai'anae Regional Park should also be a high priority. Thereafter, the City should assess the need for additional parks and recreational facilities, and, where there is an identified need above the minimum standards, these additional facilities should be provided.			✓
3.11.2.2 No More Golf Courses There is no land available within the Rural Community areas of the Waianae Land Use Map that would be large enough for a golf course. Golf courses are considered to be incompatible with Agricultural lands or Preservation lands of the Waianae District. Therefore, public agencies should enforce a policy of no new golf courses within the Waianae District.	✓		
Discussion: The project will include an 8500 square foot park, and will not involve the creation of any new golf courses.			
3.12 Military Use Land			
3.12.2.1 Long-Range Use Policy: Preservation In keeping with the WAIANAE CONCEPT, the City's overall long-range land use policy for the military lands at Lualualei and at Makua Valley is that these lands should be preserved as agricultural/open space and mountain preservation areas. This longrange policy is reflected on the <i>Sustainable Communities Plan Land Use Map</i> .			✓
3.12.2.2 Recognition of Military Use The importance of U.S. military uses of lands at Lualualei and in Makua Valley is recognized both in terms of the overall mission of the military and the importance of the military to the economy of the State of Hawaii and the City and County of Honolulu. The current Waianae <i>Sustainable Communities Plan</i> , which looks ahead to the Year 2020, therefore recognizes the continued use of these lands for military purposes for the foreseeable future. This recognition is illustrated on the <i>Sustainable Communities Plan Land Use Map</i> by an overlay texture that shows the extent of military lands in the Wai'anae District.			✓

3.12.2.3 Cooperative Programs

The City is committed to working with the community and with the Army and Navy to organize and implement programs for the ongoing protection and preservation of important cultural and natural resources found on the military lands of the Waianae District.



Discussion: The project does not involve any military use land.

Appendix G
Notification to
Adjoining Property Owners

Notification to Adjoining Property Owners

Page 2 of 3



July 3, 2007

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-102 Kulaupuni Street
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-231 Ohiohi Place
Waianae, Hawaii 96792

XXXXXXXXXXXXXXXXXX
c/o XXXXXXXXXXXXXXXX
1585 Kapiolani Boulevard, Suite 1240
Honolulu, Hawaii 96814

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-228 Halemaluhia Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. Wanda E. Ellis
87-236 Ohiohi Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
87-133 Kaukamana Road
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-232 Ohiohi Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
c/o XXXXXXXXXXXXXXXX
87-169 Paakea Road
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
98-281 Ualo Street T5
Aiea, Hawaii 96701

XXXXXXXXXXXXXXXXXX
26139 Picton Street
Loma Linda, California 92354

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-23 Ohiohi Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-112 Kulaupuni Street
Waianae, Hawaii 96792

Ms. XXXXXXXXXXXXXXXX
87-233 Ohiohi Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
P. O. Box 268
Aiea, Hawaii 96701

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
85-1031 Waianae Valley Road
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-178 B Kaukamana Street
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
87-238 Ohiohi Place
Waianae, Hawaii 96792

Mr. XXXXXXXXXXXXXXXX
2507 Rainbow Drive
Honolulu, Hawaii 96822

Mr. XXXXXXXXXXXXXXXX
Ms. XXXXXXXXXXXXXXXX
87-228 Halemaluhia Place
Waianae, Hawaii 96792

Dear Sirs and Madams,

Subject: Habitat for Humanity Leeward Oahu, Inc. (HFHLO)
Self-Help Housing Project – TMK: 8-7-039.048; 3.215 Acres
87-119Kaukamana Road Waianae, Hawaii 96792
Request for Comments from Neighbors

Habitat for Humanity Leeward Oahu (HFHLO) is a local affiliate of a world-wide organization that builds houses with volunteer labor and sells those houses to families at affordable prices. It is our mission to help alleviate housing in Leeward Oahu. There is an affordable housing and homelessness crisis in Leeward Oahu. With our help, families work alongside volunteers to build simple, decent homes for themselves.

HFHLO is planning a self-help project in your neighborhood that will be named "Kaukamana Hale" and will be located in Ma'i'i (see map attached). The project consists of 31 home sites for 2,3,4,5 and 6 bedroom single-family homes. Each of the homes faces a privately-owned, one-way loop road to Kaukamana Road.

HFHLO obtained a Rural Community Assistance Corporation (RCAC) loan for \$1,500,000 and an appropriation by Ordinance Number 06-33, Resolution 06-064, CD1, for a Community Development Block Grant (CDBG) loan from the City and County of Honolulu for \$900,000 to purchase the 3.215 acre site for this project. The CDBG funds are provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the City. Such funding is subject to the State of Hawaii's Environmental Impact Statement Law, Chapter 343, Hawaii Revised Statutes and the requirements of the Code of Federal Regulations (CFR) Title 24, Part 58. HFHLO has already removed the many abandoned cars from the site, and is working with the City Relocation Branch to

* Names Redacted for Confidentiality

* Names Redacted for Confidentiality

Notification to Adjoining Property Owners

Page 3 of 3

provide relocation rental assistance to the existing tenants that will be displaced. These tenants will have an option of becoming self-help owners of the new homes. HFHLO is currently seeking comments from government agencies, community groups and the project's neighbors to include in the Environmental Assessment. If such comments do not significantly object to the project the City will publish a Finding of No Significant Impact (FONSI) and then be allowed to release the \$900,000 CDBG loan to HFHLO. HFHLO will use the \$900,000 to partially reimburse the RCAC monies expended to acquire the site.

If you have any questions or comments regarding Kaukamana Hale, please contact myself at 384-1235 or Mr. Randall Goto, Planner, the Department of Community Services, 715 South King Street, Suite 311, Honolulu, Hawaii 96813 at 768-7756 or by email at rgoto1@honolulu.gov by August 1, 2007.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734
Phone: (808) 384-1235
email: mkylyman@gmail.com

Attachment: Site Plan
Tax Map Key Map

* Names Redacted for Confidentiality

Response to Neighbor's Concerns



August 20, 2007

Mrs. Trini Nelson
87-238 Ohiohi Place
Waianae, Hawaii 96792

Dear Mrs. Nelson,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

Thank you for your comments of July 6, 2007, forwarded to us by Randall Goto of the Department of Community Services on July 6, 2007, regarding the proposed Kaukamana Hale Project. In response to your comments, we offer the following:

1. Air quality may be temporarily affected during the construction period by fugitive dust; however, the dust is not expected to have a significant impact. Significant amounts of odors and smoke are not expected to be created as a result of construction. Mitigation measures to control dust include frequent watering of exposed soil, erection of dust screening barriers and general good housekeeping practices.
2. The Contractor will comply with the provisions of Chapter 46, HAR, Community Noise Control for Oahu, of the State Department of Health and, when required, the Contractor shall obtain a community noise permit.
Construction activities shall not create "excessive noise" when measured at or beyond the property line of the construction site for the hours before 7:00 am and after 6:00 p.m. of the same day.
Construction activities which emit noise in excess of 95 dBA at or beyond the property line of the construction site shall be restricted to the hours between 9:00 a.m. and 5:30 p.m. of the same day.
Construction activities which exceed 95 dBA at or beyond the property line of the construction site shall be prohibited on Saturdays.

Mrs. Trini Nelson
August 20, 2007
Page 2

Construction activities which exceed the "allowable noise levels" at or beyond the property line of the construction site shall be prohibited on Sundays and on the following holidays: New Year's Day, Dr. Martin Luther King, Jr. Day, President's Day, Memorial Day, Kamehameha Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day.

3. The developers of Kaukamana Hale will consider cleaning the easement while in the process of constructing the self-help project. In regards to fencing the developers, at this time, does not intend to erect fencing, other than dust barriers, around the property.
4. The addition of approximately 31 new units / families should not significantly impact traffic on the streets surrounding the project site; the contractor will be instructed to use Best Management Practices as prescribed by the Department of Health.
5. No, the project will entail construction of the project site only.

For questions regarding this matter, please do not hesitate to contact me at 384-1235. We appreciate your participation in the EA process.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response to Neighbor's Concerns



Mr. Gordon Dano
August 21, 2007
Page 2

August 21, 2007

Mr. Gordon Dano
87-229 Ohiohi Place
Waianae, Hawaii 96792

Dear Mr. Dano,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

Thank you for your comments of August 20, 2007, forwarded to us by Randall Goto of the Department of Community Services, regarding the proposed Kaukamana Hale Project. In response to your comments, we offer the following:

1. Air quality may be temporarily affected during the construction period by fugitive dust; however, the dust is not expected to have a significant impact. Significant amounts of odors and smoke are not expected to be created as a result of construction. Mitigation measures to control dust include frequent watering of exposed soil, erection of dust screening barriers and general good housekeeping practices.
2. The Contractor will comply with the provisions of Chapter 46, HAR, Community Noise Control for Oahu, of the State Department of Health and, when required, the Contractor shall obtain a community noise permit.
Construction activities shall not create "excessive noise" when measured at or beyond the property line of the construction site for the hours before 7:00 am and after 6:00 p.m. of the same day.
Construction activities which emit noise in excess of 95 dBA at or beyond the property line of the construction site shall be restricted to the hours between 9:00 a.m. and 5:30 p.m. of the same day.
Construction activities which exceed 95 dBA at or beyond the property line of the construction site shall be prohibited on Saturdays.

Construction activities which exceed the "allowable noise levels" at or beyond the property line of the construction site shall be prohibited on Sundays and on the following holidays: New Year's Day, Dr. Martin Luther King, Jr. Day, President's Day, Memorial Day, Kamehameha Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day.

3. Habitat for Humanity Leeward Oahu is in the process of consulting with the Highways Planning Branch Office of the Department of Transportation (DOT) to determine if a Traffic Impact Analysis Report (TIAR) will be required. If the DOT determines that a TIAR is required, a qualified engineer/consultant will be used.

For questions regarding this matter, please do not hesitate to contact me at 384-1235. We appreciate your participation in the EA process.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Appendix H
Letter from the
State Historic Preservation Officer

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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

ROBERT K. MASUDA
DEPUTY DIRECTOR

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

February 13, 2007

Michelle Lyman
91-080 Hanua Street
Kapolei, Hawaii 96707

LOG NO: 2007.0535
DOC NO: 0702BF04
Architecture

Dear Ms. Lyman:

**SUBJECT: Section 106 (NHPA) Review
Demolition of 12 Residences for Construction of 32 new Residences Located at
87-119-Kaukamana Road
Waianae District, Island of Oahu
TMK: (1) 8-7-39: 48**


This letter is in response to your request dated December 11, 2006, which we received on the same day.

The proposed project entails the demolition of 12 existing residential units and replaces them with 32 low to moderate income houses. The extant housing was constructed between 1930 and 1933 and moved to the current site in approximately 1959. The residences are in poor condition and have environmental concerns including lead based paint and asbestos. These residences are to be replaced with 32 new low to moderate-income houses.

There are no known archaeological sites or features within the project site or its immediate vicinity. If during construction any archaeological sites, features, objects or remains are discovered all work must immediately cease and the State Historic Preservation Division must be contacted (808) 692-8015.

The SHPD received photographs documenting the housing and the overall setting on February 2, 2007. We feel these photographs are adequate in their documentation; therefore we find the proposed project to have no adverse affect on historic resources. Should you have any questions regarding architectural concerns please call Bryan Flower at our Oahu office at (808) 692-8029.

Sincerely,


Peter T. Young, Chairperson
State Historic Preservation Officer

BTF:jen

Appendix I

Agency Comments prior to
Draft Environmental Assessment

Letter to the U.S. Army Corps of Engineers

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahihi St.
Kailua, HI 96734

March 20, 2007

Lt. Col. Charles H. Klinge, Commander
US Army Corps of Engineers
Building 230, Fort Shafter
Honolulu, HI 96858-5440

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Lt. Col. Klinge:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'i'i (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the U.S. Army Corps of Engineers



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96856-5440

April 10, 2007

REPLY TO:
ATTENTION OF

Regulatory Branch

File Number POH-2007-137

Ms. Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahihi Street
Kailua, HI 96734

Dear Ms. Lyman:

This responds to your request for written comments for the preparation of a draft Environmental Assessment (dEA) which will address activities and impacts of the proposed Kaukamana Hale project at Mā'i'i, Oahu Island (TMK (1) 8-7-39: 48).

The dEA should indicate whether waters of the United States, as represented by perennial, intermittent and ephemeral streams to include special aquatic sites such as wetlands, are in, adjacent to, or absent from, the proposed project area. The dEA should include site-specific floral, faunal and cultural investigation reports and state in appropriate sections that there is, or there is no potential for waters of the U.S. to be impacted by construction of project structures and associated ground disturbing activities within the proposed improvement area. The dEA document should also specifically include information on the location and capacity of drainage ways which convey waters from the project site to the Pacific Ocean, and where they occur, specific information should be presented in descriptive and photographic form regarding the existing bed and bank structure and the presence or absence of Ordinary High Water Mark (OHWM) indicators. Upon our receipt of the dEA, it may be determined whether a Department of Army (DA) permit for Section 404 activities of the Clean Water Act may, or may not be, required for the proposed Kaukamana Hale project.

Thank you for your consideration of potential impacts to the aquatic environment of the Mā'i'i watershed system. Please contact Mr. Farley Wainabe of my staff at 438-7701, or facsimile 438-4060, if you have any questions or need additional information. Please refer to the file number above in any written correspondence with us.

Sincerely,

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

Letter to the U.S. Army Corps of Engineers

File Number: POH-2007-137

File Number: POH-2007-137



Brig. Gen. John W. Peabody
Page 2

Also attached is a copy of the draft Environmental Assessment for your review and comment, please inform us if a Department of Army permit for Section 404 activities of the Clean Water Act will be required for this project.

Brig. Gen. John W. Peabody, Commanding General
U.S. Army Corps of Engineers
Building 525, Suite 300, Fort Shafter
Honolulu, HI 96858-5440

June 29, 2007

Attention: Mr. Farley Watanabe

Dear Mr. Peabody,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)
File Number: POH-2007-137

Thank you for your comments of April 10, 2007 regarding Habitat for HFHLO's Kaukamana Hale Project. In response to your comments, Habitat for Humanity Leeward Oahu's Consultant, Jim Niermann from R.M. Towill Corporation provided the following response:

"The project site will be designed with the proper drainage controls to direct and contain on-site and run-on stormwater. The drainage system will consist of grassed swales, a drain inlet and pipe system, and a storm water detention area. A dual-use recreational open space / drainage detention basin utilizing drywells or underground detention chambers is also being considered for the site. A 100-year, 24-hour design storm will be used as the basis for design. The drainage system will be designed to conform to City and County of Honolulu Storm Drainage Standard."

Also, we received the attached letter dated March 8, 2007 from Gina Shultz, Field Supervisor, United States Department of the Interior, Fish and Wildlife Service in which stated:

"To the best of our knowledge, no federally listed or proposed threatened or endangered species or candidate species, or proposed critical habitats occur within or near the property that you identified in your letter."

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Attachments

Letter to the U.S. Fish and Wildlife Service

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili St.
Kailua, HI 96734
February 12, 2007

Ms. Gina Shultz
U.S. Fish and Wildlife Service
Pacific Islands Office
300 Ala Moana Boulevard
Room 3-122, Box 50088
Honolulu, HI 96850

Dear Ms. Shultz:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Request for Concurrence with Determination of No Adverse Effect
Endangered Species Act and Executive Order 11990

This is to request your concurrence with our determination of "no adverse effect" on endangered species, critical habitat, and wetlands, pursuant to the Endangered Species Act and Executive Order 11990.

The proposed project will be located at 87-119 Kaulamana Rd. in Waianae (tax map key: 1-8-7-039; 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response from the U.S. Fish and Wildlife Service



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



In Reply Refer To:
2007-TA-0131; 2007-B-0014

APR 23 2007

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734


Subject: No Effect Determination for Habitat for Humanity Leeward Oahu's Development Project Located in Waianae, Oahu, Hawaii

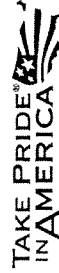
Dear Ms. Lyman:

Thank you for your February 12, 2007, letter asking for our concurrence that the proposed development project at 87-119 Kaulamana Road in Waianae, Oahu will not affect threatened or endangered species, critical habitat, or wetlands. As we indicated in our March letter regarding this project, to the best of our knowledge the project area does not contain wetlands, critical habitat or listed species. Therefore, we concur that the proposed project will not affect these resources.

Please note that our concurrence with a "no effect" determination is not required under section 7 of the Federal Endangered Species Act. Once the Federal Action Agency or their representative has determined that the proposed project will not affect listed species or critical habitat, the project may proceed without our concurrence. If you have any questions, please contact Consultation and Technical Assistance Program Leader Patrice Ashfield at 808-792-9400.

Sincerely,


Patrick Leonard
Field Supervisor



Letter to the U.S Environmental Protection Agency

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 1, 2007

U.S. Environmental Protection Agency, Region 9
Mr. Wayne Nastri, Region 9 Administrator
75 Hawthorne St.
San Francisco, CA 94105

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaulakamana Hale Project
Located at 87-119 Kaulakamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Nastri:

We are in the process of preparing an Environmental Assessment for Habitat for Humanity Leeward Oahu's proposed Kaulakamana Hale housing development. Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to acquire property in order to develop home sites for low-income families. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaulakamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City and County of Honolulu as unsafe. Four additional condemned buildings which previously existed on the site have already been demolished. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

During a Phase I Environmental Site Assessment (ESA) performed by Mid Pacific Industries, LLC (MPI) in May 2006, small amounts of asbestos, lead, and arsenic were found in some of the existing buildings on site. Additionally, an auto salvage yard was observed in the southwest corner of the property. Approximately 30 abandoned vehicles, car batteries, and unlabeled drums and containers were found in this area.

White Environmental Consultants, Inc. (WEC) collected representative amounts of painted surfaces from each building for a Toxicity Characteristic Leaching Procedure (TCLP) lead analysis. The results indicated that the lead contained in the buildings' paint will leach at a rate of 1.9 mg/L, which is below the regulated level of 5 mg/L.

WEC also tested 163 samples of building materials for asbestos, and found that seven of those samples did contain asbestos. Asbestos-containing materials were determined to present in the following units:

1. Unit A: Bedroom and hallway floor covering
2. Unit B1: Stainless steel sink undercoat
3. Unit B2: Kitchen floor covering, stainless steel sink undercoat, and roofing
4. Unit D1/D2: Beige floor coverings
5. Unit F: Roofing
6. Unit K: Roofing and black floor tile
7. Unit M: Yellow floor covering

WEC tested compressed wood panels found in several of the units for total arsenic. The results indicated that arsenic is present in the compressed wood panels at approximately 1300 mg/kg.

According to MPI, leakage from the autos has probably had a minimal impact on surface soil in the southwest corner of the site. Therefore, soil sampling was not done.

Since May 2006, the auto salvage yard has stopped operating, and the tenant responsible for the operation has been properly disposing of all wastes generated. The tenant will not begin the auto salvage operation again once the site clean up and construction is completed. According to HFHLO Project Manager Michael Sessions, the abandoned vehicles, car batteries, and unlabeled drums and containers are currently being removed and disposed of properly. As recommended by MPI, the batteries are being recycled in accordance to State and Local guidelines.

In the Phase I ESA, MPI identified the following necessary mitigation measures:

- **AUTO SALVAGE OPERATION:** Soils exhibiting signs of oil, gas, or antifreeze leakage must be over-excavated and disposed of in accordance with State and Local guidelines.
- **ASBESTOS-CONTAINING MATERIALS:** The identified asbestos-containing materials must be properly removed and disposed of prior to demolition activities by asbestos-trained workers.
- **LEAD-BASED PAINT:** The painted construction debris may be disposed of as general construction debris. However, lead-trained workers must be used to perform demolition or renovation operations on the homes.
- **ARSENIC IN COMPRESSED WOOD PRODUCTS:** Although compressed wood products are exempted by the Environmental Protection Agency (EPA) from disposal restrictions, the arsenic content does create a hazard to workers. Therefore, respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the Occupational Safety and Health Administration's (OSHA) permissible exposure limits (PEL).

The cost of this mitigation has been estimated at \$40,000 by MPI. To ensure conformance with these required mitigation actions, MPI has agreed to assist HFHLO in the demolition, removal of harmful substances, and grading of the property. HFHLO will also place a dust barrier around the perimeter of the property to minimize the dust levels for adjacent property owners. Once the mitigation is completed, a Hawai'i Department of Health official will be asked to inspect the site to ensure the work has been done properly.

As part of the Phase I ESA, MPI reviewed a database report from Environmental Data Resources for the project site and surrounding area. The report searched for local, state, and Federal regulatory records pertaining to environmental concerns on or in the vicinity of the property. Based on the database report, no sites were identified as potential concerns for the property.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 364-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to the U.S Environmental Protection Agency



June 29, 2007

Mr. Dean Higuchi
Pacific Islands Contact Office
U.S. EPA, Region 9
P.O. Box 50003
Honolulu, HI 96850

Dear Mr. Higuchi,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039-048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kanihi Street
Kailua, Hawaii 96734

No Response from the U.S Environmental Protection Agency

Letter to the U.S. Department of Housing and Urban Development



June 26, 2007

Mr. Gordon Furutani, Field Office Director
U.S. Department of Housing and Urban Development
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawaii 96813-4918

Dear Mr. Furutani,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039;048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1236 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734



U.S. Department of Housing and Urban Development
Honolulu Field Office – Region IX
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawaii 96813-4918
www.hud.gov
espanol.hud.gov

JULY 31 2007

Ms. Michelle Lyman
Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, HI 96734

Dear Ms. Lyman:

SUBJECT: Request for Comments on Proposed Action Kaukamana Hale Project

Thank you for advising HUD of the proposed action. The HUD Honolulu Field Office has the following comments regarding the proposed action and completion of the HUD recommended environmental assessment (EA) format:

The description of the proposed project needs to include more detailed information. The project description needs to include the number and size of proposed units and the size of the project site in order to assess the magnitude of the proposed project. It is noted that the cover letter states that it is a 31 unit housing project on a 3.125 acre parcel. Section II C notes that the 31 units include a mix of 2-6 bedroom single family homes. The proposal should also note the square footage of each proposed unit and the number of stories. Additionally, the tax map key is insufficient identification of the location of the project. If the location does not have an address then there needs to be sufficient information to enable a reader to locate the project site using commonly known local landmarks and driving directions. The EA did not note the date of the Environmental Site Assessment (ESA). Since the standards for the ESA provide a time limitation for the validity of certain data, it is necessary to state the date of the ESA to ensure that it is up to date and in compliance with the U.S. Environmental Protection Agency All Appropriate Inquiries requirements.

We appreciate your efforts to keep this office informed of the affordable housing activities that may have an impact on the citizens and residents of Hawaii. If you need any additional information, please contact Mr. Richard L. Knight, Community Planning and Development Representative, at (808) 522-8180, extension 263.

Sincerely,

Mark A. Chandler
Director
Office of Community Planning
and Development

Letter to the Department of Education

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili St.
Kailua, HI 96734
February 12, 2007

Ms. Patricia Hamamoto
Superintendent
Hawaii Department of Education
P.O. Box 2360
Honolulu, HI 96804

Dear Ms. Hamamoto:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Request for Concurrence with Determination of No Adverse Effect on Ma'ili
Elementary, Waianae Intermediate, and Waianae High School

This is to request your concurrence with our determination that Habitat for Humanity's proposed development project will have "no adverse effect" on enrollment at Ma'ili Elementary, Waianae Intermediate, and Waianae High School.

The proposed project will be located at 87-119 Kaukamana Rd. in Waianae (tax map key: 1-8-7-039: 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response from the Department of Education

UNDU LINDSE
COUNCIL

PATRICIA HAMAMOTO
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

March 1, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms Lyman:


This is in response to your letter of February 12, 2007, requesting concurrence with your determination that the Habitat for Humanity project would have "no adverse effect" on enrollment at Ma'ili Elementary School.

Based on the material provided with your letter describing a 32-unit single-family project, we estimate that the project would generate an enrollment of 22 students including 13 students who would attend Ma'ili Elementary. Unless your project prohibited children, we assume your project will have an enrollment impact.

We are not certain what scale you are using to define "adverse." It is unclear if you are in the process of applying for land use approval. We request school contributions from projects of 50 or more new residential units when applications are made for a change in state land use or a change in zoning. We would not make a request for your project because of its size.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

Very truly yours,


Patricia Hamamoto
Superintendent

PH:jmb

cc: Randolph Moore, Acting Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB
Mamo Carreira, CAS, Campbell/Kapolei/Waianae Complex Areas

Letter to the Department of Education



June 29, 2007

Ms. Patricia Hamamoto, Superintendent
Department of Education
P.O. Box 2360
Honolulu, HI 96804

Dear Ms. Hamamoto,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response from the Department of Education

LINDA LIMOLE
SECRETARY



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

July 31, 2007

Ms. Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii'i 96734

Dear Ms. Lyman:

SUBJECT: Preparation of a Draft Environmental Assessment for Kaukamana Hale
Waianae, Oahu, TMK. 8-7-39:48

The Department of Education (DOE) has reviewed your request for comments regarding your proposed self-help housing project in Waianae. The 2007 Legislature passed a bill establishing school impact fees. The bill became Act 245 and is in the process of being implemented. Under this new law, the Kaukamana Hale project will be required to pay an impact fee, most likely prior to the issuance of building permits. We should have a better idea on the amount of the fee by the time your Draft Environmental Assessment (DEA) is circulated.

The DOE looks forward to reviewing your plans in the DEA. Should you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

Very truly yours,

Patricia Hamamoto
Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB
Mamo Carrera, CAS, Campbell/Kapolei/Waianae Complex Areas

Letter to the Department of Accounting and General Services

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Department of Accounting and General Services
Mr. Russ K. Saito, Comptroller
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at
87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Saito:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in MB'1H (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the Department of Accounting and General Services



LINDA LINGLE
GOVERNOR

RUSS K. SAITO
COMPTROLLER

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1074.7

APR 11 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, HI, 96734

Dear Ms. Lyman:

Subject: Pre-Consultation on Humanity Leeward Oahu's Kaukamana Hale Project at
87-119 Kaukamana Road (TMK: 8-7-39-039; Maili, Hawaii)

Thank you for your March 20, 2007 letter, requesting a pre-consultation review and comments on the proposed Kaukamana Hale housing development.

The Department of Accounting and General Services (DAGS), as the expending agency for State funded projects, is responsible primarily for management, coordination, and implementation of design and construction work. DAGS' projects currently include residential housing developments for the Department of Human Services, Hawaii Public Housing Authority (DHS-HPHA) and the Department of Hawaiian Home Lands (DHHL). The DAGS Leeward project that is situated nearest to the proposed Kaukamana Hale housing development is a homeless transitional housing development on about five acres, of the parcel TMK: 8-7-10:007. DAGS does not anticipate that the proposed Kaukamana Hale housing project will adversely impact our design and construction work at TMK: 8-7-10:007.

To facilitate review and comments on program-related issues relative to the proposed Kaukamana Hale housing development, DAGS will forward a copy of your letter to the State agencies primarily responsible for residential housing developments, such as:

1. DHS-HPHA, the State agency primarily responsible for management and administration of low-income housing developments and accommodations for the homeless population.
2. Department of Business Economic Development and Tourism, Hawaii Housing Finance and Development Corporation (DBEDT-HHFD), the State agency primarily responsible for management and administration or promotion of affordable housing developments.


Response from the Department of Accounting and General Services

Ms. Michelle Lyman
(P)1074.7
Page 2

3. DHHL, the State agency primarily responsible for management and development of residential housing for people of Hawaiian descent.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Ernest Y. W. Lau of the Public Works Division at 586-0486.

Sincerely,



RUSS K. SAITO
State Comptroller

c: Ms. Pamela Dodson, DHS-HPHA with copy of letter
Ms. Janice Takahashi, DBEDT-HHFDC with copy of letter
Mr. Kauliana Park, DHHL with copy of letter

Letter to the Land Use Commission

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Land Use Commission
Mr. Lawrence N.C. Ing, Chairperson
P.O. Box 2359
Honolulu, HI 96804-2359

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Ing:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the Land Use Commission

LINDA LINGLE
GOVERNOR



ANTHONY J.H. CHING
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, Hawaii 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

April 2, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Pre-consultation for Habitat for Humanity Leeward O'ahu's Kaukamana Hale Project
Location: 87-119 Kaukamana Road, Mā'ili, O'ahu
TMK No.: (1) 8-7-039: 048

We have reviewed the materials included in your transmittal dated March 20, 2007, concerning the pre-consultation request for the proposed Kaukamana Hale Project, and have the following comments:

1. For your records, please note that the current Chairperson of the Land Use Commission is Ms. Lisa M. Judge.
2. We confirm that the subject property is located in the State Land Use Urban District.
3. Pursuant to §205-2(b), Hawaii Revised Statutes, and given the location, scope, and nature of the proposed activity, we have no further comments to offer at this time.

Thank you for the opportunity to comment on the pre-consultation for the subject project. Please feel free to contact Max Rogers of my office at 587-3822 if you have any questions or need clarification.

Sincerely,

Handwritten signature of Anthony J.H. Ching in black ink.
ANTHONY J.H. CHING
Executive Officer

Letter to the Department of Transportation



June 26, 2007

Barry Fukunaga, Director
Department of Transportation
Aliiarmoku Building
869 Punchbowl Street
Honolulu, HI 96813

Dear Mr. Haraga,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039-048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS) and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response from the Department of Transportation



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

August 3, 2007

Ms. Michelle Lyman
Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Subject: Habitat for Humanity Leeward Oahu
Draft Environmental Assessment for the Proposed
Kaukamana Hale Self-Help Housing Project
TMK: 8-7-039-048

We have the following comments on the proposed planned development project reflected in the subject Draft Environmental Assessment (Draft EA):

1. No traffic impact analysis report (TIAR) for the project was included in the Draft EA. In Section II.B.6. Transportation, the report states, "Traffic generation from the project is not expected to have a significant impact due to the small number of lots in the development... There are currently traffic lights on both St. John's and Kaukamana Street to facilitate controlled access onto Farrington Highway."

The applicant should contact our Highways Division staff, through the Highways Planning Branch Office, to explain the traffic assumptions and justification used by the Draft EA preparer, including reasons for not providing a TIAR. If a TIAR is deemed necessary by the Highways staff, the applicant will need to have a TIAR prepared by a qualified traffic engineer/consultant firm and submitted to our Highways Division for review and approval.

2. Based on the number of bedrooms for each unit and the potential number of occupants with vehicle, the trip generation from the project could be greater than the impact based on a simple count of residential units. Traffic generated by the project should not be based on minimal numbers and expectations as to the full occupancy of the project. While the development will add its project traffic on to the local roads, which intersect with the State's Farrington Highway, the cumulative impact at the highway intersections by the addition of the project is a consideration that will be part of our review.

BARRY FUKUNAGA
DIRECTOR

Deputy Director
MICHAEL D. FORBAY
FRANCIS PAUL KEENO
BRENNON T. MORIYAMA
BRIAN H. SENGUCHI

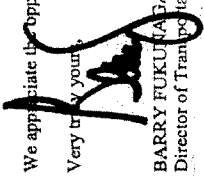
IN REPLY REFER TO:
DIR. 861
STP 8.2561

Response form the Department of Transportation

STP 8.2561

Ms. Michelle Lyman
Page 2
August 3, 2007

We appreciate the opportunity to provide comments.
Very truly yours,



BARRY FUKUNAGA
Director of Transportation

Letter to the Department of Health



June 29, 2007

Ms. Chiyome Leinaala Fukino, M.D., Director
Department of Health
P.O. Box 3378
Honolulu, HI 96801

Dear Ms. Fukino,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response from the Department of Health



LINDA DINGLE
GOVERNOR OF HAWAII

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

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

In reply, please refer to:
EPO-07-141

August 14, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Ms. Lyman:

SUBJECT: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project
Waianae, Oahu, Hawaii
TMK: (1) 8-7-039: 048; 3.215 acres

Thank you for allowing us to review and comment on the subject application. The document was routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following Clean Water Branch General comments.

Clean Water Branch

Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Anti-degradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. Please call the Army Corps of Engineers at (808) 438-9258 to see if this project requires a Department of the Army (DA) permit. Permits may be required for work performed in, over,

Response from the Department of Health

Ms. Lyman
August 14, 2007
Page 2

and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.

3. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the start of the construction activities.**

- b. Hydro-testing water

- c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 days before the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

4. You must also submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.

5. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Ms. Lyman
August 14, 2007
Page 3

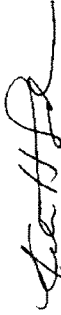
If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

General

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiacai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
CWB

Letter to the Department of Agriculture

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734



March 20, 2007

Hawaii Department of Agriculture
Ms. Sandra Lee Kunimoto, Chairperson
1428 S. King St.
Honolulu, HI 96814

June 29, 2007

Ms. Sandra Lee Kunimoto, Chairperson
Hawaii Department of Agriculture
1428 S. King Street
Honolulu, HI 96814

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39-48)

Dear Ms. Kunimoto:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39-48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 sq' park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039;048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waiānae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Letter to the University of Hawaii, Environmental Center

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 1, 2007

University of Hawaii, Environmental Center
James E. T. Moncur, Director
Krauss Annex 19
2500 Dole St.
Honolulu, HI 96822

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Moncur:

We are in the process of preparing an Environmental Assessment for Habitat for Humanity Leeward Oahu's proposed Kaukamana Hale housing development. Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to acquire property in order to develop home sites for low-income families. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City and County of Honolulu as unsafe. Four additional condemned buildings which previously existed on the site have already been demolished. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

During a Phase I Environmental Site Assessment (ESA) performed by Mid Pacific Industries, LLC (MPI) in May 2006, small amounts of asbestos, lead, and arsenic were found in some of the existing buildings on site. Additionally, an auto salvage yard was observed in the southwest corner of the property. Approximately 30 abandoned vehicles, car batteries, and unlabeled drums and containers were found in this area.

White Environmental Consultants, Inc. (WEC) collected representative amounts of painted surfaces from each building for a Toxicity Characteristic Leaching Procedure (TCLP) lead analysis. The results indicated that the lead contained in the buildings' paint will leach at a rate of 1.9 mg/L, which is below the regulated level of 5 mg/L.

WEC also tested 163 samples of building materials for asbestos, and found that seven of those samples did contain asbestos. Asbestos-containing materials were determined to present in the following units:

1. Unit A: Bedroom and hallway floor covering
2. Unit B1: Stainless steel sink undercoat
3. Unit B2: Kitchen floor covering, stainless steel sink undercoat, and roofing
4. Unit D1/D2: Beige floor coverings
5. Unit F: Roofing
6. Unit K: Roofing and black floor tile

7. Unit M: Yellow floor covering

WEC tested compressed wood panels found in several of the units for total arsenic. The results indicated that arsenic is present in the compressed wood panels at approximately 1300 mg/kg.

According to MPI, leakage from the autos has probably had a minimal impact on surface soil in the southwest corner of the site. Therefore, soil sampling was not done.

Since May 2006, the auto salvage yard has stopped operating, and the tenant responsible for the operation has been properly disposing of all wastes generated. The tenant will not begin the auto salvage operation again once the site clean up and construction is completed. According to HFHLO Project Manager Michael Sessions, the abandoned vehicles, car batteries, and unlabeled drums and containers are currently being removed and disposed of properly. As recommended by MPI, the batteries are being recycled in accordance to State and Local guidelines.

In the Phase I ESA, MPI identified the following necessary mitigation measures:

- AUTO SALVAGE OPERATION: Soils exhibiting signs of oil, gas, or antifreeze leakage must be over-excavated and disposed of in accordance with State and Local guidelines.
- ASBESTOS-CONTAINING MATERIALS: The identified asbestos-containing materials must be properly removed and disposed of prior to demolition activities by asbestos-trained workers.
- LEAD-BASED PAINT: The painted construction debris may be disposed of as general construction debris. However, lead-trained workers must be used to perform demolition or renovation operations on the homes.
- ARSENIC IN COMPRESSED WOOD PRODUCTS: Although compressed wood products are exempted by the Environmental Protection Agency (EPA) from disposal restrictions, the arsenic content does create a hazard to workers. Therefore, respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the Occupational Safety and Health Administration's (OSHA) permissible exposure limits (PEL).

The cost of this mitigation has been estimated at \$40,000 by MPI. To ensure conformance with these required mitigation actions, MPI has agreed to assist HFHLO in the demolition, removal of harmful substances, and grading of the property. HFHLO will also place a dust barrier around the perimeter of the property to minimize the dust levels for adjacent property owners. Once the mitigation is completed, a Hawai'i Department of Health official will be asked to inspect the site to ensure the work has been done properly.

As part of the Phase I ESA, MPI reviewed a database report from Environmental Data Resources for the project site and surrounding area. The report searched for local, state, and Federal regulatory records pertaining to environmental concerns on or in the vicinity of the property. Based on the database report, no sites were identified as potential concerns for the property.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to the Office of Hawaiian Affairs

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

Office of Hawaiian Affairs
Ms. Haunani Apoliona, Chairperson
711 Kapiolani Blvd., Ste. 500
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Ms. Apoliona:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili'i (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wai'anae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

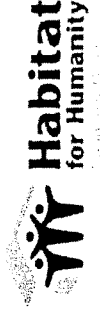
We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to the Department of Hawaiian Home Lands



June 26, 2007

Micah A. Kane, Chairperson
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Dear Mr. Kane,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039.048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Wai'anae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc
964 Kahili Street
Kailua, Hawaii 96734

Letter to the Board of Watter Supply

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahlili St.
Kailua, HI 96734

February 12, 2007

Mr. Clifford P. Lum
Manager and Chief Engineer
Board of Water Supply
630 S. Beretania St.
Honolulu, HI 96843

Dear Mr. Lum:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Inquiry on Water Availability

This is to inquire about the availability of water to Habitat for Humanity's proposed development project.

The proposed project will be located at 87-119 Kaulamama Rd. in Waianae (tax map key: 1-8-7-039; 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response from the Board of Watter Supply



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAOPIA, SR.
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF

LAVERNE T. HIGA, Ex-Officio
BARRY FUKUNAGA, Ex-Officio

CLIFFORD P. LUM
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager and Chief Engineer

March 12, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahlili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Your Letter of February 12, 2007 Requesting the Availability of Water to the
Habitat for Humanity Leeward Oahu Development on Kaulamama Road,
TMK: 8-7-39-48

Thank you for your letter on the proposed 32-unit single-family development in Waianae.

The existing water system cannot provide adequate fire protection and water service in accordance with our Water System Standards. Our standards require a fire hydrant to be located within 175 linear feet of single-family developments and provide a flow of 1000 gallons per minute. The nearest fire hydrant is located approximately 350 linear feet away. Therefore, the developer will be required to extend the existing water main at the intersection of Apakee Street and Kaulamama Road to the proposed development and install a fire hydrant. The construction drawings should be submitted for our approval.


However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,


KEITH S. SHIDA
Principal Executive
Customer Care Division

Letter to the Board of Watter Supply



Mr. Keith S. Shida, Principal Executive
Page 2

We would greatly appreciate your review regarding whether this response would alter your comments of March 12, 2007. If possible, please send your comments to us by August 1, 2007. For questions regarding this matter, please do not hesitate to contact Michelle Lyman at 384-1235.

June 29, 2007

Mr. Keith S. Shida, Principal Executive
Customer Care Division
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Dear Mr. Shida,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

Thank you for your comments of March 12, 2007 regarding Habitat for HFHLO's Kaukamana Hale Project. In response to your comments, Habitat for Humanity Leeward Oahu's Consultant, Jim Niermann from R.M. Towill Corporation provided the following response:

"An 8-inch water line on Apakee Street provided potable water to the existing homes at the project site via a service lateral through the adjacent lot. The lateral is not contained within an easement. As part of the project, a new easement will be created for the existing lateral, or the main will be extended down Kaukamana Road and a new meter installed to provide direct service to the project lot.

The project site is served by a 1 1/2-inch water meter with a Board of Water Supply (BWS) water allocation for 16 dwelling units. A request for an additional water allocation to serve the planned 31 residential units has been submitted to the BWS. All water infrastructures will be designed to conform to BWS standards.

The 8-inch water line on Apakee Street terminates at a fire hydrant (No. LO5862) located at the intersection with Kaukamana Road, located approximately 300 feet away from the project site. In order to provide proper fire protection, the water line may need to be extended down Kaukamana Road to the project site to allow for installation of additional hydrants in compliance with the City & County of Honolulu Fire Code. The Honolulu Fire Department will be consulted during the design phase of the project."

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response from the Board of Water Supply



BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
ALYCE A. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILNER
LAVERNE T. HICA, Esq., Clerk
BARRY FUKUMAGA, Esq., Clerk
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. MACKAY
Deputy Manager and Chief Engineer

July 6, 2007

Ms. Michelle Lyman
Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kaliua, Hawaii 96734

Dear Ms. Lyman:

Subject: Your Letter of June 29, 2007 on the Draft Environmental Assessment for the
Proposed Kaukamana Hale Self-Help Housing Project, TMK: 8-7-39-48

Thank you for your letter on the proposed Kaukamana Hale Self-Help Project.

We have the following comments in response to your consultant's comments:

The developer will be required to install a new water meter, fronting the parcel, for the proposed development.

The amount of water service credits will be determined by our Service Engineering Section when the Building Permit Application is submitted for approval.

Our previous comments in our letter dated March 12, 2007 are still applicable.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Division

Letter to The Board of Water Supply

Response from the Board of Water Supply

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERTANIA STREET
HONOLULU, HI 96843



MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAOPUA, SR.
SAMUEL T. HATA
CLIFFORD P. LUM
ROBERT K. GUNDIFF
LAVERNE T. HIGA, Ex-Officio
BARRY FUKUNAGA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKAOKA
Deputy Manager and Chief Engineer

March 20, 2007

Mr. Brent W.B. Nakaoka
R.M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817

Dear Mr. Nakaoka:

Subject: Your Letter of March 15, 2007 Requesting the Availability of Water to the Habitat for Humanity Leeward Oahu Development on Kaukama Road, TMK: 8-7-39:48

Thank you for your letter on the proposed 31-unit single-family development in Waianae. The existing water system cannot provide adequate fire protection and water service in accordance with our Water System Standards. Our standards required a fire hydrant to be located within 175 linear feet of single-family developments and provide a flow of 1000 gallons per minute. The nearest fire hydrant is located approximately 350 linear feet away. Therefore, the developer will be required to extend the existing water main at the intersection of Apakee Street and Kaukama Road to the proposed development and install a fire hydrant. The construction drawings should be submitted for our approval.

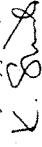
However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,


KEITH S. SHIDA
Principal Executive
Customer Care Division

Mr. Clifford P. Lum
Manager and Chief Engineer
Board of Water Supply
630 South Bertania Street
Honolulu, Hawaii 96843

Attention: Mr. Robert Chun


Inquire on Water Availability
For Habitat for Humanity Located in Maui
TMK: 8-7-039: 48

We are requesting information on water availability for the proposed project. Habitat for Humanity will be demolishing 12 existing dwelling units located on Kaukama Road in Maui and replacing them with a new cluster housing consisting of 31 homes. Access to this project site will be from Kaukama Road. Please find attached 3 copies of the TMK map, existing topographic map, and proposed cluster housing layout for your review. Should you have any questions please give me a call at 842-1133.

Owner:
Habitat for Humanity Leeward Oahu
P.O. Box 498
Waianae, Hawaii 96792

Contact Person:
R.M. Towill Corporation (Brent Nakaoka)
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817
Phone: 842-1133
Fax: 842-1937

Very truly yours,


Brent W.B. Nakaoka
Civil Engineer

Letter to the Department of Community Services



June 26, 2007

Ms. Deborah Kim Morikawa, Director
Department of Community Services
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Ms. Morikawa,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048: 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kaliua, Hawaii 96734

Response from the Department of Community Services

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792



MUFU HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTTO
SENIOR ADVISOR

July 26, 2007

Mr. Michael Sessions, Project Manager
Habitat for Humanity Leeward O'ahu, Inc.
91-080 Hanua Street
Kapolei, Hawaii 96707

Dear Mr. Sessions,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project
Habitat for Humanity Leeward O'ahu, Inc. (HFHLO)

Thank you for providing us the opportunity to review and comment on the proposed Kaukamana Hale Self-Help Housing Project Draft Environmental Assessment (DEA). As the accepting agency, we detected the following concerns from various respondents that we feel are required to be addressed in your final EA:

Department of Army – U.S. Army Corps of Engineers

- Address, if applicable, the location and capacity of any drainage ways which convey waters from the project site to the Pacific Ocean, and where they occur.
- Specific information presented in descriptive and photographic form regarding the existing bed and bank structure and the presence or absence of Ordinary High Water Mark (OHWM) indicators.
- Determine whether the project will be accordance to the Federal Water Pollution Control Act ("Clean Water Act")?
- Determine whether the project will require the submittal of an individual permit application or Notice of Intent for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES) in accordance with HAR, sections 11-55-04 and 11-55-34.05?

Response from the Department of Community Services

Mr. Michael Sessions, Project Manager
July 26, 2007
Page 2

State of Hawaii
Department of Education

- Respond to the inquiry whether you are in the process of applying for land use approval.

State of Hawaii
Department of Health

- Please review the response to your request for comment dated July 3, 2007.

City and County of Honolulu

Department of Planning and Permitting

- Request a Site Development Master Plan for Sewer connection in order to approve or deny Sewer Capacity Reservation.

- Research whether all of your desired 201(H) exemptions are cited. Also, research whether all of your required permits are cited.

City and County of Honolulu
Board of Water

- Request construction drawings be submitted for approval because the existing water system cannot provide adequate fire protection and water service in accordance with their Water System Standards.

City and County of Honolulu
Honolulu Fire Department

- Request a fire apparatus road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from a fire apparatus access road measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 903.2.1.)
- Request to provide a water supply, approved by the County, capable of supplying the required fire (water) flow for fire protection to all premises upon which facilities or building, or portions thereof, are hereafter constructed or moved into or within the County.

- On-site fire hydrants and mains capable of supplying the required fire (water) flow shall be provided when any portion of the facility or building is in excess of 150 from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

Mr. Michael Sessions, Project Manager
July 26, 2007
Page 3

- Submittal of civil drawings to the Honolulu Fire Department for review and approval.

City and County of Honolulu
Department of Design and Construction

- Request information on how HFHLO will comply with the City's park dedication regulations.

- Request that HFHLO meet with City officials in the Department of Planning and Permitting, Department of Parks and Recreation, and the Department of Design and Construction in regards to park dedication alternatives.

City and County of Honolulu
Department of Community Services

- May Whitten of the Department of Budget and Fiscal Services, Property Management and Disposal Section, should be contacted at 523-4752 for this project's relocation policy. Pursuant to Title 49, CFR, part 24 implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601 *et seq.*, (the Uniform Act). The Uniform Act, passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.

- Would like confirmation on whether the Qualification Guidelines need to be updated.

- Review the attached reference materials pertaining to 201H, HRS Exemptions.

City Neighborhood Board

- Request presentation of the Kaukamana Hale project at the next meeting. Please contact Ms. Patty Teruya at 527-5759.

Hawaiian Electric Company

- Request notification of projects progress and changes.

Hawaiian Telecom

- Request electrical plans for their review when in the design phase of the project.

Response from the Department of Community Services

Mr. Michael Sessions, Project Manager
July 26, 2007
Page 4


Department of Planning and Permitting
City and County of Honolulu

FREQUENTLY ASKED QUESTIONS ABOUT AFFORDABLE HOUSING PROJECTS PROCESSED UNDER CHAPTER 201H, HAWAII REVISED STATUTES

- Request the installation of telephone ductline system be in compliance with the requirements of the Hawaiian Telcom "Standard Specification for Placing Underground Systems."

In closing, we appreciate your consideration of these comments, and look forward to reviewing the final EA when it becomes available. Questions regarding this matter may be directed to Mr. Randy Wong at 768-7747.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Attachments: Reference Material for 201(H)

cc: Ms. Susan J. Hughes, Executive Director

- What is Chapter 201H, Hawaii Revised Statutes (HRS)?**

Chapter 201H, HRS, was enacted into law to provide a process whereby an affordable housing project may be granted exemptions from any statutes, ordinances and rules of any governmental agency relating to planning, zoning and construction standards that do not negatively affect the health and safety of the general public. Prior to this law, the exemption power was contained in Chapter 210G (formerly 201E), HRS, and Chapter 359G, HRS before that. The City and County of Honolulu Department of Planning and Permitting (DPP) administers this law.
- What type of exemptions are usually allowed for a 201H project?**

Typical exemptions have included Development (or Sustainable Community) Plan designations and zoning district requirements (e.g., allowing an apartment building in a residential district), parking requirements (e.g., providing fewer stalls than required by the Land Use Ordinance), relief from park dedication requirements, and subdivision requirements (e.g., street design, and overhead utilities instead of underground utilities in a rural area). Additional building height or density exemptions are also typical requests.
- What projects are eligible for 201H exemptions?**

Affordable housing projects are eligible if at least half (50 percent) of the units are made affordable to income target groups established by City rules, based on guidelines provided by the U.S. Department of Housing and Urban Development (HUD). The target groups are defined as a percentage (usually 80-140 percent) of the median income for Honolulu as determined by HUD.

Projects must contain at least 50 dwelling units. Projects which are developed only for persons with special living needs are not subject to this requirement. Nonprofit housing organizations which solely develop projects for lower-income purchasers or renters must contain at least 20 dwelling units, or if lower, must obtain a waiver from DPP.
- What is the 201H process?**

A developer must submit an application to the DPP and satisfy processing requirements before the application will be accepted. For example, if a project cannot be approved for connection to the public sewer system and no acceptable alternative is proposed, the project will not be accepted for processing. The developer must provide evidence of site control, preliminary plans and a list of all the exemptions sought from various development standards.

Response from the Department of Community Services

Once accepted for processing by the DPP, the plans and requested exemptions are routed to various City agencies for review. Usually, the developer must modify the plans to address agency concerns, after which the DPP will submit the 201H application to the City Council in the form of a resolution, along with its recommendation. The resolution will be assigned to an appropriate City Council committee. This committee will first review the request and then recommend approval, approval with modifications, or disapproval of the exemption request. The resolution is then forwarded to the City Council for a vote. By law, the City Council has 45 days from the date the DPP submits the application to the City Council to act on the matter. If the City Council does not act on the request within 45 days, the exemptions are automatically approved.

5. *What information does a developer need to provide to the DPP in the 201H application?*

The developer will need the following items for 201H exemption project:

- a. Evidence of ownership or control of the property;
- b. Preliminary plans, outline specifications, and projected sales prices or rents for the different dwelling unit types;
- c. Preliminary environmental and planning studies;
- d. Neighborhood Board minutes demonstrating that residents in the area have been notified of the project;
- e. Evidence of construction financing;
- f. Preliminary approval to connect to the City wastewater system; and
- g. Evidence that the project is not located in a floodplain or tsunami hazard area.

6. *What are the benefits to the developer of a 201H project versus a non-201H project?*

Once the application requirements are met, requested exemptions may be granted by the City Council within 45 days from the date of its receipt of the application. Conventional projects may otherwise have to go through a development plan amendment and/or rezoning process, which can take many months of review and approval by City agencies and the City Council. Developers can also seek relief from development requirements and exactions which can add costs to the project (e.g., parking, park dedication).

7. *How does the general public benefit from 201H projects?*

The construction of affordable housing units is facilitated and expedited.

8. *What are the opportunities for public input?*

The public may provide input on the project on numerous occasions. The developer must make a presentation notifying the Neighborhood Board of the area affected by the project. Public testimony may be made in writing or in person at the City Council meetings and hearings.

fac/201H
5/07

Response from the Department of Community Services

CITY AND COUNTY OF HONOLULU DEPARTMENT OF PLANNING AND PERMITTING

OBTAINING EXEMPTIONS FOR AFFORDABLE HOUSING PROJECTS Pursuant to Chapter 201H, Hawaii Revised Statutes

PHASE I - PRE-CONSULTATION REQUIREMENTS

Prior to having a project reviewed by DPP for a determination of eligibility, the developer must complete the following:

- A. Obtain control of the project site.
- B. Develop a preliminary project concept (estimated total number of units, rental vs. sales, single-family detached vs. multi-family, mix of affordable vs. market units and period of affordability, etc.) and site plan.
- C. Ascertain market demand for proposed development.
- D. Conduct site analyses and feasibility studies.
- E. Confirm the requirement for preparing and filing a Finding of No Significant Impact or Environmental Impact Statement for the project in compliance with Chapter 343, Hawaii Revised Statutes.
- F. Obtain City DPP (Wastewater Branch) approval to connect to the municipal sewer system. In the case of alternative treatment systems, obtain the State Department of Health's (DOH) approval of the wastewater disposal method for the proposed project.
- G. Initiate consultations with affected community groups, including Neighborhood Boards and City Councilmember.
- H. Identify potential sources of project financing.
- I. Confirm that the proposed project is not located in a flood plain or tsunami hazard area. If it is, proposed mitigation measures should be identified.

PHASE II - DETERMINATION OF ELIGIBILITY

The purpose of this phase is to determine whether the project is eligible under Chapter 201H and to identify major concerns relating to development of the project.

A. Preliminary Application

The developer/applicant must complete the *Application for Determination of Eligibility, Chapter 201H, HRS Exemption* and submit the following materials to DPP with the application:

1. Evidence of control of the project site (or right to develop site);
 2. Preliminary subdivision map, if applicable;
 3. Preliminary site plan (drawn to an appropriate scale);
 4. Preliminary list of proposed exemptions;
 5. Approval from DPP (Wastewater Branch) to connect to the municipal sewer system or from the DOH for alternative treatment systems;
 6. Preliminary commitment letters to finance the project;
 7. Experience and financial statements of the developer/applicant;
 8. Pre-development studies, including site analyses, feasibility studies and market analysis;
 9. Development schedule; and
 10. Environmental impact statement, finding of no significant impact or environmental assessment pursuant to Chapter 343, HRS.
- B. Development Notification
- DPP will notify the developer in writing of project eligibility.

Response from the Department of Community Services

PHASE III - FORMAL PROJECT REVIEW AND PROCESSING

A. If there are no major concerns, the developer will be requested to complete and submit the *Application for Obtaining Chapter 201H, HRS Exemptions* along with all documentation, for DPP review and approval. The developer may be requested to submit additional information.

B. Line Agencies' Review

1. After DPP accepts the *Application for Obtaining Chapter 201H, HRS Exemptions* for processing, the developer will be requested to provide 20 sets of plans and outline specifications to DPP.
2. DPP will coordinate distribution of the plans and exemptions requested among agencies and request written comments from the agencies regarding the proposed project and requested exemptions.
3. Agencies will review the plans and exemptions requested to ensure that the project and exemptions requested do not negatively affect public health and safety.
4. It shall be the responsibility of the developer and/or the project's architect/engineer/consultant to work directly with agencies to address their concerns. Developer's architect/engineer may have to modify plans to address agency comments. (For example, the proposed site plan may need to be rearranged so as to enable private recreation space to be provided on-site).
5. After all agency concerns are satisfied, DPP will prepare the 201H Exemption Request package requesting the City Council's approval of the requested exemptions. The package will typically include preliminary plans, outline specifications, a draft agreement between the City and developer insuring the project is built and operated as presented by the developer, and a draft resolution that itemizes each proposed exemption. The developer must provide 20 sets of plans which reflect all amendments agreed upon during the agencies' review projects for inclusion in the 201H Exemption Request package sent for the City Council's review.

C. City Council Review

1. The City Council has 45 days from the date of its receipt of the 201H Exemption Request package to act on the resolution. The Council may require modifications to the project during the course of its deliberations.
2. The 201H Exemptions Request Package is first reviewed by the Zoning Committee of the City Council. The developer or representative shall be present at all Zoning Committee meetings to make a presentation on the project and respond to any questions or concerns regarding the proposed project.

3. If approved by the Zoning Committee, a Committee Report recommending adoption of the 201H resolution is referred to the full Council for formal adoption. The developer or representative shall be present at the full Council meeting to respond to any questions or concerns regarding the proposed project.

4. City Council action on the exemption request may take one of the following forms;

- a. The Council may vote to approve the exemption request.
- b. The Council may vote to approve the exemption request with conditions, including a time limit on development.
- c. The Council may vote to deny the exemption requests.
- c. The Council may choose not to act upon the exemption requests. If no action is taken, the exemption requests are deemed to be approved after the 45-day Council review period lapses.

D. Project Development Phase

1. The developer completes final plans and specifications for the proposed project and obtains necessary permit approvals. Project plans must not deviate substantially from the plans approved by the City Council.
2. The approved resolution should be attached to the building permit application.

Part 1-201H
05/07

Response from the Department of Community Services

ELIGIBILITY REQUIREMENTS FOR 201H PROJECTS

A. ELIGIBLE PROJECTS

Projects eligible to receive exemptions from development standards must:

1. Provide for economically integrated housing, by stipulation and design, where at least 50% of the units in the project are made affordable to low, moderate and gap group income households; for rental projects the units should be affordable for a period of not less than 25 years; and
2. Contain at least 50 dwelling units. Projects developed solely for persons with special living needs shall not be subject to this requirement. Projects developed solely for lower-income purchasers or renters by nonprofit housing organizations must contain at least 20 units, or obtain a waiver from the DPP.

B. AFFORDABILITY REQUIREMENTS

1. Sales prices or rental rates for a minimum of 50% of the total units in the project must be affordable to DPP's target groups. (See the attached schedule for the current income limits of the target groups.)
2. The total number of units in the proposed project are to be distributed as follows:
 - a. A minimum of 10% of the total number of units in the project must be affordable to lower-income households earning annual incomes which do not exceed 80% of the median income for the City and County of Honolulu, adjusted for family size.
 - b. A minimum of 20% of the total number of units must be affordable to moderate-income households earning annual incomes ranging between 81% and 120% of median income.
 - c. The remaining affordable units required may be affordable to gap group households earning annual incomes ranging between 121% and 140% of median income.
 - d. A maximum of 50% of the total units may be sold or rented at rates determined by the developer, including market rates.
3. Guideline for affordable rental rates: Sum of monthly rent and utility payments does not exceed 30% of a household's gross monthly income.
4. Guideline for affordable sales prices: The maximum mortgage amount (sales price minus a maximum down payment of 10%) that can be amortized over 30 years by a monthly payment of principal, interest, and related impounds (property tax, insurance and maintenance fees) that does not exceed 30% of a household's gross monthly income.
5. Guideline for affordable unit sizes: The sizes of the affordable housing units shall be comparable to the market units.

INCOME LIMITS (Effective March 2007)

INCOME GROUP	% OF MEDIAN	HOUSEHOLD SIZE							
		1	2	3	4	5	6	7	8
VERY LOW	30%	\$ 15,650	\$ 17,900	\$ 20,100	\$ 22,350	\$ 24,150	\$ 25,950	\$ 27,700	\$ 29,500
LOW	50%	\$ 26,100	\$ 29,800	\$ 33,550	\$ 37,250	\$ 40,250	\$ 43,200	\$ 46,200	\$ 49,150
"LOW"	60%	\$ 31,275	\$ 35,775	\$ 40,225	\$ 44,700	\$ 48,250	\$ 51,850	\$ 55,425	\$ 58,975
LOWER	80%	\$ 41,700	\$ 47,700	\$ 53,650	\$ 59,600	\$ 64,350	\$ 69,150	\$ 73,900	\$ 78,650
MEDIAN	100%	\$ 52,125	\$ 59,625	\$ 67,063	\$ 74,500	\$ 80,438	\$ 86,438	\$ 92,375	\$ 98,313
GAP	120%	\$ 62,550	\$ 71,550	\$ 80,475	\$ 89,400	\$ 96,525	\$ 103,725	\$ 110,850	\$ 117,975
UPPER GAP	140%	\$ 72,975	\$ 83,475	\$ 93,875	\$ 104,300	\$ 112,600	\$ 121,000	\$ 129,325	\$ 137,625

Response from the Department of Community Services

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING

APPLICATION FOR DETERMINATION OF ELIGIBILITY,
CHAPTER 201H, HRS EXEMPTIONS

- I. PROJECT NAME _____
- II. DEVELOPER/APPLICANT INFORMATION:
 - A. Developer/Applicant _____
 - B. Address _____
 - C. Principal Contact Person _____
 - Telephone Number _____
 - D. Development Experience _____

Project	Units	Sale/Rental	Status

- E. Development Team _____
- III. SITE INFORMATION
 - A. Address _____
 - B. Tax Map Key _____
 - C. Land Area _____
 - D. Land Owner _____
 - E. General Description (shape, topography) _____

Form Dec 248714

UNIT SIZE	MINIMUM OCCUPANTS	MAXIMUM OCCUPANTS
STUDIO	1	2
1-BDRM	1	3
2-BDRM	2	5
3-BDRM	3	7
4-BDRM	4	9

OCCUPANCY GUIDELINES

* No more certificates after 10/98 (grandfathered)

BEDROOMS	STUDIO	1-BDRM	2-BDRM	3-BDRM	4-BDRM
FAIR MARKET RENT (Certificate) (As of 10/1/06)	\$888	\$1,058	\$1,279	\$1,865	\$2,196
PAYMENT STANDARD (Voucher only) (As of 10/1/06)	\$919	\$1,096	\$1,325	\$1,932	\$2,275
UTILITY ALLOWANCES (All electric) (1/01/07)	\$ 74	\$ 101	\$ 127	\$ 154	\$ 193
HOME Rents (2/97)					
FMR	\$756	\$904	\$1,064	\$1,438	\$1,556
50%	\$565	\$606	\$ 726	\$ 840	\$ 936
65%	\$715	\$767	\$ 923	\$1,057	\$1,261

FAIR MARKET RENTS
(for information only)

Response from the Department of Community Services

IV. PROPOSED PROJECT DESCRIPTION:

- A. Preliminary Project Concept (intended occupants, and their income levels, sales or rental units) _____

- B. Total No. of Units _____
- C. Number of Affordable Units _____
- D. Period of Affordability _____ Years
- E. Description of Improvements (type of structure, height, unit types, number of parking and loading stalls) _____

- G. Estimated Development Cost: _____
 Land _____
 Pre-Development Studies _____
 Architectural and Engineering Fees _____
 Site Improvements _____
 Building Construction _____
 Sales/Marketing Expenses _____
 Other _____
 Total Development Cost: _____
 H. Source(s) of Financing: _____

V. LAND USE INFORMATION

- A. State Land Use Designation _____
- B. Zoning (LUO) _____
- C. Special District (if applicable) _____
- D. Height Limit _____
- E. Street Setbacks _____
- F. Historic Properties (if applicable) _____
- G. Special Management Area _____
- H. Flood Zone (attach map) _____
- I. Tsunami Inundation Zone _____
- J. Existing Use(s) _____
- K. Surrounding Use(s) _____

F. Proposed Sale Prices/Rental Rates

	<80%	81%-121%	121%-140%	Market
Studio				
1-Bedroom				
2-Bedroom				
3-Bedroom				
4-Bedroom				
Other				

Response from the Department of Community Services

L. Major Environmental Concerns _____

IX. OTHER PERMITS/APPROVALS REQUIRED (please list)

X. MAJOR EXEMPTIONS REQUESTED (please list)

VI. INFRASTRUCTURE

A. Sewer _____
 B. Water _____
 C. Access _____
 D. Drainage _____

VII. COMMUNITY INPUT

A. Neighborhood Board No. _____ Date: _____
 B. Other Community Groups/Members _____

VIII. ENVIRONMENTAL REVIEW

Chapter 343, Hawaii Revised Statutes

_____ Environmental Impact Statement Required
 _____ Finding of No Significant Impact
 _____ Environmental Assessment
 _____ Not applicable

If the project is not subject to Chapter 343, HRS, the applicant must assess the impacts of the proposed project in accordance with the guidelines for Preparing Environmental Assessments, Chapter 4 and Appendix H, of the Guidebook for the Hawaii State Environmental Review Process, Office of Environmental Quality Control.

Attachments

Developer/Applicant qualifications and financial statements
 Nonprofit documents (if applicable)
 Location map
 Site plan
 Subdivision plan
 Site control documentation
 Flood Insurance Rate Map
 Wastewater approval
 Neighborhood Board minutes
 Environmental review document
 Preliminary financing commitments
 Development schedule
 Preliminary studies

Per12-201H
 05/07

Response from the Department of Community Services

**CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING
APPLICATION FOR OBTAINING CHAPTER 201H, HRS EXEMPTIONS**

C. Period of Affordability _____ years

D. Description of Improvements (type of structures, height, number of parking and loading stalls, recreational space, amenities) _____

IV. APPROVALS

A. Neighborhood Board No. _____ on _____.

B. Status of Other Permits/Approvals Required _____

V. OTHER STUDIES

Attach other studies which may have been prepared for the project, such as market assessment, soil/foundation study, traffic assessment, grading plan.

VI. EXEMPTIONS (detailed list of all exemptions required and citations)

I. PROJECT NAME _____

A. Tax Map Key _____

B. Landowner _____

II. DEVELOPER/APPLICANT INFORMATION

A. Name _____

B. Address _____

C. Principal Contact Person _____

Telephone Number _____

D. Development Team _____

III. PROJECT DESCRIPTION

A. Proposed Project Concept _____

B. No. of Units/Size

	No. of Units	Size (Sq. Ft.)	% Affordable
Studio			
1-Bedroom			
2-Bedrooms			
3-Bedrooms			
Other (please specify)			
Total Units			

Response from the Department of Community Services

Attachments:

- Documentation of Community Approval
- Environmental Review Document
- CEQC Bulletin
- Site Plan
- Landscape Plan
- Typical Floor Plan
- Building Elevations
- Grading Plan
- Outline Specifications
- Detailed List of Exemptions
- Development Budget (if revised)
- Development Schedule (if revised)
- Other Studies

Par3-201H
05/07

Letter to the Department of Design and Construction

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahlili St.
Kailua, HI 96734

March 20, 2007

Department of Design and Construction
Mr. Eugene C. Lee, Director
650 S. King St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Lee:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Ma'i'i (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the Department of Design and Construction

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 788-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov



MUFI HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

May 16, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahlili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road, TMK: 8-7-39:48

Thank you for giving us the opportunity to comment on the above Pre-Consultation.

The Department of Design and Construction has the following comments:

- The project proponent preparing the draft environmental assessment should address how they intend to comply with the City's park dedication regulations or if a statutorily allowed exemption will be invoked. We recommend that the proponents meet with City officials in the Department of Planning and Permitting, Department of Parks and Recreation, and Department of Design and Construction at their earliest convenience regarding park dedication alternatives.

Should you have any questions, please contact Clifford Lau, Chief of our Facilities Division, at 768-8483.

Very truly yours,

Eugene C. Lee, P.E.
Director

ECL:lt (202366)

c: DDC Facilities Division

Letter to the Department of Design and Construction

Response from the Department of Design and Construction



July 2, 2007

Eugene C. Lee, Director
Department of Design and Construction
650 S. King Street
Honolulu, HI 96813

Dear Mr. Lee,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waiānae. HFHLO proposes to develop a self help, 31-unit housing project on the site called Kaukamana Hale, as described in section II (G) in the dEA.

Also attached is a copy of the draft Environmental Assessment for your review and comment. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 4^{FLOOR}
HONOLULU, HAWAII 96813
Phone: (808) 795-4480 • Fax: (808) 523-4887
Web site: www.honolulu.gov



MUFU HAHNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
CHAD L. NYBERG, P.E.
DEPUTY DIRECTOR

August 8, 2007

Ms. Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

Thank you for giving us the opportunity to comment on the above Draft Environmental Assessment.

The Department of Design and Construction (DDC) has the following comments:

- The report DDC received was missing most of the appendices and exhibits, except for the Appendix I, thus hindering our ability to properly review the document. The report would be improved if it included page numbering for easier reference for comments such as these.
- In the item 3 concerning Water Resources, Impact and Mitigation, the word "not" is missing in the text, thus reversing the assumed meaning that was intended.
- Although the DEA refers to a proposed passive recreational area of 8,500 square feet in its plans, it does not indicate precisely how the applicant intends to comply with City park dedication requirements for a subdivision application, or possible State HRS 201 exemption.
- The report is not clear whether fire and emergency vehicles will have an adequate travel-way on the one-way lane through the development. It is also unclear whether there has been adequate planning for fire hydrant service and fire protection for this development in an area particularly vulnerable to wild fires.

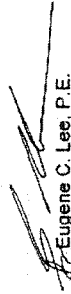
Response from the Department of Design and Construction

Ms. Michelle Lyman
Page 2
August 8, 2007

- DDC would appreciate receiving a copy of the Final Environmental Assessment when it is completed.

Should you have any questions, please contact Clifford Lau, Chief of our Facilities Division, at 768-8483.

Very truly yours,



Eugene C. Lee, P.E.
Director

ECL:it (216851)

c: DDC Facilities Division

Letter to the Department of Facilities Maintenance

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Department of Facilities Maintenance
Ms. Laverne Higa, Director
1000 Uluohia St., Suite 215
Kapolei, HI 96707

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at
87-119 Kaukamana Road (Tax Map Key: 8-7-39-48)

Dear Ms. Higa:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39-48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 sq ft park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawaii, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager, Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the Department of Facilities Maintenance

DEPARTMENT OF FACILITY MAINTENANCE CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 892-5954 • Fax: (808) 892-5857
Website: www.honolulu.gov



MUF HANNEMANN
MAYOR

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER
GEORGE 'NEOKI' MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 07-320

April 13, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Pre-Consultation for Kaukamana Hale Project
87-119 Kaukamana Road (Tax Map Key: 8-7-039-48)

Thank you for the opportunity to provide comments on your proposed project. The Department of Facility Maintenance will not accept ownership or maintenance responsibility for the project's roadways, drainage systems, storm water detention facility and appurtenant facilities. The Homeowner's Association will need to retain ownership and maintenance for these improvements. There is no City-owned infrastructure in that immediate area.

Should you have any questions, please contact Larry Leopardi, Chief of the Division of Road Maintenance, at 484-7600.

Sincerely,

Laverne Higa, P.E.
Director and Chief Engineer

Letter to the Department of Parks and Recreation

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Department of Parks and Recreation
Mr. Lester K.C. Chang, Director
1000 Uluohia St., Suite 309
Kapolei, HI 96707

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Chang:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from the Department of Parks and Recreation

DEPARTMENT OF PARKS AND RECREATION CITY AND COUNTY OF HONOLULU

KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE (808) 692-5951 • FAX (808) 692-5131 • INTERNET: www.honolulu.gov



MUFI HANNEMANN
MAYOR

LESTER K.C. CHANG
DIRECTOR

DANA TAKAMANA
SPORTS DIRECTOR

April 4, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39:48)

Thank you for the opportunity to comment at the Pre-Consultation stage on the proposed Habitat for Humanity Leeward Oahu's Kaukamana Hale Project.

The Department of Parks and Recreation has no comment and as this project will not impact any program or facility of this department you are invited to remove us as a consulted party to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner at 692-5454.

Sincerely,

LESTER K. C. CHANG
Director

LKCC:mk
(207346)

Letter to the Honolulu Fire Department

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili St.
Kailua, HI 96734

February 12, 2007

Chief Kenneth G. Silva
Honolulu Fire Department
636 South Street
Honolulu, Hawaii 96813

Dear Chief Silva:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Request for Concurrence with Determination of No Adverse Effect on Fire
and Emergency Medical Services in Waianae

This is to request your concurrence with our determination that Habitat for Humanity's proposed development project will have "no adverse effect" on the ability of the Honolulu Fire Department to serve the residents of Waianae.

The proposed project will be located at 87-119 Kauhakama Rd. in Waianae (tax map key: 1-8-7-039; 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response from the Honolulu Fire Department

HONOLULU FIRE DEPARTMENT CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUJI HARRERMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

March 2, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Request for Concurrence with Determination of No Adverse
Effect on Fire and Emergency Medical Services
87-119 Kauhakama Road
Waianae, Oahu, Hawaii
Tax Map Key: 8-7-039; 048

In response to your letter dated February 12, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be completed with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903-2, as amended.)

Response from the Honolulu Fire Department

Letter to the Honolulu Fire Department

Ms. Michelle Lyman
Page 2
March 2, 2007



3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:jl

July 2, 2007

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
636 South Street
Honolulu, HI 96813-5007

Dear Mr. Silva,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039-048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

Thank you for your comments of March 2, 2007 regarding Habitat for HFHLO's Kaukamana Hale Project. In response to your comments, Habitat for Humanity Leeward Oahu's Consultant, Jim Nieermann from R.M. Towill Corporation provided the following response:

"An 8-inch water line on Apakee Street provided potable water to the existing homes at the project site via a service lateral through the adjacent lot. The lateral is not contained within an easement. As part of the project, a new easement will be created for the existing lateral, or the main will be extended down Kaukamana Road and a new meter installed to provide direct service to the project lot.

The project site is served by a 1 1/2-inch water meter with a Board of Water Supply (BWS) water allocation for 16 dwelling units. A request for an additional water allocation to serve the planned 31 residential units has been submitted to the BWS. All water infrastructures will be designed to conform to BWS standards.

The 8-inch water line on Apakee Street terminates at a fire hydrant (No. LO5862) located at the intersection with Kaukamana Road located approximately 300 feet away from the project site. In order to provide proper fire protection, the water line may need to be extended down Kaukamana Road to the project site to allow for installation of additional hydrants in compliance with the City & County of Honolulu Fire Code. The Honolulu Fire Department will be consulted during the design phase of the project."

Letter to the Honolulu Fire Department

Response from the Honolulu Fire Department

Mr. Kenneth G. Silva, Fire Chief
Page 2

We would greatly appreciate your review regarding whether this response would alter your comments of March 2, 2007. If possible, please send your comments to us by August 1, 2007. For questions regarding this matter, please do not hesitate to contact Michelle Lyman at 384-1235.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
938 South Street
Honolulu, Hawaii 96813-6007
Phone: 808-723-7138 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUJI HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

July 24, 2007

Ms. Michelle Lyman
Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Draft Environmental Assessment
Proposed Kaukamana Hale Self-Help Housing Project
Tax Map Key: 8-7-038: 048

In response to your letter dated July 2, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Extend the waterline to the project site to allow for the installation of additional on-site fire hydrants for proper fire protection. The on-site fire hydrants shall have a fire flow of 2,000 gpm for a duration of two hours at a residual pressure of 20 psi. (1997 Uniform Fire Code, Section 903.2, as amended.)
3. Submit civil drawings to the HFD for review and approval.

Response from the Honolulu Fire Department

Ms. Michelle Lyman
Page 2
July 24, 2007

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,



KENNETH G. SILVA
Fire Chief

KGS/SK:bn

Letter to the Honolulu Police Department

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili St.
Kailua, HI 96734
February 12, 2007

Chief Boisse Correa
Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813

Dear Chief Correa:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Request for Concurrence with Determination of No Adverse Effect on Police
Services in Waianae

This is to request your concurrence with our determination that Habitat for Humanity's proposed development project will have "no adverse effect" on the ability of the Kapolei and Waianae Stations to serve the residents in District 8.

The proposed project will be located at 87-119 Kaulamana Rd. in Waianae (tax map key: 1-8-7-039: 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response form the Honolulu Police Department

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 522-3111 - INTERNET: www.honolulu.gov



BOISSE P. CORREA
CHIEF

JOHN P. KERR
ASSISTANT CHIEF OF POLICE
SUPPORT SERVICES BUREAU

BS-DK

February 14, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:


This is in response to your letter of February 12, 2007, requesting comments relating to a proposed development plan for the Waianae area by Habitat for Humanity Leeward Oahu.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Moses of District 8 at 692-4253 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By  **JOHN P. KERR**
Assistant Chief of Police
Support Services Bureau

Letter to the Department of Transportation Services



June 28, 2007

Mr. Melvin N. Kaku, Director
Department of Transportation Services
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kaku,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048: 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Response from the Department of Transportation Services

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8350 • Fax: (808) 323-4730 • Email: www.honolulu.gov



MUPI HANNEMANN
MAYOR

MELVIN N. KAKU
DIRECTOR
RICHARD E. TORRES
DEPUTY DIRECTOR

August 2, 2007

TP6/07-215396R

Ms. Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Kaukamana Hale

Thank you for your June 28, 2007 letter, requesting our consultation comments on the subject project. We have the following comments for your consideration as you prepare the environmental assessment (EA):

1. Traffic controls, such as stop signs and pavement markings, should be installed at the entrance of the project loop road to Kaukamana Road.
2. The impact of the project on the public transit system (TheBus and TheHandi-Van) should be discussed.
3. Figure 6, Perimeter Survey Sketch incorrectly identifies Kaukamana Road as Kaukama Road.

We look forward to reviewing the EA. Should you have any questions regarding these comments, please contact Ms. Faith Miyamoto of the Transportation Planning Division at 768-8350.

Sincerely,

MELVIN N. KAKU
Director

Response from the Department of Planning and Permitting

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov



HENRY ENG, FAICP
DIRECTOR
DAVID K. TANIGUE
DEPUTY DIRECTOR
07WW/B016 (TC)
2007/ELOG-447

MAUI HANNEMANN
MAYOR

February 26, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kailihi Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Reply Letter to Inquiry on Environmental Services Availability
Habitat for Humanity Leeward Oahu's Development Project
TMK: 8-7-039: 048

Your letter of February 13, 2007, to Mr. Eric Takamura of the Department of Environmental Services, was forwarded to my office for execution. The municipal sewer system is available and adequate to accommodate the development of 32 new homes and demolition of 16 existing homes. This statement shall not be construed as confirmation of sewer capacity. Sewer capacity reservation can only be made by submittal and approval of a Site Development Master Application for Sewer Connection. This form is attached for your use.

If you have any questions, please contact Ms. Tessa Ching of the Wastewater Branch at 768-8199.

Very truly yours,

Dennis M. Nishimura
Dennis Nishimura
Branch Head

DMN:dj
(518725)
Attachment

Letter to the Department of Planning and Permitting



June 29, 2007

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
650 S. King Street
Honolulu, HI 96813

Attention: Dennis Nishimura/ Tessa Ching
Wastewater Branch

Dear Mr. Eng,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

This letter follows a similar letter dated February 13, 2007. We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations. As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project.

The Department of Planning and Permitting, in their response dated February 26, 2007, stated in regards to sewage capacity:

"The municipal sewer system is available and adequate to accommodate the development of 32 new homes and demolition of 16 existing homes. This statement shall not be construed as confirmation of sewer capacity. Sewer capacity reservation can only be made by submittal and approval of a Site Development Master Application for Sewer Connection."

Letter to the Department of Planning and Permitting

Mr. Henry Eng
Page 2

Habitat for Humanity Leeward Oahu's Consultant, Jim Niemann from
R.M. Towill Corporation provided the following response:

"Wastewater is currently conveyed off-site via an 8-inch gravity lateral located within a sewer easement on the adjacent lot 182 (TMK 8-7-39: 43). The lateral connects to an 8-inch sewer main on Apakee Street which ultimately ties into the City's Waianae Wastewater treatment Plant. Planned site improvements include a gravity collection system tied to the existing sewer lateral. The 8-inch lateral is adequately sized to service the planned 31 residential units. The increased residential use is not expected to have significant impact on the City's wastewater collection and treatment system."

We would greatly appreciate your review regarding whether this response would alter your comments of February 26, 2007. If so, please send your comments to us by August 1, 2007. For questions regarding this matter, please do not hesitate to contact Michelle Lyman at 384-1235.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Attachments

Response from the Department of Planning and Permitting

DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 788-8000 • FACSIMILE: (808) 788-8000
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov



MUIF HANNEMANN
MAYOR

HENRY ENG, FA'CP
DIRECTOR

DAVID K. WANG
DEPUTY DIRECTOR

2007TELOG-1826(GU)

August 3, 2007

Ms. Michelle Lyman
Environmental Planner
Habitat for Humanity
Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

Subject: Preparation Notice for Draft Environmental Assessment
Kaukamana Hale - Waianae
Tax Map Key 8-7-39-48

This responds to your request for preliminary comments on the Draft Environmental Assessment (DEA) being prepared for Kaukamana Hale, a self-help housing project consisting of 31 single-family dwelling units in Waianae.

Upon review of the information provided, the Department of Planning and Permitting (DPP) offers the following comments regarding the information that should be included in the DEA:

1. Section II.C - Project Need - The document states "There will be a total of 93 parking stalls, none of which have been designated as handicapped stalls. Each home site will have parking for two cars and there will be 31 additional on-street parking stalls for visitors". This statement appears to consider the 31 on-street stalls to be for the exclusive use for the project's visitors. The same representation is made under Section III, B, 6. Transportation - "With two on-site parking places and nearly one visitor space per lot, the parking is above normal requirements." Please be advised that on-street parking stalls are for the general public and cannot be counted to meet minimum off-street parking requirements. Guest parking is required to be provided on-site, and the DEA should be revised accordingly.

Response from the Department of Planning and Permitting

Ms. Michelle Lyman
August 3, 2007
Page 2

Ms. Michelle Lyman
August 3, 2007
Page 3

2. Section II.F - Necessary Permits and Approvals
 - a. 201 H Approval - The document indicates that the DPP is the approving agency for the Section 201H application. Please note that while the DPP is responsible for processing the 201H application, the City Council is the approving body for all such projects. The document should be revised accordingly.
 - b. Site Development Division Master Application for Sewer Connection - Although listed as a separate required approval, this is a form that accompanies a Sewer Connection Application.
3. Section II.G - Chapter 201H, Hawaii Revised Statute Approvals - This section of the document cites the following from which exemptions will be sought: Section 4-410 (Lot area, width and depth); Section 5-502 (Streets and highways); Section 5-503 (Private Streets); Section 5-506 (Underground utilities); and Section 5-512 (Planting and Street trees). The source of these section references is not identified. Please be informed, however, that the correct reference for lot area and other zoning exemptions should be the City's zoning code, the Land Use Ordinance (LUO).

The DEA must cite all City ordinances, codes, rules, and their *specific provisions*, from which exemptions will be sought from the City Council.

We note that the document states "Building setbacks are in conformance with the zoning ordinance." However, given that some of the proposed lots will be as small as 2,500 square-feet and 40 feet in width, the DPP recommends that each lot and proposed structure be reviewed to verify compliance with required yard and height setbacks.

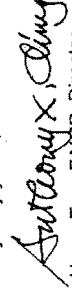
In your transmittal you asked "whether the proposed 201(H) exceptions are sufficient, at this juncture, to secure a building permit". Regarding exemptions from LUO requirements, it is not possible for the DPP to comment further without reviewing the proposed plans. Please be reminded, however, that it is ultimately the responsibility of the applicant to ensure that all necessary exemptions (zoning code and others) are identified in the project's DEA and subsequent 201H application.

4. Section III.B.4 - History and Archaeology - The DEA should include the State Historic Preservation Division's comments on the project's February 2007 Archaeological Assessment Report and Cultural Impact Assessment.
5. Section III.B.8 - Open Space - The document states that the proposed project will have an approximately 8,500-square-foot common area for passive recreation in good weather, and to serve as a drainage basin in inclement weather. Consultation with the DPP's Subdivision Branch is recommended regarding the City's Park Dedication requirements for the project. Should the proposed open space area be insufficient to satisfy those requirements, an exemption from Park Dedication requirements may also be necessary for the project.
6. Section III.B.10 - Infrastructure and Utilities - The DEA should also state whether the proposed lots will be subdivided, and identify all exemptions needed from subdivision requirements. Early consultation with the DPP's Civil Engineering Branch is also recommended on issues related to project drainage, grading, etc.
7. Section IV.B - City and County of Honolulu - The document states that the project site is zoned R-5 Residential District. The DEA should also include the development standards of the district, i.e., height limit, required yards, maximum lot density, etc., which govern the site's development.

Please find attached some frequently asked questions about affordable housing projects and instructions for obtaining exemptions.

We appreciate the opportunity to provide preliminary comments, and look forward to reviewing the DEA. Should you have any questions, please contact Geri Ung of our Urban Design Branch at 768-8034.

Very truly yours,


Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl
Attachments

Doc 555287

Response from the Department of Planning and Permitting

Department of Planning and Permitting
City and County of Honolulu

FREQUENTLY ASKED QUESTIONS ABOUT AFFORDABLE HOUSING PROJECTS PROCESSED UNDER CHAPTER 201H, HAWAII REVISED STATUTES

1. *What is Chapter 201H, Hawaii Revised Statutes (HRS)?*

Chapter 201H, HRS, was enacted into law to provide a process whereby an affordable housing project may be granted exemptions from any statutes, ordinances and rules of any governmental agency relating to planning, zoning and construction standards that do not negatively affect the health and safety of the general public. Prior to this law, the exemption power was contained in Chapter 210G (formerly 201E), HRS, and Chapter 359G, HRS before that. The City and County of Honolulu Department of Planning and Permitting (DPP) administers this law.

2. *What type of exemptions are usually allowed for a 201H project?*

Typical exemptions have included Development (or Sustainable Community) Plan designations and zoning district requirements (e.g., allowing an apartment building in a residential district), parking requirements (e.g., providing fewer stalls than required by the Land Use Ordinance), relief from park dedication requirements, and subdivision requirements (e.g., street design, and overhead utilities instead of underground utilities in a rural area). Additional building height or density exemptions are also typical requests.

3. *What projects are eligible for 201H exemptions?*

Affordable housing projects are eligible if at least half (50 percent) of the units are made affordable to income target groups established by City rules, based on guidelines provided by the U.S. Department of Housing and Urban Development (HUD). The target groups are defined as a percentage (usually 80-140 percent) of the median income for Honolulu as determined by HUD.

Projects must contain at least 50 dwelling units. Projects which are developed only for persons with special living needs are not subject to this requirement. Nonprofit housing organizations which solely develop projects for lower-income purchasers or renters must contain at least 20 dwelling units, or if lower, must obtain a waiver from DPP.

4. *What is the 201H process?*

A developer must submit an application to the DPP and satisfy processing requirements before the application will be accepted. For example, if a project cannot be approved for connection to the public sewer system and no acceptable alternative is proposed, the project will not be accepted for processing. The developer must provide evidence of site control, preliminary plans and a list of all the exemptions sought from various development standards.

Once accepted for processing by the DPP, the plans and requested exemptions are routed to various City agencies for review. Usually, the developer must modify the plans to address agency concerns, after which the DPP will submit the 201H application to the City Council in the form of a resolution, along with its recommendation. The resolution will be assigned to an appropriate City Council committee. This committee will first review the request and then recommend approval, approval with modifications, or disapproval of the exemption request. The resolution is then forwarded to the City Council for a vote. By law, the City Council has 45 days from the date the DPP submits the application to the City Council to act on the matter. If the City Council does not act on the request within 45 days, the exemptions are automatically approved.

5. *What information does a developer need to provide to the DPP in the 201H application?*

The developer will need the following items for 201H exemption project:

- Evidence of ownership or control of the property;
- Preliminary plans, outline specifications, and projected sales prices or rents for the different dwelling unit types;
- Preliminary environmental and planning studies;
- Neighborhood Board minutes demonstrating that residents in the area have been notified of the project;
- Evidence of construction financing;
- Preliminary approval to connect to the City wastewater system; and
- Evidence that the project is not located in a floodplain or tsunami hazard area.

6. *What are the benefits to the developer of a 201H project versus a non-201H project?*

Once the application requirements are met, requested exemptions may be granted by the City Council within 45 days from the date of its receipt of the application. Conventional projects may otherwise have to go through a development plan amendment and/or rezoning process, which can take many months of review and approval by City agencies and the City Council. Developers can also seek relief from development requirements and exactions which can add costs to the project (e.g., parking, park dedication).

7. *How does the general public benefit from 201H projects?*

The construction of affordable housing units is facilitated and expedited.

Response from the Department of Planning and Permitting

8. *What are the opportunities for public input?*

The public may provide input on the project on numerous occasions. The developer must make a presentation notifying the Neighborhood Board of the area affected by the project. Public testimony may be made in writing or in person at the City Council meetings and hearings.

**CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING**
OBTAINING EXEMPTIONS FOR AFFORDABLE HOUSING PROJECTS
Pursuant to Chapter 201H, Hawaii Revised Statutes

PHASE I - PRE-CONSULTATION REQUIREMENTS

Prior to having a project reviewed by DPP for a determination of eligibility, the developer must complete the following:

- A. Obtain control of the project site.
- B. Develop a preliminary project concept (estimated total number of units, rental vs. sales, single-family detached vs. multi-family, mix of affordable vs. market units and period of affordability, etc.) and site plan.
- C. Ascertain market demand for proposed development.
- D. Conduct site analyses and feasibility studies.
- E. Confirm the requirement for preparing and filing a Finding of No Significant Impact or Environmental Impact Statement for the project in compliance with Chapter 343, Hawaii Revised Statutes.
- F. Obtain City/DPP (Wastewater Branch) approval to connect to the municipal sewer system. In the case of alternative treatment systems, obtain the State Department of Health's (DOH) approval of the wastewater disposal method for the proposed project.
- G. Initiate consultations with affected community groups, including Neighborhood Boards and City Councilmember.
- H. Identify potential sources of project financing.
- I. Confirm that the proposed project is not located in a flood plain or tsunami hazard area. If it is, proposed mitigation measures should be identified.

Response from the Department of Planning and Permitting

PHASE II - DETERMINATION OF ELIGIBILITY

The purpose of this phase is to determine whether the project is eligible under Chapter 201H and to identify major concerns relating to development of the project.

A. Preliminary Application

The developer/applicant must complete the *Application for Determination of Eligibility, Chapter 201H, HRS Exemption* and submit the following materials to DPP with the application:

1. Evidence of control of the project site (or right to develop site);
2. Preliminary subdivision map, if applicable;
3. Preliminary site plan (drawn to an appropriate scale);
4. Preliminary list of proposed exemptions;
5. Approval from DPP (Wastewater Branch) to connect to the municipal sewer system or from the DOH for alternative treatment systems;
6. Preliminary commitment letters to finance the project;
7. Experience and financial statements of the developer/applicant;
8. Pre-development studies, including site analyses, feasibility studies and market analysis;
9. Development schedule; and
10. Environmental impact statement, finding of no significant impact or environmental assessment pursuant to Chapter 343, HRS.

B. Development Notification

DPP will notify the developer in writing of project eligibility.

PHASE III - FORMAL PROJECT REVIEW AND PROCESSING

A. If there are no major concerns, the developer will be requested to complete and submit the *Application for Obtaining Chapter 201H, HRS Exemptions* along with all documentation, for DPP review and approval. The developer may be requested to submit additional information.

B. Line Agencies' Review

1. After DPP accepts the *Application for Obtaining Chapter 201H, HRS Exemptions* for processing, the developer will be requested to provide 20 sets of plans and outline specifications to DPP.
2. DPP will coordinate distribution of the plans and exemptions requested among agencies and request written comments from the agencies regarding the proposed project and requested exemptions.
3. Agencies will review the plans and exemptions requested to ensure that the project and exemptions requested do not negatively affect public health and safety.
4. It shall be the responsibility of the developer and/or the project's architect/engineer/consultant to work directly with agencies to address their concerns. Developer's architect/engineer may have to modify plans to address agency comments. (For example, the proposed site plan may need to be rearranged so as to enable private recreation space to be provided on-site).
5. After all agency concerns are satisfied, DPP will prepare the 201H Exemption Request package requesting the City Council's approval of the requested exemptions. The package will typically include preliminary plans, outline specifications, a draft agreement between the City and developer insuring the project is built and operated as presented by the developer, and a draft resolution that itemizes each proposed exemption. The developer must provide 20 sets of plans which reflect all amendments agreed upon during the agencies' review projects for inclusion in the 201H Exemption Request package sent for the City Council's review.

C. City Council Review

1. The City Council has 45 days from the date of its receipt of the 201H Exemption Request package to act on the resolution. The Council may require modifications to the project during the course of its deliberations.
2. The 201H Exemptions Request Package is first reviewed by the Zoning Committee of the City Council. The developer or representative shall be present at all Zoning Committee meetings to make a presentation on the project and respond to any questions or concerns regarding the proposed project.

Response from the Department of Planning and Permitting

3. If approved by the Zoning Committee, a Committee Report recommending adoption of the 201H resolution is referred to the full Council for formal adoption. The developer or representative shall be present at the full Council meeting to respond to any questions or concerns regarding the proposed project.
4. City Council action on the exemption request may take one of the following forms:
 - a. The Council may vote to approve the exemption request.
 - b. The Council may vote to approve the exemption request with conditions, including a time limit on development.
 - c. The Council may vote to deny the exemption requests.
 - d. The Council may choose not to act upon the exemption requests. If no action is taken, the exemption requests are deemed to be approved after the 45-day Council review period lapses.
- D. Project Development Phase
 1. The developer completes final plans and specifications for the proposed project and obtains necessary permit approvals. Project plans must not deviate substantially from the plans approved by the City Council.
 2. The approved resolution should be attached to the building permit application.

Part1A:201H
05/07

- ELIGIBILITY REQUIREMENTS FOR 201H PROJECTS**
- A. ELIGIBLE PROJECTS
- Projects eligible to receive exemptions from development standards must:
1. Provide for economically integrated housing, by stipulation and design, where at least 50% of the units in the project are made affordable to low, moderate and gap group income households; for rental projects the units should be affordable for a period of not less than 25 years; and
 2. Contain at least 50 dwelling units. Projects developed solely for persons with special living needs shall not be subject to this requirement. Projects developed solely for lower-income purchasers or renters by nonprofit housing organizations must contain at least 20 units, or obtain a waiver from the DPP.
- B. AFFORDABILITY REQUIREMENTS
1. Sales prices or rental rates for a minimum of 50% of the total units in the project must be affordable to DPP's target groups. (See the attached schedule for the current income limits of the target groups.)
 2. The total number of units in the proposed project are to be distributed as follows:
 - a. A minimum of 10% of the total number of units in the project must be affordable to lower-income households earning annual incomes which do not exceed 80% of the median income for the City and County of Honolulu, adjusted for family size.
 - b. A minimum of 20% of the total number of units must be affordable to moderate-income households earning annual incomes ranging between 81% and 120% of median income.
 - c. The remaining affordable units required may be affordable to gap group households earning annual incomes ranging between 121% and 140% of median income.
 - d. A maximum of 50% of the total units may be sold or rented at rates determined by the developer, including market rates.
 3. Guideline for affordable rental rates: Sum of monthly rent and utility payments does not exceed 30% of a household's gross monthly income.
 4. Guideline for affordable sales prices: The maximum mortgage amount (sales price minus a maximum down payment of 10%) that can be amortized over 30 years by a monthly payment of principal, interest, and related impounds (property tax, insurance and maintenance fees) that does not exceed 30% of a household's gross monthly income.
 5. Guideline for affordable unit sizes: The sizes of the affordable housing units shall be comparable to the market units.

Part1A:201H
05/07

INCOME LIMITS
(Effective March 2007)

INCOME GROUP	% OF MEDIAN	HOUSEHOLD SIZE							
		1	2	3	4	5	6	7	8
"VERY VERY LOW"	30%	\$ 15,650	\$ 17,900	\$ 20,100	\$ 22,350	\$ 24,150	\$ 25,950	\$ 27,700	\$ 29,500
VERY LOW	50%	\$ 26,100	\$ 29,800	\$ 33,550	\$ 37,250	\$ 40,250	\$ 43,200	\$ 46,200	\$ 49,150
"LOW"	60%	\$ 31,275	\$ 35,775	\$ 40,225	\$ 44,700	\$ 48,250	\$ 51,850	\$ 55,425	\$ 58,975
LOWER	80%	\$ 41,700	\$ 47,700	\$ 53,650	\$ 59,600	\$ 64,350	\$ 69,150	\$ 73,900	\$ 78,650
MEDIAN	100%	\$ 52,125	\$ 59,625	\$ 67,063	\$ 74,500	\$ 80,438	\$ 86,438	\$ 92,375	\$ 98,313
GAP	120%	\$ 62,550	\$ 71,550	\$ 80,475	\$ 89,400	\$ 96,525	\$ 103,725	\$ 110,850	\$ 117,975
UPPER GAP	140%	\$ 72,975	\$ 83,475	\$ 93,875	\$ 104,300	\$ 112,600	\$ 121,000	\$ 129,325	\$ 137,625

FAIR MARKET RENTS
(for information only)

BEDROOMS	STUDIO	1-BDRM	2-BDRM	3-BDRM	4-BDRM
FAIR MARKET RENT (Certificate*) (As of 10/1/06)	\$888	\$1,058	\$ 1,279	\$1,865	\$2,196
PAYMENT STANDARD (Voucher only) (As of 1/01/06)	\$919	\$1,096	\$ 1,325	\$1,932	\$2,275
UTILITY ALLOWANCES (All electric) (1/01/07)	\$ 74	\$ 101	\$ 127	\$ 154	\$ 193
HOME Rents (2/97)					
FMR	\$756	\$904	\$1,064	\$1,438	\$1,556
50%	\$565	\$606	\$ 726	\$ 840	\$ 936
65%	\$715	\$767	\$ 923	\$1,057	\$1,261

* No more certificates after 10/98 (grandfathered)

OCCUPANCY GUIDELINES

UNIT SIZE	STUDIO	1-BDRM	2-BDRM	3-BDRM	4-BDRM
MINIMUM OCCUPANTS	1	1	2	3	4
MAXIMUM OCCUPANTS	2	3	5	7	9

Response from the Department of Planning and Permitting

**CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING
APPLICATION FOR DETERMINATION OF ELIGIBILITY,
CHAPTER 201H, HRS EXEMPTIONS**

- I. PROJECT NAME _____
- II. DEVELOPER/APPLICANT INFORMATION:
- A. Developer/Applicant _____
- B. Address _____
- C. Principal Contact Person _____
Telephone Number _____
- D. Development Experience _____

Project	Units	Sale/Rental	Status

- E. Development Team _____
- III. SITE INFORMATION
- A. Address _____
- B. Tax Map Key _____
- C. Land Area _____
- D. Land Owner _____
- E. General Description (shape, topography) _____

IV. PROPOSED PROJECT DESCRIPTION:

- A. Preliminary Project Concept (intended occupants, and their income levels, sales or rental units) _____
- B. Total No. of Units _____
- C. Number of Affordable Units _____
- D. Period of Affordability _____ Years
- E. Description of Improvements (type of structure, height, unit types, number of parking and loading stalls) _____

F. Proposed Sale Prices/Rental Rates

	<80%	81%-121%	121%-140%	Market
Studio				
1-Bedroom				
2-Bedroom				
3-Bedroom				
4-Bedroom				
Other				

Response from the Department of Planning and Permitting

G. Estimated Development Cost: _____
 Land _____
 Pre-Development Studies _____
 Architectural and Engineering Fees _____
 Site Improvements _____
 Building Construction _____
 Sales/Marketing Expenses _____
 Other _____
 Total Development Cost: _____
 H. Source(s) of Financing: _____

L. Major Environmental Concerns _____

VI. INFRASTRUCTURE
 A. Sewer _____
 B. Water _____
 C. Access _____
 D. Drainage _____

VII. COMMUNITY INPUT
 A. Neighborhood Board No. _____ Date: _____
 B. Other Community Groups/Members _____

V. LAND USE INFORMATION
 A. State Land Use Designation _____
 B. Zoning (LUO) _____
 C. Special District (if applicable) _____
 D. Height Limit _____
 E. Street Setbacks _____
 F. Historic Properties (if applicable) _____
 G. Special Management Area _____
 H. Flood Zone (attach map) _____
 I. Tsunami Inundation Zone _____
 J. Existing Use(s) _____
 K. Surrounding Use(s) _____

VIII. ENVIRONMENTAL REVIEW
 Chapter 343, Hawaii Revised Statutes
 _____ Environmental Impact Statement Required
 _____ Finding of No Significant Impact
 _____ Environmental Assessment
 _____ Not applicable

If the project is not subject to Chapter 343, HRS, the applicant must assess the impacts of the proposed project in accordance with the guidelines for Preparing Environmental Assessments, Chapter 4 and Appendix H, of the Guidebook for the Hawaii State Environmental Review Process, Office of Environmental Quality Control.

Response from the Department of Planning and Permitting

IX. OTHER PERMITS/APPROVALS REQUIRED (please list)

X. MAJOR EXEMPTIONS REQUESTED (please list)

Attachments

- Developer/Applicant qualifications and financial statements
- Nonprofit documents (if applicable)
- Location map
- Site plan
- Subdivision plan
- Site control documentation
- Flood Insurance Rate Map
- Wastewater approval
- Neighborhood Board minutes
- Environmental review document
- Preliminary financing commitments
- Development schedule
- Preliminary studies

Per2-201H
05/07

Letter to the Department of Customer Service

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Department of Customer Services
Mr. Jeff J. Coelho, Director
650 S. King St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39-48)

Dear Mr. Coelho:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39-48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Letter to the Department of Emergency Services



June 28, 2007

Ms. Elizabeth A. Char, M.D., Director
Department of Emergency Services
3375 Koapaka Street Suite H450
Honolulu, HI 96819

Dear Ms. Char,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039;048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

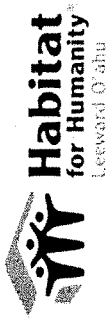
As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Letter to the Department of Environmental Services



Mr. Eric Takamura
Page 2

"Wastewater is currently conveyed off-site via an 8-inch gravity lateral located within a sewer easement on the adjacent lot 182 (TMK 8-7-39: 43). The lateral connect to an 8-inch sewer main on Apakee Street which ultimately ties into the City's Waianae Wastewater treatment Plant. Planned site improvements include a gravity collection system tied to the existing sewer lateral. The 8-inch lateral is adequately sized to service the planned 31 residential units. The increased residential use is not expected to have significant impact on the City's wastewater collection and treatment system."

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. For questions regarding this matter, please do not hesitate to contact me at 384-1235.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

June 29, 2007

Mr. Eric Takamura, Director
Department of Environmental Services
1000 Ulukouia Street, Suite 308
Kapolei, Hawaii 96707

Dear Mr. Takamura,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

This letter follows a similar letter dated February 13, 2007. We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations. As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project.

The Department of Planning and Permitting, in their response dated February 26, 2007, stated in regards to sewage capacity:

"The municipal sewer system is available and adequate to accommodate the development of 32 new homes and demolition of 16 existing homes. This statement shall not be construed as confirmation of sewer capacity. Sewer capacity reservation can only be made by submittal and approval of a Site Development Master Application for Sewer Connection."

Habitat for Humanity Leeward Oahu's Consultant, Jim Niermann from R.M. Towill Corporation stated:

Letter to Hawaiian Electric Company

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Hawaiian Electric Company
900 Richards St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Director:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from Hawaiian Electric Company

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0001



April 16, 2007

Ms. Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahili Street
Kailua, HI 96734

Dear Ms. Lyman:

**Re: Kaukamana Hale Project
87-119 Kaukamana Road
(TMK: 8-7-39:48)**

Thank you for the opportunity to comment on the proposed project, above referenced. Hawaiian Electric Company, Inc. (HECO) has no objections at this time.

Although HECO has existing overhead power lines in the area of the proposed project, they do not appear to be impacted. We would appreciate your efforts to keep us informed of any changes in the project plans. As the project progresses, please continue to keep us informed. We will be better able to evaluate any effects on our system facilities further along in the project's development. We request that development plans show all affected HECO facilities and address any conflicts between the proposed plans and HECO's existing facilities. Please forward the pre-final development plans to HECO for review.

Should it become necessary to relocate HECO's facilities, please submit a request in writing and we will work with you so that construction of the project may proceed as smoothly as possible. Please note that there may be costs associated with any relocation work, and that such costs may be borne by the requestor. Because redesign or relocation of HECO's facilities may cause lengthy delays, upon determination that HECO facilities will need to be relocated, HECO should be notified immediately in order to minimize any impacts on the project schedule. HECO will not be responsible for any delay or damage that may occur as a result of insufficient notice to relocate our facilities.

To coordinate HECO's continuing input in this project, please contact Ken Morikami, Manager, Engineering Department (543-7819) or his designee.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk S. Tomita'.

Kirk S. Tomita
Senior Environmental Scientist

cc: K. Morikami/F. Nakagawa/R. Shiroma
S. Yoshida/B. Watkins

Letter to Hawaiian Telcom

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

March 20, 2007

Hawaiian Telcom
1177 Bishop St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project Located at
87-119 Kaukamana Road (Tax Map Key: 8-7-39-48)

Dear Director:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39-48).

Habitat for Humanity Leeward Oahu (HFHLO) is a non-profit organization that seeks to acquire and develop properties into home sites for low-income families. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area. Sixteen homes, seven of which have been condemned as unsafe to occupy, currently exist on the site. Tenants of the currently-occupied homes all qualify for the new homes, and all intend to participate in the project.

In support of the development, infrastructure facilities to be expanded or improved include access and circulation roadways, drainage systems, water distribution lines, municipal wastewater collection system, and electrical/communications systems. Improvements shall be designed in accordance with the applicable standards of the City and County of Honolulu, Board of Water Supply, State of Hawai'i, and public utility companies.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Map, Site Plan Diagram

Response from Hawaiian Telcom

April 13, 2007

Reply to
HIABY3

Ms. Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili Street
Kailua, HI 96734

Dear Ms. Lyman:

Subject: **Kaukamana Hale Project**


Thank you for the opportunity to review and comment on the **Kaukamana Hale Project**. Please have your consultants forward electrical plans for our review when you are in the design phase of your project.

Installation of telephone ductline system shall conform with the requirements of the Hawaiian Telcom "Standard Specification For Placing Underground Systems" dated March 1999, all subsequent amendments and additions, and all other pertinent Standards for Telephone Construction.

In order for Hawaiian Telcom to provide telecommunication services within your development in a timely manner, a schedule containing the start and completion of the underground support structures to and within your development and the construction of the buildings must be provided.

If you have any questions or require assistance in the future on the development, please call me at 840-1447.

Sincerely,



Paul K. Hanoahano
Network Engineering & Planning

Letter to Waianae Coast Comprehensive Health Center

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahlili St.
Kailua, HI 96734

February 12, 2007

Richard P. Bettini
Executive Director
Waianae Coast Comprehensive Health Center
86-260 Farrington Highway
Waianae, HI 96792-3199

Dear Mr. Bettini:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project-
Request for Concurrence with Determination of No Adverse Effect on
Healthcare Services to Waianae Residents

This is to request your concurrence with our determination that Habitat for Humanity's proposed development project will have "no adverse effect" on the ability of Waianae Coast Comprehensive Health Center to provide services to the residents of Waianae.

The proposed project will be located at 87-119 Kaūkāmāna Rd. in Waianae (tax map key: 1-8-7-039: 048), on a 3.22 acre parcel of land that currently holds 16 residential units, seven of which are uninhabited since they have been condemned as unsafe to occupy. The project will involve the demolition of existing homes and the development of 32 homes to be occupied by residents of the current homes and other low-income families. Community Development Block Grant funds of approximately \$900,000 will be used. Habitat for Humanity Leeward Oahu is preparing an Environmental Assessment in compliance with Chapter 343, Hawaii Revised Statutes, and the Code of Federal Regulations Title 24, Part 58.

Your input is greatly appreciated. If there are any questions, please call me at 384-1235 or Michael Sessions at 368-1819.

Sincerely,

Michelle Lyman

Enc. Site plan, map

Response to Waianae Coast Comprehensive Health Center

WAIANAЕ COAST COMPREHENSIVE
HEALTH CENTER



February 20, 2007

Michelle Lyman
Habitat for Humanity Leeward Oahu
964 Kahlili Street
Kailua, Hawaii 96734

Dear Ms. Lyman:

SUBJECT: Habitat for Humanity Leeward Oahu's Development Project
Request for Concurrence with Determination of No Adverse
Effect on Healthcare Services to Waianae Residents

The Waianae Coast Comprehensive Health Center concurs that the Habitat for Humanity's proposed development project will have "no adverse effect" on the ability of the Health Center to provide services to the residents of Waianae.

If further assistance is needed, please contact me at 696-1457.

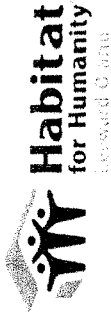
Sincerely,

RICHARD P. BETTINI, MPH, MA
Chief Executive Officer

RPB:
hd

Letter to Senator Colleen Hanabusa

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734



May 3, 2007

Senator Colleen Hanabusa
21st Senatorial District
Hawaii State Capitol, Room 409
415 South Beretania St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Senator Hanabusa:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Ma'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wa'ianae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

June 26, 2007

Ms. Colleen Hanabusa
21st Senatorial District
Hawaii State Capitol, Room 409
415 South Beretania Street
Honolulu, HI 96813

Dear Ms. Hanabusa,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Letter to Waianae Valley Homestead Community Association

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 788-7176 • FAX: 768-7792



IUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

June 25, 2007

May 3, 2007

Ms. Pikake Pelekai, President
Waianae Valley Homestead Community Association
85-1175 Kumaipo Street
Waianae, Hawaii 96792

Waianae Valley Homestead Community Association
Ms. Pikake Pelekai, President
85-1175 Kumaipo St.
Waianae, HI 96792

Dear Ms. Pelekai,

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39; 48)

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039;048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc.

The City and County of Honolulu is providing funding to Habitat for Humanity Leeward Oahu, Inc. to reimburse them for their acquisition of 87-119 Kaukamana Road, Waianae, Hawaii 96792. Habitat proposes to develop a self help 31-unit housing project on the site called Kaukamana Hale.

Habitat is preparing an Environmental Assessment (EA) for the proposed project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI). As part of the HRS and NEPA scoping process, enclosed is our "work in progress" describing Habitat's plan.

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. Questions regarding this matter may be directed to Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Enclosure: Draft Environmental Assessment

cc: Ms. Patty Teruya, Chairperson
Waianae Neighborhood Board
Ms. Aulani Ahmad, President
Princess Kahanu Estates Hawaii Homes Association
Mr. Herbert Hew Len, President
Waianae Kai Homestead Association
Mr. Kamaki Kanahale III, President
Nanakuli Hawaiian Homestead Community Association

Enc. Tax Map Key, Site Plan Diagram

Sincerely,

Michelle Lyman

Dear Ms. Pelekai:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in MB'ili (Tax Map Key: 8-7-39; 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Waianae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Letter to Nanakuli Hawaiian Homestead Community Association

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 735-7165 • FAX: 735-7752



IUFU HANNEMANN
MAYOR

June 25, 2007

Mr. Kamaki Kanahele III, President
Nanakuli Hawaiian Homestead Community Association
89-237 Kauhahi Avenue
Nanakuli, Hawaii 96792

Dear Mr. Kanahele III,

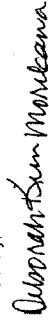
Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc.

The City and County of Honolulu is providing funding to Habitat for Humanity Leeward O'ahu, Inc., to reimburse them for their acquisition of 87-119 Kaukamana Road, Waianae, Hawaii 96792. Habitat proposes to develop a self help 31-unit housing project on the site called Kaukamana Hale.

Habitat is preparing an Environmental Assessment (EA) for the proposed project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI). As part of the HRS and NEPA scoping process, enclosed is our "work in progress" describing Habitat's plan.

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. Questions regarding this matter may be directed to Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Enclosure: Draft Environmental Assessment

cc: Ms. Pikake Pelekai, President
Waianae Valley Homestead Community Association
Ms. Aulani Ahmad, President
Princess Kahanu Estates Hawaii Homes Association
Mr. Herbert Hew Len, President
Waianae Kai Homestead Association
Ms. Patty Teruya, Chairperson
Waianae Neighborhood Board

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

Nanakuli Hawaiian Homestead Community Association
Mr. Kamaki Kanahele III, President
89-237 Kauhahi Avenue
Nanakuli, HI 96792

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Kanahele:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wai'anae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to Waianae Neighborhood Board

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 736-7752 • FAX: 736-7752



IUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SPICER-ADVISOR

June 22, 2007

May 3, 2007

Ms. Patty Teruya, Chairperson
Waianae Neighborhood Board
P.O. Box 2308
Waianae, Hawaii 96792

Waianae Neighborhood Board
Ms. Patty Teruya, Chairperson
P.O. Box 2308
Waianae, HI 96792

Dear Ms. Teruya,

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39; 48)

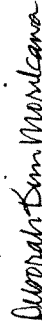
Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039;048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc.

The City and County of Honolulu is providing funding to Habitat for Humanity Leeward Oahu, Inc., to reimburse them for their acquisition of 87-119 Kaukamana Road, Waianae, Hawaii 96792. Habitat proposes to develop a self help 31-unit housing project on the site called Kaukamana Hale.

Habitat is preparing an Environmental Assessment (EA) for the proposed project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI). As part of the HRS and NEPA scoping process, enclosed is our "work in progress" describing Habitat's plan.

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. Questions regarding this matter may be directed to Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Enclosure: Draft Environmental Assessment

cc: Ms. Pihake Pelekai, President
Waianae Valley Homestead Community Association
Ms. Aulani Ahmad, President
Princess Kahanu Estates Hawaii Homes Association
Mr. Herbert Hew Len, President
Waianae Kai Homestead Association
Mr. Kamaki Kanahele III, President
Nanakuli Hawaiian Homestead Community Association

Enc. Tax Map Key, Site Plan Diagram

Sincerely,

Michelle Lyman

Dear Ms. Teruya:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Ma'i'i (Tax Map Key: 8-7-39; 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Waianae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Letter to Princess Kahanu Estates Hawaii Homes Association

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 511 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 736-7162 • FAX 736-7192



41UFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

June 25, 2007

Ms. Aulani Ahmad, President
Princess Kahanu Estates Hawaii Homes Association
85-105 Laanui Street
Nanakuli, Hawaii 96792

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

Princess Kahanu Estates Hawaii Homes Association
Ms. Aulani Ahmad, President
85-105 Laanui St.
Nanakuli, HI 96792

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39. 48)

Dear Ms. Ahmad:

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-038/048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc.

The City and County of Honolulu is providing funding to Habitat for Humanity Leeward O'ahu, Inc. to reimburse them for their acquisition of 87-119 Kaukamana Road, Waianae, Hawaii 96792. Habitat proposes to develop a self help 31-unit housing project on the site called Kaukamana Hale.

Habitat is preparing an Environmental Assessment (EA) for the proposed project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI). As part of the HRS and NEPA scoping process, enclosed is our "work in progress" describing Habitat's plan.

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. Questions regarding this matter may be directed to Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Enclosure: Draft Environmental Assessment

cc: Ms. Pikahe Pelekai, President
Waianae Valley Homestead Community Association
Ms. Patty Teruya, Chairperson
Waianae Neighborhood Board
Mr. Herbert Hew Len, President
Waianae Kai Homestead Association
Mr. Kamaki Kanahale III, President
Nanakuli Hawaiian Homestead Community Association

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Ma'ili (Tax Map Key: 8-7-39. 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wa'anae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Letter to Wai'anae Kai Homestead Association

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 768-7762 • FAX 768-7792



UFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

June 25, 2007

Mr. Herbert Hew Len, President
Wai'anae Kai Homestead Association
86-303 Hokupaa Street
Wai'anae, Hawaii 96792

May 3, 2007

Wai'anae Kai Homestead Association
Mr. Herbert Hew Len, President
86-303 Hokupaa St.
Wai'anae, HI 96792

Dear Mr. Len,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc.

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Hew Len:


We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Ma'ili (Tax Map Key: 8-7-39: 48).

The City and County of Honolulu is providing funding to Habitat for Humanity Leeward Oahu, Inc., to reimburse them for their acquisition of 87-119 Kaukamana Road, Wai'anae, Hawaii 96792. Habitat proposes to develop a self help 31-unit housing project on the site called Kaukamana Hale.

Habitat is preparing an Environmental Assessment (EA) for the proposed project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI). As part of the HRS and NEPA scoping process, enclosed is our "work in progress" describing Habitat's plan.

If you would like to have your comments published in the final EA, please send your comments to us by August 1, 2007. Questions regarding this matter may be directed to Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Enclosure: Draft Environmental Assessment

cc: Ms. Pikeke Peleka'i, President
Wai'anae Valley Homestead Community Association
Ms. Aulani Ahmad, President
Princess Kahanu Estates Hawaii Homes Association
Ms. Patty Teruya, Chairperson
Wai'anae Neighborhood Board
Mr. Kamaki Kanahale III, President
Nanakuli Hawaiian Homestead Community Association

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to Representative Maile S. L. Shimabukuro



June 26, 2007

Ms. Maile S. L. Shimabukuro
45th Representative District
Hawaii State Capitol, Room 406
415 South Beretania Street
Honolulu, HI 96813

Dear Ms. Shimabukuro,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waiānae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

Representative Maile S.L. Shimabukuro
45th Representative District
Hawaii State Capitol, Room 406
415 S. Beretania St.
Honolulu, HI 96813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Representative Shimabukuro:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Waiānae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to Councilmember Todd K. Apo



June 26, 2007

Mr. Todd K. Apo, District 1 Councilmember
Honolulu Hale
530 S. King Street, Room 202
Honolulu, HI 96813

Dear Mr. Apo,

Subject: Draft Environmental Assessment for the Proposed Kaukamana Hale
Self-Help Housing Project – TMK: 8-7-039:048; 3.215 Acres
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)

We are preparing an Environmental Assessment (EA) for the proposed Habitat for Humanity Leeward Oahu, Inc. (HFHLO) Kaukamana Hale Project to comply with Chapter 343, Hawaii Revised Statutes (HRS), and with the National Environmental Policy Act (NEPA) of 1969 through the Federal Department of the Interior (DOI) because the U.S. Department of Housing and Urban Development, through the City and County of Honolulu, is loaning \$900,000 of CDBG funds to HFHLO towards the acquisition of the project site. The draft EA will also address the National Historic Preservation Act, the Endangered Species Act, and other Federal statutes, rules and regulations.

As part of the Chapter 343, HRS and NEPA scoping process, we are requesting your consultation in regards to the proposed project. As shown in the attached map, the proposed activity involves an approximately 3.215 acre parcel of land in Waianae. HFHLO proposes to develop a self help, 31-unit, housing project on the site called Kaukamana Hale.

Please comment as to whether the proposed project may have an impact on any of your existing or proposed projects, plans, policies or programs. If possible, please respond by August 1st, 2007. Please do not hesitate to contact me at 384-1235 if you need any additional information or have any questions.

Sincerely,

Michelle Lyman, Environmental Planner
Habitat for Humanity Leeward Oahu, Inc.
964 Kahili Street
Kailua, Hawaii 96734

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

State Council of Hawaiian Homestead Associations
Mr. Anthony Sang, Chairman
33 S. King St., Suite 520
Honolulu, HI 36813

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39: 48)

Dear Mr. Sang:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39: 48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wai'anae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Letter to the Waianae Public Library

Michelle Lyman
Habitat for Humanity Leeward O'ahu
964 Kahili St.
Kailua, HI 96734

May 3, 2007

Waianae Public Library
Ms. Faith Arakawa, Branch Manager
85-625 Farrington Hwy.
Waianae, HI 96792

SUBJECT: Pre-Consultation for Habitat for Humanity Leeward Oahu's Kaukamana Hale Project
Located at 87-119 Kaukamana Road (Tax Map Key: 8-7-39-48)

Dear Ms. Arakawa:

We are in the process of preparing an Environmental Assessment for the proposed Kaukamana Hale housing development. As part of the scoping process, we are writing to consult with your agency regarding the proposed project. As shown on the enclosed map, the project will be located on an approximately 3.215-acre parcel of land located at 87-119 Kaukamana Road in Mā'ili (Tax Map Key: 8-7-39-48).

This project will include the demolition of twelve residential units that currently exist on the site. Nine of these units are currently occupied, but the other three have been condemned by the City as unsafe. As shown on the enclosed site plan design, improvements to the site will include 31 single-family homes, 62 off-street parking spaces, 31 on-street parking spaces, and an 8,500 ft² park area.

Habitat for Humanity Leeward O'ahu (HFHLO) is a non-profit organization whose mission is to develop property into home sites for low-income families. To qualify for a home, a household must have an income that is 50% of Hawaii's median or lower. All of the current tenants will be able to qualify. Although the other project participants have not been selected yet, the majority are expected to be families from Wai'anae. The current tenants have been informed that they will need to relocate during the course of the project, and \$8,000 has been allocated to each family as part of a Relocation Assistance Plan. HFHLO will provide a zero interest mortgage program, so the anticipated payment will be from \$575 to \$750 per month for lot and house.

We seek your comments as to whether the proposed project may have an impact on any of your existing proposed projects, plans, policies, or programs. Your input is greatly appreciated. Please contact me at 384-1235 or Project Manager Michael Sessions at 368-1819 if you have any questions.

Sincerely,

Michelle Lyman

Enc. Tax Map Key, Site Plan Diagram

Appendix J

Agency Comments to the
Draft Environmental Assessment

Response to DEA from the DAGS



LINDA LINGLE
GOVERNOR

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

JAN - 3 2008

RUSS K. SAITO
COMPTROLLER
BARBARA A. ANNS
DEPUTY COMPTROLLER
(P)1012.8

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
115 SOUTH KING STREET, 5 FLE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 768-7757 • FAX 768-7759



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

Mr. Michael Sessions, Project Manager
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Subject: Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamauna Hale
TMK (1) 8-7-039-048

Thank you for the opportunity to review the Draft Environmental Impact Statement. This proposed project does not directly impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Ernest Y. W. Lau of the Public Works Division at 586-0486.

Sincerely,

RUSS K. SAITO
State Comptroller

c: Mr. Laurence K. Lau, OFQC
Ms. Debbie Morikawa, Dept. of Community Services

January 16, 2008

Mr. Russ K. Saito
State Comptroller
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Saito:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamauna Hale - TMK (1) 8-7-039-048

Thank you for your comment letter, dated January 9, 2008, concerning the subject DEA.

We acknowledge that the Department of Accounting and General Services has no comment at this time.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the DBEDT

LINDA LINGLE
GOVERNOR

ANTHONY J.H. CHING
EXECUTIVE OFFICER



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, Hawaii 96804-2359
Telephone: 808-567-3822
Fax: 808-567-3827

December 24, 2007

Ms. Deborah Kim Morikawa, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Ms. Kim:

Subject: Comments on Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale - TMK: (1) 8-7-039:048

We acknowledge receipt of your letter dated December 3, 2007, regarding the above subject DEA.

Pursuant to §205-3.1(c), Hawaii Revised Statutes, and given the location, scope, and nature of the proposed activity, we defer to the judgment of the City and County of Honolulu in this matter. We have no further comments to offer at this time.

Thank you for the opportunity to comment on the subject project. Please feel free to contact me at 587-3822, should you require clarification or any further assistance.

Sincerely,

ANTHONY J. H. CHING
Executive Officer

Response to DBEDT

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 768-7757 • FAX 768-7752



MUIFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

January 9, 2008

Mr. Anthony J.H. Ching, Executive Officer
Department of Business, Economic Development & Tourism
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Mr. Ching:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale - TMK (1) 8-7-039:048

Thank you for your comment letter, dated December 24, 2007, concerning the subject DEA.

We acknowledge that the Department of Business, Economic Development & Tourism, Land Use Commission, will defer to the judgment of the City and County of Honolulu in this matter and has no additional comments at this time.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Director

DKM/mrg

Response to DEA from the DOE

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7702 • FAX: 768-7792



MUIR HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

January 7, 2008

Ms. Patricia Hamamoto, Superintendent
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

Dear Ms. Hamamoto:

Subject: Response to Comments on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039:048

Thank you for your comment letter, dated December 31, 2007, regarding the subject DEA. The following responds to your comments in the order in which they were presented:

1. The Final Environmental Assessment (FEA) will include a discussion of the impacts of the proposed project to educational facilities.
2. We understand that, under Act 245, the Kaukamana Hale project will be required to pay a school impact fee, prior to the issuance of building permits. Habitat for Humanity Leeward Oahu, Inc.'s Project Manager will be contacting Mr. George Casen of the Department of Education's, Facilities Development Branch, to further discuss the fees required to mitigate the impacts of enrollment growth generated by the proposed project.
3. At this time, Habitat for Humanity Leeward Oahu, Inc. is proposing to provide a zero interest mortgage program, so the anticipated land and house payment for the proposed homes will be from \$575 to \$750 per month for lot and house.

We appreciate your participation in the environmental review process. Your comment letter and this response will be included in the FEA. Should you have any questions or concerns regarding this matter, please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Deborah Kim Morikawa
Director

DKM:rg

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96824

OFFICE OF THE SUPERINTENDENT

December 31, 2007

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

SUBJECT: Draft Environmental Assessment (DEA) for the proposed Kaukamana Hale Project, Habitat for Humanity, Leeward Oahu, Inc., (1) 8-7-039:048

The Department of Education (DOE) has reviewed the Draft Environmental Assessment (DEA) for the proposed Kaukamana Hale Project.

Please add a discussion under Section III, C, 8 of the DEA which discusses impacts of the project to educational facilities.

As the DOE related to you in our July 31, 2007, consultation letter, the 2007 Legislature passed Act 245 that established school impact fees and is in the process of being implemented. Under this new law, it is probable that the project will be required to pay an impact fee. We currently do not know the amount of the fee per residential unit. As discussed in our earlier response letter, you would be required to pay the impact fee prior to the issuance of building permits. Please contact the DOE to schedule a meeting to discuss the fees required to mitigate the impacts of enrollment growth generated by this project.

We also request more detailed information on the general price range for each house plan.

Should you have any questions, please call George Casen of the Facilities Development Branch at 733-4862. Very truly yours,

Patricia Hamamoto
Patricia Hamamoto
Superintendent

PH:jmb

cc: Randolph Moore, Assistant Superintendent
Diane Kashiwa, Public Works Administrator, FDB
Mamo Carreira, CAS - Campbell/Kapolei/Waianae Complex Areas
✓ Debbie Kim Morikawa, Director, Department of Community Services, C&C of Honolulu

Response to DEA from the DHHL



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

December 14, 2007

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P. O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Thank you for the opportunity to review the draft Environmental Assessment report on the proposed Kaukamana Hale, a self-help single family residential project, in Waianae, Oahu. The Department of Hawaiian Home Lands has no comments.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

Michael A. Kane
Michael A. Kane, Chairman
Hawaiian Homes Commission

Michael A. Kane

c: Department of Community Services
City and County of Honolulu

Response to the DHHL

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792



MUTI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

December 24, 2007

Mr. Micah A. Kane, Chairperson
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Kane:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039:048

Thank you for your comment letter, dated December 14, 2007, concerning the subject DEA.

We acknowledge that the Department of Hawaiian Home Lands has no comment at this time.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the DOT

LINDA LINGLE
GOVERNOR



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

December 26, 2007

Mr. Michael Sessions
Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Subject: Kaukamana Hale
Draft Environmental Assessment (DEA)
TMK: 8-7-039; 048

We have the following comment on the subject family housing project as presented in the Draft Environmental Assessment (Draft EA):

- Our Highways Division staff determined that based on the location and size of the subject project, the project itself will not adversely impact our State highway facilities.

We appreciate the opportunity to provide our comments.

Very truly yours,

Francis Paul Keene
BRENNON T. MORIOKA, PH.D., P.E.
Acting Director for Transportation

c: Debbie Kim Morikawa, Department of Community Services

BRENNON T. MORIOKA
ACTING DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENE
SHARAH SEROUCH

IN REPLY REFER TO:

STP 8.2723

Response to the DOT

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7752 • FAX: 768-7792



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

January 9, 2008

Brennon T. Morioka, Ph.D., P.E.
Acting Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Morioka:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039;048

Thank you for your comment letter, dated December 26, 2007, concerning the subject DEA.

We understand that the Department of Transportation, Highways Division has determined that "the project itself will not adversely impact our State highway facilities."

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa

Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the Office of Hawaiian Affairs

PHONE (808) 594-1866



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

FAX (808) 594-1865

Michael Sessions
Habitat for Humanity Leeward O'ahu Inc.
January 2, 2008
Page 2

January 2, 2008

Michael Sessions, Project Manager
C/o Susan J. Hughes, Executive Director
Habitat for Humanity Leeward O'ahu Inc.
P.O. Box 498
Wai'anae, HI 96792

HRD07/3414

Thank you for the opportunity to comment. If you have further questions, please contact Sterling Wong (808) 594-0248 or e-mail him at sterlingw@oha.org.

Sincerely,

Handwritten signature of Clyde W. Nani'o in black ink.

Clyde W. Nani'o
Administrator

C: Debbie Kim Morikawa, Director
City and County of Honolulu
Department of Community Services
715 South King Street, Suite 311
Honolulu, HI 96813

RE: Request for comments on the Draft Environmental Assessment for Habitatat for Humamity Leeward O'ahu's Kaukamana Hale in Wai'anae, O'ahu, TMK: (1) 8-7-039:048

Dear Constance Kiriu,

The Office of Hawaiian Affairs (OHA) is in receipt of the Draft Environmental Assessment for the Kaukamana project, which calls for the development of 31 affordable, single-family homes on 3.215 acres in Wai'anae. OHA offers the following comments.

We will rest on the applicant's assurances that should iwi kupana or Native Hawaiian cultural or traditional deposits be found during the construction of the homes, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

In addition, we request that the applicant incorporate native plants in to the landscaping plans for this project. Landscaping with native plants furthers the traditional Hawaiian concept of mālama 'āina and creates a more Hawaiian sense of place.

Response to the Office of Hawaiian Affairs

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • PHONE: 768-7762 • FAX: 768-7792



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

January 14, 2008

Mr. Clyde W. Nāmūʻo, Administrator
Office of Hawaiian Affairs
711 Kapiʻolani Blvd., Suite 500
Honolulu, Hawaii 96813

Dear Mr. Nāmūʻo:

Subject: Response to Comments on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oʻahu, Inc. (HFHLO)
Kaukamana Hale – TMK (1) 8-7-039;048

Thank you for your comment letter, dated January 2, 2008, concerning the subject DEA. The following responds to your comments in the order in which they were presented:

1. In the event that iwi kūpuna, or Native Hawaiian cultural or traditional deposits, are found during the construction of homes, work will cease and immediate archeological consultation with the Department of Land and Natural Resources, State Historic Preservation Division will occur in accordance to Chapter 6E, Hawaiʻi Revised Statutes and Title 13, Subtitle 13, Chapter 300, Hawaiʻi Administrative Rules.
2. Habitat for Humanity Leeward Oʻahu, Inc. will consider incorporating native plants into the landscaping plans for the proposed project.

In closing, we appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Final Environmental Assessment. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the Hawaii Public Housing Authority

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
P. O. BOX 17907
Honolulu, Hawaii 96817

December 17, 2007

CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

IN REPLY REFER TO:
07.CMS/0293

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P. O. Box 498
Waiānae, Hawaii 96792

Dear Mr. Sessions:

Subject: Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK: (1) 8-7-039.048

Thank you for your letter dated December 3, 2007 regarding the proposed
Kaukamana Hale Project.

We have no comments on the Draft Environmental Assessment for the above
project.

Should you have any questions, please call Mr. Derek H. Fujikami, Construction
Management Section Chief, at 832-6020.

Sincerely,

Chad K. Taniguchi
Executive Director

c: Ms. Debbie Kim Morikawa, Director
City & County of Honolulu
Dept of Community Services

Response to the Hawaii Public Housing Authority

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7752 • FAX: 768-7752



MUJI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. GOTO
SENIOR ADVISOR

December 24, 2007

Mr. Chad Taniguchi, Executive Director
Department of Human Services
Hawaii Public Housing Authority
P. O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Taniguchi:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039.048

Thank you for your comment letter, dated December 17, 2007, concerning the
subject DEA.

We acknowledge that the Department of Human Services, Hawaii Public
Housing Authority has no comment at this time

Your comment letter and this response will be included in the Final
Environmental Assessment. We appreciate your participation in the environmental
review process. Should you have any questions or concerns regarding this matter
please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the Board of Water Supply

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



December 6, 2007

Mr. Michael Sessions, Project Manager
C/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Subject: The Draft Environmental Assessment for Habitat for Humanity Leeward Oahu, Inc., Kaukama Hale. TMK: 8-7-39.48

The existing water system cannot provide adequate fire protection and water service in accordance with our Water System Standards. Our standards require a fire hydrant to be located within 175 linear feet of single-family developments and provide a flow of 1000 gallons per minute. The nearest fire hydrant is located approximately 350 linear feet away. Therefore, the developer will be required to extend the existing water main at the intersection of Apaake Street and Kaukama Road to the proposed development and install a fire hydrant. The construction drawings should be submitted for our approval.


However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,


KEITH S. SHIDA
Principal/Executive
Customer Care Division

cc: Ms. Debbie Morikawa, Department of Community Services

MUFI HANNEMANN, Mayor
RANDALL Y. B. CHUNG, Chairman
SAMUEL HATA
ROBERT K. CLINDOFF
MARC C. TILKER
JANES T. NICA, Esq. Office
BRENDON T. MORIKAWA, Esq. Office
CLIFFORD P. LUM,
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

Response to the Board of Water Supply

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 738-7762 • FAX 766-7759



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. GOTO
SENIOR ADVISOR

December 28, 2007

Mr. Keith S. Shida, Principal Executive
Customer Care Division
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Dear Mr. Shida:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukama Hale – TMK (1) 8-7-039.048

Thank you for your comment letter, dated December 6, 2007, concerning the subject DEA. We have the following response:

We acknowledge that the existing water system cannot provide adequate fire protection and water service in accordance with the Board of Water Supply's Water System Standards. Habitat for Humanity Leeward Oahu, Inc.'s architect is currently consulting with Mr. Robert Chun of your department to further evaluate the situations and the Honolulu Fire Department will also be consulted during the design phase of the project.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the DDC

DEPARTMENT OF DESIGN AND CONSTRUCTION CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 708-8480 • Fax: (808) 523-4567
Web Site: WWW.DDC.CITYOFHONOLULU.HI



MUFI HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

January 2, 2008

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Subject: Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK: (1) 8-7-039.048

Thank you for giving us the opportunity to comment on the above Draft Environmental Assessment.

The Department of Design and Construction has the following comments:

- A sewer connection application should be submitted to the Department of Planning and Permitting
- Our comments to this project remain the same as in our pre-consultation comment letter of May 16, 2007, and our Draft environmental Assessment (DEA) comment letter of August 8, 2007. Appendix H of the December 2007 re-publication of the DEA fails to provide a written response to our comments from the previous solicitation, as required by Hawaii Revised Statutes (HRS), Chapter 343

Should you have any questions, please contact Craig Nishimura, Deputy Director, at 768-8461.

Very truly yours,

Eugene C. Lee, P.E.
Director

ECL:it (239221)
c
Dept. of Community Services –
Debbie Kim Morikawa
DDC Wastewater Division
DDC Facilities Division

Response to the DDC

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7162 • FAX: 768-7162



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
ERNEST Y. MARTIN
DEPUTY DIRECTOR

January 23, 2008

Mr. Eugene C. Lee, P.E.
Director
Department of Design and Construction
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Response to Comments on the Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039.048

Thank you for your comment letters, dated January 2, 2008, and August 8, 2007, concerning the subject Draft Environmental Assessment (DEA). We have the following responses:

1. Habitat for Humanity Leeward Oahu, Inc. (HFHLO) will commence the process of submitting a Site Development Master Application for Sewer Connection to the Department of Planning and Permitting.
2. HFHLO will commence the process of submitting an exemption from park dedication standards under the provisions of Hawaii Revised Statutes 201(H).
3. Exterior walls of all planned structures will be located within 150 feet from the private road that provides access through the project site. The private road is designed to provide 20 feet of clear travel way for emergency vehicles. A total of three fire hydrants are spaced at 300 foot intervals along the private road.

Site construction plans will be designed in accordance with water services standards for fire protection, as prescribed by the Board of Water Supply. The final decision on water availability will be confirmed when HFHLO submits the building permit application for approval.


Civil drawings will be submitted to the Honolulu Fire Department Fire Prevention Bureau for review and approval.

Response to the DDC

Mr. Eugene C. Lee, P.E.
January 23, 2008
Page 2

Your comment letter and this response will be included in the Final Environmental Assessment (FEA). We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the DFM

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 766-3343 • Fax: (808) 766-3361
Website: www.honolulu.gov



MUFI HANNEMANN
MAYOR

CRAIG I. NISHIMURA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER
GEORGE "KEEKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 08-10

January 9, 2008

Mr. Michael Sessions, Project Manager
Habitat for Humanity Leeward Oahu, Inc.
P. O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

Subject: Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale, 87-119 Kaukamana Road

Thank you for the opportunity to review and comment on the DEA dated December 2007 for the proposed Kaukamana Hale self help single-family residential project of 31 dwellings.

We have no comments to offer as the improvements proposed in the DEA are within privately-owned property and will have negligible impact on our facilities and operations. It is our understanding that the project roadway, drainage system and other roadway improvements will be privately-owned and maintained and will not be dedicated to or maintained by the City.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

CRAIG I. NISHIMURA, P.E.
Acting Director and Chief Engineer

c: Department of Community Services ✓

Response to DFM

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SCULMING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 759-7162 • FAX 768-7752



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

January 16, 2008

Mr. Craig Nishimura, P.E.
Acting Director and Chief Engineer
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707

Dear Mr. Nishimura:

Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039.048

Thank you for your comment letter, dated January 9, 2008, concerning the subject DEA.

We acknowledge that the Department of Facility Maintenance has no comment at this time.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,

Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the Department of Parks and Recreation

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
PHONE: (808) 768-3003 • FAX: 768-3053 • INTERNET: www.co.honolulu.hi.us



MUFI HANNEMANN
MAYOR

LESTER K. C. CHANG
DIRECTOR

DANA L. TAKAHARA-DIAS
DEPUTY DIRECTOR

December 12, 2007

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P. O. Box 498
Waianae, Hawaii 96792

Dear Mr. Sessions:

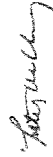
Subject: Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale-TMK (1) 8-7-039:048

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to Habitat for Humanity's Kaukamana Hale project.

The Department of Parks and Recreation has no comment and as the proposed project will not impact any program or facility of the department, you are invited to remove us as a consulted party to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,


LESTER K. C. CHANG
Director

LKCC:mik
(239239)

cc: Ms. Debbie Kim Morikawa, Director, Department of Community Services

Response to the Department of Parks and Recreation

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7752 • FAX: 768-7792



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

December 21, 2007

Mr. Lester K.C. Chang, Director
City and County of Honolulu
Department of Parks and Recreation
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Dear Mr. Chang,

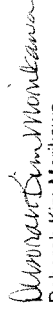
Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039:048

Thank you for your comment letter, dated December 12, 2007, concerning the subject DEA.

We acknowledge that the Department of Parks and Recreation has no comment at this time.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from the Honolulu Fire Department

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

656 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



NA'I HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

Mr. Michael Sessions, Project Manager
Page 2
December 28, 2007

excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Acting Battalion Chief William H. Melemai III of our Fire Prevention Bureau at 723-7151.

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity Leeward Oahu, Inc.
P.O. Box 498
Waianaa, Hawaii 96792

Dear Mr. Sessions:

Subject: Draft Environmental Assessment
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale
Tax Map Key: 8-7-039: 048

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SY:jl

cc: Deborah Kim Morikawa, Department of Community Services ✓

In response to a letter from Deborah Kim Morikawa of the City and County of Honolulu's Department of Community Services dated December 3, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with for all new construction:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
 2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.
- On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in

Response to the Honolulu Fire Department

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7162 • FAX: 768-7192



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

January 15, 2008

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
636 South Street
Honolulu, HI 96813-5007

Dear Mr. Silva:

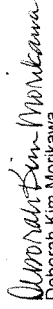
Subject: Response to Comment on the Draft Environmental Assessment (DEA)
Habitat for Humanity Leeward Oahu, Inc.
Kaukamana Hale – TMK (1) 8-7-039:048

Thank you for your comment letters, dated December 28, 2007, concerning the subject DEA. We have the following response:

1. Exterior walls of all planned structures will be located within 150' from the private road that provides access through the project site. The private road is designed to provide 20' of clear travel way for emergency vehicles. A total of three fire hydrants are spaced at 300' intervals along the private road.
2. Site construction plans will be designed in accordance with water services standards for fire protection, as described by the Board of Water Supply. The final decision on water availability will be confirmed when the building permit application is submitted for approval.
3. Civil drawings will be submitted to the Honolulu Fire Department Fire Prevention Bureau for review and approval.

Your comment letter and this response will be included in the Final Environmental Assessment. We appreciate your participation in the environmental review process. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Response to DEA from Ms. Cynthia Rezendes

Mr. Michael Sessions, Project Manager
December 17, 2007
Page Two

Cynthia K. L. Rezendes
87-149 Maipela Street
Wai'anae, HI 96792-1154
(808) 696-0131
Email: Rezendes@aol.com

December 17, 2007

Mr. Michael Sessions, Project Manager
c/o Ms. Susan J. Hughes, Executive Director
Habitat for Humanity, Leeward O'ahu, Inc.
P.O. Box 498
Wai'anae, Hawaii 96792

Subject: **Draft Environmental Assessment**
Habitat for Humanity, Leeward O'ahu, Inc.
Kaukamana Hale - TMK (1) 8-7-039-048

Dear Mr. Sessions:

Thank you for the opportunity to provide comments regarding the proposed housing project that is being planned in Ma'ili, Wai'anae, O'ahu.


My questions and comments are:

1. The parking spaces talked about are different on page 1 versus page 7. Which one is correct? With a projection of approximately 150 residents in 31 homes even seven additional parking places will make a difference (86 versus 93).
2. Where is the safe walking area since there are no sidewalks in the project and cars will be allowed to park on the roadway?
3. What are the school impacts? I know that it is believed the people will come from Wai'anae but is there a projection since many of the current residents on the property probably do not have kids? Has anyone talked to the Ma'ili Elementary School principal?
4. When the EA talks about estimated total project cost of \$2,400,000, how does that compare with \$5,000,000 for the estimated construction cost for the project? Is this in addition or part of the \$5,000,000?

5. Lastly, in Appendix E, Figure 2, the survey may not be valid since the surveyor identified the road as Kaukama Road and not Kaukamana Road.

While I agree that there needs to be more affordable housing made available, the projects must be done so as to not only provide housing but to enhance the quality of life for the new homeowners along with the nearby neighbors.

Sincerely,



Cynthia K.L. Rezendes
Wai'anae Resident

cc: Ms. Debbie Kim Morikawa, Director

Response to Ms. Cynthia Rezendes

DEPARTMENT OF COMMUNITY SERVICES CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE 768-7752 • FAX 768-7752



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
MARK K. OTO
SENIOR ADVISOR

Ms. Cynthia K. L. Rezendes
December 28, 2007
Page 2

245 and is in the process of being implemented. Under this new law, the Kaukamana Hale project will be required to pay an impact fee, most likely prior to the issuance of building permits. We should have a better idea on the amount of the fee by the time your Draft Environmental Assessment (DEA) is circulated."

December 28, 2007

Ms. Cynthia K. L. Rezendes
87-149 Maipela Street
Waianae, Hawaii 96792-3154

Dear Ms Rezendes:

Subject: Request to Respond to Comments
Habitat for Humanity Leeward Oahu, Inc. (HFHLO)
Kaukamana Hale – TMK (1) 8-7-039:048

Thank you for your comment letter, dated December 17, 2007, concerning the subject DEA. The following responds to your comments in the order in which they were presented:

1. There will be a total of 86 parking stalls. As stated in the DEA, "Off-street parking requirements are 2 stalls per unit plus 1 stall per 1000 square feet over 2,500 square feet (ROH Section 21-6). None of the units are over 2,500 square feet. Each unit has a 20'x20' concrete parking pad to accommodate 2 cars per unit. Additionally, 24 'on-street' parking stalls are provided along the private driveway within the condominium property regime (CPR)." Page 1 will be changed to reflect that total.
2. Your concerns are noted; however, at this time there is no plan to incorporate sidewalks.
3. A letter was sent to the Department of Education (DOE) on June 29, 2007, asking for their comments on the impacts, if any, the proposed project would have on the agency's existing or proposed projects, plans, policies or programs. The DOE responded with the following comment:

"The Department of Education (DOE) has reviewed your request for comments regarding your proposed self-help housing project in Waianae. The 2007 Legislature passed a bill establishing school impact fees. The bill became Act

4. The total cost of the project is estimated to be \$7,400,000. The land acquisition cost was \$2,400,000, which HFHLO obtained with a Rural Community Assistance Corporation (RCAC) loan for \$1,500,000 and a Community Development Block Grant (CDBG) loan from the City and County of Honolulu for \$900,000. In addition to the acquisition cost, the preliminary estimated construction cost for the proposed project is \$5,000,000. Changes will be made in the DEA to reflect the total land acquisition and construction amount.

5. Your concern has been noted and we will inform the surveying company of this error.

In closing, we appreciate your participation in the environmental review process. Your comment letter and this response will be included in the Final Environmental Assessment. Should you have any questions or concerns regarding this matter please call Mr. Michael Shiroma at 768-7751 or Randall Goto at 768-7756.

Sincerely,


Deborah Kim Morikawa
Director

DKM:rg

Appendix K

Phase I

Environmental Site Assessment



From:

MPI, LLC
 P.O. Box 3673
 Honolulu, Hawaii 96811
 Phone 808.286.2222

DATE: May 22, 2006
 INVOICE # 6003
 FOR: ESA Services

Bill To:

Mr. Michael Sessions
 Habitat for Humanity
 c/o Innovative Housing Solutions
 91-080 Hanua Street
 Kapolei, Hawaii 96707

May 19, 2006

Mr. Michael Sessions
 Habitat for Humanity
 1136 Union Street Mail, Suite 510
 Honolulu, Hawaii 96813

RE: Phase I Environmental Site Assessment Report
 87-119 Kaukamana Road, Waianae, Hawaii 96792
 TMK: 1-8-7-039:048
 MPI Project Number: 6E003

Dear Mr. Sessions,

Mid Pacific Industries, LLC (MPI) is pleased to provide the results of our Phase I Environmental Site Assessment of the vacant parcels located at 87-119 Kaukamana Road, Waipahu, Hawaii. This assessment was authorized and performed in general accordance with the requirements of ASTM Standard E 1527-05.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to Habitat for Humanity. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (808)536-3038.

Sincerely,
MID PACIFIC INDUSTRIES, LLC

Michael Polkinghorn
 Michael Polkinghorn, PG
 Principle Manager

Mid Pacific Industries, LLC • P.O. Box 3673 • Honolulu, Hawaii 96811 • 808.536.3038 • kinghorn@hawaiienvi.net

DESCRIPTION	AMOUNT
87-119 Kaukamana Road Phase I ESA	
ESA Lump Sum Fee	\$2,500.00
Asbestos Samples 163 each x \$25.00 each	\$4,075.00
Lead TCLP	\$375.00
Total Arsenic	\$100.00
Sub Total	\$ 7,050.00
Tax	\$ 293.70
TOTAL	\$ 7,343.70

Make all checks payable to MPI, LLC and Remit to the above address.
 If you have any questions concerning this invoice, contact: Michael Polkinghorn
 at 808.286.2222 or email kinghorn@verizon.net, ALOHA and:

THANK YOU FOR YOUR BUSINESS!

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EXECUTIVE SUMMARY

Mid Pacific Industries, LLC (MPI) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-05 for the Vacant Parcels located at 87-119 Kaukamana Road (TMK 1-8-7-039; Parcel: 048), Waianae, Hawaii 96792 (the "Property"). The Property consists of 3.22 acres of land that is currently developed with residential housing. The area also has an auto scrap yard on it.

The Phase I ESA is designed to provide Habitat for Humanity with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for ESAs: Phase I ESA Process.

The Property is situated within an agricultural/residential area in Waianae, Hawaii. The Property is bound to the north by residential single family homes, and vacant land, and Kaukamana Road; to the east by Kaukamana Road, residential, and vacant land; to the south by residential, a chicken coupe and further south more residential; and to the west a drainage ditch, residential, Kuluupuni Street, residential single family homes, Farrington Highway, and the Pacific Ocean. Based upon topographic map interpretation and site observations, groundwater flow beneath the Property is inferred to be in a western direction, toward the ocean.

There are 12 homes currently on the site in various states of disrepair. It is our understanding the homes were constructed in the 1930's and moved to the site in or around 1959. Several homes have asbestos and arsenic containing building materials in them. Based upon the construction date the homes also have lead containing paint in them. Trained workers should be used in the areas identified as having hazardous materials in them for any planned renovations or demolitions. Additionally one tenant operates an automobile salvage yard on the east and southwest areas of the site. Approximately 30 derelict autos, batteries, tires, and other car parts are located throughout these areas.

MPI obtained and reviewed a database report from Environmental Data Resources for the Property and the surrounding area. Based on the database report, no sites were identified as potential concerns to the Property. No sites were identified as being located within the prescribed search radii.

Conclusions

MPI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the future 87-119 Kaukamana Road Site. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the Property. Tires, batteries, derelict automobiles require proper disposal or recycling in accordance with Federal, State, and Local guidelines. Leakage from the autos may have impacted the soil at the site. The impact is expected to be minimal. Stained soils should be removed and disposed of in accordance with State and Local guidelines.

Recommendations

Based on the findings of this ESA, MPI recommends that the tenant operating the auto salvage yard remove the derelict autos and associated items. If the operation is to continue, the autos should be placed upon asphalt, concrete or some other impermeable surface. When the autos are removed areas exhibiting signs of oil, gas, or antifreeze leakage should be over excavated and disposed of in accordance with State and Local guidelines. Additionally asbestos and arsenic containing building materials should be removed and disposed of from the buildings prior to any renovations or demolitions by trained personnel.

1.0 INTRODUCTION

Mid Pacific Industries, LLC (MPI) was retained by Habitat for Humanity to conduct a Phase I Environmental Site Assessment (ESA) of the Parcel located at 87-119 Kaukamana Road TMK: (1)-8-7-039;048, Waianae, Hawaii 96792 (the "Property"). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On April 26, 2006, Michael Polkinghorn a representative of MPI conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. MPI's investigation also included review of aerial photos, reconnaissance of adjacent properties, background research, and review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

MPI contracted Environmental Data Resources Inc. (EDR) of Milford, Connecticut, to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

1.1 Purpose and Scope of Services

This Phase I Environmental Site Assessment (ESA) was performed to determine if the site is subject to recognized environmental conditions (as defined by ASTM Standard E 1527-05) in connection with the Property. As used in this ESA, the phrase "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

MPI understands that the findings of this study will be used by Habitat for Humanity to evaluate a pending financial transaction in connection with the Property. The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. MPI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

The assessment included records review, interviews and reconnaissance to evaluate whether such conditions exist in connection with the property. The protocol utilized for this Phase I ESA was in general accordance with the requirements of ASTM Standard E 1527-05 as specified in the assessment contract. This report includes documentation to support the analysis, opinions and conclusions as presented. Authorization to perform this assessment was in accordance with MPI Proposal 6012 dated April 14, 2006.

No other warranties are implied or expressed.

1.2 Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. MPI believes that the information obtained from the record review and the interviews

Based on the soil survey maps published by the USDA Soil Conservation Service (1972), the Property is mapped as Mokuieia Clay. This series consists of well-drained soils along the coastal plains on the islands of Oahu and Kauai. These soils formed in recent alluvium deposited over coral sand. They are shallow and nearly level. Elevations range from nearly sea level to 100 feet. The annual rainfall amounts to 15 to 40 inches on Oahu and 50 to 100 inches on Kauai. The mean annual soil temperature is 74° F. Mokuieia soils are geographically associated with Hanalei, Jaucas, and Keaau soils.

This soil occurs as small areas on the coastal plains. It is nearly level. Included in mapping were small areas of Jaucas soils; small areas of very deep, well-drained soils in drainage ways; and small areas of poorly drained clay soils underlain by reef limestone.

In a representative profile the surface layer is very dark grayish-brown clay loam about 16 inches thick. The next layer, 34 to more than 48 inches thick, is dark-brown and light-gray, single-grain sand and loamy sand. The surface layer is neutral in reaction, and the underlying material is moderately alkaline.

Permeability is moderate in the surface is slow. Runoff is very slow, and the erosion hazard is no more than slight. The available water capacity is about 1.8 inches per foot in the surface layer and about 1.0 inches per foot in the subsoil. In places roots penetrate to a depth of 5 feet or more. Workability is difficult because of the sticky, plastic clay. This soil is used for sugarcane and pasture.

The Island of Oahu consists of two extinct shield volcanoes, Waianae and Koolau. Waianae, the older volcano, forms the western approximately one third of the island. Koolau is believed to have been active after Waianae became extinct. Koolau forms the eastern two thirds of Oahu. The project site is located in an area dominated by stream and lagoon deposits which overlie the volcanic formations.

3.2.3 Hydrology

According to Technical Report Number 179 "Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii" prepared by the Water Resources Research Center, University of Hawaii the Property is located in the Waianae Aquifer system which is part of the Waianae Aquifer sector. The system includes an unconfined basal aquifer where fresh water is in contact with seawater and the water in is in the upper surface of the saturated aquifer in sedimentary (nonvolcanic) lithology. The groundwater is currently used however it is considered neither a drinking water source or ecologically important. The groundwater contains moderate salinity (1,000 to 5,000 mg(Cl-) and is irreplaceable with a high vulnerability to contamination. This aquifer is underlain by a confined aquifer or unconfined aquifer with indistinguishable compartments. Ground water in this aquifer is considered of potential use, it is neither considered a drinking source or ecologically important, moderate salinity (1,000 to 5,000 mg(Cl-)), is considered replaceable with a low vulnerability to contamination.

The nearest surface water in the vicinity of the Property is the Pacific Ocean located approximately ½ mile west of the Property. No settling ponds, lagoons,

surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation. A man made drainage ditch borders the west side of the property. The ditch was dry at the time of the site visit and appeared to be filled with debris from the surrounding vegetation.

3.2.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 1500010100C, the Property is located in the 500 year Flood Zone.

3.3 Historical Use Information

Based on the review of reasonable ascertainable historical information, prior to 1959 the site was used as agricultural. According to the site manager, Alethea Haasenritter the homes were originally Damon Tract Homes that were moved to the site. This was corroborated by records searches at the Honolulu Real Property Tax Office. Their records show that 17 homes were at on time located on the site with construction dates ranging from 1930 to 1933. In 1959 a relocation permit was granted and apparently the homes were all moved to the site in or around 1959.

3.3.1 Aerial Photographs

Available aerial photographs dated 1949, 1970, 1977, 1988, and 1999 from R.M. Towill Corporation were reviewed for this ESA. The photographs are discussed below:

Date: 1949

Scale: 7200'

Photo I.D. No.: R.M. Towill 82-5

Description: The 1949 aerial photograph depicts the Property as what appears to be agricultural. The site is vacant with chicken coupe or warehouse structures located to the north, south east, and west.

Date: 1970

Scale: 8,500'

Photo ID: R.M. Towill 1362-3

Description: The 1970 aerial photograph depicts the Property as developed. There are 17 separate structures located on it. The 12 existing structures of today appear to be present.

Date: 1977

Scale: 12,200'

Photo ID: R.M. Towill 7320-9

Description: The 1977 aerial photograph depicts the Property as developed with 16 structures. The surrounding area shows what appears to be residential development.

Date: 1988

Scale: 6,100'

Photo ID: R.M. Towill 8528-50

Description: The 1988 aerial photograph depicts the Property as developed with 13 homes. A subdivision immediately west of the site has been developed.

Date: 1999
Scale: 7,500'
Photo ID: R.M. Towill 9091-6
Description: The 1999 aerial photograph depicts the Property and surrounding area with conditions representative of current conditions. One home appears to be demolished. No derelict automobiles are noted on the site.

No recognized environmental conditions are evident on the Property in the photographs reviewed.

3.3.2 Fire Insurance Maps

EDR/Sanborn had no coverage for this area of Oahu, Hawaii. A copy of their letter of no coverage is found in the appendix.

3.3.3 City Directories

Historical City directories were not available for the site.

3.3.4 Chain of Title

A 50-year chain-of-title was not provided for this study. Historical use of the Property was researched using other standard historical sources.

3.3.5 Additional Environmental Record Sources

No previous reports or studies were provided for this site.

3.3.6 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North: North of the Property appears to have been used for agricultural purposes up to or around the mid 1950's when residential housing appears to have begun development. No indications of recognized environmental conditions were noted.

South: South of the Property appears to have been used for agricultural purposes up to or around the mid 1950's when residential housing appears to have begun development. No indications of recognized environmental conditions were noted.

East: East of the Property has been used as agricultural land until the 1960's. The area shows residential development beginning around the 1970's.

West: Historically, west of the Property appears to have been used for agricultural purposes up to or around the mid 1950's when residential housing appears to have begun development. No indications of recognized environmental conditions were noted.

4.0 SITE RECONNAISSANCE

The Property was inspected by Michael Polkinghorn on April 26, 2006. The weather at the time of the site visit was clear and sunny. The site was open and readily accessed.

4.1 General Site Characteristics

4.1.1 Solid Waste Disposal

Currently Horizon disposal service provides service twice a week. There were two 5 yard dumpsters located on the east side of the site. There were no large amounts of trash or debris on the site and no indication of hazardous material disposal was noted during MPI's reconnaissance.

4.1.2 Surface Water Drainage

An open storm drain borders the west property boundary of the site which discharges to the municipal stormwater management system.

4.1.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

4.1.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the on-site reconnaissance.

4.1.5 Additional Site Observations

No additional relevant general site characteristics were observed.

4.2 Potential Environmental Conditions

4.2.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

Evidence of the use of hazardous materials or wastes was observed on the Property.

4.2.1.1 Unlabeled Containers and Drums

Several unlabeled containers or drums were observed during the site reconnaissance in the workshop area of the site (Building K). The drums and containers appeared to all be automotive type fluids, such as oil, antifreeze, etc. It is MPI understands that the tenant of this Space is in the process of properly disposing of all of these materials.

4.2.1.2 Disposal Locations of Regulated/ Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews. It was noted that many car batteries are scattered around the site around buildings F and K. These batteries must be recycled in accordance with State and Local guidelines. It is MPI's understanding that the tenant of this Space is in the process of properly disposing of all of these materials.

4.2.2 Evidence of Releases

No obvious indications of hazardous materials or petroleum product releases, such as stained areas or stressed vegetation, were observed during the site reconnaissance. Areas in and around the derelict automobiles showed signs of surface soil staining. These areas should be graded off when new construction begins and disposed of in accordance with State guidelines.

4.2.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – "Non-PCB" transformer
- 50 ppm-500 ppm – "PCB-Contaminated" electrical equipment
- Greater than 500 ppm – "PCB" transformer

According to Hawaiian Electric Company (owner of the transformers servicing the area) no PCB containing transformers are in the area.

4.2.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance. Approximately 30 derelict autos are located on the west and southeast area of the lot. Tires are also noted to be scattered throughout these areas. It is MPI's understanding that the tenant of this Space is in the process of properly disposing or recycling of all of these materials.

4.2.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of pits, ponds, lagoons, sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

4.2.6 On-Site ASTs and USTs

No evidence of aboveground or underground storage tanks was observed during the site reconnaissance or reported during interviews.

4.2.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the Property.

4.2.8 Drinking Water

The Property is connected to the city water supply provided by City and County of Honolulu Board of Water Supply. According to Safe Drinking Water Branch representative, the drinking water supplied to the site is within state and Federal standards, including lead and copper.

4.2.9 Additional Hazard Observations

A sewage line was noted to be located along the north roadway that accesses the homes. The line appeared to have leaks at the clean out stations along the line. Wet spots were noted in the soil around the clean outs at the time of inspection.

4.2.10 Asbestos-Containing Materials (ACM)

In accordance with the Scope of Services, MPI has conducted a demolition asbestos survey was conducted of the 12 existing structures located on the site. The objective of this visual survey was to document the presence of asbestos containing materials. Based on the date of construction of the homes (1930-1933) there is a potential that ACM was used in construction materials.

The survey consisted of noting sampling all observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos.

No building plans or specifications, which may be useful in determining areas likely to have used ACM, were made available for review. The following table represents a summary suspect ACM observed in this facility.

163 asbestos samples were collected and analyzed. Some of the Units had multiple layers of roofing. The majority of the materials sampled were floor coverings and roofing. Asbestos containing building materials were determined to be present in the following units:

1. Unit A: Bedroom and hallway floor covering.
2. Unit B1 Stainless steel sink undercoat.
3. Unit B2 Kitchen floor covering, stainless steel sink undercoat, and roofing.
4. Unit D1/D2: Beige floor coverings.
5. Unit F Roofing.
6. Unit K Roofing and black floor tile.
7. Unit M Yellow floor covering.

Please refer to Appendix E for a detailed spread sheet of the survey and a removal cost estimate for the asbestos containing materials. Sample results are included in the Appendix E also. These asbestos materials must be removed prior to demolition activities by asbestos trained workers.

4.2.11 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 PicoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones implies the Property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L.

4.2.12 Lead-Based Paint / Arsenic

Due to the date of construction (1930-1933), lead-based paint may be present in the 12 structures located on the site. In accordance with the Scope of Services, MPI has conducted sampling of the expected waste stream of painted surfaces

at the Property. Representative amounts of painted surfaces from each building were collected and composited for a TCLP lead analysis. The samples were collected and analyzed in accordance with EPA SW-846. The results of the analysis demonstrate that lead will not leach from the debris at a rate greater than 5 mg/L. The actual analysis results were 1.9 mg/L. The painted construction debris may be disposed of as general construction debris. A copy of the TCLP results can be found in Appendix E. Lead trained workers should be used to perform demolition or renovation operations on the homes. Respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the established OSHA permissible exposure limits (PEL).

Compressed wood product type panels were found in the units several units of the site. Arsenic is often added to the compositional matrix of these materials as an insecticide. The panels were tested for total arsenic. The result of the sample indicates that arsenic is present at approximately 1,300 mg/kg. These materials are not regulated for disposal. Compressed wood products are exempted by EPA from disposal restrictions. The arsenic content does however create a hazard to workers removing them. Respiratory protection must be worn by the workers until representative exposure documentation indicates that airborne arsenic levels are below the established OSHA permissible exposure limits (PEL). Trained workers should be used to remove these panels.

5.0 INTERVIEWS

Instructions as to the location of the property, an explanation of the property, and access to the site were provided by Mr. Mike Sessions and Alethea Haasenritter. Interviews were conducted with persons as noted in the following table. Pertinent information reported by the interviewed parties is discussed in appropriate sections of the report. Interviews were conducted with the following individuals.

NAME	FUNCTION	EMPLOYER	DATE	CONTACT
Alethea Haasenritter	Site Representative	Tenant	4-26-06	(808) 284-6153
Findings: Ms. Haasenritter explained the previous use of the site and provided access.				
Ben Tabbal	Owner	Site Owner	5-11-06	ben@mahalo realty.com
Findings: Stated he has owned the site for over 20 years. Mr. Tabbal could not really offer any site history and stated the site has been used as a home site since he has owned.				
Edgar Gamiao	Aerial photography contact	RM Towill Corporation	5-9-06	In person
Findings: See section 3.3.1				
Receptionist	DOH HEER Office	DOH HEER Office	4-24-06	(808) 586-4249
Findings: No records available for the site.				
Kenneth G. Silva	Fire Dept. Chief	CCH Fire Department	5-5-06	Letter
Findings: Pending.				
Andrew Keith	PCB Transformer Status	Hawaiian Electric, Company	5-5-06	Letter
Findings: Transformers in the area are non PCB containing.				

6.0 FINDINGS AND CONCLUSIONS

6.1 Findings

6.1.1 On-Site Environmental Conditions

Some on-site environmental conditions were identified that were considered likely to impact the Property. Derelict autos and auto parts including fluids, tires, and batteries were noted through out the east and southwest areas of the site. These items must be removed and disposed of or recycled in accordance with pertinent regulations. Areas where automobile fluids have leaked should be over excavated and the soils should be disposed of in accordance with State and Local guidelines

6.1.2 Off-Site Environmental Conditions

No off-site environmental conditions were identified that were considered likely to impact the Property.

6.1.3 Previously Resolved Environmental Conditions

No historical recognized environmental conditions were identified in connection with the Property during the course of this assessment.

6.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Property during the course of this assessment.

6.2 Opinion

It is our understanding that the tenant with the autos placed across the site is in the process of clearing them off the site. Alethea Haasenritter also stated that they are in the process of removing the tires and batteries on the site for recycling. It is expected that contamination to the soil would be surficial and only require minimal clean up. If Habitat for Humanity is expected to remove these items from the site the cost will increase the project budget.

6.3 Conclusions

MPI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the future 87-119 Kaukamana Road Site. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the Property. Tires, batteries, derelict automobiles require proper disposal or recycling in accordance with Federal, State, and Local guidelines. Leakage from the autos may have impacted the soil at the site. The impact is expected to be minimal. Stained soils should be removed and disposed of in accordance with State and Local guidelines. Asbestos, lead paint and arsenic containing building materials are found in several structures on the site.

6.4 Recommendations

Based on the findings of this ESA, MPI recommends that the tenant operating the auto salvage yard remove the derelict autos and associated items. If the operation is to continue, the autos should be placed upon asphalt, concrete or some other impermeable surface. Additionally asbestos, lead paint, and arsenic containing building materials

should be removed from the buildings prior to any renovations or demolitions by trained personnel.

6.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-05, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.3.

7.0 REFERENCES

Reports, Plans and Other Documents Reviewed:

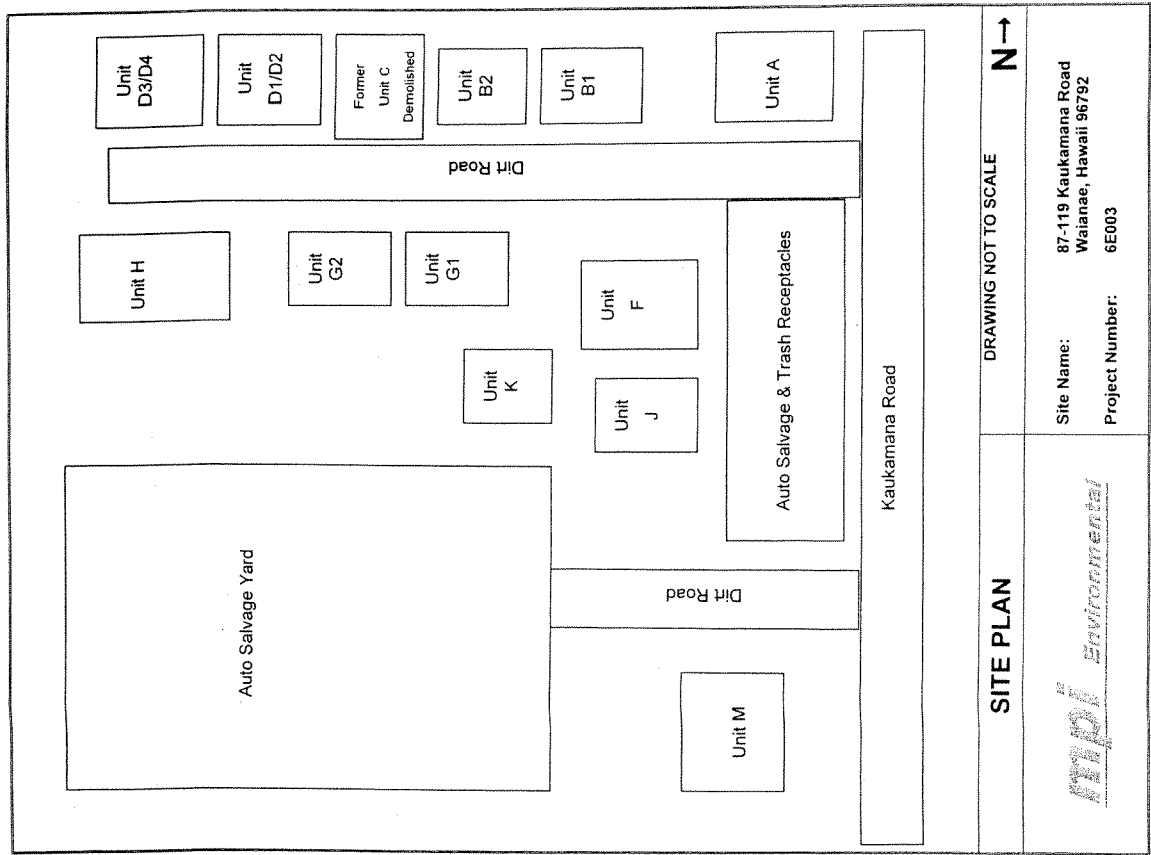
- EDR Radius database report
- Radon information EPA website
- Ownership - www.honolulupropertytax.com
- USGS - 7.5 Minute Topographic Quadrangle of Honolulu, HI, 1983, photo revised 1998.
- Volcanoes in the Sea, MacDonald, Abbott, Peterson, University of Hawaii Press, 2nd Edition 1986
- USDA Soil Survey of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii 1972.
- Technical Report Number 179 "Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii" prepared by the Water Resources Research Center, University of Hawaii 1990.
- R.M. Towill Corporation – Aerial Photo Review, Edgar Gamiao (808) 843-1122

Agencies Contacted:

- State of Hawaii Department of Health, Solids and Hazardous Waste Branch, RCRA, LUST, and UST files.
- State of Hawaii Department of Health, Hazard Evaluation and Emergency Response Office.
- City and County of Honolulu Real Property Tax Office.
- City and County of Honolulu Building Department
- City and County of Honolulu Fire Department
- Hawaiian Electric Company

APPENDIX A
SITE VICINITY MAP
SITE PLAN
SITE TOPOGRAPHIC MAP

**APPENDIX B
FIRE INSURANCE MAPS**





Linking Technology with Tradition®



Sanborn® Map Report

Ship To: Michael Polkinghorm
 MPI, LLC
 P.O. Box 3673
 Honolulu, HI 96811

Order Date: 4/28/2006 **Completion Date:** 4/28/2006

Inquiry #: 1664477.3

P.O. #: 6E003

Site Name: Habitat for Humanity

Address: 87-119 Kaukamana Road

City/State: Waianae, HI 96792

Cross Streets:

Customer Project: Kaukamana Road
 9013167BRU 808-536-3038

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

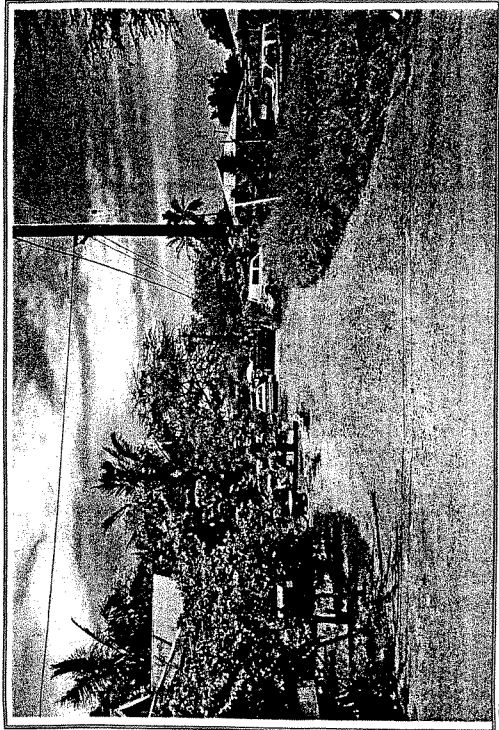
APPENDIX C

SITE PHOTOGRAPHS

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources, reasonably available to Environmental Data Resources, Inc. It cannot be concluded from the information provided herein for the purposes of this report. Environmental Data Resources, Inc. does not warrant the accuracy, completeness, or reliability of the information provided herein. Environmental Data Resources, Inc. is not liable for any errors or omissions, negligence, accident or any other cause, for any loss of environmental risk levels or risk codes provided in this Report. Purchaser accepts this Report as is. Any analysis, estimates, or forecasts provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

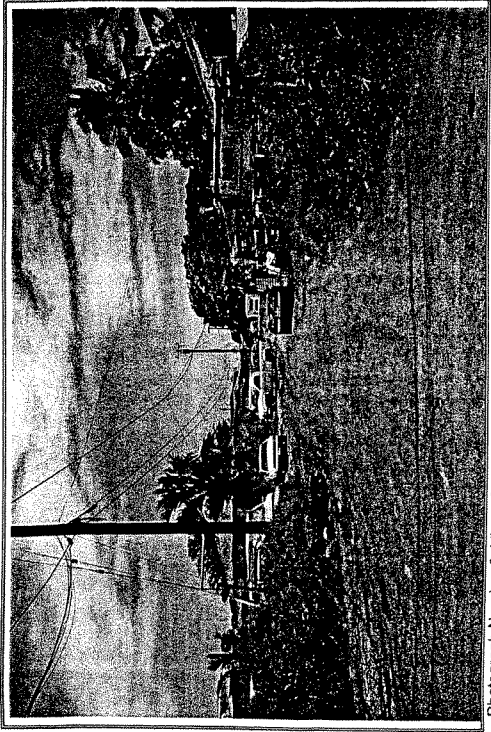
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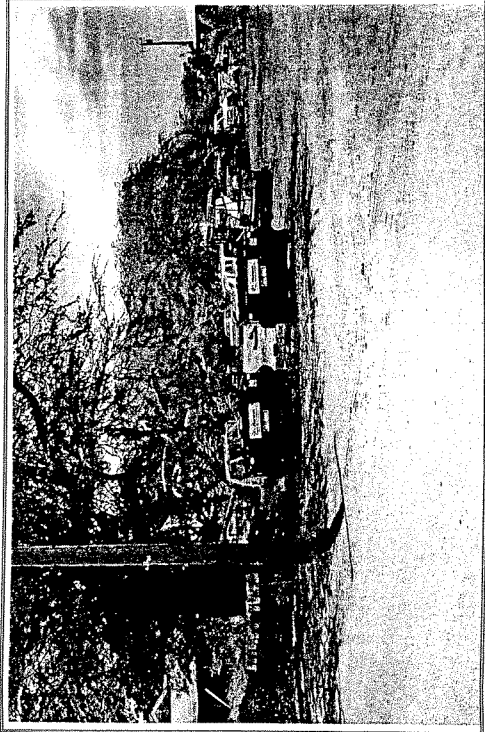
Photograph Number 1: South side of the site. The road accesses the auto salvage yard. View from Kaukamana Road looking west.



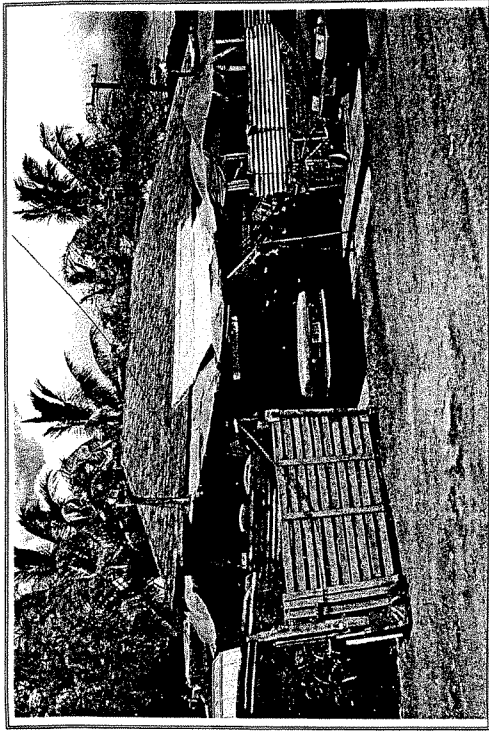
Photograph Number 2: View of the east side of the site looking northwest from across Kaukamana Road.



Photograph Number 3: View of the north access road to the residential homes. View looking west across Kaukamana Road.



Photograph Number 4: View from the east center of the site looking southwest. Trash disposal receptacles in the center.



Photograph Number 5: Unit A.



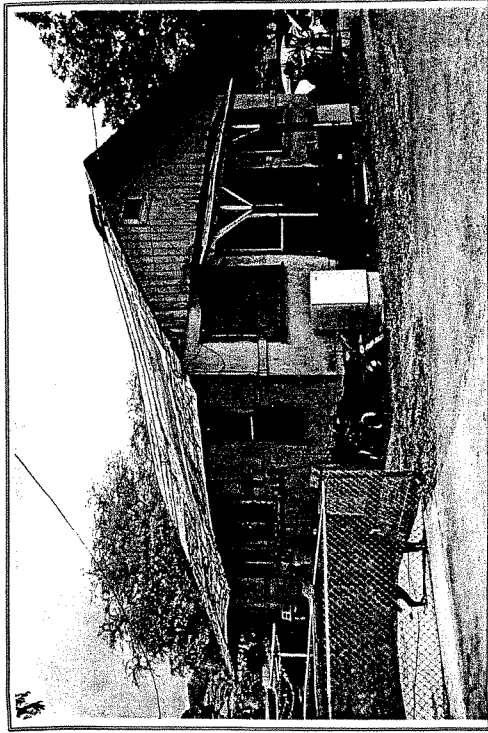
Photograph Number 6: Unit B1.



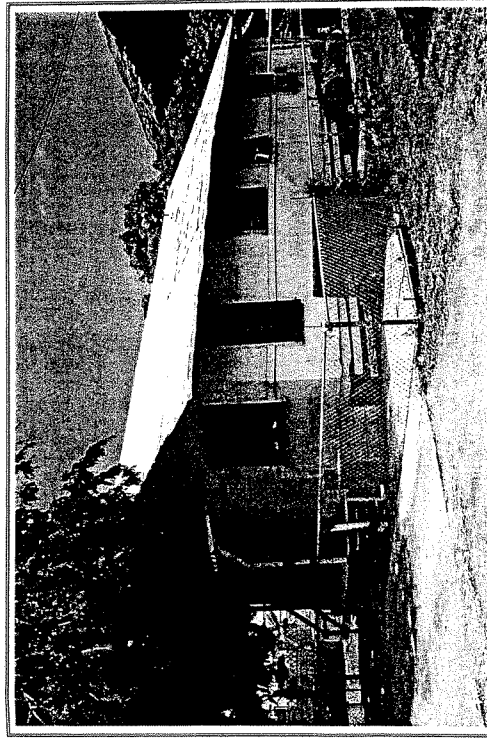
Photograph Number 7: Unit B2



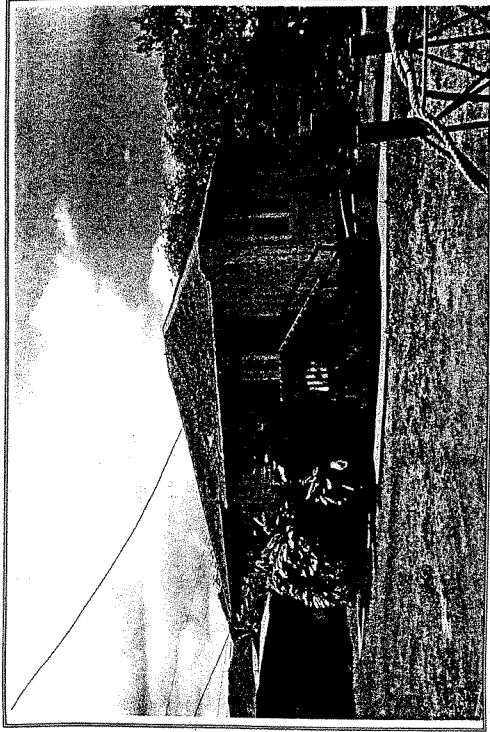
Photograph Number 8: Demolished Unit C.



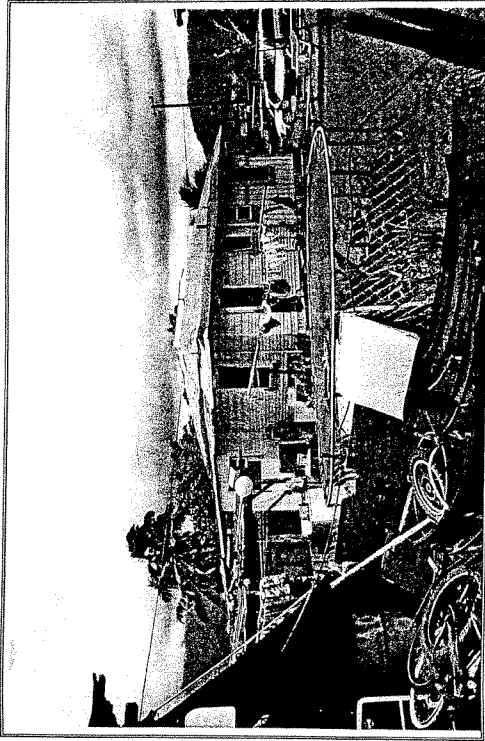
Photograph Number 9: Unit D17/D2



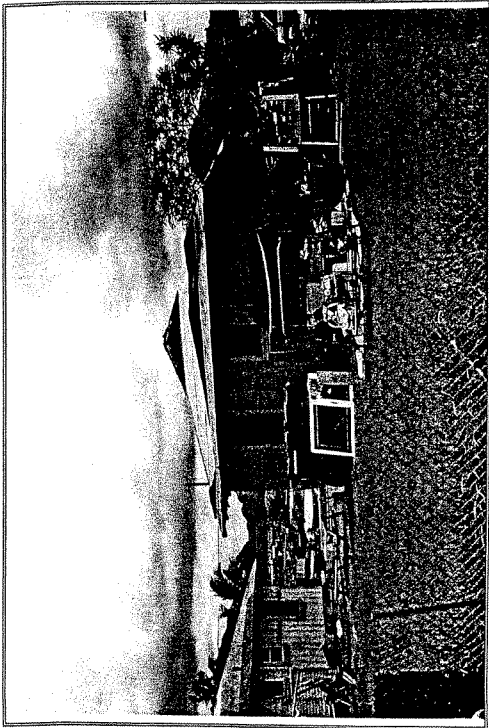
Photograph Number 10: Unit D3/D4



Photograph Number 13: Unit G1



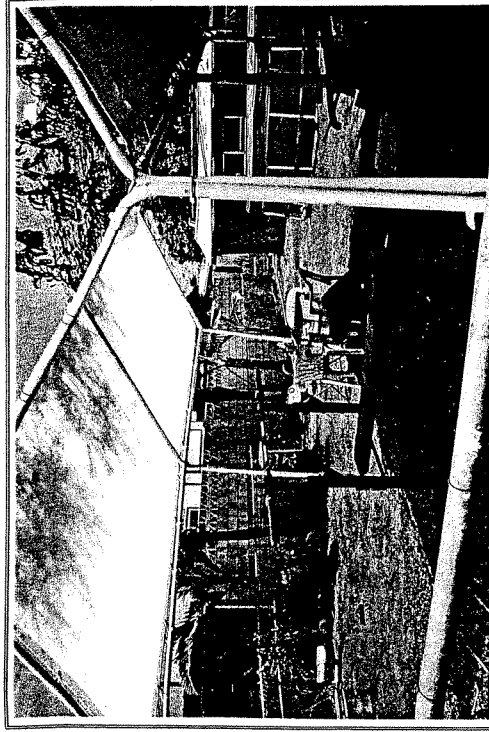
Photograph Number 14: Unit F



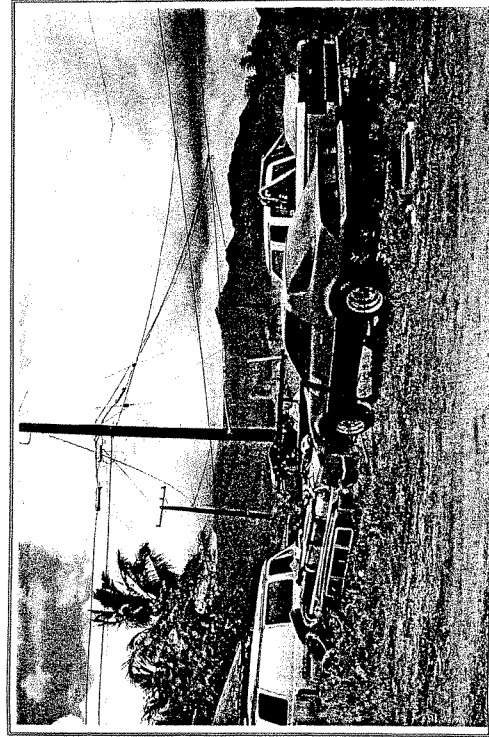
Photograph Number 15: Unit J.



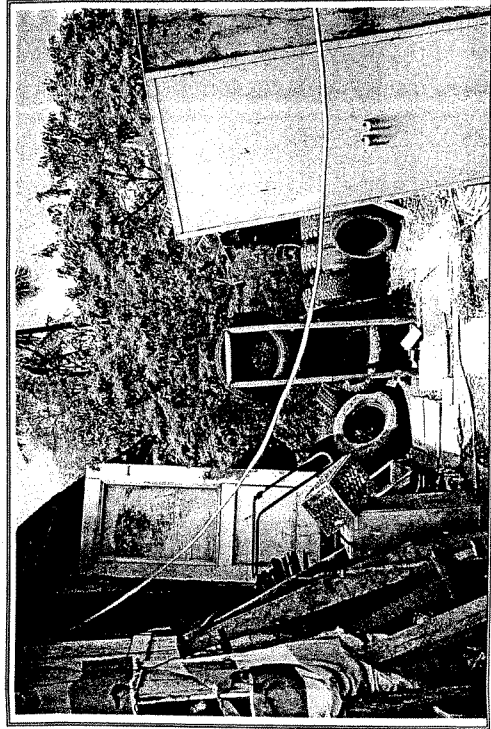
Photograph Number 16: Unit M.



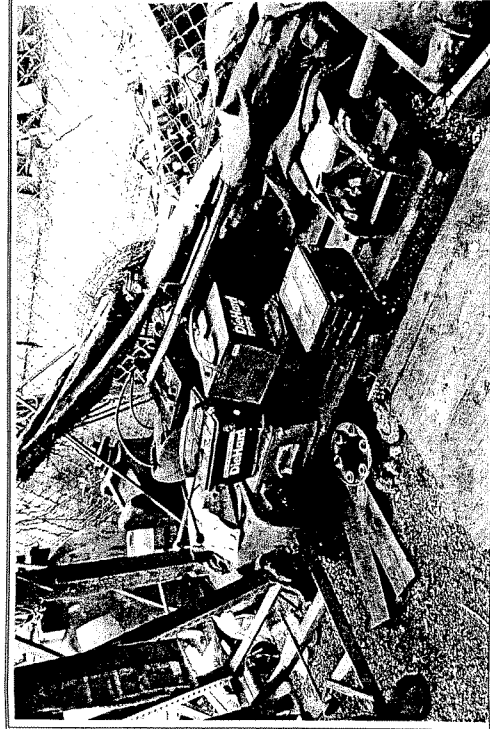
Photograph Number 17: Drainage channel on west border between the fence and CMU wall.



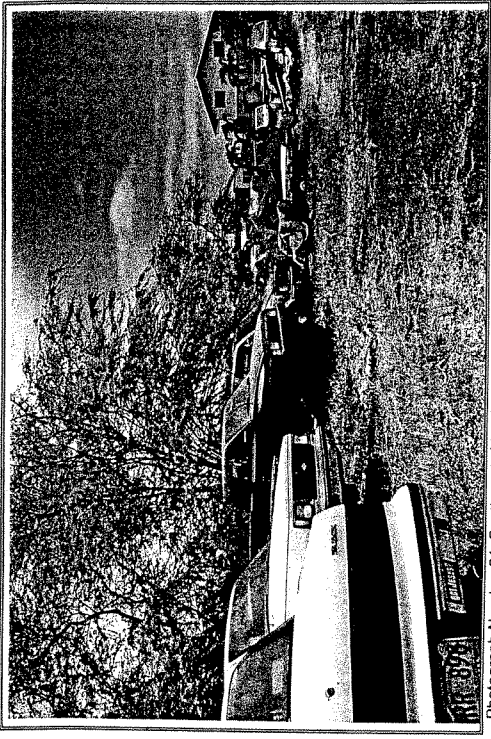
Photograph Number 18: Autos/debris on the northwest side of the site.



Photograph Number 19: Unit K.



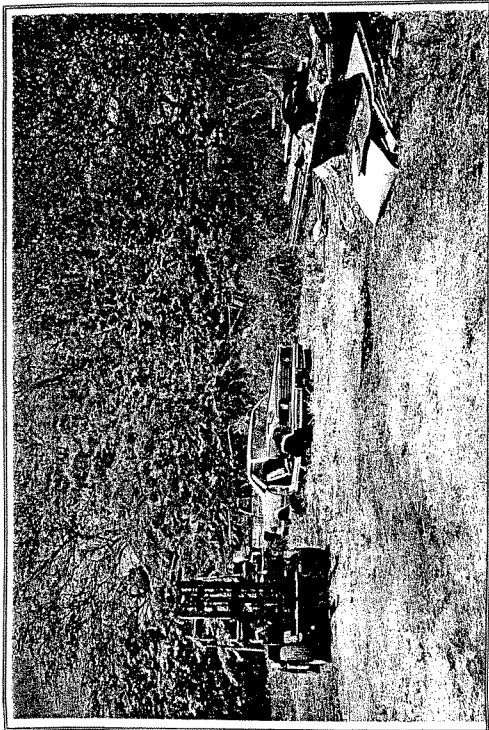
Photograph Number 20: Outside Unit K.



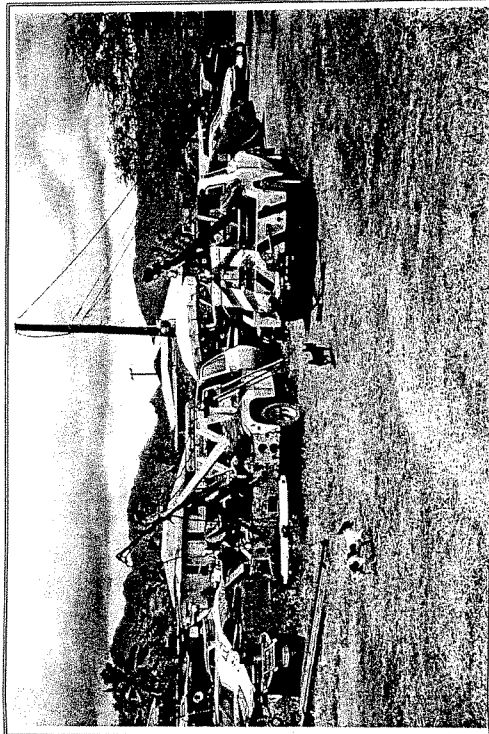
Photograph Number 21: Southwest side of the site.



Photograph Number 22: Southwest side of the site.



Photograph Number 23: Southeast side of the site.



Photograph Number 24: South center of site looking northeast.

APPENDIX D
REGULATORY RECORDS DOCUMENTATION

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (AI) (40 CFR Part 312), the ASTM Standard Practices for Environmental Site Assessments (E-1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

87-119 KAIKAMANA ROAD
WAIANAE, HI 96792

COORDINATES

Latitude (North): 21.426000 - 21.25' 33.6"
Longitude (West): 158.173300 - 158° 10' 23.9"
Universal Transverse Mercator: Zone 4
UTM X (Meters): 595675.4
UTM Y (Meters): 2369381.8
Elevation: 3 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 21158-D2 WAIANAE, HI
Most Recent Revision: Not reported

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
De-listed NPL..... National Priority List Deletions
NPL RECOVERY..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRA-TSDF..... Resource Conservation and Recovery Act Information
RCRA-IQG..... Resource Conservation and Recovery Act Information

EXECUTIVE SUMMARY

RCRA-SQG..... Resource Conservation and Recovery Act Information
ERMS..... Emergency Response Notification System
HMRS..... Hazardous Materials Information Reporting System
US ENG. CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
FUDS..... Formerly Used Defense Sites
US BROWNFIELDS..... A Listing of Brownfields Sites
CONSENT..... Superfund (CERCLA) Consent/Decrease Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
ODL..... Open Dump Inventory
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/TSCA Testing System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

SSTS..... Section 7 Tracking Systems
PALS..... PCB Activity Database System
MLTS..... Material Labeling Tracking System
MINES..... Mines Master Index File
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS..... Sites List
SWF/IF..... Permitted Landfills in the State of Hawaii
LUST..... Leaking Underground Storage Tank Database
LUST..... Underground Storage Tank Database
SPILLS..... Release Notifications
INST CONTROL..... Sites with Institutional Controls
VCP..... Voluntary Response Program Sites
BROWNFIELDS..... Brownfields Sites

TRIBAL RECORDS

INDIAN RESERV..... Indian Reservations

EDR PROPRIETARY RECORDS

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations..... EDR Proprietary Historic Gas Stations
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

Federal Lands: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2004 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
	LUALUALEI NAVAL RADIO STATION	1/8 - 1/4NE	0	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
USARMY MAKUA MILITARY RESERVATION	CERCLIS, RCRA-SQG, FINDS, RCRA-TSDF, CORRACTS
ARCO AMPM #82115 (TEXACO 61-100-0093)	SHWS, SPILLS
HAKIMO ROAD, MAILE	SHWS, SPILLS
KAISER CEMENT CORP WAIANAЕ POINT	SHWS
P. & S SANITARY HAULING INC	SHWS, FINDS
WAIANAЕ CORPORATION YARD	SHWS, FINDS, LUST, SPILLS
LARRY'S CHEVRON SERVICE	SHWS, SPILLS
MAILI KAI EMERGENCY ACCESS ROAD	SHWS, FINDS, SPILLS, INST CONTROL
HAKIMO ROAD OPEN DUMP	SHWS
PVT LANDFILL, INC	SHWS, SPILLS
HENRY'S EQUIPMENT	SHWS
INDUSTRIAL TECHNOLOGY TIRE PILE	SHWS
NANAKULI GROUNDWATER CONTAMINATION	SHWS
HECO SUBSTATION: MIKILUA SUBSTATION	SHWS, FINDS
NCTAMPAC RADIO TRANSMITTER FACILITY LUALUALEI	SHWS, SPILLS
87-1641 ULEHAWA ROAD, ABANDONED PIG PEN	SHWS, FINDS
WAIANAЕ LANDFILL	SHWS, FINDS
MAILI KAI EMERGENCY ACCESS ROAD SITE	CERCLIS, FINDS
KAISER CEMENT CORP WAIANAЕ PLT	CERC-NFRAP
KAENA PT SAT TRACKING STA	CERC-NFRAP
NANAKULI GROUNDWATER CONTAMINATION	SW/FL
KMCAS LANDFILL	FINDS, LUST
LENAKONA DEVELOPMENT, LTD	LUST, LUST
TESORO GAS EXPRESS #47	UST
LENAKONA DEVELOPMENT, LTD	UST
NANAKULI CENTRAL OFFICE	UST
WAIANAЕ SEWAGE TREATMENT PLANT	UST
TEWARD PETROLEUM	RCRA-SQG, FINDS
TRANS PAC ENVIR ASSOC INC	RCRA-SQG, FINDS
SHELL SERVICE STATION	FINDS, RCRA-LQG
A T AND T MAKANA CABLE STATION	

DETAIL MAP - 1664477.2S



Target Property

- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- ▲ Landfill Sites
- ▲ Dept. Defense Sites

Indian Reservations BIA

- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

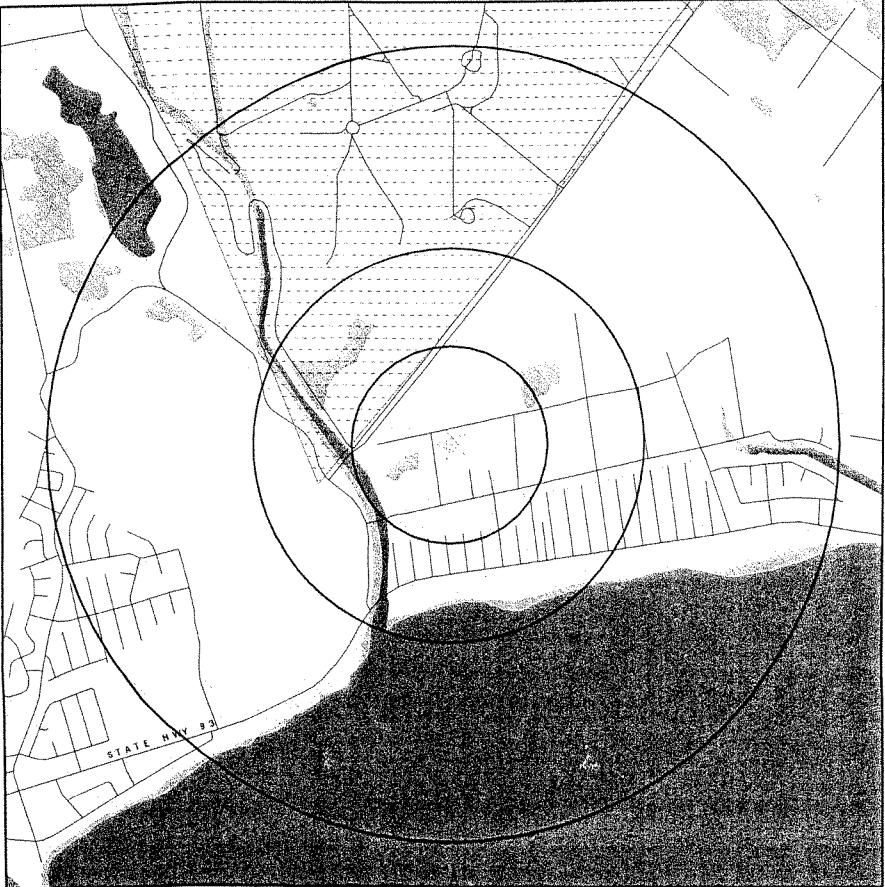
Scale: 0 to 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Habitat for Humanity ADDRESS: 87-119 Kaukamana Road WALANAE HI 96792</p> <p>LAT/LONG: 21.4280 / 158.1733</p>	<p>CLIENT: MPI, LLC CONTACT: Michael Polkinghorn INQUIRY #: 1664477.2s DATE: April 28, 2006</p>
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OVERVIEW MAP - 1664477.2S



Target Property

- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ National Priority List Sites
- ▲ Landfill Sites
- ▲ Dept. Defense Sites

Indian Reservations BIA

- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

Scale: 0 to 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Habitat for Humanity ADDRESS: 87-119 Kaukamana Road WALANAE HI 96792</p> <p>LAT/LONG: 21.4280 / 158.1733</p>	<p>CLIENT: MPI, LLC CONTACT: Michael Polkinghorn INQUIRY #: 1664477.2s DATE: April 28, 2006</p>
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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:
 TP = Target Property
 NR = Not Requested at this Search Distance
 Sites may be listed in more than one database

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL	Proposed NPL	1.000	0	0	0	0	NR	0
NPL	Delisted NPL	1.000	0	0	0	0	NR	0
NPL	RECOVERY	TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Ouan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Ouan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	0	NR	0
DOD		1.000	0	1	0	0	NR	1
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	0	NR	0
ODI		0.500	0	0	0	0	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
SHWS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	0	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
EDR PROPRIETARY RECORDS								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

Map ID
 Direction
 Distance (ft.)
 Elevation
 Site

MAP FINDINGS

EDR ID Number
 EPA ID Number
 Database(s)

DOD CUSA047679
 N/A

LUALUALEI NAVAL RADIO STATION
 LUALUALEI NAVAL RADIO STA (County), HI

Region
 116-114
 1019 ft.

FEDERAL LANDS:

Feature 1: Navy DOD
 Feature 2: Not reported
 Feature 3: Not reported
 Agency: DOD
 URL: Not reported
 Name 1: Lualualei Naval Radio Station
 Name 2: Not reported
 Name 3: Not reported
 State: HI

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HONOLULU COUNTY	S103783851	KMCAS LANDFILL	KANEHOE BAY		SWFLF
NANKULU	S106816257	ARCO AMPM #82115 (TEXACO 61-100-0093)	87-1942 FARRINGTON HWY		SHWS, SPILLS
NANKULU	S106817253	HAKIMO ROAD, MAILE	HAKIMO RD		SHWS, SPILLS
NANKULU	1003619109	KAISER CEMENT CORP WAIMANAE PLT	LUALUALEI ACC RD E OF FARR HWY		SHWS, SPILLS
NANKULU	S106818059	KAISER CEMENT CORP WAIMANAE POINT	LUALUALEI ACCESS RD		CERC-NFRAP
WAIMANAE	1000423973	USARMY MAKUA MILITARY RESERVATION	FARRINGTON HWY		SHWS
WAIMANAE	1000423229	TRANS VAC ENVIR ASSOC INC	872102 FARRINGTON HWY UNIT B		RCA-TSDF, CORRACTS
WAIMANAE	1001487357	A T AND T MAKAHA CABLE STATION	87-250 FARRINGTON HWY		RCA-SQG, FINDS
WAIMANAE	100543249	SHELL SERVICE STATION	86-003 FARRINGTON HWY		RCA-SQG, FINDS
WAIMANAE	1006819047	P & S SANITARY HAULING INC	87-746 FARRINGTON HWY		SHWS, FINDS
WAIMANAE	1006819704	WAIMANAE CORPORATION YARD	86-220 FARRINGTON HWY		SHWS, FINDS, LUST, SPILLS
WAIMANAE	1006842211	LENKONA DEVELOPMENT, LTD	86-140 FARRINGTON HWY		SHWS, FINDS, LUST
WAIMANAE	S106818738	LARRY'S CHEVRON SERVICE	86-039 FARRINGTON HWY		SHWS, SPILLS
WAIMANAE	U001273278	LENKONA DEVELOPMENT, LTD	86-140 FARRINGTON HWY		SHWS, SPILLS
WAIMANAE	U003221978	WAIMANAE CENTRAL OFFICE	86-210 FARRINGTON HWY		UST
WAIMANAE	U003222039	WAIMANAE SEWAGE TREATMENT PLANT	86-100 FARRINGTON HWY		UST
WAIMANAE	U003222118	LEWARD PETROLEUM	87-166 FARRINGTON HWY		UST
WAIMANAE	U003402874	TESORO GAS EXPRESS #47	86-090 FARRINGTON HWY		LUST, UST
WAIMANAE	1006819275	MAIL KAI EMERGENCY ACCESS ROAD	HAKIMO RD		SHWS, FINDS, SPILLS, INST
WAIMANAE	S10722556	HAKIMO ROAD OPEN DUMP	87-1107 HAKIMO RD		SHWS
WAIMANAE	S106820176	PVT LANDFILL, INC	LUALUALEI HOMESTEAD RD		SHWS, SPILLS
WAIMANAE	S10722562	HENRY'S EQUIPMENT	86-420 LUALUALEI HOMESTEAD RD		SHWS
WAIMANAE	S10722563	INDUSTRIAL TECHNOLOGY TIRE PILE	86-477 LUALUALEI HOMESTEAD RD		SHWS
WAIMANAE	S10722569	NANKULU GROUNDWATER CONTAMINATION	LUALUALEI NAVAL RD / PAAKA RD		SHWS
WAIMANAE	1001472695	MAIL KAI EMERGENCY ACCESS ROAD SITE	MAIL KAI EMERGENCY RD		CERCLIS, FINDS
WAIMANAE	1003878150	KANEA PT 5A7 TRUCKING STA	33MI NW OF HONOLULU ON RTE 930		CERC-NFRAP
WAIMANAE	1004654730	NANKULU GROUNDWATER CONTAMINATION	PAKAEA ROAD & LUALUALEI ACCESS ROAD		CERC-NFRAP
WAIMANAE	S10722550	HECO SUBSTATION: MIKILUA SUBSTATION	87-575 PAAKA RD		SHWS
WAIMANAE	1006819089	NCTAMPAC RADIO TRANSMITTER FACILITY	TOWER DR		SHWS, FINDS
WAIMANAE	S106815753	87-1641 LULEHAWA ROAD, ABANDONED PIG PEN	87-1641 LULEHAWA RD		SHWS, SPILLS
WAIMANAE	1006819659	WAIMANAE LANDFILL	572 WAIMANAE VALLEY RD		SHWS, FINDS

ORPHAN SUMMARY

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/24/2006
 Date Data Arrived at EDR: 03/01/2006
 Last EDR Contact: 03/01/2006
 Next Scheduled EDR Contact: 05/01/2006
 Number of Days to Update: 30
 Data Release Frequency: Quarterly

NPL Site Boundaries

Sources: EPA's Environmental Photographic Interpretation Center (EPIC)
 Telephone: 202-564-7333

EPA Region 1
 Telephone 617-918-1143
 EPA Region 3
 Telephone 215-814-5418
 EPA Region 4
 Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 02/24/2006
 Date Data Arrived at EDR: 03/01/2006
 Date Made Active in Reports: 03/31/2006
 Number of Days to Update: 30
 Sources: EPA
 Telephone: N/A
 Last EDR Contact: 03/01/2006
 Next Scheduled EDR Contact: 05/01/2006
 Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 45 CFR 300.425 (e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/24/2006
 Date Data Arrived at EDR: 03/01/2006
 Date Made Active in Reports: 03/31/2006
 Number of Days to Update: 30
 Sources: EPA
 Telephone: N/A
 Last EDR Contact: 03/01/2006
 Next Scheduled EDR Contact: 05/01/2006
 Data Release Frequency: Quarterly

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
 Date Data Arrived at EDR: 02/02/1994
 Date Made Active in Reports: 03/30/1994
 Number of Days to Update: 56
 Sources: EPA
 Telephone: 202-564-4267
 Last EDR Contact: 03/06/2006
 Next Scheduled EDR Contact: 05/22/2006
 Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
 CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/01/2006
 Date Data Arrived at EDR: 03/21/2006
 Last EDR Contact: 03/21/2006
 Next Scheduled EDR Contact: 06/19/2006
 Number of Days to Update: 23
 Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/01/2006
 Date Data Arrived at EDR: 03/21/2006
 Date Made Active in Reports: 04/13/2006
 Number of Days to Update: 23
 Sources: EPA
 Telephone: 703-413-0223
 Last EDR Contact: 03/21/2006
 Next Scheduled EDR Contact: 06/19/2006
 Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
 Date of Government Version: 03/15/2006
 Date Data Arrived at EDR: 03/17/2006
 Date Made Active in Reports: 04/13/2006
 Number of Days to Update: 27
 Sources: EPA
 Telephone: 800-424-6346
 Last EDR Contact: 03/06/2006
 Next Scheduled EDR Contact: 06/05/2006
 Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSD's treat, store, or dispose of the waste.

Date of Government Version: 02/21/2006
 Date Data Arrived at EDR: 03/01/2006
 Date Made Active in Reports: 03/31/2006
 Number of Days to Update: 30
 Sources: EPA
 Telephone: 800-424-6346
 Last EDR Contact: 04/27/2006
 Next Scheduled EDR Contact: 06/26/2006
 Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005
 Date Data Arrived at EDR: 01/12/2006
 Date Made Active in Reports: 02/21/2006
 Number of Days to Update: 40
 Sources: National Response Center, United States Coast Guard
 Telephone: 202-260-2342
 Last EDR Contact: 04/26/2006
 Next Scheduled EDR Contact: 07/24/2006
 Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System; HMIRS contains hazardous material spill incidents reported to DOT.
Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/12/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 36
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/14/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/2005
Date Data Arrived at EDR: 08/12/2005
Date Made Active in Reports: 03/03/2006
Number of Days to Update: 55
Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/2005
Date Data Arrived at EDR: 02/11/2005
Date Made Active in Reports: 04/06/2005
Number of Days to Update: 54
Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

DDO: Department of Defense Sites
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.
Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177
Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/08/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.
Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 01/19/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 33
Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 04/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities-especially those without EPA Brownfields Assessment Demonstration Plots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 11/29/2005
Date Data Arrived at EDR: 12/05/2005
Date Made Active in Reports: 01/30/2006
Number of Days to Update: 56
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 04/23/2005
Number of Days to Update: 69
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: Varies

ROD: Records Of Decision
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/07/2005
Date Data Arrived at EDR: 01/06/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 46
Source: EPA
Telephone: 703-416-0323
Last EDR Contact: 04/05/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005
Date Data Arrived at EDR: 11/28/2005
Date Made Active in Reports: 01/30/2006
Number of Days to Update: 63
Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System
 Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
 Date of Government Version: 12/31/2003
 Date Data Arrived at EDR: 04/27/2004
 Date Made Active in Reports: 05/21/2004
 Number of Days to Update: 35
 Source: EPA
 Telephone: 202-566-0950
 Last EDR Contact: 03/21/2006
 Next Scheduled EDR Contact: 06/19/2006
 Data Release Frequency: Annually

TSCA: Toxic Substances Control Act
 Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
 Date Data Arrived at EDR: 04/27/2004
 Date Made Active in Reports: 05/21/2004
 Number of Days to Update: 24
 Source: EPA
 Telephone: 202-260-5521
 Last EDR Contact: 04/12/2006
 Next Scheduled EDR Contact: 07/17/2006
 Data Release Frequency: Every 4 Years

FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/17/2006
 Date Data Arrived at EDR: 02/24/2006
 Date Made Active in Reports: 02/27/2006
 Number of Days to Update: 34
 Source: EPA/Office of Prevention, Pesticides and Toxic Substances
 Telephone: 202-566-1667
 Last EDR Contact: 03/20/2006
 Next Scheduled EDR Contact: 06/19/2006
 Data Release Frequency: Quarterly

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 Date of Government Version: 01/17/2006
 Date Data Arrived at EDR: 01/24/2006
 Date Made Active in Reports: 02/27/2006
 Number of Days to Update: 34
 Source: EPA
 Telephone: 202-566-1667
 Last EDR Contact: 03/20/2006
 Next Scheduled EDR Contact: 06/19/2006
 Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems
 Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 629) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2003
 Date Data Arrived at EDR: 01/03/2005
 Date Made Active in Reports: 01/25/2005
 Number of Days to Update: 22
 Source: EPA
 Telephone: 202-564-4203
 Last EDR Contact: 03/06/2006
 Next Scheduled EDR Contact: 07/17/2006
 Data Release Frequency: Annually

PADS: PCB Activity Database System
 PCB Activity Database. PADS identifies generators, transporters, commercial stores and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/2005
 Date Data Arrived at EDR: 02/08/2006
 Date Made Active in Reports: 02/27/2006
 Number of Days to Update: 19
 Source: EPA
 Telephone: 202-566-0500
 Last EDR Contact: 02/08/2006
 Next Scheduled EDR Contact: 05/09/2006
 Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System
 MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 02/10/2006
 Date Data Arrived at EDR: 02/16/2006
 Date Made Active in Reports: 03/31/2006
 Number of Days to Update: 43
 Source: Nuclear Regulatory Commission
 Telephone: 301-415-7169
 Last EDR Contact: 04/03/2006
 Next Scheduled EDR Contact: 07/03/2006
 Data Release Frequency: Quarterly

MINES: Mines Master Index File
 Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/08/2005
 Date Data Arrived at EDR: 12/27/2005
 Date Made Active in Reports: 01/30/2006
 Number of Days to Update: 34
 Source: Department of Labor, Mine Safety and Health Administration
 Telephone: 309-231-5959
 Last EDR Contact: 03/29/2006
 Next Scheduled EDR Contact: 06/26/2006
 Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System
 Facility Index System. FINDS contains both facility information and "joinaint" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Automatic Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/09/2006
 Date Data Arrived at EDR: 01/14/2006
 Date Made Active in Reports: 02/27/2006
 Number of Days to Update: 36
 Source: EPA
 Telephone: N/A
 Last EDR Contact: 04/03/2006
 Next Scheduled EDR Contact: 07/03/2006
 Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System
 RCRA Administrative Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administrative actions after September 30, 1995, data entry in the RAATS database has been discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
 Date Data Arrived at EDR: 07/03/1995
 Date Made Active in Reports: 08/07/1995
 Number of Days to Update: 35
 Source: EPA
 Telephone: 202-564-4104
 Last EDR Contact: 03/06/2006
 Next Scheduled EDR Contact: 06/05/2006
 Data Release Frequency: No Update Planned

BRS: Biennial Reporting System
 The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
 Date Data Arrived at EDR: 06/17/2005
 Date Made Active in Reports: 08/04/2005
 Number of Days to Update: 48
 Source: EPA/NTIS
 Telephone: 800-424-9346
 Last EDR Contact: 03/17/2006
 Next Scheduled EDR Contact: 06/12/2006
 Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE AND LOCAL RECORDS

SHWS: Sites List
Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 178D (includes CERCLIS sites).

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 09/29/2005
Date Made Active in Reports: 09/28/2005
Number of Days to Update: 30
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Semi-Annually

SWP/LF: Permitted Landfills in the State of Hawaii
Solid Waste Facilities/Landfill Sites. SWP/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/2004
Date Data Arrived at EDR: 05/20/2004
Date Made Active in Reports: 06/22/2004
Number of Days to Update: 33
Source: Department of Health
Telephone: 808-586-4245
Last EDR Contact: 01/26/2006
Next Scheduled EDR Contact: 04/24/2006
Data Release Frequency: Varies

LUST: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 02/01/2006
Date Data Arrived at EDR: 02/20/2006
Date Made Active in Reports: 03/20/2006
Number of Days to Update: 28
Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/30/2006
Next Scheduled EDR Contact: 06/26/2006
Data Release Frequency: Semi-Annually

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/01/2006
Date Data Arrived at EDR: 02/20/2006
Date Made Active in Reports: 03/24/2006
Number of Days to Update: 32
Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/26/2006
Data Release Frequency: Semi-Annually

SPILLS: Release Notifications
Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 09/29/2005
Date Made Active in Reports: 09/28/2005
Number of Days to Update: 30
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.
Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 10/12/2005
Date Made Active in Reports: 10/26/2005
Number of Days to Update: 14
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP: Voluntary Response Program Sites

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 10/31/2005
Date Made Active in Reports: 12/14/2005
Number of Days to Update: 44
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites

Date of Government Version: 08/24/2005
Date Data Arrived at EDR: 10/12/2005
Date Made Active in Reports: 10/26/2005
Number of Days to Update: 14
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/24/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177
Source: USGS
Telephone: 202-206-3710
Last EDR Contact: 02/08/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1980's to produce a gas that could be distributed and used as fuel. These plants used whole oil, resin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oilly waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling stations/services station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling stations/services station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 523-5277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5891
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers - Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-5248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HABITAT FOR HUMANITY
87-119 KAUKAHANA ROAD
WAIANA'E, HI 96792

TARGET PROPERTY COORDINATES

Latitude (North): 21° 25' 33.6"
Longitude (West): 158° 17' 33.3" - 158° 10' 23.9"
Universal Transverse Mercator:
Zone 4
UTM X (Meters): 585673.4
UTM Y (Meters): 2369381.8
Elevation:
3 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 21158-D2 WAIANA'E, HI
Most Recent Revision: Not reported

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

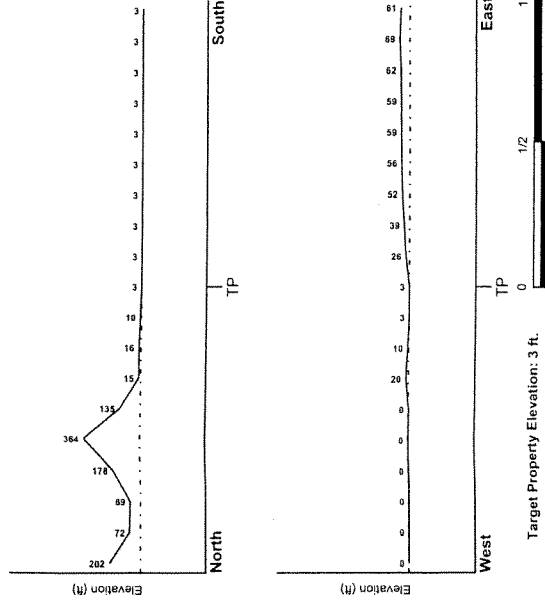
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County: HONOLULU, HI
FEMA Flood Electronic Data: YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 1500010100C

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property: WAIANAE
NWI Electronic Data Coverage: YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID: Not Reported LOCATION: FROM TP GENERAL DIRECTION: GROUNDWATER FLOW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

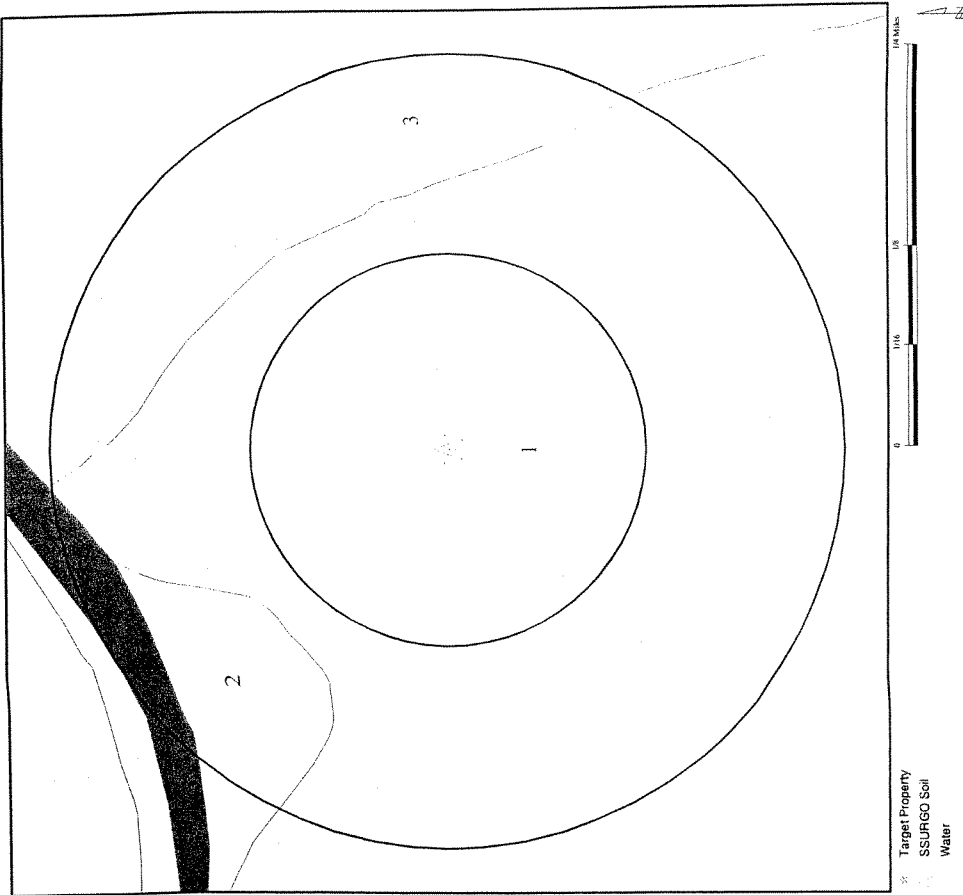
Era: -
System: -
Series: -
Code: N/A (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Contemporaneous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Balkman Map, USGS Digital Data Series DDS - 11 (1984).

SSURGO SOIL MAP - 1664477.2s



GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: MOKULEIA

clay

Soil Surface Texture: clay

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS: Silt and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.10 Min: 0.00	Max: 7.30 Min: 6.60
2	16 inches	50 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS: Sands, Sands with fines, Clayey sand, COARSE-GRAINED SOILS: Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.90

SITE NAME: Habitat for Humanity
 ADDRESS: 87-119 Kauhakamaha Road
 Waianae HI 96791
 LAT/LONG: 21.4280 / 158.1733

CLIENT: MPI, LLC
 CONTACT: Michael Polkinghorn
 INQUIRY #: 1664477.2s
 DATE: April 28, 2006

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 8 inches

Depth to Bedrock Max: > 20 inches

Soil Layer Information						
Layer	Boundary		Soil Texture Class	Classification	Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower				
1	0 inches	8 inches	stony - silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.60
2	8 inches	19 inches	stony - silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils	Max: 2.00 Min: 0.60	Max: 7.80 Min: 7.40
3	19 inches	29 inches	unweathered bedrock	Not reported	Max: 6.00 Min: 0.10	Max: 0.00 Min: 0.00

Soil Map ID: 4

Soil Component Name: WATER > 40 ACRES

Soil Surface Texture: Not reported

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil has not been ranked with a hydric criteria.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)
 Federal USGS 1,000
 Federal FRDS PWS Nearest PWS within 1 mile
 State Database 1,000

FEDERAL USGS WELL INFORMATION

MAP ID WELL ID LOCATION FROM TP
 No Wells Found

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

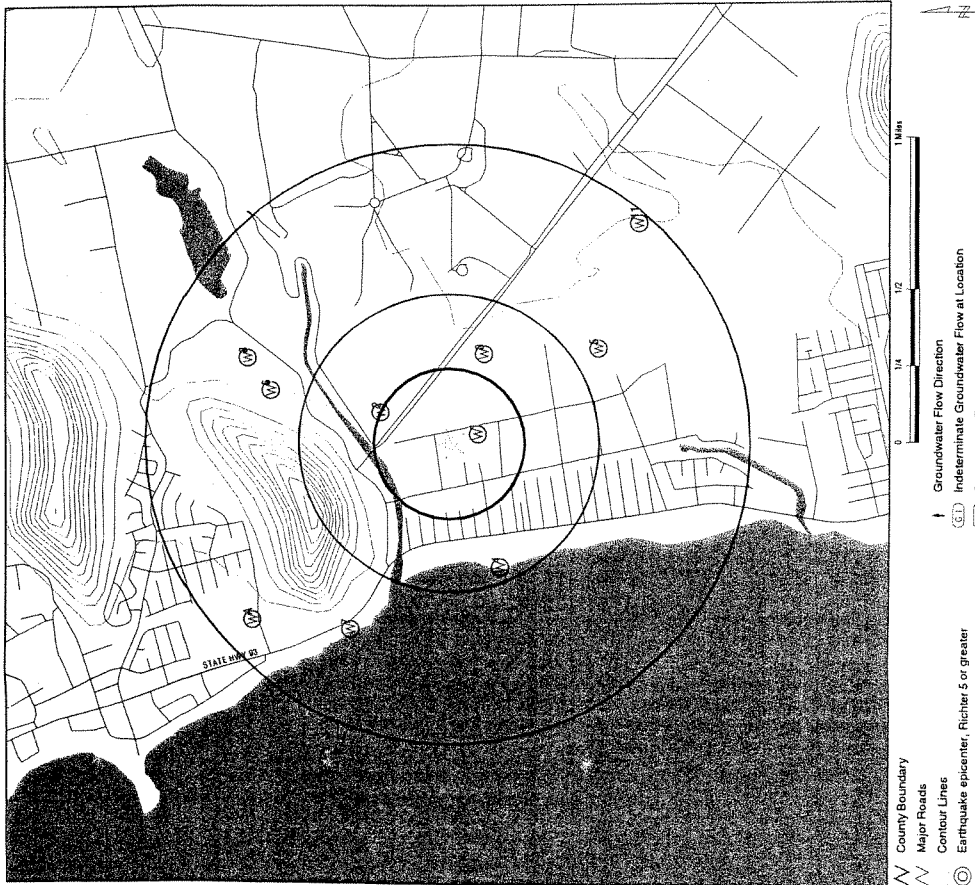
MAP ID WELL ID LOCATION FROM TP
 No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	3-2510-003	0 - 1/8 Mile SSE
2	3-2510-005	1/4 - 1/2 Mile NNE
3	3-2510-006	1/4 - 1/2 Mile ESE
4	3-2510-004	1/4 - 1/2 Mile FSW
5	3-2510-002	1/2 - 1 Mile SSE
6	3-2610-002	1/2 - 1 Mile NNE
7	3-2611-001	1/2 - 1 Mile NW
8	3-2610-001	1/2 - 1 Mile NNE
A9	3-2611-003	1/2 - 1 Mile NW
A10	3-2611-004	1/2 - 1 Mile NW
11	3-2509-007	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 1664477.2s



GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation
Database
EDR ID Number

1 SSE
0 - 1/8 Mile
Higher

3-2510-003
Cahu
Well no:
1852
Yr drilled:
02
Quadr. map:
1581032
Longitude:
N
Owner/User:
Not Reported
Well_Type:
Not Reported
Casing dia:
16
Well depth:
5
Perf. casing Depth:
Not Reported
Use:
Not Reported
Use year:
Not Reported
Chloride value:
1800
Pumping Test rate:
Not Reported
Chloride Test:
Not Reported
Units:
Not Reported
Annual Draft:
Not Reported
Installed:
Not Reported
Max chlorides:
Not Reported
Bel_hole depth:
Not Reported
Pump Capacity:
0
Tax map key:
Not Reported
Latest head mm:
0
Current CI mm:
Not Reported
Pump Inst. Date:
Not Reported
Transmissivity:
0
Pump depth:
Not Reported

Island Code:
Well no:
Old name:
DRIER:
Latitude:
UTM:
Owner/User:
Not Reported
Well_Type:
Not Reported
Casing dia:
6
Well depth:
18
Perf. casing Depth:
Not Reported
Use:
Not Reported
Use year:
Not Reported
Chloride value:
Not Reported
Pumping Test rate:
Not Reported
Drop in water Lvl:
Not Reported
Temperature:
Not Reported
Pump Capacity:
0
Static Water Lvl:
Not Reported
Geology desc:
Not Reported
Last Measured:
Not Reported
Max CI year:
Not Reported
Min CI year:
Not Reported
bot. solid depth:
11
Well Capacity:
Not Reported
Draft (mgd):
30302
Aquifer code:
Not Reported
Cur head mm:
0101/1522 00.00.00
Const. Date:
Not Reported
Surveyor:
Not Reported
Pump intake elev:
Not Reported

2 SSE
1/4 - 1/2 Mile
Higher

3-2510-005
Oahu
Well no:
1962
Yr drilled:
02
Quadr. map:
1581028
Longitude:
N
Owner/User:
Not Reported
Well_Type:
Not Reported
Casing dia:
10
Well depth:
10

Island Code:
Well no:
Old name:
DRIER:
Latitude:
UTM:
Owner/User:
Not Reported
Well_Type:
Not Reported
Casing dia:
100
Well depth:
100

SITE NAME: Habitat for Humanity
ADDRESS: 87-118 Kaimanani Road
LAT/LONG: 21.42807 158.1733

CLIENT: MPI, LLC
CONTACT: Michael Polkinghorn
FACTORY #: 1664477.2s
DATE: April 28, 2006

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID: Not Reported
 Direction: Not Reported
 Distance: Not Reported
 Elevation: 0

4
WSW
 1/4 - 1/2 Mile
 Higher

Island Code: 3-2510-004
 Well no: Oahu
 Well name: Maili
 Yr drilled: 1962
 Latitude: 02
 Quad map: 1581057
 UTM: N
 Owner/user: TZ28-
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 10
 Perf casing Depth: Not Reported
 Use Desc: Not Reported
 Water Top Elev: Not Reported
 Test date: Not Reported
 Temperature: Not Reported
 Pump Capacity: Not Reported
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: 0
 Min Cl year: 0
 bot_solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): Not Reported
 Aquifer code: 30302
 Cur head mmt: Not Reported
 Const. Date: 01/01/1962 00:00:00
 Surveyor: Not Reported
 Pump intake elev: Not Reported

3 ESE
 1/4 - 1/2 Mile
 Higher

Island Code: 3-2510-001
 Well no: Oahu
 Well name: Maili
 Yr drilled: 1947
 Latitude: 02
 Quad map: 1581017
 UTM: N
 Owner/user: 277-34
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 36
 Perf casing Depth: UNU
 Use Desc: UNU
 Water Top Elev: 74
 Test date: 1390
 Temperature: Not Reported
 Pump Capacity: Not Reported
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: Not Reported
 Min Cl year: Not Reported
 bot_solid depth: -86
 Well Capacity: Not Reported
 Draft (mgd): Not Reported
 Aquifer code: 8-7-003.007
 Cur head mmt: 0
 Const. Date: Not Reported
 Surveyor: Not Reported
 Pump intake elev: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID: Not Reported
 Direction: Not Reported
 Distance: Not Reported
 Elevation: 0

4
WSW
 1/4 - 1/2 Mile
 Higher

Island Code: 3-2510-004
 Well no: Oahu
 Well name: Maili
 Yr drilled: 1962
 Latitude: 02
 Quad map: 1581057
 UTM: N
 Owner/user: TZ28-
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 10
 Perf casing Depth: Not Reported
 Use Desc: Not Reported
 Water Top Elev: Not Reported
 Test date: Not Reported
 Temperature: Not Reported
 Pump Capacity: Not Reported
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: 0
 Min Cl year: 0
 bot_solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): Not Reported
 Aquifer code: 30302
 Cur head mmt: Not Reported
 Const. Date: 01/01/1962 00:00:00
 Surveyor: Not Reported
 Pump intake elev: Not Reported

5 SSE
 1/2 - 1 Mile
 Higher

Island Code: 3-2510-002
 Well no: Oahu
 Well name: Maili
 Yr drilled: 1950
 Latitude: 02
 Quad map: 1581016
 UTM: N
 Owner/user: 277-46
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 33

HI WELLS
 3-2510-002

Island Code: 3-2510-002
 Well no: Oahu
 Well name: Maili
 Yr drilled: 1950
 Latitude: 02
 Quad map: 1581016
 UTM: N
 Owner/user: 277-46
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 33

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Solid casing Depth: 50
 Use: UNU
 Water Top Elev: 74
 Chloride value: 1420
 Pumping Test rate: Not Reported
 Chloride Test: Not Reported
 Units: Not Reported
 Annual Draft: Not Reported
 Geology: Not Reported
 Max chlorides: Not Reported
 Min chlorides: Not Reported
 Bot hole depth: -17
 Bot_perf depth: Not Reported
 Pump Capacity: Not Reported
 Tax map key: Not Reported
 Latest head mmt: 0
 Current Cl mmt: Not Reported
 Pump Inst. Date: Not Reported
 Transmissivity: 0
 Pump depth: Not Reported

Perf casing Depth: Not Reported
 Use Desc: Unused
 Water Top Elev: 1.8
 Test date: Not Reported
 Drop in water Lvl: Not Reported
 Temperature: Not Reported
 Pump Capacity: 0
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: 0
 Min Cl year: 0
 bot_solid depth: -17
 Well Capacity: Not Reported
 Draft (mgd): Not Reported
 Aquifer code: 30302
 Cur head mmt: Not Reported
 Const. Date: 01/01/1950 00:00:00
 Surveyor: Not Reported
 Pump intake elev: Not Reported

6 NNE 1/2 - 1 Mile Higher HI WELLS 3-2610-002

Island Code: 3-2610-002
 Well no: Oahu
 Old name: Luualalei
 Driller: 1944
 Quad_map: 02
 Longitude: 1581024
 Gps: N
 Old number: 277-15
 Type: Not Reported
 Ground Elev: 10
 Solid casing Depth: 21
 Use: UNU
 Water Top Elev: 74
 Chloride value: 1030
 Pumping Test rate: Not Reported
 Chloride Test: Not Reported
 Units: Not Reported
 Annual Draft: Not Reported
 Geology: Not Reported
 Installed: Not Reported
 Max chlorides: Not Reported
 Min chlorides: Not Reported
 Bot hole depth: -55
 Bot_perf depth: -53
 Pump Capacity: Not Reported
 Tax map key: 8-6-013:005
 Latest head mmt: 0
 Current Cl mmt: Not Reported
 Pump Inst. Date: Not Reported
 Transmissivity: 0
 Pump depth: Not Reported

Island Code: 2610-02
 Well no: Not Reported
 Old name: MULLIN
 Driller: 212816
 Longitude: Y
 Owner/user: Takabayashi M
 Well type: Not Reported
 Casing dia: 6
 Well depth: 65
 Perf casing Depth: 63
 Use Desc: Unused
 Water Top Elev: 2.4
 Test date: Not Reported
 Drop in water Lvl: Not Reported
 Temperature: Not Reported
 Pump Capacity: 0
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: -11
 Min Cl year: Not Reported
 bot_solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): 30302
 Aquifer code: Not Reported
 Cur head mmt: 01/01/1944 00:00:00
 Const. Date: Not Reported
 Surveyor: Not Reported
 Pump intake elev: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID: 7
 Direction: WNW
 Distance: 1/2 - 1 Mile
 Elevation: Higher
 Database: HI WELLS
 EDR ID Number: 3-2611-001

Island Code: 3-2611-001
 Well no: Oahu
 Old name: Waiānae
 Driller: 1962
 Quad_map: 02
 Longitude: 1581109
 Gps: N
 Old number: T214-
 Type: Not Reported
 Ground Elev: 10
 Solid casing Depth: Not Reported
 Use Desc: Not Reported
 Water Top Elev: 0
 Test date: Not Reported
 Drop in water Lvl: Not Reported
 Temperature: Not Reported
 Pump Capacity: 0
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: 0
 Min Cl year: 0
 bot_solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): 30302
 Aquifer code: Not Reported
 Cur head mmt: 8-6-001:007
 Latest head mmt: 0
 Current Cl mmt: Not Reported
 Pump Inst. Date: 01/01/1982 00:00:00
 Surveyor: Not Reported
 Pump intake elev: 0
 Pump depth: Not Reported

Island Code: 2611-01
 Well no: Not Reported
 Old name: PACIFIC DRLLG
 Driller: 212602
 Longitude: Y
 Owner/user: U S G S
 Well type: Not Reported
 Casing dia: Not Reported
 Well depth: 50
 Perf casing Depth: Not Reported
 Use Desc: Not Reported
 Water Top Elev: 0
 Test date: Not Reported
 Drop in water Lvl: Not Reported
 Temperature: Not Reported
 Pump Capacity: 0
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max Cl year: 0
 Min Cl year: 0
 bot_solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): Not Reported
 Aquifer code: Not Reported
 Cur head mmt: 0
 Latest head mmt: 0
 Current Cl mmt: 01/01/1982 00:00:00
 Surveyor: Not Reported
 Pump intake elev: Not Reported
 Pump depth: Not Reported

8 NNE 1/2 - 1 Mile Higher HI WELLS 3-2610-001

Island Code: 3-2610-001
 Well no: Oahu
 Old name: Luualalei
 Driller: 1939
 Quad_map: 02
 Longitude: 1581018
 Gps: N
 Old number: 277-4
 Type: Not Reported
 Ground Elev: 11

Island Code: 2610-01
 Well no: Not Reported
 Old name: MULLIN
 Driller: 212620
 Longitude: Y
 Owner/user: Frame G
 Well type: Not Reported
 Casing dia: 6
 Well depth: 55

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Solid casing Depth: 33 Not Reported
 Use Desc: UNU Unused
 Use year: 74 3.3
 Chloride value: Not Reported
 Pumping Test rate: Not Reported
 Chloride Test: Not Reported
 Units: Not Reported
 Annual Draft: Not Reported
 Geology: Not Reported
 Installed: Not Reported
 Max chlorides: Not Reported
 Min chlorides: -44
 Bot. hole depth: Not Reported
 Bot. perf depth: Not Reported
 Pump Capacity: 8-6-0113.004
 Tax map key: 0
 Latest head mnt: Not Reported
 Current CI mnt: Not Reported
 Pump Inst. Date: Not Reported
 Transmissivity: 0
 Pump depth: Not Reported

A9
NW
1/2 - 1 Mile
Higher

HI WELLS 3-2611-003

Island Code: 3-2611-003
 Island Name: Oahu
 Well no: 2611-03
 Old name: Not Reported
 Driller: PACIFIC DRLG
 Yr drilled: 1962
 Quad. map: 02
 Longitude: 1581108
 Gps: N
 Old number: TZ23-
 Type: Not Reported
 Ground Elev: 20
 Solid casing Depth: Not Reported
 Use Desc: Not Reported
 Use year: Not Reported
 Chloride value: Not Reported
 Pumping Test rate: Not Reported
 Chloride Test: Not Reported
 Units: Not Reported
 Annual Draft: Not Reported
 Geology: Not Reported
 Installed: Not Reported
 Max chlorides: Not Reported
 Min chlorides: -20
 Bot. hole depth: Not Reported
 Bot. perf depth: Not Reported
 Pump Capacity: 8-6-001.004
 Tax map key: 0
 Latest head mnt: Not Reported
 Current CI mnt: Not Reported
 Pump Inst. Date: Not Reported
 Transmissivity: 0
 Pump depth: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID: 3-2611-004
 Section: HI WELLS
 Database: HI WELLS
 Elevation: 3-2611-004
 EDR ID Number: 3-2611-004
 A10
 1/2 - 1 Mile
 Higher
 Island Code: 3-2611-004
 Island Name: Oahu
 Well no: 2611-04
 Old name: Not Reported
 Driller: PACIFIC DRLG
 Yr drilled: 1962
 Quad. map: 02
 Longitude: 1581107
 Gps: N
 Old number: TZ24-
 Type: Not Reported
 Ground Elev: 20
 Solid casing Depth: Not Reported
 Use Desc: Not Reported
 Use year: Not Reported
 Chloride value: Not Reported
 Pumping Test rate: Not Reported
 Chloride Test: Not Reported
 Units: Not Reported
 Annual Draft: Not Reported
 Geology: Not Reported
 Installed: Not Reported
 Max chlorides: Not Reported
 Min chlorides: -20
 Bot. hole depth: Not Reported
 Bot. perf depth: Not Reported
 Pump Capacity: 8-6-001.004
 Tax map key: 0
 Latest head mnt: Not Reported
 Current CI mnt: Not Reported
 Pump Inst. Date: Not Reported
 Transmissivity: 0
 Pump depth: Not Reported

11
SE
1/2 - 1 Mile
Higher

HI WELLS 3-2509-007

Island Code: 3-2509-007
 Island Name: Oahu
 Well no: 2509-07
 Old name: Not Reported
 Driller: VALLEY DRLG
 Yr drilled: 1998
 Quad. map: 02
 Longitude: 1580953
 Gps: N
 Old number: Not Reported
 Type: Not Reported
 Ground Elev: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

AREA RADON INFORMATION
 Federal EPA Radon Zone for HONOLULU County: 3
 Note: Zone 1 indoor average level > 4 pCi/L
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L
 : Zone 3 indoor average level < 2 pCi/L

Perf casing Depth: Not Reported
 Use Desc: Unused
 Water Top Elev: 0
 Test date: Not Reported
 Drop in water Lvl: Not Reported
 Temperature: Not Reported
 Pump Capacity: 0
 Static Water Lvl: Not Reported
 Geology desc: Not Reported
 Last Measured: Not Reported
 Max CI year: Not Reported
 Min CI year: Not Reported
 bot. solid depth: Not Reported
 Well Capacity: Not Reported
 Draft (mgd): 30302
 Aquifer code: Not Reported
 Cur head mmt: 12/15/1998 00:00:00
 Const. Date: L T SHIMABUKURO
 Surveyor: Not Reported
 Pump intake elev: Not Reported

Federal Area Radon Information for Zip Code: 96792
 Number of sites tested: 5

Area	Average Activity	% <= 4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.200 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1998 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schuben, R.E. Arndt and W.J. Bawiec. Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Bekman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCCS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Ground Water Wells

Source: Department of Land and Natural Resources
Telephone: 808-587-0242

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

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APPENDIX E

ASBESTOS, LEAD, ARSENIC LABORATORY REPORTS

Sample #	Description	Asb. %	Quantity	Cost
1A	D3/D4 Bedroom Floor Tile	ND	80	NC
B	D3/D4 Bedroom Floor Tile	ND	80	NC
C	D3/D4 Bedroom Floor Tile	ND	80	NC
2A	D3/D4 Dark Beige Floor Tile	ND	400	NC
B	D3/D4 Dark Beige Floor Tile	ND	400	NC
C	D3/D4 Dark Beige Floor Tile	ND	400	NC
3A	D3/D4 Beige Floor Tile	ND	80	NC
B	D3/D4 Beige Floor Tile	ND	80	NC
C	D3/D4 Beige Floor Tile	ND	80	NC
4A	D3/D4 Beige Rust Roofing	ND	1400	NC
B	D3/D4 Beige Rust Roofing	ND	1400	NC
C	D3/D4 Beige Rust Roofing	ND	1400	NC
5A	D3/D4 Green White Roofing	ND	1400	NC
B	D3/D4 Green White Roofing	ND	1400	NC
C	D3/D4 Green White Roofing	ND	1400	NC
6A	D3/D4 White Roofing	ND	1400	NC
B	D3/D4 White Roofing	ND	1400	NC
C	D3/D4 White Roofing	ND	1400	NC
7A	D3/D4 Green Roofing	ND	1400	NC
B	D3/D4 Green Roofing	ND	1400	NC
C	D3/D4 Green Roofing	ND	1400	NC
8A	D3/D4 Beige Roofing	ND	1400	NC
B	D3/D4 Beige Roofing	ND	1400	NC
C	D3/D4 Beige Roofing	ND	1400	NC
9A	H1/H2 Bathroom Beige Blue Floor Tile	ND	50	NC
B	H1/H2 Bathroom Beige Blue Floor Tile	ND	50	NC
C	H1/H2 Bathroom Beige Blue Floor Tile	ND	50	NC
10A	H1/H2 Bathroom Blue Floor Tile	ND	50	NC
B	H1/H2 Bathroom Blue Floor Tile	ND	50	NC
C	H1/H2 Bathroom Blue Floor Tile	ND	50	NC
11A	H1/H2 Roofing	ND	2000	NC
B	H1/H2 Roofing	ND	2000	NC
C	H1/H2 Roofing	ND	2000	NC
12A	D1/D2 Bedroom Beige Floor Tile	2	100	\$500
13A	D1/D2 Bedroom Light Beige Floor Tile	< 1%	100	\$500
13B	D1/D2 Bedroom Light Beige Floor Tile	< 1%	100	
13C	D1/D2 Bedroom Light Beige Floor Tile	< 1%	100	
B	D1/D2 Bedroom Light Beige Floor Tile	ND	80	NC
C	D1/D2 Bedroom Light Beige Floor Tile	ND	80	NC
14A	D1/D2 Roofing	ND	1000	NC
B	D1/D2 Roofing	ND	1000	NC
C	D1/D2 Roofing	ND	1000	NC
15A	G2 (Church) Sheet Rock Wall Board	ND	800	NC
B	G2 (Church) Sheet Rock Wall Board	ND	800	NC
C	G2 (Church) Sheet Rock Wall Board	ND	800	NC
16A	G2 Roofing	ND	800	NC
B	G2 Roofing	ND	800	NC
C	G2 Roofing	ND	800	NC

Sample #	Description	Asb. %	Quantity	Cost
17A	G1 Roofing	ND	800	NC
B	G1 Roofing	ND	800	NC
C	G1 Roofing	ND	800	NC
18A	G1 Floor Tile Under Carpeting	ND	200	NC
B	G1 Floor Tile Under Carpeting	ND	200	NC
C	G1 Floor Tile Under Carpeting	ND	200	NC
19A	G1 Bathroom Floor Tile	ND	50	NC
B	G1 Bathroom Floor Tile	ND	50	NC
C	G1 Bathroom Floor Tile	ND	50	NC
20A	B Bathroom Floor Tile	ND	50	NC
B	B Bathroom Floor Tile	ND	50	NC
C	B Bathroom Floor Tile	ND	50	NC
21A	B Kitchen Floor Tile	ND	60	NC
B	B Kitchen Floor Tile	ND	60	NC
C	B Kitchen Floor Tile	ND	60	NC
22A	B1 Kitchen Stainless Steel Sink Undercoat	2	2	\$350
23A	B1 Roofing	ND	800	NC
B	B1 Roofing	ND	800	NC
C	B1 Roofing	ND	800	NC
24A	B2 Sheet Vinyl Flooring	ND	80	NC
B	B2 Sheet Vinyl Flooring	ND	80	NC
C	B2 Sheet Vinyl Flooring	ND	80	NC
25A	B2 Bedroom Floor Tile	ND	200	NC
B	B2 Bedroom Floor Tile	ND	200	NC
C	B2 Bedroom Floor Tile	ND	200	NC
26A	B2 Bathroom Floor Tile	ND	50	NC
B	B2 Bathroom Floor Tile	ND	50	NC
C	B2 Bathroom Floor Tile	ND	50	NC
27A	B2 Kitchen Floor Tile	2	80	\$400
28A	B2 Kitchen Stainless Steel Sink Undercoat	3	2	\$350
29A	B2 Roofing	4	1200	\$6,000
30A	F Blue Floor Tile	ND	600	NC
B	F Blue Floor Tile	ND	600	NC
C	F Blue Floor Tile	ND	600	NC
31A	F Bathroom Beige Floor Tile	ND	80	NC
B	F Bathroom Beige Floor Tile	ND	80	NC
C	F Bathroom Beige Floor Tile	ND	80	NC
32A	F & K Black Grey Roofing	6	2200	\$10,000
33A	K Black Floor Tile	4	400	\$2,000
34A	J Roofing	ND	1000	NC
B	J Roofing	ND	1000	NC
C	J Roofing	ND	1000	NC
35A	J Bedroom Floor Tile	ND	100	NC
B	J Bedroom Floor Tile	ND	100	NC
C	J Bedroom Floor Tile	ND	100	NC
36A	J Entryway Floor Tile	ND	80	NC
B	J Entryway Floor Tile	ND	80	NC
C	J Entryway Floor Tile	ND	80	NC
37A	J Kitchen Floor Tile	ND	80	NC
B	J Kitchen Floor Tile	ND	80	NC
C	J Kitchen Floor Tile	ND	80	NC
38A	J Stainless Steel Sink Undercoat	ND	2	NC

Sample #	Description	Asb. %	Quantity	Cost
38B	J Stainless Steel Sink Undercoat	ND	2	NC
C	J Stainless Steel Sink Undercoat	ND	2	NC
39A	M Yellow Flooring	35	800	\$4,000
40A	M Pebble Flooring	ND	200	NC
B	M Pebble Flooring	ND	200	NC
C	M Pebble Flooring	ND	200	NC
41A	M Grey Flooring	ND	100	NC
B	M Grey Flooring	ND	100	NC
C	M Grey Flooring	ND	100	NC
42A	M Roofing	ND	1200	NC
B	M Roofing	ND	1200	NC
C	M Roofing	ND	1200	NC
43A	A Kitchen Flooring	ND	80	NC
B	A Kitchen Flooring	ND	80	NC
C	A Kitchen Flooring	ND	80	NC
44A	A Bedrooms and Hallway Flooring	< 1%	240	\$1,200
B	A Bedrooms and Hallway Flooring	< 1%	240	
C	A Bedrooms and Hallway Flooring	< 1%	240	
45A	A White Linoleum	ND	200	NC
B	A White Linoleum	ND	200	NC
C	A White Linoleum	ND	200	NC
46A	A White w/ Diamond Linoleum	ND	100	NC
B	A White w/ Diamond Linoleum	ND	100	NC
C	A White w/ Diamond Linoleum	ND	100	NC
47A	A Roofing	ND	1600	NC
B	A Roofing	ND	1600	NC
C	A Roofing	ND	1600	NC

Notes: Materials with > 1% asbestos are considered asbestos containing materials by the State of Hawaii and HIOSH (OSHA). Materials with trace amounts of asbestos (< 1%) require trained workers for removal and exposure documentation during the removal procedures.
 ND = Not Detected, NC = No Cost. All quantities are estimated in square feet. Removal costs are direct unit material costs and do not include costs for access or other specific engineering costs.

197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655
FAX: (808) 843-0657

LAB CODE: 200350-0

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client: **MPILLC**
P.O. Box 3673
Honolulu, Hawaii 96811

Collection Date: 4/26/2006
Collection By: Client

TAT: One week (or more)

Analysis By: K. Wells
Analysis Date: 5/4/2006

Samples: 125 # Layers: 163

Received By: Mercado
Received Date: 4/28/2006

Client ID#	WEC ID#	Location	Material	Layer
1A	HB06-2362	87-119 Bedroom D3 and D4	Floor Tile	1 of 1
ASBESTOS				
None Detected				
% Other Fibrous Materials: <1% % Non-Fibrous Materials: 100% Cellulose <1%				

Client ID#	WEC ID#	Location	Material	Layer
1B	HB06-2363	87-119 Bedroom D3 and D4	Floor Tile	1 of 1
ASBESTOS				
None Detected				
% Other Fibrous Materials: <1% % Non-Fibrous Materials: 100% Cellulose <1%				

Client ID#	WEC ID#	Location	Material	Layer
1C	HB06-2634	87-119 Bedroom D3 and D4	Floor Tile	1 of 1
ASBESTOS				
None Detected				
% Other Fibrous Materials: <1% % Non-Fibrous Materials: 100% Cellulose <1%				

Client ID#	WEC ID#	Location	Material	Layer
2A	HB06-2635	D3 and D4	Floor Tile	1 of 1
ASBESTOS				
None Detected				
% Other Fibrous Materials: <1% % Non-Fibrous Materials: 100% Cellulose <1%				

FORMATION OF CONTRACT: Any terms of Customer's orders or releases remaining thereto or in any communication from Customer, which it is in any way inconsistent with or in addition to the Terms and Conditions set forth herein, is rejected and shall not be applicable hereon. All such preliminary results are provisional and subject to confirmation. The Customer shall specify the recipient of the preliminary report, a telephone or Teletypewriter number to be called, and will designate an alternate to whom the primary recipient cannot be contacted. WEC shall use its best efforts to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES
Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing and other services with such standards and procedures as WEC believes, in accordance with the current state of the art, are necessary to ensure the accuracy and reliability of the results. WEC's best professional judgment, to be applicable under the circumstances unless WEC agrees in writing with an officer of WEC to use another specifically designated standard or procedure. WEC also warrants that all test results are accurate and correct within normal industry standards.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed with WEC's best scientific, engineering, practice and professional standards in accordance with WEC's best professional judgment. WEC warrants and services extend to the Customer and to any other person or entity. Customer is solely responsible for the use and the interpretation of WEC's test results and test results. WEC has no duty or obligation to provide services that it has not designated as its services.

Limitations: WEC warrants and services extend to the Customer and to any other person or entity. Customer is solely responsible for the use and the interpretation of WEC's test results and test results. WEC has no duty or obligation to provide services that it has not designated as its services.

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197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655 FAX: (808) 843-0657

WHITE ENVIRONMENTAL CONSULTANTS, INC. TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any terms of Customer's order or otherwise pertaining thereto or in any communication from Customer, which in any way inconsistent with or in addition to the terms and conditions of sale set forth herein, shall be null and void unless it appears on the order or a separate sheet attached to the order or a separate sheet attached to the order or a separate sheet attached to the order...

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Client Project#: 6E003 Report #: 14556 Report By: Mercado, J. Report Date: 5/4/2006

Table with 4 columns: Client ID#, WEC ID#, Location, and Analysis Results. Rows include Client 2B, 2C, 3A, and 3B, each with details on material type (Floor Tile, Sheet Vinyl), detected asbestos levels, and fibrous materials percentages.

WARANTIES: Testing and Other Laboratory Services: WEC, warrant it will perform all laboratory testing in accordance with such standards as shall be applicable to the materials being tested. WEC's best scientific and professional judgment, to be applicable to the materials being tested...

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action. GOVERNING LAW: The validity, construction and performance of this contract shall be governed by the laws of the State of Hawaii...



WHITE ENVIRONMENTAL CONSULTANTS, INC.
 197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655
 FAX: (808) 843-0657

WHITE ENVIRONMENTAL CONSULTANTS, INC.
 TERMS AND CONDITIONS OF SALE

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
 Client Project#: 6E003
 Report #: 14556
 Report By: Mercado, J.
 Report Date: 5/4/2006

LAB CODE: 200350-0

FORMATION OF CONTRACT: Any terms of Customer's order of release remaining therein shall be deemed to be a part of this contract. Any terms of release which are in addition to the Terms and Conditions set forth herein, is objected to and shall not be binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer objects to any of these Terms and Conditions, such objection shall be in writing and must be received by WEC at the address stated on the front hereof prior to commencement of performance of the services provided. WEC's failure to respond to an objection shall be deemed to be a waiver of such objection. WEC's failure to object to terms contained in any communication from Customer shall be deemed to be a written request for services are for purposes of description only, and any terms contained herein shall not become part of this agreement. If Customer issues multiple purchase orders, orders or releases for services, all such orders, releases and requests shall be subject to the Terms and Conditions of the last purchase order, release or request, whichever is most restrictive. WEC's failure to object to such other, release or request, telephone or orders received by company purchase order or release.

PRICE: Price for standard tests and services shall be in conformance with White Environmental Consultants, Inc. (WEC) Price List, which is available on the WEC website. The Price List is subject to change without notice. Where the Price List does not specify a price for a particular test or service, the price shall be determined at the time each request is accepted. Any test or other service, which is not listed on White Environmental Consultants, Inc. Standard Price List, shall be sold at a price determined by WEC. All charges for courier or expedited services used in the request of Customer shall be billed to Customer.

SHIPPING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be shipped via expedited or special basis create higher costs for White Environmental Consultants, Inc. A premium will be charged for such expedited or special services. White Environmental Consultants, Inc. reserves the right to change its pricing policy at any time. Expedited samples, which are requested for analysis on a priority basis, will be analyzed where priority status is charged by the Customer.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants, Inc. terms of payment shall be net thirty (30) days after date of invoice. After the due date, the lesser of one and one-half percent (1-1/2%) of the unpaid invoice amount shall be added for each month or part thereof that payment is not received. White Environmental Consultants, Inc. reserves the right to suspend or discontinue its services if payment is not received within the time specified in the invoice. Payment shall be made regardless of the results of the testing or other services performed by White Environmental Consultants, Inc.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants shall be processed by White Environmental Consultants, Inc. in accordance with WEC's normal scheduling procedures and are not guaranteed for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC, to expedite a sample, it shall be a separate order or in accordance with certain schedule. WEC shall make reasonable efforts to complete the analysis as soon as possible, but all such dates or schedules are estimated and time is not of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the control of WEC, including but not limited to, fire, floods, labor troubles, strikes, bankruptcies, regulatory action or other acts of God. WEC shall not be liable for an actual declaration thereof is made or not, failure or delay in transportation, act of war, whether an actual agency or subdivision thereof affecting the terms of the contract or otherwise, judicial action, accident, explosion, storm or other act of God. Any such delays shall excuse WEC from performance of the contract. WEC's performance shall be extended for the period of the delays and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable due to damage, incorrect or insufficient labeling, or other reasons. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the steps to return to us taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after completion of the requested analyses unless a prior written agreement has been made between WEC and the Customer. After expiration of this thirty (30) day period, WEC may, at its sole option: (1) return the sample to the customer postage due, or (2) dispose of the sample in a secure manner. WEC shall not be liable for any damage or loss of samples or for the cost of storage or return of the sample, if the Customer reserves the right to change a special handling storage fee.

REPORTS: Where WEC contract so provides, WEC shall give Customer a written report(s) of the results of the testing and other services performed on Customer's behalf. The extent, format and content of the report(s) shall be determined at the time of the contract. WEC and Customer agree to the manner in which samples are obtained or the effect that the method of obtaining such samples might have on the results of the test performed by WEC.

(f) the Customer's use or interpretation of the test and other results and reports provided to it by WEC. Unless requested by Customer, WEC will report preliminary test results by e-mail. Any unannounced time requested by Customer shall be subject to confirmation. The Customer shall specify the recipient of the preliminary report and subject to confirmation, number to which the report shall be submitted, and will designate an alternate to the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES
 Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with good standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances. WEC does not warrant that the results of its testing will be accurate or that the results are accurate and correct within normal limitations. WEC also warrants that all test results are accurate and correct within normal limitations. Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards in accordance with the applicable laws, rules, regulations and professional judgment. Limitations: WEC's warranties are limited to the extent of WEC's services and do not extend to any other person or entity. Customer is solely responsible for the selection of the material to be tested and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

Direction Level: Any detection levels provided to the Customer by WEC are obtained only from the samples provided for testing. WEC represents that physical interference, which could cause deviation from the test results, will be noted. WEC represents that all test results are accurate and correct within normal limitations. THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER WARRANTY OR GUARANTEE ON THE PART OF WEC.

LIMITATIONS OF REMEDIES AND DAMAGES
 a) WEC is not liable for the performance of this contract, and no contract, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence, in connection with the performance of this contract. b) The sole and exclusive remedy of Customer and responsibility of WEC for any breach of warranty or other breach of contract, or any claim of negligence, shall be an option (i) to repair or replace any defective product, (ii) to correct any defective performance, (iii) to repeat the same or a replacement sample without costs, (iv) to refund the amount of any payment made for the sample product or other service or (v) to refund any sample priority price differential if a sample product or other service or (v) to any other remedy that WEC deems appropriate. c) WEC shall have no other liability or responsibility whatsoever to anyone. d) WEC shall have no liability to anyone, whether in contract, strict liability, or tort, including negligence, in connection with the performance of this contract. e) REPRESENTATIVES FOR ANY INCIDENTAL CONSUMERS OF ANY KIND OF CHARACTER UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.

THE MAXIMUM LIABILITY UNDER OR ARISING OUT OF THIS CONTRACT SHALL BE THE CONTRACT PRICE OF ANY SERVICE PROVIDED BY WEC TO THE CUSTOMER. THIS LIABILITY SHALL BE LIMITED TO THE PROPERTY ARISING OUT OF THIS WORK SHALL BE LIMITED TO THE AMOUNT COVERED BY THE GENERAL COMPREHENSIVE LIABILITY INSURANCE CARRIED BY WEC.

WAIVER: In the event of any default or breach by Customer, WEC has the right to reduce the amount of any payment made for the sample product or other service or (v) to any other remedy that WEC deems appropriate. WEC's failure to enforce any time or for any period of time shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision.

AMENDMENTS: No addition or amendment to, or modification of, any printed provision of these Terms and Conditions of sale will be binding upon WEC unless made in writing, and signed by both parties. Except to the extent expressly provided herein, no course of dealing, usage of trade, or other practice shall be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, construction and performance of this contract and the rights and obligations of the parties shall be governed by the laws of the state jurisdiction in which this contract was made. All disputes shall be resolved in the state jurisdiction in which this contract or such transactions, shall be commenced and maintained in the way pertaining to this contract and no other court or tribunal whatsoever, and the parties hereto each agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the use of the person named in such report and are therefore not to be used or relied upon by any other person or entity.

Client ID#	WEC ID#	Location	Material	Roofing	Color
7A	H806-2380	Roof	Homogeneous	No	Blk/Green
ASBESTOS					
None Detected					
Other Fibrous Materials	30%	% Other Fibrous Materials: 30%			
Cellulose	70%	% Non-Fibrous Materials: 70%			
Client ID#	WEC ID#	Location	Material	Roofing	Color
7B	H806-2381	Roof	Homogeneous	No	Blk/Green
ASBESTOS					
None Detected					
Other Fibrous Materials	30%	% Other Fibrous Materials: 30%			
Cellulose	70%	% Non-Fibrous Materials: 70%			
Client ID#	WEC ID#	Location	Material	Roofing	Color
7C	H806-2382	Roof	Homogeneous	No	Blk/Green
ASBESTOS					
None Detected					
Other Fibrous Materials	30%	% Other Fibrous Materials: 30%			
Cellulose	70%	% Non-Fibrous Materials: 70%			
Client ID#	WEC ID#	Location	Material	Roofing	Color
8A	H806-2383	Roof	Homogeneous	No	Blk/Beige
ASBESTOS					
None Detected					
Other Fibrous Materials	15%	% Other Fibrous Materials: 17%			
Fibrous Glass	2%	% Non-Fibrous Materials: 83%			
Cellulose	2%				
Client ID#	WEC ID#	Location	Material	Roofing	Color
8B	H806-2384	Roof	Homogeneous	No	Blk/Beige
ASBESTOS					
None Detected					
Other Fibrous Materials	15%	% Other Fibrous Materials: 17%			
Fibrous Glass	2%	% Non-Fibrous Materials: 83%			
Cellulose	2%				



197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655
 FAX: (808) 843-0657

WHITE ENVIRONMENTAL CONSULTANTS, INC.
TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any terms of Customer's order of services remaining therein or in any communication from Customer, which is in any way inconsistent with or in addition to the Terms and Conditions set forth herein, is rejected to the extent of such inconsistency. If the Terms and Conditions set forth herein and any other documents or communications received by WEC at the address stated on the front thereof prior to commencement of performance by WEC Customer's orders for any of the services provided WEC should be conclusively deemed to be acceptance of all these Terms and Conditions. WEC's failure to object to terms contained in any communication from Customer shall not be deemed to be a written request for services use for purposes of description of the services to be provided herein shall not become part of this agreement. If Customer leaves multiple items combined releases or other requests for services, all such orders, releases and requests shall be subject to these Terms and Conditions regardless of the provisions of any such order, release or request, and regardless of the method of ordering, including, but not limited to, orders issued by telephone or orders issued by computer purchase order or release.

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Report #: 14556
 Client Project#: 8E003 Report By: Mercado, J.
 Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
11C	HB06-2394	H1 and H2 Roof	Roofing	1 of 1
ASBESTOS				
None Detected				
% Other Fibrous Materials: 23%				
% Non-Fibrous Materials: 77%				
Color: Bk/Beige/Grey				
Client ID#	WEC ID#	Location	Material	Layer
12A	HB06-2395	87-119 D1 and D2 Bedroom	Floor Tile	1 of 1
ASBESTOS				
% Asbestos: 2%				
% Other Fibrous Materials: <1%				
% Non-Fibrous Materials: 98%				
Color: O-Wht/Brown				
Client ID#	WEC ID#	Location	Material	Layer
13A	HB06-2398	D1 and D2 Bedroom	Floor Tile	1 of 1
ASBESTOS				
% Asbestos: <1%				
% Other Fibrous Materials: 2%				
% Non-Fibrous Materials: 98%				
Color: Bm/Beige				
Client ID#	WEC ID#	Location	Material	Layer
13B	HB06-2399	D1 and D2 Bedroom	Floor Tile	1 of 1
ASBESTOS				
% Asbestos: <1%				
% Other Fibrous Materials: 2%				
% Non-Fibrous Materials: 98%				
Color: Bm/Beige				

Sample Comments: Client requested positive spot analysis

(f) (ii) the Customer's use or interpretation of the test and other results or reports provided to the Customer by WEC. Where requested by Customer, WEC will report preliminary results by telephone or facsimile. Any preliminary results requested by Customer shall be considered for study case contact. All such preliminary results are provisional and subject to confirmation by WEC. The final results shall be provided in writing to the Customer by a designated recipient of the preliminary report, a telephone or facsimile. WEC will use its best efforts to provide an alternate in the event the designated recipient cannot be contacted. WEC will use its best efforts to attempt to contact the recipient(s) to answer calls.

WARRANTIES

White Environmental Consultants, Inc. Laboratory Services: WEC warrants that all non-laboratory testing and procedures as WEC believes, in accordance with WEC's best scientific and professional standards and applicable regulatory requirements under the circumstances, unless WEC agrees in writing signed by an officer of WEC, to use another specifically designated standard or procedure. WEC also warrants that all test results are accurate and correct within normal industry standards.

WEC warrants that all non-laboratory services shall be performed in accordance with WEC's best scientific and professional standards in accordance with WEC's best scientific and professional standards and applicable regulatory requirements under the circumstances, unless WEC agrees in writing signed by an officer of WEC, to use another specifically designated standard or procedure. WEC also warrants that all test results are accurate and correct within normal industry standards.

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FORMATION OF CONTRACT: Any terms of Customer's order of releases remaining, there is no way inconsistent with or in addition to the Terms and Conditions set forth hereon...

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Client Project#: 6E003 Report #: 14556 Report By: Mercado, J. Report Date: 5/4/2006

Table with columns: Client ID#, WEC ID#, Location, Material, Layer, ASBESTOS, Other Fibrous Materials, None Detected, Cellulose, Wallstonite.

Table with columns: Client ID#, WEC ID#, Location, Material, Layer, ASBESTOS, Other Fibrous Materials, None Detected, Cellulose, Wallstonite.

Table with columns: Client ID#, WEC ID#, Location, Material, Layer, ASBESTOS, Other Fibrous Materials, None Detected, Cellulose, Wallstonite.

Table with columns: Client ID#, WEC ID#, Location, Material, Layer, ASBESTOS, Other Fibrous Materials, None Detected, Cellulose, Wallstonite.

Table with columns: Client ID#, WEC ID#, Location, Material, Layer, ASBESTOS, Other Fibrous Materials, None Detected, Cellulose, Wallstonite.



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 FAX: (808) 843-0657



LAB CODE: 200350-0

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
 Client Project#: 6E003

Report #: 14556
 Report By: Mercado, J.
 Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
16B	HB06-2408A	G2 Roof	Roofing	1 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: 15%				
Fibrous Glass: 47%				
Cellulose				
% Other Fibrous Materials: 15%				
% Non-Fibrous Materials: 85%				
Color	Blk/Brn			
Homogenous	No			
<hr/>				
Client ID#	WEC ID#	Location	Material	Layer
16C	HB06-2408B	G2 Roof	Felt	2 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: 55%				
Cellulose: 55%				
% Other Fibrous Materials: 45%				
% Non-Fibrous Materials: 55%				
Color	Black			
Homogenous	No			
<hr/>				
Client ID#	WEC ID#	Location	Material	Layer
16C	HB06-2408B	G2 Roof	Roofing	1 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: 15%				
Fibrous Glass: 47%				
Cellulose				
% Other Fibrous Materials: 15%				
% Non-Fibrous Materials: 85%				
Color	Blk/Brn			
Homogenous	No			
<hr/>				
Client ID#	WEC ID#	Location	Material	Layer
17A	HB06-2410A	G1 Roof	Roofing	1 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: 20%				
Cellulose: 20%				
% Other Fibrous Materials: 80%				
% Non-Fibrous Materials: 20%				
Color	Blk/Gm/Whit			
Homogenous	No			

FORMATION OF CONTRACT: Any terms of Customer's order of releases pertaining thereto or in any communication from WEC shall be deemed to be a part of this contract, whether or not such terms are incorporated by reference herein. Any amendments to this contract shall be in writing and signed by both parties. This contract shall be binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer's order of releases contains any terms or conditions that conflict with the terms and conditions set forth herein, the terms and conditions set forth herein shall prevail. The Customer shall specify the recipient of the preliminary report. The number to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but it is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES: Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with all standards and procedures as WEC believes are applicable to the analysis. WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing signed by an officer of WEC to use results from any other designated standard or procedure. WEC also warrants that all test results are accurate and reliable.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards in accordance with WEC's best scientific and professional judgment. Limitation of Remedies: WEC's warranties and services extend to no other person or entity. WEC's warranties and services extend to no other person or entity. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

DEFENSE: Any detection levels provided by the Customer by WEC are obtained only through the use of the methods and procedures set forth herein. WEC does not warrant, represent, or guarantee that the results of any test or analysis will be accurate and correct within normal laboratory conditions. WEC represents that all test results are accurate and correct within normal laboratory conditions. **THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER WARRANTY OR OBLIGATION ON THE PART OF WEC.**

LIMITATIONS OF REMEDIES AND DAMAGES

- WEC is solely responsible for the performance of this contract, and no parent, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence.
- The site and exclusive remedy of Customer, and responsibility of WEC for any breach of warranty or other breach of contract, or any claim of negligence, shall be limited to the cost of (i) to repair or replace any defective product, (ii) to correct any defective performance, (iii) to retest the same or a replacement sample without cost, (iv) to refund the amount paid by Customer for the defective sample product or other service or (v) to refund the amount paid by Customer for the defective sample product if a sample is not processed within the time requested by Customer. WEC shall have no other liability or responsibility whatsoever to anyone.
- IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, TORT, NEGLIGENCE, OR OTHERWISE, FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL DAMAGES OF ANY KIND OR CHARACTER, UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.
- WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed. Liability for injury or damage to persons or property arising out of this contract shall be limited to the amount covered by the general comprehensive liability insurance carried by WEC.

WAIVER: In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce at any time or for any period of time any of the provisions of this contract shall not constitute a waiver of each provision or of the right of WEC to enforce each and every provision.

AMENDMENTS: No addition or amendment to, or modification of any provision of these Terms and Conditions of sale will be binding upon WEC unless made in writing and signed by an officer of WEC. Except to the extent expressly provided herein, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

COVERING LAW: The validity, construction and performance of this contract and the construction of any provision hereof shall be governed by the laws of the state in which the contract was made. All actions, claims or legal proceedings, in any way pertaining to this contract or such other court or tribunal whatsoever, and the parties hereto shall agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISEMINATION: Test results and reports prepared by WEC, their form and content shall be confidential and proprietary information of WEC. WEC shall not be responsible for (i) the manner in which results of the test performed by WEC are used or (ii) the results of the test performed by WEC.

FORMATION OF CONTRACT: Any terms of Customer's order of releases pertaining thereto or in any communication from WEC shall be deemed to be a part of this contract, whether or not such terms are incorporated by reference herein. Any amendments to this contract shall be in writing and signed by both parties. This contract shall be binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer's order of releases contains any terms or conditions that conflict with the terms and conditions set forth herein, the terms and conditions set forth herein shall prevail. The Customer shall specify the recipient of the preliminary report. The number to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but it is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES: Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with all standards and procedures as WEC believes are applicable to the analysis. WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing signed by an officer of WEC to use results from any other designated standard or procedure. WEC also warrants that all test results are accurate and reliable.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards in accordance with WEC's best scientific and professional judgment. Limitation of Remedies: WEC's warranties and services extend to no other person or entity. WEC's warranties and services extend to no other person or entity. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

DEFENSE: Any detection levels provided by the Customer by WEC are obtained only through the use of the methods and procedures set forth herein. WEC does not warrant, represent, or guarantee that the results of any test or analysis will be accurate and correct within normal laboratory conditions. WEC represents that all test results are accurate and correct within normal laboratory conditions. **THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER WARRANTY OR OBLIGATION ON THE PART OF WEC.**

LIMITATIONS OF REMEDIES AND DAMAGES

- WEC is solely responsible for the performance of this contract, and no parent, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence.
- The site and exclusive remedy of Customer, and responsibility of WEC for any breach of warranty or other breach of contract, or any claim of negligence, shall be limited to the cost of (i) to repair or replace any defective product, (ii) to correct any defective performance, (iii) to retest the same or a replacement sample without cost, (iv) to refund the amount paid by Customer for the defective sample product or other service or (v) to refund the amount paid by Customer for the defective sample product if a sample is not processed within the time requested by Customer. WEC shall have no other liability or responsibility whatsoever to anyone.
- IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, TORT, NEGLIGENCE, OR OTHERWISE, FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL DAMAGES OF ANY KIND OR CHARACTER, UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.
- WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed. Liability for injury or damage to persons or property arising out of this contract shall be limited to the amount covered by the general comprehensive liability insurance carried by WEC.

WAIVER: In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce at any time or for any period of time any of the provisions of this contract shall not constitute a waiver of each provision or of the right of WEC to enforce each and every provision.

AMENDMENTS: No addition or amendment to, or modification of any provision of these Terms and Conditions of sale will be binding upon WEC unless made in writing and signed by an officer of WEC. Except to the extent expressly provided herein, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

COVERING LAW: The validity, construction and performance of this contract and the construction of any provision hereof shall be governed by the laws of the state in which the contract was made. All actions, claims or legal proceedings, in any way pertaining to this contract or such other court or tribunal whatsoever, and the parties hereto shall agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISEMINATION: Test results and reports prepared by WEC, their form and content shall be confidential and proprietary information of WEC. WEC shall not be responsible for (i) the manner in which results of the test performed by WEC are used or (ii) the results of the test performed by WEC.



WHITE ENVIRONMENTAL CONSULTANTS INC.

197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655
 FAX: (808) 843-0657

LAB CODE: 200350-0

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
 Client Project#: 6E003

Report #: 14556
 Report By: Mercado, J.
 Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
17A	HB06-2410B	G1 Roof	Roofing	2 of 2
ASBESTOS None Detected Other Fibrous Materials: 20% Cellulose				
% Other Fibrous Materials: 20% % Non-Fibrous Materials: 80%				
17B	HB06-2411A	G1 Roof	Roofing	1 of 2
ASBESTOS None Detected Other Fibrous Materials: 20% Cellulose				
% Other Fibrous Materials: 20% % Non-Fibrous Materials: 80%				
17C	HB06-2412A	G1 Roof	Roofing	1 of 2
ASBESTOS None Detected Other Fibrous Materials: 20% Cellulose				
% Other Fibrous Materials: 20% % Non-Fibrous Materials: 80%				
17C	HB06-2412B	G1 Roof	Roofing	2 of 2
ASBESTOS None Detected Other Fibrous Materials: 20% Cellulose				
% Other Fibrous Materials: 20% % Non-Fibrous Materials: 80%				

WHITE ENVIRONMENTAL CONSULTANTS, INC.
 TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any terms of Customer's order or releases pertaining thereto or in any communication from Customer, which is in any way inconsistent with or in addition to the Terms and Conditions of Sale, shall not be applicable hereunder. The terms and conditions of sale, which shall not be applicable hereunder, shall be binding upon White Environmental Consultants, Inc. (WEC) and its employees. The Customer shall specify the analytical method to be used in the analysis. The number to which the report shall be submitted, and will determine the number of test results to be provided. WEC shall not be responsible for the failure of the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES

White and Other Laboratory Services, WEC warrants to perform all laboratory testing in accordance with such standards and procedures as WEC may determine to be applicable to the circumstances, unless WEC agrees in writing signed by an officer of WEC to use another specifically designated standard or procedure. WEC also warrants that all test results were obtained under normal laboratory conditions.

Non-Laboratory Services, WEC warrants that all field tests shall be performed in accordance with sound engineering practice and professional standards in accordance with WEC's best scientific and professional judgment.

Limitations: WEC's warranties and services extend to the Customer and to no other person or entity. WEC's warranties and services are limited to the use and interpretation of WEC's reports and test results. WEC has no liability or obligation to provide services that it has not expressly agreed in writing to provide.

Retention Levels: Any retention levels provided to the Customer by WEC are obtained only under ideal conditions. Certain samples may present chemical or physical interferences, which may affect the accuracy and reliability of the results. WEC represents that all test results are accurate and reliable.

THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER WARRANTY OBLIGATION ON THE PART OF WEC.

LIMITATIONS OF REMEDIES AND DAMAGES

1) WEC is only responsible for the performance of this contract, and no agent, subsidiary or affiliated company, or any of its directors, officers, employees, agents or contractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence.

2) The exclusive remedy of Customer, and responsibility of WEC for any breach of warranty or other breach of contract, shall be limited to the amount covered by the performance fee. (I) to repair or replace any defective product, (II) to return to WEC safe any samples paid by Customer for the definitive sample product or other service or (V) to refund the amount of the performance fee if a sample is not processed within the time requested by Customer. WEC shall have no other liability or responsibility whatsoever to anyone.

3) IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, OR TORT, INCLUDING THE NEGLIGENCE OF WEC OR ITS EMPLOYEES, AGENTS OR CONTRACTORS, FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES OF ANY KIND OR CHARACTER, ARISING OUT OF OR UNDER ANY CONTRACT BETWEEN THE PARTIES.

4) WEC's maximum liability under or arising out of this contract shall be the contract price of any services improperly performed. Liability for injury or damage to persons or property, including of the work shall be limited to the amount covered by the general contractor's liability insurance carried by WEC.

WAIVER: In the event of any default or breach by Customer, WEC has the right to release or provide any additional services to Customer; WEC's failure to release or provide such services shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision.

AGREEMENTS: No addition or amendment to, or modification of, any printed provisions of these Terms and Conditions of Sale will be binding upon WEC unless such addition, deletion, usage of "or," or usage of "and," or usage of "either/or" is signed by an officer of WEC. Except to the extent expressly provided herein, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of Sale.

PERIOD OF LIMITATION OF ACTION: No claim shall be brought for any breach of this contract more than one (1) year after the date of the contract or release.

GOVERNING LAW: The validity, construction and performance of this contract and the construction of this contract shall be governed by the laws of the state jurisdiction in which this contract was made. All actions, claims or legal proceedings, in any way pertaining to this contract, shall be commenced only in the courts of the state in which the contract was made. The parties hereto acknowledge that each party agrees to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such reports and are not to be used or relied upon by any other person or entity.

PRICE: Price for standard tests and services shall be in conformance with White Environmental Consultants Inc. standard Price List in effect at the time the orders are accepted. Where a single order provides for or encompasses multiple shipments, the price shall be the price in effect at the time the release is accepted. Any test or other service, which is not listed on White Environmental Consultants Inc. standard Price List, shall be sold at a price determined by WEC. All charges for counter or expedited services used at the request of Customer shall be billed to Customer.

SHIPPING COSTS AND DELIVERY: All costs associated with the shipment or return of samples shall be paid by Customer. The cost of shipping shall be the actual cost of the carrier plus a handling fee. Where a single order provides for or encompasses multiple shipments, the price shall be the price in effect at the time the release is accepted. Any test or other service, which is not listed on White Environmental Consultants Inc. standard Price List, shall be sold at a price determined by WEC. All charges for counter or expedited services used at the request of Customer shall be billed to Customer.

PAYMENT TERMS: Unless specified to the contrary in a writing, signed by White Environmental Consultants Inc., terms of payment shall be net thirty (30) days after invoice. After the due date, the lesser of one and one-half percent (1-1/2%) of the unpaid balance (annual rate of 18%) or the maximum late payment penalty charge permitted by law shall be assessed against the account. Payment in full must be received by White Environmental Consultants Inc. before any further testing or report or any other service or payment is provided. Payment shall be made regardless of the results of the testing or other services performed by White Environmental Consultants, Inc.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants, Inc. shall be processed by White Environmental Consultants, Inc. in accordance with WEC's annual scheduling. WEC shall not be responsible for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC to process Customer's order by a certain date or in accordance with certain schedule, WEC shall make reasonable efforts to comply with such date or schedule, but not such date or schedule as calculated and time is set of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingencies, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual war or not), or any other cause beyond the control of WEC. The occurrence of any such event shall constitute a suspension of the performance of this contract, and the time for performance shall be extended for a period of time equal to the period of the suspension, and WEC's time for performance shall be calculated for the period of the delay and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and stored. WEC shall not be responsible for analysis or interpretation, which are obviously unavailable due to damage, incorrect or insufficient labeling, or incorrect sample handling. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after the test results are reported unless a prior written agreement has been made between WEC and the Customer. After the test results are reported, WEC may, as its sole option: (1) return the sample to the customer postage free, or (2) dispose of the sample. If, prior to expiration of the thirty (30) day period, the Customer requests that WEC place the sample in storage or return the sample to the Customer, WEC reserves the right to charge a special handling storage fee.

REPORTS: Where WEC contract provides for samples, WEC shall file the Customer's written reports of the results of the testing and other services performed on Customer's behalf. The nature, form and content of the report shall be determined by WEC at its sole discretion, unless otherwise stated on the contract. The report shall be prepared by an officer of WEC. WEC warrants that the report accurately reflects the results of the analysis and that the data on which the report is based are accurate and reliable. The results of the testing and other services performed by WEC

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Report #: 14556
 Client Project#: 6E003 Report By: Mercado, J.
 Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
19C	HB06-2418	Bathroom	Floor Tile	1 of 1
ASBESTOS				
None Detected				
Other Fibrous Materials	<1%	% Other Fibrous Materials: <1%		
Cellulose	<1%	% Non-Fibrous Materials: 100%		
Wollastonite				

Client ID#	WEC ID#	Location	Material	Layer
20A	HB06-2419A	B Bathroom	Floor Tile	1 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials	<1%	% Other Fibrous Materials: <1%		
Wollastonite	<1%	% Non-Fibrous Materials: 100%		

Client ID#	WEC ID#	Location	Material	Layer
20A	HB06-2419B	B Bathroom	Mastic	2 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials	15%	% Other Fibrous Materials: 15%		
Cellulose	85%	% Non-Fibrous Materials: 85%		

Client ID#	WEC ID#	Location	Material	Layer
20B	HB06-2420A	B Bathroom	Floor Tile	2 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials	<1%	% Other Fibrous Materials: <1%		
Cellulose	<1%	% Non-Fibrous Materials: 100%		

Client ID#	WEC ID#	Location	Material	Layer
20B	HB06-2420B	B Bathroom	Mastic	2 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials	15%	% Other Fibrous Materials: 15%		
Cellulose	85%	% Non-Fibrous Materials: 85%		

WHITE ENVIRONMENTAL CONSULTANTS, INC.
 TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any terms of Customer's order or releases pertaining thereto or in any communication from Customer, which is in any way inconsistent with or in addition to these Terms and Conditions of Sale, shall be null and void. If the order is for a test or analysis, the order shall be deemed to be a contract, and the order shall be subject to the terms and conditions of sale. The order shall be deemed to be a contract, and the order shall be subject to the terms and conditions of sale. The order shall be deemed to be a contract, and the order shall be subject to the terms and conditions of sale.

TESTING AND ANALYSIS: WEC shall not be responsible for delays resulting from the failure of the recipient to answer calls. WEC shall not be responsible for delays resulting from the failure of the recipient to answer calls. WEC shall not be responsible for delays resulting from the failure of the recipient to answer calls. WEC shall not be responsible for delays resulting from the failure of the recipient to answer calls.

WARRANTIES: WEC warrants that all laboratory testing and analysis shall be performed in accordance with such standards and procedures as WEC may determine to be appropriate. WEC's best scientific and professional judgment, to be applicable or appropriate in the circumstances, unless WEC agrees in writing signed by an officer of WEC to use any other standard or procedure. WEC also warrants that all test results will be reported to the Customer in a timely manner.

NON-LABORATORY SERVICES: WEC warrants that all laboratory testing and analysis shall be performed in accordance with such standards and procedures as WEC may determine to be appropriate. WEC's best scientific and professional judgment, to be applicable or appropriate in the circumstances, unless WEC agrees in writing signed by an officer of WEC to use any other standard or procedure. WEC also warrants that all test results will be reported to the Customer in a timely manner.

LIMITATIONS OF REMEDIES AND DAMAGES: WEC is solely responsible for the results of this contract, and no parent, subsidiary or affiliated company, or any of its divisions, officers, employees, agents, representatives, or independent contractors, shall have any legal responsibility hereunder, whether in contract or tort, including negligence.

ASSIGNMENT: WEC shall have no other liability or responsibility whatsoever to anyone. IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, TORT, INCLUDING THE NEGLIGENCE OR WEC OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES, FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES OF ANY KIND OR CHARACTER UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.

WAIVER: In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce at any time or for any period of time any of the provisions of this contract shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision.

AMENDMENTS: No addition or amendment to, or modification of, any principal provision of these Terms and Conditions of sale will be binding upon WEC unless it is in writing and signed by an officer of WEC. Except to the extent expressly provided herein, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTIONS: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, construction and performance of this contract and the provisions hereof shall be governed by the laws of the state of Hawaii. In any proceeding in which this contract is breached, all claims, claims or legal proceedings, in any way pertaining to this contract, shall be commenced and maintained in the courts of such state and shall be heard and tried in the courts of such state and the parties hereto shall agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or persons named on each report and are therefore not to be used or relied upon by any other person or entity.



197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655 FAX: (808) 843-0857

WHITE ENVIRONMENTAL CONSULTANTS, INC. TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any term of Customer's order or release remains intact if it is not communicated to Customer, which is in any way inconsistent with the terms and conditions set forth herein...

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants Inc. standard Price List effect in force at the time of purchase...

SUPPLYING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be processed, expedited or special basis receive higher costs for White Environmental Consultants Inc.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants Inc., terms of payment shall be net thirty (30) days after date of invoice...

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the control of WEC...

REPORTS: Where WEC connects to providers, WEC shall give Customer a written report(s) of the results and other analyses performed on Customer's behalf. The exact nature, form and content of the report(s) shall be determined by the Customer...

WARRANTIES: In accordance with standard engineering practice and professional standards in accordance with applicable laws, WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards...

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the control of WEC...

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197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655 FAX: (808) 843-0857

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Client Project#: 6E003 Report #: 14556 Report By: Mercado, J. Report Date: 5/4/2006

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 28B, HB06-2435, Bz Bedroom, Floor Tile. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 100%.

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 25C, HB06-2436, Bz Bedroom, Floor Tile. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 100%.

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 26A, HB06-2437A, Bz Bathroom, Floor Tile. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 100%.

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 26A, HB06-2437B, Bz Bathroom, Sheet Vinyl. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 30%.

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 26A, HB06-2437C, Bz Bathroom, Sheet Vinyl. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 70%.

Table with 4 columns: Client ID#, WEC ID#, Location, Material. Row 1: 28B, HB06-2438, Bz Bedroom, Floor Tile. Row 2: ASBESTOS, None Detected (<1%), Other Fibrous Materials: 100%.

Bulk Sample Analysis for Asbestos

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

WEC Project #: H06-549
Client Project#: 6E003

Client ID# 28A	WEC ID# HB06-2443	Location Sink	Material Sink Undercoat	Layer 1 of 1
ASBESTOS	Chrysotile	3%	% Asbestos:	3%
Other Fibrous Materials	Cellulose	2%	% Other Fibrous Materials:	2%
Other Non-Fibrous Materials			% Non-Fibrous Materials:	95%
Sample Comments: Client requested positive stop analysis				

Client ID# 28A	WEC ID# HB06-2446A	Location Bz Roof	Material Roofing	Layer 1 of 6
ASBESTOS	None Detected		% Asbestos:	20%
Other Fibrous Materials	Fibrous Glass	20%	% Other Fibrous Materials:	80%
Sample Comments: Client requested positive stop analysis				

Client ID# 28A	WEC ID# HB06-2446B	Location Bz Roof	Material Silver Coat	Layer 2 of 6
ASBESTOS	Chrysotile	4%	% Asbestos:	4%
Other Fibrous Materials	Cellulose	5%	% Other Fibrous Materials:	5%
Other Non-Fibrous Materials			% Non-Fibrous Materials:	91%
Sample Comments: Client requested positive stop analysis				

Client ID# 28A	WEC ID# HB06-2446C	Location Bz Roof	Material Tar	Layer 3 of 6
ASBESTOS	None Detected		% Asbestos:	2%
Other Fibrous Materials	Cellulose	2%	% Other Fibrous Materials:	98%
Sample Comments: Client requested positive stop analysis				

Client ID# 28A	WEC ID# HB06-2446D	Location Bz Roof	Material Felt	Layer 4 of 6
ASBESTOS	None Detected		% Asbestos:	40%
Other Fibrous Materials	Cellulose	40%	% Other Fibrous Materials:	60%
Sample Comments: Client requested positive stop analysis				

FORMATION OF CONTRACT: Any terms of Customer's order of release pertaining, thereto or in any communication from Customer, which is in any way inconsistent with or in addition to the Terms and Conditions set forth in this contract shall not be applicable hereto hereinafter. The Terms and Conditions of this contract shall prevail over all other terms, conditions, specifications, or other documents, including but not limited to, purchase orders, contracts, or other documents, which may be submitted to WEC by the Customer or any other party. The Customer shall specify the recipient of the report, the number to which the report shall be submitted, and will designate an alternate to the recipient primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to respond to WEC.

WARRANTIES: Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable, or appropriate under the circumstances, to the sample submitted. WEC does not warrant that the results of any analysis specifically designated as such will be accurate or that the results of any analysis not so designated are accurate and correct within normal laboratory variation.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering, practice and professional standards in accordance with the best scientific and professional judgment. WEC does not warrant that the results of any analysis specifically designated as such will be accurate or that the results of any analysis not so designated are accurate and correct within normal laboratory variation.

DEFINITIONS: WEC has no duty or obligation to provide services that it is not expressly agreed in writing to provide. WEC's standard test methods shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable, or appropriate under the circumstances, to the sample submitted. WEC does not warrant that the results of any analysis specifically designated as such will be accurate or that the results of any analysis not so designated are accurate and correct within normal laboratory variation.

WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND INFLUENCE BY ANY OTHER WARRANTY PUBLICATION ON THE PART OF WEC.

LIMITATIONS OF REMEDIES AND DAMAGES: WEC is solely responsible for the performance of this contract, and no general, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence.

WARRANTY: WEC warrants that the results of any analysis specifically designated as such will be accurate or that the results of any analysis not so designated are accurate and correct within normal laboratory variation.

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Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Report #: 14556
Client Project#: 6E003 Report By: Mercado, J.
Report Date: 5/14/2006

Client ID#	WEC ID#	Location	Material	Layer
31A	HB06-2452A	Bathroom	Floor Tile	1 of 2
ASBESTOS				
None Detected		% Other Fibrous Materials:	Homo-	Color
Cellulose	<1%	% Non-Fibrous Materials:	genous	Beige
			No	

Client ID#	WEC ID#	Location	Material	Layer
31A	HB06-2452B	Bathroom	Mastic	2 of 2
ASBESTOS				
None Detected		% Other Fibrous Materials:	Homo-	Color
Cellulose	2%	% Non-Fibrous Materials:	genous	Yellow
			No	

Client ID#	WEC ID#	Location	Material	Layer
31B	HB06-2453A	Bathroom	Floor Tile	1 of 2
ASBESTOS				
None Detected		% Other Fibrous Materials:	Homo-	Color
Cellulose	<1%	% Non-Fibrous Materials:	genous	Beige
			No	

Client ID#	WEC ID#	Location	Material	Layer
31B	HB06-2453B	Bathroom	Mastic	2 of 2
ASBESTOS				
None Detected		% Other Fibrous Materials:	Homo-	Color
Cellulose	2%	% Non-Fibrous Materials:	genous	Yellow
			No	

Client ID#	WEC ID#	Location	Material	Layer
31C	HB06-2454A	Bathroom	Floor Tile	1 of 2
ASBESTOS				
None Detected		% Other Fibrous Materials:	Homo-	Color
Cellulose	<1%	% Non-Fibrous Materials:	genous	Beige
			No	

FORMATION OF CONTRACT. Any terms of Customer's order of release prepared in accordance with these Terms and Conditions shall be deemed to be a part of this contract. If Customer orders any services, WEC shall not be deemed to be a part of this contract unless the written contract for such services is signed by Customer. WEC shall not be deemed to be a part of this contract unless the written contract for such services is signed by Customer. WEC shall not be deemed to be a part of this contract unless the written contract for such services is signed by Customer. WEC shall not be deemed to be a part of this contract unless the written contract for such services is signed by Customer.

PRICE. Price for standard tests and services shall be in accordance with the Environmental Standards fee schedule. Price List is subject to change without notice. Where a single-order purchase order is used, the price for such order shall be the price for such order as shown on the Price List. Any other services, which are not listed on the Price List, shall be billed to Customer at the discretion of WEC. All charges for services or other services performed by White Environmental Consultants, Inc. shall be billed to Customer.

SHIPPING COSTS AND EXPEDITED SAMPLES. All costs associated with the shipment or delivery of samples shall be paid by the Customer. Samples that must be processed on an expedited basis shall be charged for such expedited or special handling. Environmental Consultants, Inc. reserves the right to charge 50% of the priority price differential for samples, which are requested by or are otherwise not received by WEC or whose priority status is changed by the Customer.

PAYMENT TERMS. Unless specified to the contrary in a writing signed by White Environmental Consultants, Inc. all bills are due and payable within 30 days after date of invoice. After the due date, the later of one and one-half months after date of invoice and the maximum late payment penalty charges permitted by law shall be added for each month or part thereof that payment is delayed. While Environmental Consultants Inc. has the right, at any time, to change the amount in credit or terms of payment for any account, such change shall be made retroactively to the date of the invoice. Payment shall be made to the order of White Environmental Consultants, Inc. at the address shown on the invoice.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants shall be processed by White Environmental Consultants as soon as possible. If WEC is unable to process samples as soon as possible, WEC shall advise Customer in writing of the delay. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-compliance with any applicable laws, regulations, codes, ordinances, rules, regulations, resolutions or requirements of any government, whether federal, state, local, or foreign, or any agency or subdivision thereof affecting the terms of the contract or otherwise, judicial action, accident, explosion, storm or other act of God. Any such delays shall excuse WEC from performance of its obligations under the contract for the period of the delays and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable due to damage, incorrect or insufficient labeling, or other reasons. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples for more than 30 days after completion of the requested analysis unless a prior written agreement has been made between WEC and the Customer. After expiration of this thirty (30) day period, WEC may, at its sole option: (1) return the sample to the customer postage due, or (2) dispose of the sample in a secure or secure container. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors.

REPORTS: Where WEC contract provides, WEC shall give Customer a written report(s) of the results of the testing and other services performed on Customer's behalf. The extent and content of the report shall be determined by WEC at its sole discretion, unless otherwise specified in writing. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, construction and performance of this contract and the rights and obligations of the parties hereunder shall be governed by the laws of the state in which this contract was made. All actions shall be commenced and maintained in any court having jurisdiction over such transactions, and the parties hereto shall agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC shall not be used or relied upon by any other person or entity, without the written consent of WEC. WEC shall not be responsible for any delay in processing samples or other services submitted by Customer to White Environmental Consultants, Inc. unless such delay is caused by the negligence of WEC or its employees, agents or subcontractors.

AMENDMENTS: No addition or amendment to, or modification of, any printed provision of these Terms and Conditions of sale will be binding upon WEC unless made in writing and signed by both parties. No oral agreement, understanding, or course of dealing, or any other course of conduct, shall be deemed to modify, amend, or supplement any provision of these Terms and Conditions of sale.

WARRANTIES: WEC warrants that all laboratory services shall be performed in accordance with such standards and procedures as WEC believes to be consistent with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing signed by an officer of WEC to use another specifically designated standard or procedure. WEC also warrants that all test results shall be accurate and reliable.



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FAX: (808) 843-0657

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

FORMATION OF CONTRACT: Any term of Customer's order or releases pertaining thereto shall be deemed to be a part of this contract, whether or not such term is set forth in or in addition to the Terms and Conditions set forth herein, if it is in writing and signed by the Customer or binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer objects to any of these Terms and Conditions, such objection shall be in writing and must be received by WEC at the address stated on the front hereof prior to commencement of performance by WEC. If the services provided by WEC are accepted by the Customer, the Customer shall be deemed to have accepted all of these Terms and Conditions. WEC shall not be bound by any terms contained in any communication from Customer that are in conflict with or contrary to these Terms and Conditions. Any reference to purchase order or to other oral or written request for services are for purposes of description only, and may terms combined herein shall not constitute part of this contract. If Customer issues multiple purchase orders, the terms and conditions of the last purchase order shall prevail. All requests shall be subject to the Terms and Conditions regardless of the provisions of any purchase order or request, and regardless of the method of ordering, including, but not limited to, orders placed by telephone or orders placed by company purchase order or e-mail.

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants Inc. standard Price List. All other services and materials are subject to the Price List, in subject to change without notice. Where a single test or other service encompasses multiple shipment dates, the price shall be determined at the time each release is accepted. Any test or other service, which is not listed on White Environmental Consultants Inc. standard Price List, shall be sold at a price determined by WEC. All charges for counter or expedited services used at the request of Customer shall be billed to Customer.

SUPPLYING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be shipped or returned on expedited basis incur higher costs for White Environmental Consultants Inc. A premium will be charged for such expedited or special services. White Environmental Consultants Inc. reserves the right to charge a premium for the priority price differential for expedited samples, which are requested by the Customer. The premium for expedited services shall be based on the priority status as charged by the Customer.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants Inc., terms of payment shall be net thirty (30) days after date of invoice. After the due date, the issuer of one and one-half percent (1-1/2%) of the unpaid balance of the invoice. Payment of any invoice shall be made by check, money order, or cash. Payment shall be added for each month or part thereof that payment is not received. White Environmental Consultants Inc. has the right, at any time, to change the amount to credit or debit to the account or to withhold credit and to require partial or full payment in advance as a condition of performing further services. Payment shall be made regardless of the results of the testing or other services performed by White Environmental Consultants, Inc.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants shall be processed by WEC in the order in which they are received. WEC's normal scheduling procedures and schedule are guaranteed for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC to process customer's order by a certain date or in accordance with a certain schedule, WEC shall make reasonable efforts to comply with such date or schedule, but all such dates or schedules are estimated and time is of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, breakdowns, repulsion order or requirement of any government, war (whether an actual declaration of war or not), war or delay in transportation, act of any government or authority, epidemic, pestilence, or other natural or man-made calamities, or other unforeseen circumstances, accidents, explosions, storms or other act of God. Any such delays shall be the responsibility of the Customer, and WEC's time for performance shall be extended for the period of the delays and for a reasonable period thereafter.

SUABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that the samples submitted for analysis are suitable for analysis. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable due to the manner in which they are packaged, labeled, or inventoried. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples for use after the completion of the requested analysis unless a prior written agreement has been made with WEC. WEC may, as its sole option: (1) return the sample to the Customer; (2) dispose of the sample. If, prior to expiration of the thirty (30) day period, the Customer requests that WEC place the sample in storage or return the sample to the Customer, WEC reserves the right to charge a special handling/storage fee.

REPORTS: Where WEC contract so provides, WEC shall file the Customer's written reports of the results of the testing and other services performed on or for the Customer. The name, firm and content of the report shall be determined by WEC at its sole discretion. WEC and Customer agree to the contrary in writing, signed by an officer of WEC. WEC shall not be responsible for (1) the manner in which samples are obtained or the effect that the results of obtaining such samples might have on the results of the test performed by WEC

or (1) the Customer's use or interpretation of the test and other results and reports provided to the Customer. WEC will report preliminary test results by e-mail to the Customer. The final report shall be provided to the Customer as requested by Customer shall be considered a final report. The Customer shall specify the recipient of the preliminary report, a telephone number to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use the best efforts to attempt to contact the designated recipient, but it is not responsible for delays resulting from the failure of the recipient to answer calls.

WARRANTIES
Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with such standards and procedures as WEC believes, in accordance with the current state of the art, to be applicable or appropriate to the test. WEC warrants that all test results are accurate and correct within normal laboratory standards. Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards in accordance with the current state of the art, to be applicable or appropriate to the test. WEC warrants that all test results are accurate and correct within normal laboratory standards. Limitations: WEC's warranties are limited to the test results and do not extend to the test results or test results. WEC has no duty or obligation to provide services that it has not expressly agreed to provide.

LIABILITY: WEC shall have no other liability or responsibility whatsoever to anyone. IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, TORT, INCLUDING THE NEGLIGENCE OF WEC OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES, OR OTHERWISE, FOR ANY INCIDENTAL, SPECIAL OR INDIRECT DAMAGES OF ANY KIND OR CHARACTER UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES. WEC's maximum liability under or arising out of this contract shall be the contract price of any services imperfectly performed. Liability for injury or damage to persons or property shall be limited to the amount covered by the general comprehensive liability insurance carried by WEC.

WAIVER: In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce at any time or for any period of time any of the provisions of this contract shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision.

ASSIGNMENT: No addition or amendment to, or modification of, any printed provisions of these Terms and Conditions of sale will be binding on WEC unless made in writing and signed by an officer of WEC. Except to the extent expressly provided in writing and in the event of a change of ownership, control, or management, the terms and conditions of this contract shall be governed by the laws of the state jurisdiction in which this contract was made. All actions, claims or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of such state or in the federal court in the United States, and the parties hereto each agree to submit themselves to the jurisdiction and venue of such courts.

GOVERNING LAW: The validity, construction and performance of this contract and the transactions to which it relates shall be governed by the laws of the state jurisdiction in which this contract was made. All actions, claims or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of such state or in the federal court in the United States, and the parties hereto each agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS ON USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such report and are therefore not to be used or relied upon by any other person or entity.

Client ID#	WEC ID#	Location	Material	Layer
33A	HB06-2458A	K	Floor Tile	1 of 3
ASBESTOS			Homogeneous	
Chrysotile	5%	% Asbestos:	5%	Color
		% Other Fibrous Materials:	2%	Black
Other Fibrous Materials		% Non-Fibrous Materials:	93%	
Cellulose	2%			

Sample Comments: Client requested positive stop analysis

Client ID#	WEC ID#	Location	Material	Layer
33A	HB06-2458B	K	Mastic	2 of 3
ASBESTOS			Homogeneous	
Chrysotile	4%	% Asbestos:	4%	Color
		% Other Fibrous Materials:	5%	Black
Other Fibrous Materials		% Non-Fibrous Materials:	91%	
Cellulose	5%			

Sample Comments: Client requested positive stop analysis

Client ID#	WEC ID#	Location	Material	Layer
33A	HB06-2458C	K	Felt	3 of 3
ASBESTOS			Homogeneous	
None Detected		% Other Fibrous Materials:	45%	Color
Other Fibrous Materials		% Non-Fibrous Materials:	55%	Black
Cellulose	45%			

Sample Comments: Client requested positive stop analysis

Client ID#	WEC ID#	Location	Material	Layer
34A	HB06-2461	J Roof	Roofing	1 of 1
ASBESTOS			Homogeneous	
None Detected		% Other Fibrous Materials:	22%	Color
Other Fibrous Materials		% Non-Fibrous Materials:	78%	Blk/Gray
Fibrous Glass	20%			
Cellulose	2%			



Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
34B	HB06-2462	J Roof	Roofing	1 of 1
ASBESTOS				
None Detected				
Other Fibrous Materials: 22%				
Fibrous Glass: 20%				
Cellulose: 2%				
% Other Fibrous Materials: 78%				
% Non-Fibrous Materials:				
Client ID#	WEC ID#	Location	Material	Layer
34C	HB06-2463	J Roof	Roofing	1 of 1
ASBESTOS				
None Detected				
Other Fibrous Materials: 22%				
Fibrous Glass: 20%				
Cellulose: 2%				
% Other Fibrous Materials: 78%				
% Non-Fibrous Materials:				
Client ID#	WEC ID#	Location	Material	Layer
35A	HB06-2464A	J B6	Floor Tile	1 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: <1%				
Cellulose: <1%				
% Other Fibrous Materials: 100%				
% Non-Fibrous Materials:				
Client ID#	WEC ID#	Location	Material	Layer
36A	HB06-2464B	J B6	Mastic	2 of 2
ASBESTOS				
None Detected				
Other Fibrous Materials: 2%				
Cellulose: <1%				
Synthetic: <1%				
% Other Fibrous Materials: 98%				
% Non-Fibrous Materials:				

1) (b) the Customer's use of interpretation of the test and other results and reports provided to or any communication from Customer, which is in any way inconsistent with or differs from the Terms and Conditions set forth herein, is objected to and shall not be applicable hereto or binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer objects to any of these Terms and Conditions, such objection shall be in writing and must be received by WEC within ten (10) business days prior to the commencement of performance by WEC. Customer's orders for any of the services described herein shall be conclusively deemed to be acceptance of all these Terms and Conditions. WEC's failure to object to any communication from Customer shall not be deemed to be a waiver of these Terms and Conditions. Any reference to purchase order or to other oral or written communications, in any way, only, and any terms contained therein shall not become part of this agreement. If Customer places an order, releases or other requests for service, all such orders, releases and requests shall be subject to these Terms and Conditions regardless of the provisions of any such order, release or request, and regardless of the method of ordering, including, but not limited to, orders issued by telephone or orders issued by company purchasing order or release.

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants Inc. standard Price List in effect at the time the orders are accepted. The Price List is subject to change without notice. Where a single order provides for or contains multiple shipment dates, the price shall be determined at the time each release is received. WEC reserves the right to charge 50% or the industry price differential on any release. Standard Price List shall be sold at a price determined by WEC. WEC reserves for counter or expedited services used at the request of Customer shall be billed to Customer.

SHIPPING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be processed on a rush basis require higher charges for White Environmental Consultants Inc. A premium will be charged for expedited processing of samples. White Environmental Consultants Inc. reserves the right to charge 50% or the industry price differential on any samples, which are requested by or are cancelled by or are otherwise not received by WEC or where priority status is charged by the Customer.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants, Inc. the term of payment shall be net thirty (30) days after date of invoice. After the due date, the balance shall be due in full. Payment shall be made by check, money order or bank draft. Payment shall be added for each month or part thereof that payment is delayed. White Environmental Consultants Inc. has the right, at any time, to change the amount in credit or terms of payment without notice and to require partial or full payment in advance as a condition of performance. WEC shall not be responsible for the results of the testing or other services performed by White Environmental Consultants, Inc.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants shall be processed by White Environmental Consultants Inc. in accordance with WEC's usual scheduling procedures and are not guaranteed for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC, to expedite the processing of samples, WEC shall make reasonable efforts to comply with such schedule, but all such dates or schedules are estimated and time is not of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the control of WEC including but not limited to, fire, floods, labor troubles, strikes, breakdowns, equipment failure, or other causes. WEC shall not be liable for any delay or non-performance if made or not, failure or delay in transportation, act of God, whether an actual declaration thereof is made or not, failure or delay in transportation, act of God, whether an actual agency or subdivision thereof affecting the terms of the contract or otherwise, judicial action, accident, explosion, storm or other act of God. Any such delays shall excuse WEC from performance, and WEC's time for performance shall be extended for the period of the delays and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable due to damage, incorrect or insufficient labeling, or insufficient sample quantity. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after completion of the requested analyses unless otherwise agreed in writing between WEC and the Customer. After expiration of this thirty (30) day period, WEC may, at its sole option: (1) return the sample to the customer postage due, or (2) destroy the sample. If, prior to expiration of the thirty (30) day period, the Customer requests that WEC retain the sample for analysis, the Customer shall agree in writing to reserves the right to change a special handling charge fee.

REPORTS: Where WEC conducts a project, WEC shall give Customer a written report of the results of the testing and other services performed on Customer's behalf. The extent, content and format of the report shall be determined by WEC at its sole discretion, unless otherwise specified in writing by the Customer. WEC shall not be responsible for any delay or non-performance by an officer of WEC. WEC assumes no responsibility for (1) the manner in which samples are taken, analyzed or reported and are iterations that are used or relied upon by any other person or entity, the method of obtaining such samples might have on the results of the test performed by WEC

(b) the Customer's use of interpretation of the test and other results and reports provided to or any communication from Customer, which is in any way inconsistent with or differs from the Terms and Conditions set forth herein, is objected to and shall not be applicable hereto or binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer objects to any of these Terms and Conditions, such objection shall be in writing and must be received by WEC within ten (10) business days prior to the commencement of performance by WEC. Customer's orders for any of the services described herein shall be conclusively deemed to be acceptance of all these Terms and Conditions. WEC's failure to object to any communication from Customer shall not be deemed to be a waiver of these Terms and Conditions. Any reference to purchase order or to other oral or written communications, in any way, only, and any terms contained therein shall not become part of this agreement. If Customer places an order, releases or other requests for service, all such orders, releases and requests shall be subject to these Terms and Conditions regardless of the provisions of any such order, release or request, and regardless of the method of ordering, including, but not limited to, orders issued by telephone or orders issued by company purchasing order or release.

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants Inc. standard Price List in effect at the time the orders are accepted. The Price List is subject to change without notice. Where a single order provides for or contains multiple shipment dates, the price shall be determined at the time each release is received. WEC reserves the right to charge 50% or the industry price differential on any release. Standard Price List shall be sold at a price determined by WEC. WEC reserves for counter or expedited services used at the request of Customer shall be billed to Customer.

SHIPPING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be processed on a rush basis require higher charges for White Environmental Consultants Inc. A premium will be charged for expedited processing of samples. White Environmental Consultants Inc. reserves the right to charge 50% or the industry price differential on any samples, which are requested by or are cancelled by or are otherwise not received by WEC or where priority status is charged by the Customer.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants shall be processed by White Environmental Consultants Inc. in accordance with WEC's usual scheduling procedures and are not guaranteed for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC, to expedite the processing of samples, WEC shall make reasonable efforts to comply with such schedule, but all such dates or schedules are estimated and time is not of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the control of WEC including but not limited to, fire, floods, labor troubles, strikes, breakdowns, equipment failure, or other causes. WEC shall not be liable for any delay or non-performance if made or not, failure or delay in transportation, act of God, whether an actual declaration thereof is made or not, failure or delay in transportation, act of God, whether an actual agency or subdivision thereof affecting the terms of the contract or otherwise, judicial action, accident, explosion, storm or other act of God. Any such delays shall excuse WEC from performance, and WEC's time for performance shall be extended for the period of the delays and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable due to damage, incorrect or insufficient labeling, or insufficient sample quantity. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after completion of the requested analyses unless otherwise agreed in writing between WEC and the Customer. After expiration of this thirty (30) day period, WEC may, at its sole option: (1) return the sample to the customer postage due, or (2) destroy the sample. If, prior to expiration of the thirty (30) day period, the Customer requests that WEC retain the sample for analysis, the Customer shall agree in writing to reserves the right to change a special handling charge fee.

REPORTS: Where WEC conducts a project, WEC shall give Customer a written report of the results of the testing and other services performed on Customer's behalf. The extent, content and format of the report shall be determined by WEC at its sole discretion, unless otherwise specified in writing by the Customer. WEC shall not be responsible for any delay or non-performance by an officer of WEC. WEC assumes no responsibility for (1) the manner in which samples are taken, analyzed or reported and are iterations that are used or relied upon by any other person or entity, the method of obtaining such samples might have on the results of the test performed by WEC



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FAX: (808) 843-0657



LAB CODE: 200350-0

Bulk Sample Analysis for Asbestos

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

WEC Project #: H06-549
Client Project#: 6E003

Client ID#	WEC ID#	Location	Material	Layer	Color
35B	HB06-2465A	J B4	Floor Tile	2 of 2	Beige
ASBESTOS					
None Detected					
Other Fibrous Materials: <1%					
Cellulose					

Client ID#	WEC ID#	Location	Material	Layer	Color
35B	HB06-2465B	J B4	Mastic	2 of 2	Yellow
ASBESTOS					
None Detected					
Other Fibrous Materials: 2%					
Cellulose					
Synthetic					

Client ID#	WEC ID#	Location	Material	Layer	Color
35C	HB06-2466A	J B4	Floor Tile	1 of 2	Beige
ASBESTOS					
None Detected					
Other Fibrous Materials: <1%					
Cellulose					
Synthetic					

Client ID#	WEC ID#	Location	Material	Layer	Color
35C	HB06-2466B	J B4	Mastic	2 of 2	Yellow
ASBESTOS					
None Detected					
Other Fibrous Materials: 2%					
Cellulose					
Synthetic					

Client ID#	WEC ID#	Location	Material	Layer	Color
36A	HB06-2467	J Entry	Floor Tile	1 of 1	Beige/Bn
ASBESTOS					
None Detected					
Other Fibrous Materials: <1%					
Cellulose					
Synthetic					

FORMATION OF CONTRACT: Any terms of Customer's order of releases pertaining thereto or in any communication from Customer, which is in any way inconsistent with or in addition to the terms set forth herein, shall not be applicable hereto. The terms and conditions set forth herein shall prevail in the event of any inconsistency. The terms and conditions of sale shall be deemed to be accepted by the Customer upon receipt of the report. The Customer shall specify the recipient of the report and shall be deemed to be the recipient of the report. The Customer shall specify the recipient of the report and shall be deemed to be the recipient of the report. The Customer shall specify the recipient of the report and shall be deemed to be the recipient of the report.

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants, Inc. (WEC) standard rates and shall be subject to change without notice. The price for expedited or special basis tests shall be as indicated on the invoice. The price for expedited or special basis tests shall be as indicated on the invoice. The price for expedited or special basis tests shall be as indicated on the invoice.

SHIPPING COSTS AND EXPEDITED SAMPLES: All tests associated with the shipment of samples shall be paid for by the Customer. Samples shall be shipped via express carrier at the discretion of the Customer. The Customer shall be responsible for the cost of shipping and handling of the samples. The Customer shall be responsible for the cost of shipping and handling of the samples.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants, Inc. (WEC), all bills are payable within 15 days of the date of invoice. After the date of the invoice, the rate of interest shall be 1.125% per month. Payment shall be made in full to WEC at the address indicated on the invoice. Payment shall be made in full to WEC at the address indicated on the invoice.

FORCE MAJEURE: WEC shall not be liable for any delay in performance of or non-performance of any service or product for which it is responsible, whether such delay or non-performance is caused by any act of God, war, terrorism, strike, labor dispute, fire, flood, earthquake, epidemic, or other cause beyond the control of WEC. WEC shall not be liable for any delay in performance of or non-performance of any service or product for which it is responsible, whether such delay or non-performance is caused by any act of God, war, terrorism, strike, labor dispute, fire, flood, earthquake, epidemic, or other cause beyond the control of WEC.

REPORTS: Where WEC contract so provides, WEC shall give the Customer a written report of the results of the analysis. The report shall be prepared by WEC and shall be the property of the Customer. The report shall be prepared by WEC and shall be the property of the Customer. The report shall be prepared by WEC and shall be the property of the Customer.

LIMITATIONS OF REMEDIES AND DAMAGES: WEC shall not be liable for any consequential or special damages, including lost profits, lost income, or any other damages, arising out of or resulting from the use of the services provided by WEC. WEC shall not be liable for any consequential or special damages, including lost profits, lost income, or any other damages, arising out of or resulting from the use of the services provided by WEC.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action. No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action. No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

ASSIGNMENT: No assignment or modification of, or modification of, any printed provision of these Terms and Conditions shall be made without the written consent of WEC. No assignment or modification of, or modification of, any printed provision of these Terms and Conditions shall be made without the written consent of WEC. No assignment or modification of, or modification of, any printed provision of these Terms and Conditions shall be made without the written consent of WEC.

GOVERNING LAW: The validity, construction and performance of this contract and the obligations of the parties hereunder shall be governed by the laws of the State of Hawaii. The validity, construction and performance of this contract and the obligations of the parties hereunder shall be governed by the laws of the State of Hawaii. The validity, construction and performance of this contract and the obligations of the parties hereunder shall be governed by the laws of the State of Hawaii.

ENTIRE AGREEMENT: This contract constitutes the entire agreement between the parties hereto and supersedes all other agreements, understandings, negotiations, oral or written, made between the parties hereto prior to the execution of this contract. This contract constitutes the entire agreement between the parties hereto and supersedes all other agreements, understandings, negotiations, oral or written, made between the parties hereto prior to the execution of this contract.

FORCE MAJEURE: WEC shall not be liable for any delay in performance of or non-performance of any service or product for which it is responsible, whether such delay or non-performance is caused by any act of God, war, terrorism, strike, labor dispute, fire, flood, earthquake, epidemic, or other cause beyond the control of WEC. WEC shall not be liable for any delay in performance of or non-performance of any service or product for which it is responsible, whether such delay or non-performance is caused by any act of God, war, terrorism, strike, labor dispute, fire, flood, earthquake, epidemic, or other cause beyond the control of WEC.



WHITE ENVIRONMENTAL CONSULTANTS, INC.
TERMS AND CONDITIONS OF SALE

FORMATION OF CONTRACT: Any terms of Customer's order or releases remaining after the date of the order shall be null and void. The contract shall be deemed to be the Terms and Conditions set forth herein, if objected to and shall also be applicable hereon or binding upon White Environmental Consultants, Inc. (WEC) in any way. If Customer objects to any of these Terms and Conditions, such objection shall be in writing and must be received by WEC within 10 days of the date of the order. If no objection is received by WEC within 10 days of the date of the order, the order shall be deemed to be accepted by Customer, and the Terms and Conditions of WEC shall apply to the order. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing.

PRICE: Price for standard tests and services shall be as set forth in the Environmental Consultants Inc. standard Price List in effect at the time the order is placed. The Price List is subject to change without notice. Where a single order provides for or contains multiple shipment dates, the price shall be determined at the time each release is received by WEC. For each shipment, WEC shall be deemed to have accepted the order at the time the order is received by WEC. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing.

SHIPPING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples that must be processed on an expedited or special basis incur higher costs for White Environmental Consultants Inc. A separate price list for expedited or special services is available upon request. White Environmental Consultants Inc. reserves the right to increase prices for expedited or special services, which are requested by or are essential to by or are otherwise not received by WEC or WEC's subcontractors. All changes for courier or delivery shall be made in writing.

PAVMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants Inc., terms of payment shall be net thirty (30) days after date of invoice. WEC shall not be responsible for late payment or non-payment of invoices. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor no-holds, strikes, declaration of emergency or requisition of any government, war (whether an actual declaration of war or not), or any other event of force majeure. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing.

WARRANTY: WEC warrants that all non-hazardous services shall be performed in accordance with the WEC standard operating procedures and professional standards in accordance with WEC's best scientific and professional judgment. WEC represents that all test results are accurate and correct within normal industry tolerance. WEC represents that all test results are accurate and correct within normal industry tolerance. WEC represents that all test results are accurate and correct within normal industry tolerance. WEC represents that all test results are accurate and correct within normal industry tolerance.

PERIOD OF LIMITATION OF ACTIONS: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, construction and performance of this contract and the rights of the parties shall be governed by the laws of the state of California. WEC shall not be bound by any communication from Customer that is not in writing or that is not signed by a person authorized to bind Customer. Any reference to purchase order or to other order or sales order or to other documents shall be deemed to be a reference to the order. All changes for courier or delivery shall be made in writing.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named in such reports and the location not to be used or relied upon by any other person or entity.

(f) the Customer's use or interpretation of the test and other results and reports provided to the Customer. WEC shall not be responsible for the use or interpretation of the test results and reports provided to the Customer. WEC shall not be responsible for the use or interpretation of the test results and reports provided to the Customer. WEC shall not be responsible for the use or interpretation of the test results and reports provided to the Customer. WEC shall not be responsible for the use or interpretation of the test results and reports provided to the Customer.

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197 Sand Island Access Rd. Unit 203, Honolulu, HI 96819-2283 (808) 843-0655
FAX: (808) 843-0657

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
368	HB06-2468	J Entry	Floor Tile	1 of 1
ASBESTOS			Homogeneous	
None Detected			No	
Other Fibrous Materials		% Other Fibrous Materials:	Color	
Cellulose	<1%	% Non-Fibrous Materials:	Beige/Bm	
			100%	

Client ID#	WEC ID#	Location	Material	Layer
36C	HB06-2469	J Entry	Floor Tile	1 of 1
ASBESTOS			Homogeneous	
None Detected			No	
Other Fibrous Materials		% Other Fibrous Materials:	Color	
Cellulose	<1%	% Non-Fibrous Materials:	Beige/Bm	
			100%	

Client ID#	WEC ID#	Location	Material	Layer
37A	HB06-2470	J Kitchen	Floor Tile	1 of 1
ASBESTOS			Homogeneous	
None Detected			No	
Other Fibrous Materials		% Other Fibrous Materials:	Color	
Cellulose	<1%	% Non-Fibrous Materials:	Beige	
			100%	

Client ID#	WEC ID#	Location	Material	Layer
37B	HB06-2471	J Kitchen	Floor Tile	1 of 1
ASBESTOS			Homogeneous	
None Detected			No	
Other Fibrous Materials		% Other Fibrous Materials:	Color	
Cellulose	<1%	% Non-Fibrous Materials:	Beige	
			100%	

Client ID#	WEC ID#	Location	Material	Layer
37C	HB06-2472	J Kitchen	Floor Tile	1 of 1
ASBESTOS			Homogeneous	
None Detected			No	
Other Fibrous Materials		% Other Fibrous Materials:	Color	
Cellulose	<1%	% Non-Fibrous Materials:	Beige	
			100%	

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
38A	HB06-2473	J Sink	Sink Undercoat	1 of 1

ASBESTOS	None Detected	% Other Fibrous Materials:	15%	Color	White
	Cellulose	% Non-Fibrous Materials:	85%		

Client ID#	WEC ID#	Location	Material	Layer
38B	HB06-2474	J Sink	Sink Undercoat	1 of 1

ASBESTOS	None Detected	% Other Fibrous Materials:	15%	Color	White
	Cellulose	% Non-Fibrous Materials:	85%		

Client ID#	WEC ID#	Location	Material	Layer
38C	HB06-2475	J Sink	Sink Undercoat	1 of 1

ASBESTOS	None Detected	% Other Fibrous Materials:	15%	Color	White
	Cellulose	% Non-Fibrous Materials:	85%		

Client ID#	WEC ID#	Location	Material	Layer
39A	HB06-2476	M Floor	Sheet Vinyl	1 of 1

ASBESTOS	Chrysotile	% Asbestos:	35%	Color	Yellow
	Cellulose	% Other Fibrous Materials:	5%		
		% Non-Fibrous Materials:	60%		

Client ID#	WEC ID#	Location	Material	Layer
40A	HB06-2479	M Floor	Floor Tile	1 of 1

ASBESTOS	None Detected	% Other Fibrous Materials:	<1%	Color	Pebble
	Cellulose	% Non-Fibrous Materials:	100%		

Sample Comments: Client requested positive step analysis

(b) the Customer's use or interpretation of this test and other results and reports provided to it by WEC. When requested by Customer, WEC will provide a copy of the test results by telephone or Teletype. Any untimely results requested by Customer shall be the responsibility of the Customer. All such preliminary results are provisional and subject to confirmation by the Customer. The Customer shall specify the recipient of the preliminary report, a telephone or Teletype number, and the time of day the report shall be submitted, and will designate an alternate in the event the primary recipient is unavailable. WEC shall not be responsible for delays resulting from the failure of the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES
WEC Environmental Laboratory Services, WEC warrants that all non-laboratory testing performed in accordance with the WEC Standard Methods, in accordance with the WEC's best scientific and professional judgment, to be accurate, reliable, and free from bias, and that the results of the testing shall be reported to the Customer in a timely manner. WEC also warrants that all test results are accurate and correct within normal industry standards.

Non-Laboratory Testing: WEC warrants that all non-laboratory testing performed in accordance with the WEC Standard Methods, in accordance with the WEC's best scientific and professional judgment, to be accurate, reliable, and free from bias, and that the results of the testing shall be reported to the Customer in a timely manner. WEC also warrants that all test results are accurate and correct within normal industry standards.

Limitations: WEC's warranties and services extend to the Customer and to no other person or entity. Customer is solely responsible for the use and the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed to provide. WEC's warranties are limited to the specific services and materials described in the WEC Standard Methods and do not extend to any other services or materials.

DISCLAIMER
WEC Environmental Laboratory Services, WEC warrants that all non-laboratory testing performed in accordance with the WEC Standard Methods, in accordance with the WEC's best scientific and professional judgment, to be accurate, reliable, and free from bias, and that the results of the testing shall be reported to the Customer in a timely manner. WEC also warrants that all test results are accurate and correct within normal industry standards.

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WARRANTY
WEC Environmental Laboratory Services, WEC warrants that all non-laboratory testing performed in accordance with the WEC Standard Methods, in accordance with the WEC's best scientific and professional judgment, to be accurate, reliable, and free from bias, and that the results of the testing shall be reported to the Customer in a timely manner. WEC also warrants that all test results are accurate and correct within normal industry standards.

Bulk Sample Analysis for Asbestos

Report #: 14556
 Report By: Mercado, J.
 Report Date: 5/4/2006

WEC Project #: H06-549
 Client Project#: 6E003

Client ID#	42A	WEC ID#	HB06-2485A	Location	M Roof	Layer	1 of 2
ASBESTOS	None Detected	Material	Roofing	Homogenous	No	Color	Bk/Wht
Other Fibrous Materials	Fibrous Glass 20%	% Other Fibrous Materials:	22%	% Non-Fibrous Materials:	78%		
Cellulose	2%						

Client ID#	42A	WEC ID#	HB06-2485B	Location	M Roof	Layer	2 of 2
ASBESTOS	None Detected	Material	Roofing	Homogenous	No	Color	Bk/Wht
Other Fibrous Materials	Fibrous Glass 20%	% Other Fibrous Materials:	22%	% Non-Fibrous Materials:	78%		
Cellulose	2%						

Client ID#	42B	WEC ID#	HB06-2486A	Location	M Roof	Layer	1 of 2
ASBESTOS	None Detected	Material	Roofing	Homogenous	No	Color	Bk/Wht
Other Fibrous Materials	Fibrous Glass 20%	% Other Fibrous Materials:	22%	% Non-Fibrous Materials:	78%		
Cellulose	2%						

Client ID#	42B	WEC ID#	HB06-2486B	Location	M Roof	Layer	2 of 2
ASBESTOS	None Detected	Material	Roofing	Homogenous	No	Color	Bk/Wht
Other Fibrous Materials	Fibrous Glass 20%	% Other Fibrous Materials:	22%	% Non-Fibrous Materials:	78%		
Cellulose	2%						

FORMATION OF CONTRACT: Any term of Customer's order or interpretation of the test and other results and reports provided to it by WEC, which is in any way inconsistent with or in addition to the terms and conditions set forth herein, shall not be applicable hereto unless it is specifically incorporated by reference into this contract. The Customer shall specify the recipient of the test results and reports to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES: Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing signed by an officer of WEC, to use another method, process, or procedure. WEC also warrants that all test results are accurate and correct within normal laboratory procedures. WEC does not warrant that all test results with WEC's best scientific and professional judgment. Laboratory Services and other services are provided to the Customer and to no other person or entity. Customer is solely responsible for the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing signed by an officer of WEC, to use another method, process, or procedure. WEC also warrants that all test results are accurate and correct within normal laboratory procedures. WEC does not warrant that all test results with WEC's best scientific and professional judgment. Laboratory Services and other services are provided to the Customer and to no other person or entity. Customer is solely responsible for the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

DEFINITIONS: Any detection level provided to the Customer by WEC is the obtained only under the conditions. Certain samples may present chemical or physical interference, which could affect the results. WEC represents that all test results are accurate and correct within normal laboratory procedures. WEC does not warrant that all test results with WEC's best scientific and professional judgment. Laboratory Services and other services are provided to the Customer and to no other person or entity. Customer is solely responsible for the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ANY OTHER WARRANTY OR OBLIGATION ON THE PART OF WEC.

LIMITATIONS OF REMEDIES AND DAMAGES:
 1) WEC is solely responsible for the performance of this contract, and no general liability or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including but not limited to, negligence, strict liability, or otherwise.
 2) The sole and exclusive remedy of Customer and responsibility of WEC for any breach of warranty or other breach of contract, or any claim of negligence, or other tort, shall be, at the option of (i) to repair or replace any defective product, (ii) to correct any defective performance, (iii) to retest the same or a replacement sample without cost, (iv) to refund the amount paid by Customer for the defective sample product or other service or (v) to provide any other remedy that WEC deems appropriate. If a sample is not processed within the time requested by Customer, WEC shall have no other liability or responsibility whatsoever to anyone.
 3) IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, OR TORT, INCLUDING NEGLIGENCE ON THE PART OF ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS, FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES OF ANY KIND OR CHARACTER UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.
 4) WEC's maximum liability under or arising out of this contract shall be the contract price of any services improperly performed. Liability for injury or damage to persons or property arising out of this work shall be limited to the amount covered by the general comprehensive liability insurance carried by WEC.

WARRANTY: In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce any provision of this contract shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision.

ASSIGNMENTS: No addition or amendment to, or modification of, any printed provision of this contract shall be binding upon WEC unless made in writing and signed by an officer of WEC. Except to the extent otherwise provided in writing, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.
GOVERNING LAW: The validity, construction and performance of this contract and the obligations to which it relates shall be governed by the laws of the State of Hawaii. This contract was made in Hawaii, and all actions, suits or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of each state and in no other court or tribunal whatsoever, and the parties hereto each agree to submit themselves to the jurisdiction and venue of such court.
LIMITATIONS ON USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such report and are therefore not to be used or relied upon by any other person or entity.

PRICE: Price for standard tests and services shall be in conformance with White Environmental Consultants Inc. standard Price List in effect at the time the order is accepted. The price shall be subject to change without notice. WEC reserves the right to change the price of any such orders, notices or requests, and regardless of the method of order placement, limited to, notices issued by telephone or e-mail based by company purchase order or notice.

PAID TO ORDER: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples are processed on an expedited or special basis create higher costs for White Environmental Consultants Inc. premium will be charged for such expedited or special services. White Environmental Consultants Inc. reserves the right to charge 50% of the priority price differential for expedited services, which is requested by or are cancelled by or are otherwise not received by WEC or whose priority status is changed by the Customer.

SHIPPING COSTS AND EXPEDITED SERVICE: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples are processed on an expedited or special basis create higher costs for White Environmental Consultants Inc. premium will be charged for such expedited or special services. White Environmental Consultants Inc. reserves the right to charge 50% of the priority price differential for expedited services, which is requested by or are cancelled by or are otherwise not received by WEC or whose priority status is changed by the Customer.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants Inc., terms of payment shall be net thirty (30) days after date of invoice. After the due date, the latter of one and one-half percent (1-1/2%) of the unpaid invoice amount per month or the maximum late payment penalty charge permitted by law shall be applied to the amount due. Payment is due upon receipt of the invoice. White Environmental Consultants Inc. has the right, at any time, to change terms of payment in advance as a condition of performing further services. Payments shall be made regardless of the results of the testing or other services performed by White Environmental Consultants, Inc.

SAMPLE TESTING SCHEDULES: All samples and other requests for services submitted by Customer to White Environmental Consultants Inc. shall be processed in the order received. WEC shall not be responsible for any specific time or date. If WEC agrees in writing, signed by a duly authorized representative of WEC, to process customer's order by a certain date or in accordance with certain schedule, WEC shall make reasonable efforts to comply with such dates or schedules, but all test dates or schedules are estimated and time is not of the essence.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual declaration thereof is made or not), failure or delay in transportation, act of any government or other agency or subdivision thereof including the terms of the contract or otherwise. Judicial action or order of any government shall constitute a force majeure event. WEC shall not be responsible for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual declaration thereof is made or not), failure or delay in transportation, act of any government or other agency or subdivision thereof including the terms of the contract or otherwise. Judicial action or order of any government shall constitute a force majeure event. WEC shall not be responsible for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual declaration thereof is made or not), failure or delay in transportation, act of any government or other agency or subdivision thereof including the terms of the contract or otherwise. Judicial action or order of any government shall constitute a force majeure event.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples that are not suitable for analysis. WEC shall not be responsible for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual declaration thereof is made or not), failure or delay in transportation, act of any government or other agency or subdivision thereof including the terms of the contract or otherwise. Judicial action or order of any government shall constitute a force majeure event.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after completion of the requested analysis unless a prior, written agreement between WEC and the Customer. After expiration of this thirty (30) day period, WEC may use its samples for research, development, or other purposes. WEC shall not be responsible for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC, including but not limited to, fire, floods, labor troubles, strikes, breakdowns, regulation order or requirement of any government, war (whether an actual declaration thereof is made or not), failure or delay in transportation, act of any government or other agency or subdivision thereof including the terms of the contract or otherwise. Judicial action or order of any government shall constitute a force majeure event.

DEFENSES: Where WEC contract so provides, WEC shall give Customer a written report(s) of the results of the test. The written report(s) shall be prepared in accordance with the terms, form and content of the report shall be determined by WEC and shall not be subject to the terms, form and content of the report shall be determined by WEC and shall not be subject to the terms, form and content of the report shall be determined by WEC. WEC assumes no responsibility for (i) the manner in which samples are obtained or the effect that the results of obtaining such samples might have on the results of the test performed by WEC.

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003
Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
43C	HB06-2490	A Kitchen Floor	Sheet Vinyl	1 of 2
ASBESTOS			Homogenous No	Color Off-White
None Detected		% Other Fibrous Materials: 25%		
Fibrous Glass		% Non-Fibrous Materials: 75%		
Cellulose	5%			
	20%			

Client ID#	WEC ID#	Location	Material	Layer
44A	HB06-2491A	A Room and Hall	Floor Tile	1 of 2
ASBESTOS			Homogenous No	Color Tan
None Detected		% Other Fibrous Materials: <1%		
Other Fibrous Materials		% Non-Fibrous Materials: 100%		
Cellulose	<1%			

Client ID#	WEC ID#	Location	Material	Layer
44A	HB06-2491B	A Room and Hall	Mastic	2 of 2
ASBESTOS			Homogenous No	Color Tan
None Detected		% Asbestos: <1%		
Chrysotile		% Other Fibrous Materials: 5%		
Other Fibrous Materials		% Non-Fibrous Materials: 96%		
Cellulose	5%			

Client ID#	WEC ID#	Location	Material	Layer
44B	HB06-2492A	A Room and Hall	Floor Tile	1 of 2
ASBESTOS			Homogenous No	Color Tan
None Detected		% Other Fibrous Materials: <1%		
Other Fibrous Materials		% Non-Fibrous Materials: 100%		
Cellulose	<1%			

Client ID#	WEC ID#	Location	Material	Layer
44B	HB06-2492B	A Room and Hall	Mastic	2 of 2
ASBESTOS			Homogenous No	Color Tan
None Detected		% Asbestos: <1%		
Chrysotile		% Other Fibrous Materials: 5%		
Other Fibrous Materials		% Non-Fibrous Materials: 95%		
Cellulose	5%			

FORMATION OF CONTRACT: Any term of Customer's order or interpretation of the test and other results and reports provided to it by WEC. When requested by Customer, WEC will report preliminary test results by telephone or Teletype. Any turnaround time requested by Customer shall be considered to be a preliminary estimate and is not binding. WEC does not warrant that the results of the test or the report will be accurate or that the report will be completed by the time specified. The Customer shall specify in the preliminary report the number to which the report shall be submitted, and will designate an address to which the primary recipient cannot be contacted. WEC will use its best effort to attempt to contact the designated recipient(s), but is not responsible for delays resulting from the failure of the recipient(s) to answer calls.

WARRANTIES

Testing and Other Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances. WEC agrees in writing signed by an officer of WEC, to use reasonable efforts to provide services to the Customer and to no other person or entity. Customer is not responsible for the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best scientific and professional judgment, to be applicable or appropriate under the circumstances. WEC agrees in writing signed by an officer of WEC, to use reasonable efforts to provide services to the Customer and to no other person or entity. Customer is not responsible for the interpretation of WEC's reports and test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide.

LIMITATIONS OF REMEDIES AND DAMAGES

1) WEC is solely responsible for the performance of the contract, and no person, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence, strict liability, or otherwise.

2) The sole and exclusive remedy of Customer and responsibility of WEC for any breach of warranty or other breach of contract, or any other breach of contract, shall be the repair, (i) to repair or replace any defective product, (ii) to correct any defective work, (iii) to test the same or a replacement sample without cost, (iv) to retest any amount paid by Customer for the defective sample produced or other service or (v) to refund the amount paid by Customer. WEC shall have no other liability or responsibility whatsoever to anyone.

3) IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, OR TORT, INCLUDING THE NEGLIGENCE OR WEC OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES OF ANY KIND OR CHARACTER, UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES.

4) WEC's maximum liability under or arising out of this contract shall be the contract price of any services improperly performed. Liability for injury or damage to persons or property arising out of this work shall be limited to the amount covered by the general comprehensive liability insurance carried by WEC.

ASSIGNMENTS: No addition or amendment to, or modification of, any printed provision of this contract shall be binding upon WEC unless made in writing and signed by an officer of WEC. Except to the extent provided in this contract, no course of dealing, usage of trade, or course of performance will be deemed relevant to explain or supplement any provision of these Terms and Conditions of sale.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, enforceability and performance of this contract and the obligations of WEC hereunder shall be governed by the laws of the State of Hawaii, and the parties to this contract shall be deemed to have agreed to the jurisdiction of the courts of the State of Hawaii to resolve any dispute arising out of or under this contract. All actions, claims or high proceedings, in any court of competent jurisdiction, shall be commenced and maintained in the county of each state and in no other court or tribunal whatsoever, and the parties hereto each agree to submit to the jurisdiction and venue of such court.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such report and are therefore not to be used or relied upon by any other person or entity.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part, caused by any act of God, including but not limited to, fire, flood, labor disputes, war, epidemics, or other events beyond WEC's reasonable control. WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part, caused by any act of God, including but not limited to, fire, flood, labor disputes, war, epidemics, or other events beyond WEC's reasonable control. WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part, caused by any act of God, including but not limited to, fire, flood, labor disputes, war, epidemics, or other events beyond WEC's reasonable control.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that samples are correctly taken, labeled, and packaged. WEC reserves the right to refuse samples that are not suitable for analysis due to damage, incorrect or insufficient labeling, or incorrect sample identification. WEC shall not be responsible for such a problem if identified and will discuss with the Customer the course of action to be taken.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples more than thirty (30) days after completion of the requested analyses unless a prior, written agreement is made between WEC and the Customer. After expiration of this thirty (30) day period, the Customer shall be responsible for the disposal of the samples. If the Customer requests that WEC store the samples in storage for a period of time, the Customer shall be responsible for the cost of storage and for the disposal of the samples. WEC reserves the right to change to special handling storage fee.

REPORTS: Where WEC contract so provides, WEC shall give Customer a written report(s) of the test results. The report(s) shall be prepared by WEC in accordance with the contract, and shall be the property of the Customer. WEC shall not be responsible for the accuracy, form and content of the report(s) in writing signed by an officer of WEC. WEC assumes no responsibility for (i) the manner in which samples are obtained or the effect that the inclusion of obtaining such samples might have on the results of the test performed by WEC.

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Report #: 14556
Client Project#: 6E003 Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
44C	HB06-2493A	A Room and Hall	Floor Tile	1 of 2

ASBESTOS	None Detected	Other Fibrous Materials	% Other Fibrous Materials	Color
Cellulose	<1%		<1%	Tan

Client ID#	WEC ID#	Location	Material	Layer
44C	HB06-2493B	A Room and Hall	Mastic	2 of 2

ASBESTOS	None Detected	Other Fibrous Materials	% Other Fibrous Materials	Color
Chrysotile	<1%		<1%	Tan
Cellulose	5%		95%	

Client ID#	WEC ID#	Location	Material	Layer
45A	HB06-2494	A WHT LIN	Sheet Vinyl	1 of 1

ASBESTOS	None Detected	Other Fibrous Materials	% Other Fibrous Materials	Color
Cellulose	30%		30%	Off-White

Client ID#	WEC ID#	Location	Material	Layer
46B	HB06-2495	A WHT LIN	Sheet Vinyl	1 of 1

ASBESTOS	None Detected	Other Fibrous Materials	% Other Fibrous Materials	Color
Cellulose	30%		70%	Off-White

FORMATION OF CONTRACT: Any terms of Customer's order of releases pertaining thereto shall be deemed to be incorporated into this agreement by reference to the terms and conditions set forth herein. Any amendments to this agreement shall be made in writing and signed by both parties. If the Customer's order of releases is not received by WEC within the time specified in the order, the order shall be deemed to be null and void. The Customer shall specify the recipient of the report and the recipient shall be deemed to be the recipient of the report. The Customer shall specify the recipient of the report and the recipient shall be deemed to be the recipient of the report. The Customer shall specify the recipient of the report and the recipient shall be deemed to be the recipient of the report.

WARRANTIES: WEC warrants that all non-hazardous services shall be performed in accordance with sound engineering practice and professional standards to ascertain the cause of the problem. WEC warrants that all non-hazardous services shall be performed in accordance with sound engineering practice and professional standards to ascertain the cause of the problem. WEC warrants that all non-hazardous services shall be performed in accordance with sound engineering practice and professional standards to ascertain the cause of the problem.

PRICE: Price for standard tests and services shall be in accordance with White Environmental Consultants, Inc. (WEC) fee schedule. The Price List is subject to change without notice. When the Price List is subject to change without notice, the price shall be determined at the time of the order. The Price List is subject to change without notice. When the Price List is subject to change without notice, the price shall be determined at the time of the order.

SHIPPING COSTS AND EXPEDITED SAMPLES: All costs associated with the shipment or return of samples shall be paid by the Customer. Samples shall be shipped by air or expedited or special basis unless otherwise specified. White Environmental Consultants, Inc. reserves the right to charge 50% to the priority price differential for expedited samples. White Environmental Consultants, Inc. reserves the right to charge 50% to the priority price differential for expedited samples.

PAYMENT TERMS: Unless specified to the contrary in a writing signed by White Environmental Consultants, Inc. the terms of payment shall be net thirty (30) days after date of invoice. After the due date, the basis of the payment shall be net thirty (30) days after date of invoice. After the due date, the basis of the payment shall be net thirty (30) days after date of invoice.

SAMPLE TESTING SCHEDULE: All samples and other requests for services submitted by the Customer to White Environmental Consultants, Inc. shall be processed in the order in which they are received. White Environmental Consultants, Inc. reserves the right to process customer's order by a certain date or in accordance with certain schedule. WEC shall make reasonable efforts to comply with such dates or schedules.

FORCE MAJEURE: WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any event beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, boycotts, regulation order or requirement of any government, war (whether an actual or potential armed or non-armed conflict), pestilence or otherwise, judicial action, accident, explosion, storm or other act of God. Any such delay or non-performance, and WEC's time for performance shall be extended for the period of the delay and for a reasonable period thereafter.

SUITABILITY FOR ANALYSIS: It is the responsibility of the Customer to ensure that the samples submitted for analysis are suitable for analysis. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable for analysis. WEC reserves the right to refuse samples for analysis, which are obviously unsuitable for analysis.

USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples for more than 100 days after completion of the requested analysis unless a prior written agreement has been made between the parties. WEC reserves the right to use any samples for analysis, which are obviously unsuitable for analysis.

REPORTS: When WEC completes its analysis, WEC shall give the Customer a written report of the results of the testing and other services performed. The report shall be prepared by WEC and the Customer shall be deemed to have accepted the results of the report.

PERIOD OF LIMITATION OF ACTION: No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action.

GOVERNING LAW: The validity, construction and performance of this contract and the transactions to which it relates shall be governed by the laws of the State of Hawaii in which this contract was made. All actions, claims or legal proceedings, in any way arising out of or in connection with this contract, shall be commenced and maintained in the courts of such state observed to the jurisdiction and venue of such state.

LIMITATIONS AND USE AND DISSEMINATION: Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such report and are therefore not to be used or relied upon by any other person or entity.

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549
Client Project#: 6E003

Report #: 14556
Report By: Mercado, J.
Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
46A	HB06-2497	A WHT/DIA LN	Sheet Vinyl	1 of 1
ASBESTOS			Homo- genous	Color
None Detected		% Other Fibrous Materials: 30%	No	Off-White
Cellulose		% Non-Fibrous Materials: 70%		

Client ID#	WEC ID#	Location	Material	Layer
46B	HB06-2498	A WHT/DIA LN	Sheet Vinyl	1 of 1
ASBESTOS			Homo- genous	Color
None Detected		% Other Fibrous Materials: 30%	No	Off-White
Cellulose		% Non-Fibrous Materials: 70%		

Client ID#	WEC ID#	Location	Material	Layer
46C	HB06-2499	A WHT/DIA LN	Sheet Vinyl	1 of 1
ASBESTOS			Homo- genous	Color
None Detected		% Other Fibrous Materials: 30%	No	Off-White
Cellulose		% Non-Fibrous Materials: 70%		

Client ID#	WEC ID#	Location	Material	Layer
47A	HB06-2500	A Roof	Roof Shingle	1 of 1
ASBESTOS			Homo- genous	Color
None Detected		% Other Fibrous Materials: 20%	No	Black
Cellulose		% Non-Fibrous Materials: 80%		

Client ID#	WEC ID#	Location	Material	Layer
47B	HB06-2501	A Roof	Roof Shingle	1 of 1
ASBESTOS			Homo- genous	Color
None Detected		% Other Fibrous Materials: 20%	No	Black
Cellulose		% Non-Fibrous Materials: 80%		

1) or (ii) the Customer's use or interpretation of the test and other results and reports provided to the Customer as requested by Customer. WEC will not report preliminary test results by telephone or fax. All such preliminary results requested by Customer shall be considered to be preliminary only. The Customer shall specify the recipient of the preliminary report, a telephone or facsimile number to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the alternate in the event the primary recipient cannot be contacted. WEC is not responsible for delays resulting from the failure of the recipient to answer calls.

WARRANTIES

Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with such standards and procedures as WEC believes, in accordance with WEC's best professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing to use a different standard or procedure. WEC warrants that all test results are accurate and correct within normal industry standards.

Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing to use a different standard or procedure. WEC warrants that all test results are accurate and correct within normal industry standards.

Limitation: WEC's warranties and services extend only to the Customer and to an other person or entity. Customer is solely responsible for the use and the interpretation of WEC's test results. WEC has no duty or obligation to provide services that it does not reasonably expect to be profitable.

Limitation: WEC's warranties and services extend only to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions.

LIMITATIONS OF REMEDIES AND DAMAGES

1) WEC is solely responsible for the performance of this contract, and no parent, subsidiary or affiliate company, or any of its directors, officers, employees, agents or subcontractors shall be held liable for any damages, whether in contract or tort, including consequential damages, of any kind or character, arising out of any contract between the Customer and WEC. WEC shall have no other liability or responsibility whatsoever to the Customer.

2) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

3) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

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7) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

8) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

9) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

10) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

1) or (ii) the Customer's use or interpretation of the test and other results and reports provided to the Customer as requested by Customer. WEC will not report preliminary test results by telephone or fax. All such preliminary results requested by Customer shall be considered to be preliminary only. The Customer shall specify the recipient of the preliminary report, a telephone or facsimile number to which the report shall be submitted, and will designate an alternate in the event the primary recipient cannot be contacted. WEC will use its best efforts to attempt to contact the alternate in the event the primary recipient cannot be contacted. WEC is not responsible for delays resulting from the failure of the recipient to answer calls.

WARRANTIES

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Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with such standards and procedures as WEC believes, in accordance with WEC's best professional judgment, to be applicable or appropriate under the circumstances, unless WEC agrees in writing to use a different standard or procedure. WEC warrants that all test results are accurate and correct within normal industry standards.

Limitation: WEC's warranties and services extend only to the Customer and to an other person or entity. Customer is solely responsible for the use and the interpretation of WEC's test results. WEC has no duty or obligation to provide services that it does not reasonably expect to be profitable.

Limitation: WEC's warranties and services extend only to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions. Certain samples provided to the Customer by WEC are obtained only under ideal conditions.

LIMITATIONS OF REMEDIES AND DAMAGES

1) WEC is solely responsible for the performance of this contract, and no parent, subsidiary or affiliate company, or any of its directors, officers, employees, agents or subcontractors shall be held liable for any damages, whether in contract or tort, including consequential damages, of any kind or character, arising out of any contract between the Customer and WEC. WEC shall have no other liability or responsibility whatsoever to the Customer.

2) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

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10) WEC's maximum liability under or arising out of this contract shall be the contract price for the services performed, plus any taxes, fees, and charges, and in no event shall WEC's liability exceed the amount covered by the general applicable liability insurance carried by WEC.

Bulk Sample Analysis for Asbestos

WEC Project #: H06-549 Report #: 14556
 Client Project#: 6E003 Report By: Mercado, J.
 Report Date: 5/4/2006

Client ID#	WEC ID#	Location	Material	Layer
47C	HB06-2502	A Roof	Roof Shingle	1 of 1
ASBESTOS			Homo-	Color
None Detected		% Other Fibrous Materials: 20%	genous	Black
Other Fibrous Materials:		% Non-Fibrous Materials: 80%	No	
Cellulose				

Date: 5/5/2006
 Date: 5/5/2006
 Kankokhip Wells, Lab Analyst
 Emily Plugh, Lab Manager

Analysis performed by EPA Method 8000(R-93)T16 with dispersion staining microscopy. All quantities reported are based on visual estimation by P.L.M. (miss point-counting method is requested and noted for the sample. Test report relates only to items listed and must not be used by client to claim product endorsement by NVLAP or any agency of the U.S. Government. Test reports must not be reproduced without the approval of WEC Inc., and are subject to WEC Inc. General Terms and Conditions (see reverse). White Environmental Consultants, Inc. is an NVLAP accredited laboratory for bulk asbestos analysis. (Lab# 200350-0)

FORMATION OF CONTRACT: Any terms of Customer's order or releases pertaining thereto shall constitute the entire agreement between Customer and WEC. In any event, any inconsistency with or in addition to any communication from Customer, including any amendments, shall be void and of no effect. Any amendments requested by Customer shall be considered void unless they are in writing and signed by both parties. The Customer shall specify the recipient of the preliminary report and the final report. The number to which the report shall be submitted, and will designate an addressee in the preliminary report recipient cannot be contacted. WEC will use its best efforts to attempt to contact the designated recipient(s), but it is not responsible for delays resulting from the failure of the recipient(s) to respond to such communications.

WARRANTIES

Testing and Other Laboratory Services: WEC warrants it will perform all laboratory testing in accordance with such standards and procedures as WEC deems, in accordance with the U.S. best scientific and professional judgment, to be applicable or appropriate under the circumstances. All test results shall be in writing and signed by an officer of WEC to use another specifically designated standard or procedure. WEC warrants that all test results are accurate and correct within normal laboratory standards. Non-Laboratory Services: WEC warrants that all non-laboratory services shall be performed in accordance with sound engineering practice and professional standards in accordance with the U.S. best scientific and professional judgment. Limitation: WEC's liability shall be limited to the amount covered by the amount of the test results. WEC has no duty or obligation to provide services that it has not expressly agreed in writing to provide. Disputed Results: Any detection levels provided to the Customer by WEC are obtained only after a reasonable number of samples may present chemical or physical interference, which could cause detection within normal laboratory standards. WEC represents that all test results are accurate and correct within normal laboratory standards. THE FOREGOING EXPRESS WARRANTIES OF WEC ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ANY OTHER VOLUNTARY OBLIGATION ON THE PART OF WEC.

LIMITATIONS OF REMEDIES AND DAMAGES

1) WEC is solely responsible for the performance of this contract, and no agent, subsidiary or affiliated company, or any of its directors, officers, employees, agents or subcontractors shall have any legal responsibility hereunder, whether in contract or tort, including negligence. 2) The sole and exclusive remedy of Customer and responsibility of WEC for any breach of warranty or other breach of contract, or any claim of negligence or other tortious conduct, shall be to repair or replace any defective product, (3) to correct any defective performance, (4) to rectify the same or a replacement sample without cost, (5) to refund the amount of the fee for the defective sample product or other service or (6) to refund any sample already provided to the Customer. WEC shall have no other liability or responsibility whatsoever to anyone. 3) IN NO EVENT SHALL WEC BE LIABLE TO ANYONE, WHETHER IN CONTRACT, STRICT LIABILITY, NEGLIGENCE OR OTHERWISE, FOR SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND OR CHARACTER UNDER OR ARISING OUT OF ANY CONTRACT BETWEEN THE PARTIES. 4) WEC's maximum liability under or arising out of this contract shall be the contract price of any services promptly performed. Liability for injury or damage to persons or property shall be limited to the amount covered by the amount covered by the general comprehensive liability insurance carried by WEC.

WAIVER:

In the event of any default or breach by Customer, WEC has the right to refuse to provide any additional services to Customer. WEC's failure to enforce at any time or for any period of time any of the provisions of this contract shall not constitute a waiver of such provisions or of the right of WEC to enforce each and every provision. AMENDMENTS: No addition or amendment to, or modification of, any printed provision of these Terms and Conditions of sale will be binding on WEC unless it is in writing and signed by an officer of WEC. Except to the extent expressly provided in writing and signed by both parties, the terms and conditions of this contract shall be governed by the laws of the state in which this contract was bound. All actions, claims or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of such state as determined by the Customer. WEC, and the parties hereto, each agree to submit themselves to the jurisdiction and venue of such courts.

GOVERNING LAW:

The validity, construction and performance of this contract and the obligations to which it relates shall be governed by the laws of the state in which this contract was bound. All actions, claims or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of such state as determined by the Customer. WEC, and the parties hereto, each agree to submit themselves to the jurisdiction and venue of such courts.

LIMITATIONS AND USE AND DISSEMINATION:

Test results and reports prepared by WEC are prepared and intended solely and exclusively for the person or entity named on such report and are therefore not to be used or relied upon by any other person or entity.

PERIOD OF LIMITATION OF ACTION:

No action shall be brought for any breach of this contract more than one (1) year after the accrual of the cause of action. GOVERNING LAW: The validity, construction and performance of this contract and the obligations to which it relates shall be governed by the laws of the state in which this contract was bound. All actions, claims or legal proceedings, in any way pertaining to this contract or such transactions, shall be commenced and maintained in the courts of such state as determined by the Customer. WEC, and the parties hereto, each agree to submit themselves to the jurisdiction and venue of such courts.

FORCE MAJEURE:

WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, epidemics, explosions, acts of God, or any government, war (whether an actual or potential), or any agency or subdivision thereof affecting the terms of the contract, act of any government or other authority, act of God, or any other cause beyond the control of WEC. WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, epidemics, explosions, acts of God, or any government, war (whether an actual or potential), or any agency or subdivision thereof affecting the terms of the contract, act of any government or other authority, act of God, or any other cause beyond the control of WEC. WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, epidemics, explosions, acts of God, or any government, war (whether an actual or potential), or any agency or subdivision thereof affecting the terms of the contract, act of any government or other authority, act of God, or any other cause beyond the control of WEC. WEC shall not be liable for any delay in performance, or for non-performance, in whole or in part caused by the occurrence of any contingency beyond the reasonable control of WEC including but not limited to, fire, floods, labor troubles, strikes, epidemics, explosions, acts of God, or any government, war (whether an actual or potential), or any agency or subdivision thereof affecting the terms of the contract, act of any government or other authority, act of God, or any other cause beyond the control of WEC.

USE OF SAMPLES AFTER TESTING:

WEC shall not be obligated to keep any samples for analysis, which are obviously unusable due to damage, deterioration, or incorrect sample handling. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken. USE OF SAMPLES AFTER TESTING: WEC shall not be obligated to keep any samples for analysis, which are obviously unusable due to damage, deterioration, or incorrect sample handling. WEC will notify the Customer as soon as such a problem is identified and will discuss with the Customer the course of action to be taken. REPORTS: When WEC contracts to provide, WEC shall file the Customer's written report(s) of the results of the testing and other services performed on Customer's behalf. WEC shall file the report(s) with the Customer as soon as the results are available. WEC and Customer agree to the manner in which samples are obtained or the effect that the results of obtaining such samples might have on the results of the test performed by WEC.

Client Name / Billing Information:
 ph: MPI, LLC
 fax: email:
 Relinquished by: [Signature]
 Date Relinquished: 4/28/06
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Client Project Name / Location:
 GE003
 Client Project Number:
 Received by: JM
 Received Date: 4/28 Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH		24hr	48hr	72hr	5day	PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846- 3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (ANA)	
1	9A	4/28																			
2	B																				
3	C																				
4	10A																				
5	B																				
6	C																				
7	11A																				
8	B																				
9	C																				
10	12A																				
11	B																				
12	C																				
13																					

*All samples submitted to WEC Inc. shall be sealed in the appropriate container, cartridge, or collection vessel; shall be free of exterior dust or contamination; and shall pose no immediate or potential hazard to personnel during sample receiving and processing. When applicable, please include field blanks as required by sampling method. Wipe samples must meet ASTM requirements before analysis is run. WEC cannot determine whether wipe samples meet ASTM requirements. *Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

Form 403, Sample Chain of Custody Issued 01/01/2001 Page 1 of 1

SPLIT INTO 3 ANALYZE TO 137 POS.

QAC Initials E. Pugh Revision H. 11/21/2005

Client Name / Billing Information:
 ph: MPI, LLC
 fax: email:
 Relinquished by: [Signature]
 Date Relinquished: 4/28/06
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Client Project Name / Location:
 GE003
 Client Project Number:
 Received by: JM
 Received Date: 4/28 Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH		24hr	48hr	72hr	5day	PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846- 3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (ANA)	
1	5A	4/28																			
2	B																				
3	C																				
4	6A																				
5	B																				
6	C																				
7	7A																				
8	B																				
9	C																				
10	8A																				
11	B																				
12	C																				
13																					

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Form 403, Sample Chain of Custody Issued 01/01/2001 Page 1 of 1

SPLIT INTO 3 ANALYZE TO 137 POSITIVE

QAC Initials E. Pugh Revision H. 11/21/2005

WEC Project Number:

Client Name / Billing Information: ph: <u>MPC, LLC</u> fax: _____ email: _____		Client Project Name / Location: <u>68003</u>	
Relinquished by: <u>[Signature]</u> Date Relinquished: <u>4/28/00</u> <i>Please write a sample description in space provided (i.e. paint chips, concrete, etc.)</i>		Client Project Number: Received by: <u>JM</u> Received Date: <u>4/28</u> Time: <u>11:15</u>	

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Options																	
			PCM 7400A	NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)		
1	4/28	6A ROOF																		
2		B																		
3		C																		
4		7B A FLITILE UNDER CARPET 203A																		
5		B																		
6		C																		
7		7A BATH ROOM TILE																		
8		B																		
9		C																		
10		20A B FLITILE BATHROOM																		
11		B																		
12		C																		
13																				

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SPLIT INTO 3 ANALYZE TO GET RES.

WEC Project Number:

Client Name / Billing Information: ph: <u>MPC, LLC</u> fax: _____ email: _____		Client Project Name / Location: <u>68003</u>	
Relinquished by: <u>[Signature]</u> Date Relinquished: <u>4/28/00</u> <i>Please write a sample description in space provided (i.e. paint chips, concrete, etc.)</i>		Client Project Number: Received by: <u>JM</u> Received Date: <u>4/28/00</u> Time: <u>11:15</u>	

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Options																	
			PCM 7400A	NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)		
1	4/28	D1/D2																		
2		B02M 204																		
3		C																		
4		D1/D2 RE																		
5		B																		
6		C																		
7		G2 2ND FLOOR																		
8		B SKI RA																		
9		C																		
10		G2 ROOF																		
11		B																		
12		C																		
13																				

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SPLIT INTO 3 ANALYZE TO GET RES.

Client Name / Billing Information: MPI, LLC
Client Project Name / Location: 68003
ph:
fax:
email:
Relinquished by: [Signature]
Client Project Number:
Date Relinquished: 4/28/06
Received by: JM
Received Date: 4/28
Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																
			PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)		
1	4/26	B2 BDRM		X															
2		FLT, 200#		X															
3																			
4		B2 BENTRM		X															
5																			
6																			
7		KITCHEN		X															
8		FL TILE		X															
9																			
10		SINK		X															
11																			
12																			
13																			

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 *Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3 ANALYZER TO 1ST POS

Client Name / Billing Information: MPI, LLC
Client Project Name / Location: 68003
ph:
fax:
email:
Relinquished by: [Signature]
Client Project Number:
Date Relinquished: 4/28/06
Received by: JM
Received Date: 4/28
Time: 11:10

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																
			PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)		
1	4/26	B FLTILE		X															
2		KITCHEN		X															
3																			
4		B SINK		X															
5																			
6																			
7		B W/ST		X															
8																			
9																			
10		B2 SHVY		X															
11		80W		X															
12																			
13																			

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 *Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3 ANALYZER TO 1ST POS

Client Name / Billing Information: **MPI, LLC** WEC Project Number: _____
 Client Project Name / Location: **62003**
 ph: _____
 fax: _____ email: _____
 Relinquished by: _____ Client Project Number: _____
 Date Relinquished: **4/28/06** Received by: **JM**
 Received Date: **4/28/06** Time: **11:15**
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT:

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																
			PCM NIOSH 7400A	PLM EPA 600/7093/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3080B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)		
1	4/26	K BL FT		X															
2		4004																	
3		K ROOF SAMPLE																	
4		J ROOF																	
5		B																	
6		C																	
7		J BO TILE																	
8		B																	
9		C																	
10		JEWELRY																	
11		B																	
12		C																	
13																			

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 ** Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3 ANALYZE TO 107 POS.

Client Name / Billing Information: **MPI, LLC** WEC Project Number: _____
 Client Project Name / Location: **62003**
 ph: _____
 fax: _____ email: _____
 Relinquished by: _____ Client Project Number: _____
 Date Relinquished: **4/28/06** Received by: **JM**
 Received Date: **4/28** Time: **10:15**
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT:

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																	
			PCM NIOSH 7400A	PLM EPA 600/7093/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3080B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)			
1	4/26	B2 ROOF																		
2		B																		
3		C																		
4		F, FUTURE																		
5		BLU BOOF																		
6		C																		
7		BEDRM																		
8		BIEGR																		
9		BOOF																		
10		F ROOF																		
11		B																		
12		C																		
13																				

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 ** Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3 ANALYZE TO 107 POS.

Client Name / Billing Information: MPI LLC
 ph: 286-2222
 fax:
 email:
Relinquished by: [Signature]
Date Relinquished: 4-25/04
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Client Project Name / Location: 6E003
Client Project Number:
Received by: JM
Received Date: 4/28
Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

		RUSH	24hr	48hr	72hr	5day														
Client Sample Number	Collection Date	Sample Description				PCM NIOSH 7400A	PLM EPA 600/7093/1116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)
1	4/1A			4/26	M 6Y FL															
2	B																			
3	C																			
4	42A				M ROOF															
5	B																			
6	C																			
7	43A				A KITCHEN FL															
8	B																			
9	C																			
10	44A				A RND HL															
11	B																			
12	C																			
13																				

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* Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

X SPLIT INTO 3 ANALYZE TO 1ST POSITIVE

Client Name / Billing Information: MPI LLC
 ph: 286-2222
 fax:
 email: KINGMAN@VERIZON.NET
Relinquished by: [Signature]
Date Relinquished:
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Client Project Name / Location: 6E003
Client Project Number:
Received by: JM
Received Date: 4/28/04
Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

		RUSH	24hr	48hr	72hr	5day														
Client Sample Number	Collection Date	Sample Description				PCM NIOSH 7400A	PLM EPA 600/7093/1116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)
1	35A			4/26/04	J KITCHEN FL															
2	B																			
3	C																			
4	38A				J SINK															
5	B																			
6	C																			
7	39A				M ² YELLOW FL															
8	B																			
9	C																			
10	40A				M PERBLE FL															
11	B																			
12	C																			
13																				

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SPLIT INTO 3 SAMPLES ANALYZE TO 1ST POS.

Client Name / Billing Information: MPI, LLC ph: 286-2222 fax: email: kingston@hawaiiantel.net	Client Project Name / Location: KAUKAMANA RD. Client Project Number: 6E003
Relinquished by: [Signature] Date Relinquished: 4/28/05	Received by: JM Received Date: 4/28 Time: 11:15

Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																	
			PCM NIOSH 7400A	PLM EPA 600/93/016	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Aromatic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (MVA)			
1A FUTURE	4/26/05	BT-119, BED																		
2 B 80#		D3 & D4																		
3 C																				
4 2A DK BIEGE	4/26/05	D3 & D4																		
5 B 400#																				
6 C																				
7 3A LT BIEGE																				
8 B 30#																				
9 C																				
10 4A		BIEGE RUST																		
11 B		ROOF IN																		
12 C																				
13																				

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*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

Client Name / Billing Information: MPI, LLC ph: fax: email: Relinquished by: [Signature] Date Relinquished: 4/28/05	Client Project Name / Location: Client Project Number: 6E003
WEC Project Number:	Received by: JM Received Date: 4/28 Time: 11:15

Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																	
			PCM NIOSH 7400A	PLM EPA 600/93/016	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Aromatic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (MVA)			
1 45A	4/26	A WHIT LWN.																		
2 B																				
3 C																				
4 46A		A WHIT/DIA LWN																		
5 B																				
6 C																				
7 47A		A ROOF																		
8 B																				
9 C																				
10																				
11																				
12																				
13																				

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*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT ALL SAMPLES INTO 3 ANALYZER TO GET POSITIVE

Client Name / Billing Information: ph: MPI, LLC fax: email:		Client Project Name / Location: 62003	
Relinquished by: <i>[Signature]</i>		Client Project Number:	
Date Relinquished: 4/28/06		Received by: JM	
<i>Please write a sample description in space provided (i.e. paint chips, concrete, etc.)</i>		Received Date: 4/28 Time: 11:15	

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH	24hr	48hr	72hr	5day	PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/NA)	
1	9A	4/28	87-119 HZ/H1																	X
2	B		BTRM FT.																	
3	C		BIEGE BLU																	
4	10A		BRM LT BLU																	
5	B		80#																	
6	C		H1																	
7	11A		H2 ROOF																	
8	B																			
9	C																			
10	12A		87-119 D140																	
11	B		BRM																	
12	C																			
13																				

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SPLIT INTO 3 ANALYZE TO 107 POS.

Client Name / Billing Information: ph: MPI, LLC fax: email:		Client Project Name / Location: 65003	
Relinquished by: <i>[Signature]</i>		Client Project Number:	
Date Relinquished: 4/28/06		Received by: JM	
<i>Please write a sample description in space provided (i.e. paint chips, concrete, etc.)</i>		Received Date: 4/28 Time: 11:15	

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH	24hr	48hr	72hr	5day	PCM NIOSH 7400A	PLM EPA 600/93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/NA)	
1	5A	4/28	87-119																	X
2	B		GN WHT RF																	
3	C																			
4	6A		WHT RF																	
5	B																			
6	C																			
7	7A		GN RF																	
8	B																			
9	C																			
10	8A		BIEGE RF																	
11	B																			
12	C																			
13																				

*All samples submitted to WEC Inc. shall be sealed in the appropriate container, cartridge, or collection vessel; shall be free of exterior dust or contamination; and shall pose no immediate or potential hazard to personnel during sample receiving and processing. When applicable, please include field blanks as required by sampling method. Wipe samples must meet ASTM requirements before analysis is run. WEC cannot determine whether wipe samples meet ASTM requirements.
 *Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3 ANALYZE TO 107 POSITIVE

Client Name / Billing Information: ph: <u>MPCL, LLC</u> fax: _____ email: _____		Client Project Name / Location: <u>68003</u>	
Relinquished by: _____ Date Relinquished: <u>4/28/00</u>		Client Project Number: _____ Received by: <u>JM</u> Received Date: <u>4/28</u> Time: <u>11:15</u>	
Please write a sample description in space provided (i.e. paint chips, concrete, etc.)			

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																				
			PCM NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)						
1	4/24	G1 ROOF		X																			
2		B																					
3		C																					
4		10A																					
5		B	FL TILE UNDER CARPET 203A																				
6		C																					
7		10A	BATHROOM TILE																				
8		B																					
9		C																					
10		20A	B FL TILE																				
11		B	BATHROOM																				
12		C																					
13																							

*All samples submitted to WEC Inc. shall be sealed in the appropriate container, cartridge, or collection vessel; shall be free of exterior dust or contamination; and shall pose no immediate or potential hazard to personnel during sample receiving and processing. When applicable, please include field blanks as required by sampling method. Wipe samples must meet ASTM requirements before analysis is run. WEC cannot determine whether wipe samples meet ASTM requirements.
 **Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
 ANALYZE TO GET GOOD.

Client Name / Billing Information: ph: <u>MPCL, LLC</u> fax: _____ email: _____		Client Project Name / Location: <u>68003</u>	
Relinquished by: _____ Date Relinquished: <u>4/28/00</u>		Client Project Number: _____ Received by: <u>JM</u> Received Date: <u>4/28/00</u> Time: <u>11:15</u>	
Please write a sample description in space provided (i.e. paint chips, concrete, etc.)			

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods																				
			PCM NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/N/A)						
1	4/28	D1/D2		X																			
2		B	BORAN 203A																				
3		C																					
4		14A	D1/D2 RE																				
5		B																					
6		C																					
7		15A	G2 (MURC?)																				
8		B	SHI 2A																				
9		C																					
10		16A	G2 ROOF																				
11		B																					
12		C																					
13																							

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 **Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
 ANALYZE TO GET GOOD.

Client Name / Billing Information: MPI, LLC ph: fax: email:		WEC Project Number: 68003
Relinquished by: [Signature] Date Relinquished: 4/28/08		Client Project Number: Received by: JM Received Date: 4/28 Time: 11:15
Please write a sample description in space provided (i.e. paint chips, concrete, etc.)		

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH	24hr	48hr	72hr	5day	PCB NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/NA)
1	25A	4/26	B2 BOTTOM																
2	B		FL T, 200#																
3	C																		
4	26A		B2 BOTTOM																
5	B																		
6	C																		
7	27A		KITCHEN																
8	B		FL TILE																
9	C																		
10	28A		SINK																
11	B																		
12	C																		
13																			

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*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
ANALYZER TO 137 POS

Client Name / Billing Information: MPI, LLC ph: fax: email:		WEC Project Number: 68003
Relinquished by: [Signature] Date Relinquished: 4/28/08		Client Project Number: Received by: JM Received Date: 4/28 Time: 11:15
Please write a sample description in space provided (i.e. paint chips, concrete, etc.)		

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

RUSH	24hr	48hr	72hr	5day	PCB NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 142	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (A/NA)
1	21A	4/26	B FL TILE																
2	B		KITCHEN																
3	C																		
4	22A		B SINK																
5	B																		
6	C																		
7	23A		B SHOF																
8	B																		
9	C																		
10	24A		B2 SHIVY 80#																
11	B																		
12	C																		
13																			

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*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
ANALYZER TO 137 POS

Client Name / Billing Information: **MPI, LLC** Client Project Name / Location: **6E003**

ph: _____ Client Project Number: _____

fax: _____ email: _____ Received by: **JM**

Relinquished by: _____ Received Date: **4/28/06** Time: **11:19**

Date Relinquished: **4/28/06**

Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods															
			PCM NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (N/A)	
1 33A	4/28	K BL FT																
2 B		L004																
3 C		K roof same																
4 34A		J ROOF																
5 B																		
6 C																		
7 35A		J BO TILE																
8 B		ROOF																
9 C																		
10 36A		J ENTRY																
11 B																		
12 C																		
13																		

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*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
ANALYZE TO 1ST POS.

Client Name / Billing Information: **MPI, LLC** Client Project Name / Location: **6E003**

ph: _____ Client Project Number: _____

fax: _____ email: _____ Received by: **JM**

Relinquished by: _____ Received Date: **4/28** Time: **10:15**

Date Relinquished: **4/28/06**

Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	Analysis Methods															
			PCM NIOSH 7400A	PLM EPA 600/R93/116	TEM	Pb Air NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Arsenic Air, Bulk, TCLP	Other	Acceptable/Not Acceptable (N/A)	
1 29A	4/28	B2 ROOF																
2 B																		
3 C																		
4 30A		F, FL TIE																
5 B		BLU BOOF																
6 C																		
7 31A		BUD RM																
8 B		BIEGR																
9 C		304																
10 32A		F ROOF																
11 B																		
12 C																		
13																		

*All samples submitted to WEC Inc. shall be sealed in the appropriate container, cartridge, or collection vessel; shall be free of exterior dust or contamination; and shall pose no immediate or potential hazard to personnel during sample receiving and processing. When applicable, please include field blanks as required by sampling method. Wipe samples must meet ASTM requirements before analysis is run. WEC cannot determine whether wipe samples meet ASTM requirements.

*Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT INTO 3
ANALYZE TO 1ST POS.

Lead Analysis of TCLP Extract

Report #: 14523
 Report By: Mercado, J.
 Report Date: 5/1/2006

Client: MPI LLC
 P.O. Box 3673
 Honolulu, Hawaii 96811

Collection By: Client
 Collection Date: 4/26/2006
 # Samples: 1
 Analysis By: E. Pugh
 Analysis Date: 5/1/2006
 Received By: Mercado
 Received Date: 4/28/2006
 TAT: One week (or more)

Project Name: Location Kaukaamana Rd

TCLP LD	Lab ID #	Ext Fid by Ph test	Weight (g)	Ext Fid Vol (l)	mg/l Lead
	HT06-1106	1	42.1	0.842	1.9

Date: 5/1/2006
 Date: 5/1/2006

Emily Pugh, Lab Manager
 Kanokthip Wells, Technical Reviewer

EPA Method SW-846-1311 used in sample preparation. Analysis performed by flame atomic absorption spectroscopy using EPA Method SW-846-7420 and NIOSH Method 7082. Stated preparation method is not followed when non-soil solid waste samples are analyzed since method requires solid waste sample to pass through 9.5 mm (3/8 in.) sieve. The Reporting Limit for TCLP analysis is 0.5 ppm. The Reporting Limit is at least twice that of the Method Detection Limit (MDL). The MDL (defined as the minimum concentration of an analyte that can be reported with 99% confidence to have a concentration greater than zero) is determined from statistical analysis of replicate samples in a given matrix containing the analyte, as defined in 40CFR Part 136, Appendix B. Modifications made to the previously referenced test methods are documented in WEC Inc.'s Standard Operating Procedures Manual. Supporting laboratory documentation is available upon request. WEC Inc. Honolulu is AHA accredited in the Industrial Hygiene Program. WEC Inc. Honolulu is also AHA accredited in the Environmental Lead Program for soils, dust wipes, and paint chips (Lab ID# 102845). Test reports must not be reproduced without the approval of WEC Inc., and are subject to WEC Inc. General Terms and Conditions (see reverse).

Client Name / Billing Information: MPI LLC
 ph: [handwritten]
 fax: [handwritten]
 email: [handwritten]
 Relinquished by: [handwritten]
 Date Relinquished: 4/28/06
 Please write a sample description in space provided (i.e. paint chips, concrete, etc.)

Client Project Name / Location: WEC Project Number: 62003
 Client Project Number: [handwritten]
 Received by: [handwritten]
 Received Date: 4/28
 Time: 11:15

Circle requested TAT.

Place an 'X' under the requested analysis per sample received.

Client Sample Number	Collection Date	Sample Description	TCR NIOSH 7400A	FLM EPA 600/93/116	TEM	Ph A1 NIOSH 7082	* Pb Wipe HUD 14.2	Pb Paint SW 846-7420	Pb Soil SW 846-3050B	TCLP SW 846-1311	Non-Viable Mold	Viable Mold	8 RCRA Metal TCLP	PCB	Atronic Air, Bulk, TCLP	Other	Acceptable/Non Acceptable (A/N/A)	
1 45A	4/26	A WHIT LIA																
2 B																		
3 C																		
4 46A		A WHIT/DIA LW																
5 B																		
6 C																		
7 47A		A ROOF																
8 B																		
9 C																		
10																		
11																		
12																		
13																		

All samples submitted to WEC Inc. shall be sealed in the appropriate container, cartridge, or collection vessel; shall be free of exterior dust or contamination; and shall pose no immediate or potential hazard to personnel during sample receiving and processing. When applicable, please include field blanks as required by sampling method. Wipe samples must meet ASTM requirements before analysis is run. WEC cannot determine whether wipe samples meet ASTM requirements. Document any correspondence with client regarding sample acceptance criteria or other aspects of analytical request on an attached sheet.

SPLIT ALL SAMPLES INTO 3 ANALYZER TO GET POSITIVE



Forensic Analytical

Final Report

Metals Analysis of Bulks

White Environmental
Sheldon Santos
197 Sand Island Access

Client ID: 3228
Report Number: M077671
Date Received: 05/11/06
Date Analyzed: 05/11/06
Date Printed: 05/11/06
First Reported: 05/11/06
FASI Job ID: 3228-742

Job ID / Site: H06-549 - MPI, Kaukamana Rd.

Sample Number	Lab Number	Analyte	Result	Reporting Limit*	Method Reference
1A	30254650	As	1300	mg/kg	20 EPA 3050B/6010B

* The Units for the Reporting Limit (practical quantitation limit) are the same as the Units for the Final Results.

Dave Sandusky

Dave Sandusky, Laboratory Supervisor, Hayward Laboratory

Analytical results and reports are generated by Forensic Analytical at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or laboratory documentation is provided to any third party without prior written request from client. This report applies only to the sample(s) listed. Supporting laboratory documentation is available upon request. The report is approved by Forensic Analytical. Forensic Analytical, the client is solely responsible for the use and interpretation of test results and reports requested from Forensic Analytical. Forensic Analytical does not warrant or guarantee the accuracy of results unless otherwise stated. Any modifications that have been made to referenced test methods are documented in Forensic Analytical's Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Page 1 of 1

Forensic Analytical Analysis Request Form

Client Name & Address: White Environmental Consultants P.O.#: H06-549 Date: 5/10/06

Turn Around Time: 24hr 12hr / 24hr / 48 hr / ext: _____

Due Date: 5/17/06 Due Time: _____

PLM: Standard Point Count PCM: NIOSH 7400

TEM A#: AHERA / Yamada / NIOSH 7402

TEM Bulk: Quantitative / Qualitative / Chatfield

TEM Water: Potable / Non-Potable / Wt %

TEM Microvas:

Special Project: Arsenic Bulk

Matrix Analysis: Method _____

Matrix: _____

Analysis: _____

Sample ID	Date/Time	Sample Location/Description	FOR AIR SAMPLES ONLY		Sample Area or Air Volume
			Type	Total Time	
1A	5/10	yu Orient CoC	A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C
			A	P	C

Comments: This

Job: Kaukamana Rd

Sampled by: Client Date: 5/10/06 Time: _____

Shipped via: Fed Ex Airborne UPS US Mail Courier Drop Off Other: _____

Relinquished by: _____ Date / Time: _____

Received by: Sheldon Santos Date / Time: 5/10/06

Condition Acceptable? Yes No

Condition Acceptable? Yes No

San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218
Los Angeles Office: 2959 Pacific Commerce Drive, Rancho Dominguez, California 90221 / Telephone: (310) 655-2374 / Fax: (310) 655-8684
Portland Office: 17400 SW Upper Boonies Ferry Road, Suite 245, Durham, Oregon 97224 / Telephone: (503) 595-1001 (877) 410-1888 / Fax: (503) 595-1006

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0001

TSC 2.7.1 (HECO)
Due Diligence Inquiries

May 5, 2006



Mr. Michael Polkinghorn
Mid Pacific Industries, LLC
P.O. Box 3673
Honolulu, HI 96811-3673

Re: Transformer Information; Area of 87-119 Kauhakamana Street, Maui

Mr. Polkinghorn:

In response to your request for information regarding Hawaiian Electric (HECO) transformers that service the above subject addresses, we provide the following information:

Pole #	Transformer Number	Address	Date Purchased	Date Installed	PCB Status
2/17/14	63310	87-119 Kauhakamana Street	01/24/95	03/26/96	
2/16/14	63899	87-119 Kauhakamana Street	05/22/95	11/15/95	PCB Free
2/1/14	63912	87-115 Kauhakamana Street	05/22/95	03/26/96	

If you have any other questions, please contact me at 543-4523.

Sincerely,

Andrew Keith
Senior Environmental Scientist

APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS



WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP

ENVIRONMENTAL SITE ASSESSMENT

MPI PROJECT NO. 6E003



Michael W. Polkinghorn**Education**

BS in Geology/Petroleum Engineering, 1981, Michigan State University

Certifications/Registrations/Technical Training

Environmental Professional – #103129PSI
Professional Geologist – PG3199 - Wyoming 1998
EPA AHERA Asbestos Inspector / Management Planner, HIASB-0184
EPA AHERA Asbestos Contractor Supervisor / Project Designer, HIASB-0184
OSHA 29 CFR 1910.120 HAZWOPER, Supervisor
AIHA IAQ/HVAC

Professional Experience

Mr. Polkinghorn, has supervised compliance for all Federal, State, and local environmental and industrial hygiene regulations for close to 20 years. He possesses extensive experience with Phase I/II/III Environmental Site Assessments, soil and groundwater remediation, and has a working knowledge of optical mineralogy and microscopy. He has supervised and performed numerous asbestos surveys, lead paint surveys, and overseen the clean-up operations. He has extensive experience with UST removal and site remediation. He also is in charge of the META Hawaii EPA/Hawaii Accredited Asbestos Training Program which includes numerous OSHA/HIOSH training program certifications such as confined space entry and HAZWOPER training.

Representative Environmental Services and Industrial Hygiene Projects

- Castle & Cooke Properties; Hawaii.
- City & County of Honolulu; Hawaii.
- County of Hawaii; Hawaii.
- County of Kauai; Hawaii.
- County of Maui; Hawaii.
- First Hawaiian Center Demolition, Hawaii
- Hickam AFB; Hawaii.
- Kamehameha Schools; Hawaii.
- NAS Barbers Point; Hawaii.
- Pearl Harbor; Hawaii.
- Punahou School; Hawaii.
- Schofield Barracks; Hawaii.
- Sheraton Hotels; Hawaii.
- State of Hawaii; Hawaii.
- Territory of Guam; Guam.
- Wilcox Memorial Hospital; Hawaii.
- Hilton Hawaiian Village, Hawaii

Years of experience: 24

Appendix L

Archaeological Assessment

**AN ARCHAEOLOGICAL ASSESSMENT REPORT
FOR A PROPERTY LOCATED AT TMK: (1) 8-7-39: 48
IN WAI'ANAE AHUPUA'A, WAI'ANAE DISTRICT
ISLAND OF O'AHU
FEBRUARY 2007**

**Prepared for: Mr. W. Michael Sessions
Innovative Housing Solutions
91-080 Hanau St.
Kapolei, HI 96707**

**Prepared by: Archaeological Consultants of the Pacific, Inc.
James R. Moore, B.S.
Joseph Kennedy, M.A.
59-624 Pupukea Road
Haleiwa, Hawaii 96712**



*Inventory Reports * Data Recovery Reports * Research Design Documents * Monitoring * Due Diligence Work * Historical Studies * Cultural Studies * Burial Treatment Plans * Preservation Plans * Interpretive Reconstructions * Restorations * Qualified Expert Witness Testimony*

59-624 Pupukea Road Haleiwa, Hawaii 96712 Phone: 638-7442/Fax: 638-0703
e-mail: acp@hawaii.rr.com and/or kennedy@lava.net
website: www.ACPHawaii.org

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**An Archaeological Assessment Report
for a Property Located at TMK: (1) 8-7-39: 48
in Wai‘anae Ahupua‘a, Wai‘anae District,
Island of O‘ahu**

Section 1: Introduction

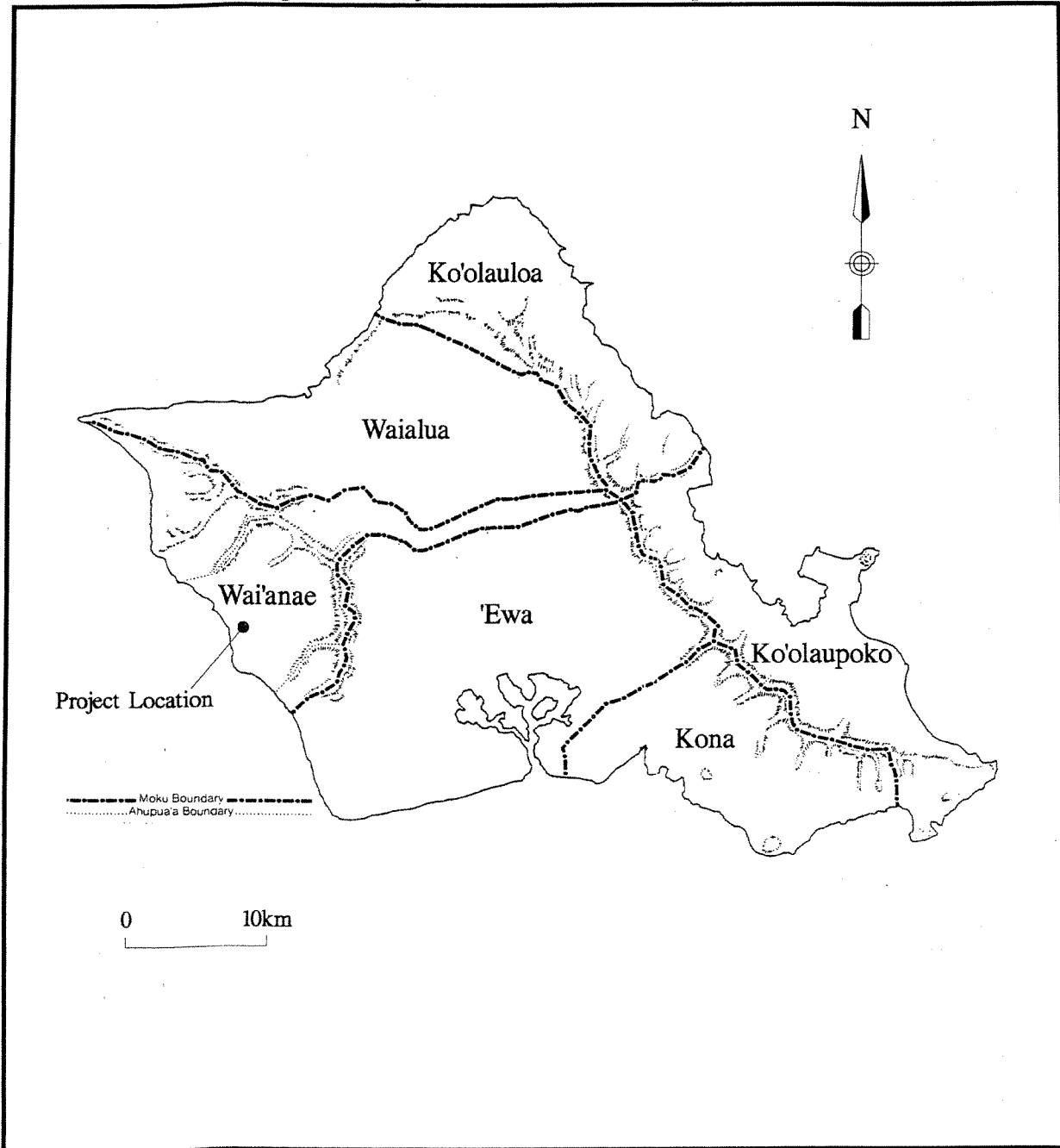
At the request of Mr. W. Michael Sessions, Archaeological Consultants of the Pacific, Inc. (ACP) has conducted an archaeological assessment of a property located at TMK: (1) 8-7-39: 48 in Wai‘anae Ahupua‘a, Wai‘anae District, Island of O‘ahu (see Figure 1). The subject property is currently owned by Habitat for Humanity Leeward Oahu, Inc.. The purpose of the current investigations was to determine if significant historic properties exist within the project limits and, if present, properly document and evaluate those sites.

These archaeological investigations also served the purpose of performing the tasks and meeting the requirements specified by the Department of Land and Natural Resources, State Historic Preservation Division (DLNR-SHPD). These investigations would allow for the evaluation of the significance of potential historic resources located on the property including their eligibility for inclusion in the National Register of Historic Places. These investigations also allow for the making of recommendations concerning the mitigation of the impact of future construction activities upon potentially significant historic resources.

The current investigations took the form of a 100% surface survey of the subject property. The surface survey determined that occupied residences, a small church and two driveways covered over 50% of the property and that the remainder of the property was being utilized as a junkyard. The investigations determined that no properties of significance to the interests of historic preservation are present on the subject parcel.

The following report presents a brief background of the region which includes summaries of the previous archaeology conducted in the vicinity of the subject property as well as a review of previous land uses and settlement patterns. Following these sections are descriptions of the methodology utilized during the current investigations and of the findings of the survey. Based upon the results of the current investigations, Archaeological Consultants of the Pacific, Inc. recommends that a determination of “no historic properties” be made for the project area. No further archaeological work is recommended for the current subject property.

Figure 1: Project Location on a Map of Oahu



Ma'ili TMK: 8-7-39: 48

source: Adapted from Nogelmeier in Snakenberg 1990

Section 2: Physical Setting

The current subject property (TMK: [1] 8-7-39: 48) is located at Mā'ili in the traditional *ahupua'a* of Wai'anae. Traditionally, Wai'anae Ahupua'a was a large land division containing three major subdivisions, Wai'anae Kai, Wai'anae Uka and Lualualei as well as smaller land divisions such as Mā'ili, Ulehawa, Kamaile, Pahoa, Halona and Honua among others. While over the years there have been maps that have depicted some of these land divisions (i.e., Kamaile & Lualualei) as *ahupua'a* in their own right, for the purposes of this discussion, ACP will follow the traditional *ahupua'a* boundaries as defined by Nogelmeier (in Snakenberg 1990; see Figure 1). Mā'ili is located on Wai'anae's coastal plain between the hills of Pu'u o Hulu and Pu'u Mā'ili'ili (see Figure 2).

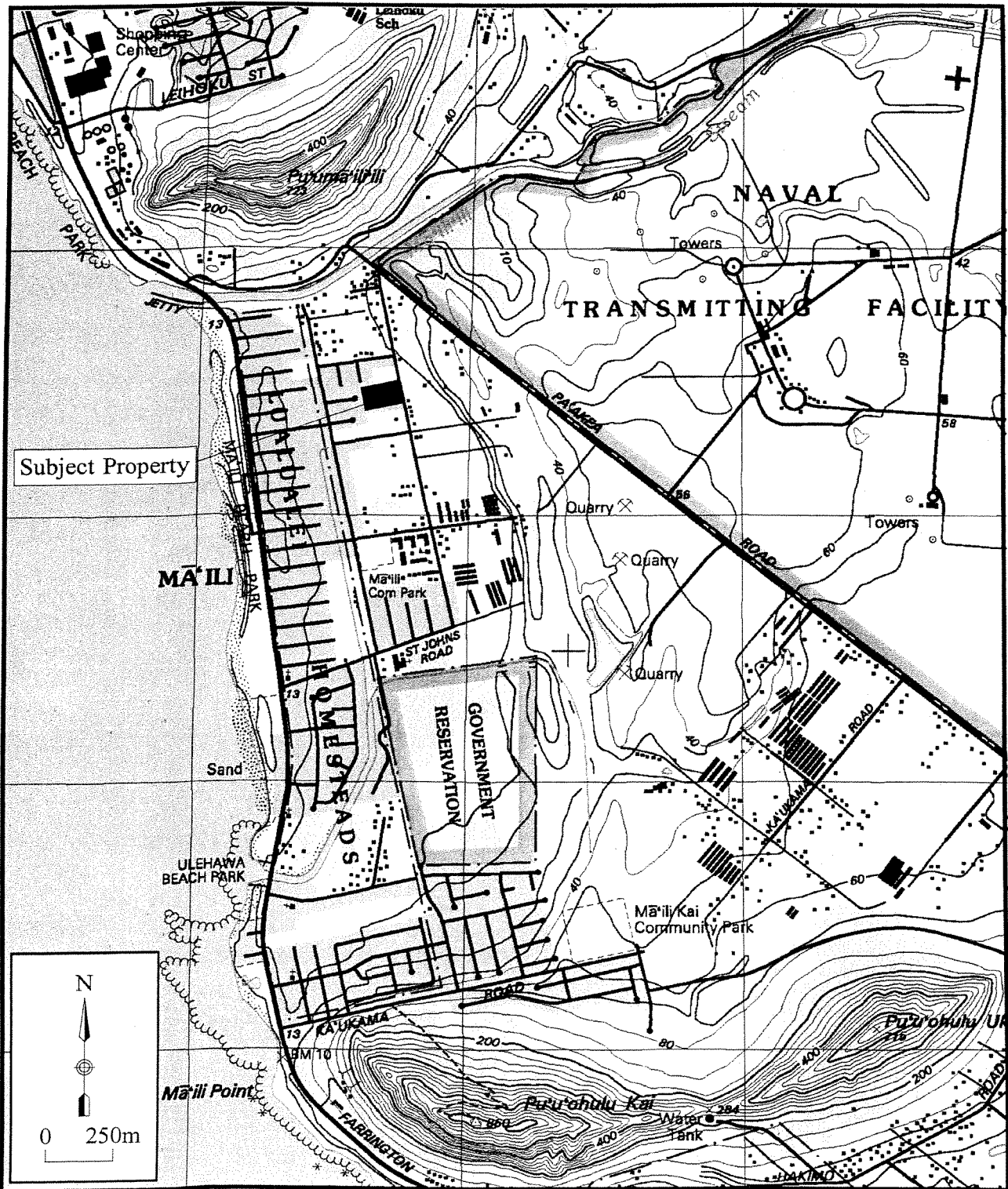
The current subject property is roughly rectangular in shape measuring approximately 140 meters (m) in length by 94m in width covering an area of 3.215 acres (see Figure 3). The property is flat and level at an elevation of approximately 5 to 10 feet (ft) above mean sea level (AMSL). The project area is located between 570 and 710m from the coastline. The parcel is bounded by Kaukamana Road on the east and residential lots on the north, west and south.

At the time of the current investigations, the project area was occupied by at least ten residential homes, a small church and a small junkyard. As such, vegetation on the subject property was maintained with mown lawns, fruit trees, ornamental shrubs and flowering plants. Vegetation observed included monkey pod (*Samanea saman*), coconut (*Cocos nucifera*) and plumeria (*Plumeria acuminata*) trees as well as ti (*Cordyline fruticosa*), hibiscus (*Hibiscus* sp.) and various weedy plants. Annual rainfall on the subject property averages approximately 20 inches (Armstrong 1973:56).

In addition to the existing structures on the subject parcel, two dirt and gravel lanes (driveways) enter the property, one on the north and the second on the south with the area between the lanes and fronting Kaukamana Rd. used for parking (see Figure 3). The northern lane extends west from Kaukamana Rd. almost the entire length of the property and is lined on both sides by several homes and the small church. The southern lane also originates at Kaukamana Rd. extending west approximately midway into the subject property passing two homes before providing access to the junkyard.

The *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* depicts the soils on the subject property as being of the Mokulē'ia Series of clays (Foote, Hill, Nakamura & Stevens 1972:Sheet 36). The Mokulē'ia Series of soils are described as "well-drained soils along coastal plains on the islands of Oahu and Kauai" (Foote *et al.* 1972:95). These soils formed in recent alluvium and are shallow and nearly level. The soils actually observed on the subject property were consistent with those expected except for in the parking areas, along the two dirt and gravel lanes and in places within the junkyard where gravel had been laid on the ground surface. Residents report encountering limestone bedrock at depths of less than one meter when excavating during landscaping activities on the property. There are no streams or intermittent water channels passing through this portion of Mā'ili.

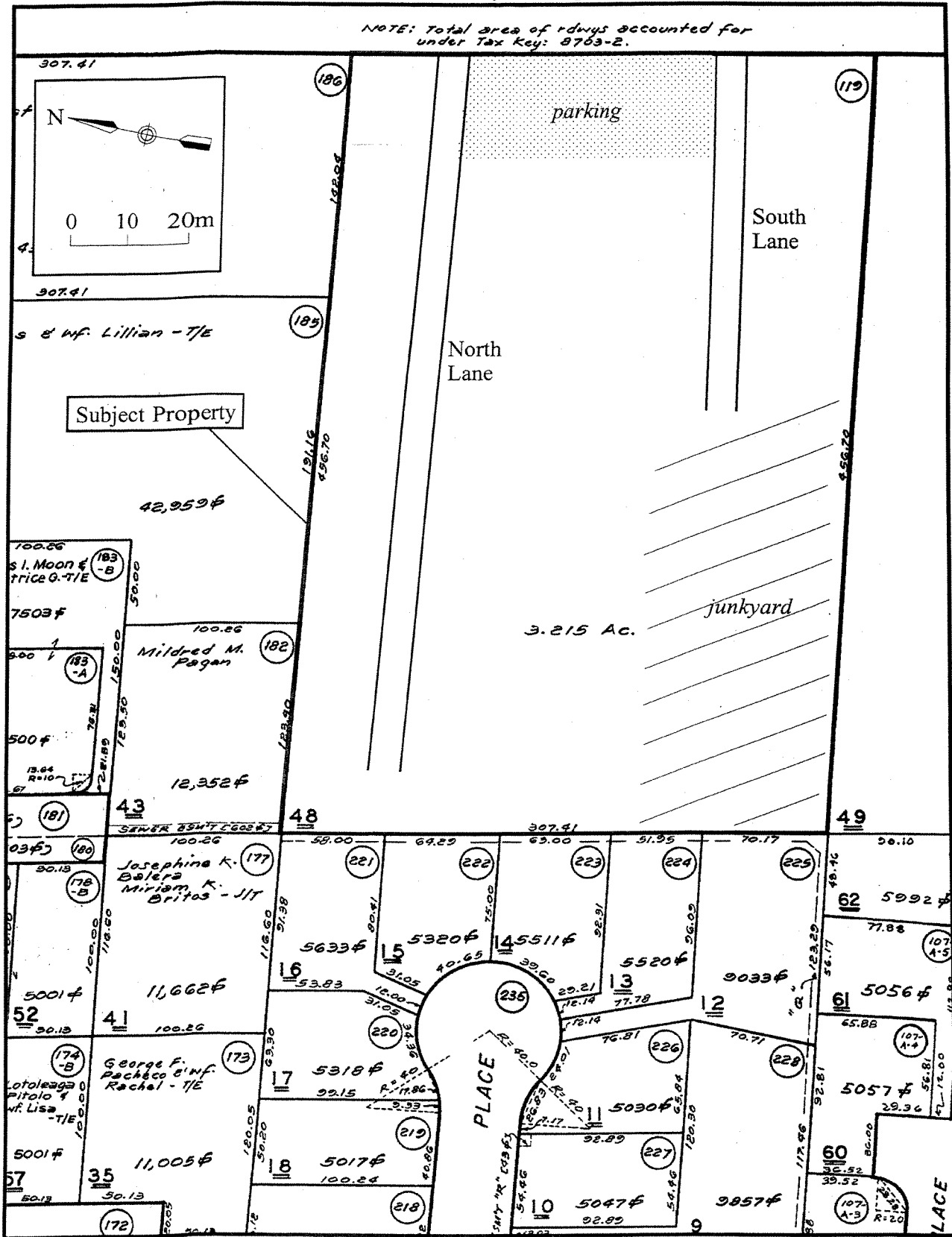
Figure 2: Location of the Subject Property on a U.S.G.S. Map



Ma'ili TMK: 8-7-39: 48

source: U.S.G.S. 7.5 Minute Series (Topographic)
Wai'anae Quadrangle 1998

Figure 3: Location of the Subject Property on a TMK Map



Ma'ili TMK: 8-7-39: 48

source: Dept. of Taxation, Tax Maps Branch
DWG NO. 6345 1975

Section 3: Historic Background

The current project area is located at Mā'ili in the *ahupua'a* of Wai'anae in the District of Wai'anae, on O'ahu's western shore. The district of Wai'anae has a prominent place in the Hawaiian oral tradition; its place names figure prominently in central mythological themes and in the stories of the ruling chiefs.

Stories of the demigod Maui are found throughout Polynesia, with local variations from each of the Hawaiian Islands. On O'ahu, these stories are centered in Wai'anae. "Maui and his mother live in a cave on the south side of Wai'anae where Hina makes her tapa. The fishhook Manai-a-ka-lani, the snare with which Maui snared the sun, the places where he made his adzes, are to be seen there to this day" (Beckwith 1970:232).

The famous pig god, Kamapua'a, is known for his exploits in Wai'anae. He and his grandmother Kamaunuanoho, are said to have lived together on Mount Ka'ala where they could look down into Wai'anae. During the night, Kamapua'a would sneak down and steal taro from the patches in the valley. When the people of Wai'anae discovered that a pig was stealing their taro, they caught him and tied him to a rock named Pahoā. On the day set for killing the pig, the people found him loose and roaming about in the taro patches again. They caught him once again and took him to Pu'u Kahea where the *imu* had been prepared for his roasting. At this time, the *kinolau* (supernatural bodies) of Kamapua'a crossed the plains and devoured the men of Wai'anae who had not fled (Sterling & Summers 1978:72).

Another story tells of Kamohoali'i, a shark god, who begot a half-man, half-shark child with a woman of Wai'anae. Many people were devoured before this shark-man was finally caught and killed (Hammatt, Borthwick & Shideler 1987:12).

Kawiwi, the mountain which lies between Wai'anae and Makaha Valleys, has at least two stories associated with it. An ancient woman is said to have lived alone on the mountain peak; when she was hungry, she called on the birds to feed her. Because her life was bitter, the place is known as Pali O Keawaawa (cliff of bitterness)(Site 167)(Sterling & Summers 1978:76). Its association with legend led the priests of the area to name Kawiwi as a place of refuge for O'ahu during wartime.

Another story is told about a scar on the *pali* of Kawiwi (Site 168). A beautiful daughter of a Wai'anae couple fell in love with a *kupua* (supernatural being) who had the power to turn himself into an eel. The girl became sick and the people of Wai'anae killed the *kupua*. The scar on the *pali* became known as Kaoninapuhi, "the writhing eel" (McAllister 1933:118).

Poka'i Bay, at the mouth of Wai'anae Valley, took its name from the chief Poka'i, who voyaged to O'ahu from Kahiki. He planted what is said to have been the first coconut grove in Hawai'i, at the "back of the beach near the mouth of the Wai'anae Stream, on the Makaha side of what is now known as Poka'i Bay" (McGrath, Brewer & Krauss 1973:9).

Kolekole Pass, a gap in the Wai‘anae Mountains where people could pass over from the Wahiawa Plateau into Lualualei, is said to have been a battleground where warriors of Wahiawa fought with warriors of Wai‘anae. Kolekole (meaning “raw”) is a reference to the wounds in their flesh (McGrath *et al.* 1973:12).

Finally, a legend associated with Pu‘u o Hulu is recounted in Sterling and Summers (1978):

Puu o Hulu was said to be a chief who was in love with Ma‘iliili, one of twin sisters, but he could never tell, whenever he saw them, which of the two was his beloved. A mo‘o changed them all into mountains so he is still there watching and trying to distinguish his loved one (Victoria Holt, Nov. 1954).

Section 3.1: Land Use History

The leeward lands of Wai‘anae are comprised of steep sided valleys with relatively level valley floors which are fronted by sandy beaches. A comprehensive review of the District of Wai‘anae has been presented in Cordy’s (1998) *Ka Moku O Wai‘anae: He Mo‘olelo O Ka Wa Kahiko*. The earliest use of the land was probably temporary campsites utilized in relation to fishing and resource gathering. One site near Kaupuni Stream at Poka‘i Bay contained a surprisingly early date of AD 600-800 (Cordy 1998:6). Permanent habitation probably did not occur until after AD 1000. Cordy discusses initial permanent habitation in Wai‘anae:

In Wai‘anae, one might expect the earliest permanent settlement to have been in Wai‘anae valley at Pokai Bay in association with its flowing stream (Kaupuni) and at Kamaile with its spring (Keko‘o) – as these were the two best watered coastal lands in the moku. Then perhaps Makaha and parts of Lualualei with at least upland flowing waters, and perhaps perennial streams, would have been settled, and then the rest of the district.

Evidence for use of the land for *lo‘i* behind the coastal habitation areas in Wai‘anae Ahupua‘a dates to as early as AD 1100-1200 (Cordy 1998:8). As the population on O‘ahu grew during the 1400’s through 1700’s, permanent habitations likely increased and cultivation of *lo‘i* and dryland agriculture likely expanded.

In addition to the utilization of littoral resources, numerous fishponds provided a valuable resource. During the 1400’s-1500’s:

Coastal fishponds ... were ... probably constructed in these years under the sponsorship of the rule of high chiefs. A fishpond in Honouliuli along Pearl Harbor in ‘Ewa, Loko Paweo II in Waikiki, Moli‘i and Nu‘upia fishponds in Kane‘ohe Bay all have their initial constructions dated back to this period.⁵⁴ Some of the lineal marshlands behind the coastal dunes in the moku of Wai‘anae also may have been in use as fishponds at this time - perhaps in ‘Ohikilolo and Wai‘anae (Cordy 1998).

Also during this time, more and larger *heiau* were likely built in association with the rise of the O‘ahu Kingdom. In the district of Wai‘anae, numerous *heiau* have been recorded along the coast and in both the lower and upper portions of the valleys.

Land use was significantly altered after Western Contact. Handy and Handy (1972:468) discuss the transition from taro to sugar and note the cultivation of sweet potato and gourds was still in practice in Wai'anae:

Although a relatively poor terrain, this valley nevertheless had once a considerable development of wet-taro culture along the main stream and its tributaries in the uplands now covered by forest and water reserve, "and well down into the broad area now covered by sugarcane" (Handy, 1940, p.84) ...

Gourds, of the *ipu manalo* variety, were found growing wild in the uplands in 1935. Lower down, in the dry area, there were sweet potato plantations and coconut trees.

There were no Land Commission Awards (LCA's) granted for the current subject property nor in the area near the project area. However, the parcel was a portion of Land Court Application 130. For the Wai'anae Kai portion of the *ahupua'a*, a detailed review of the LCA's (as well as additional historic background information) may be found in a Bishop Museum report of an Inventory Survey and Mitigation project conducted next to Wai'anae Intermediate School (Flood, Klieger, Lebo, Dixon, Clark & Parry 1994). A review of the material presented in that document will not be repeated in this paper. In the district of Wai'anae, the majority of LCA's awarded were clustered together at Kamaile and Lehanonui while the remainder were scattered across the land with generally fewer than five awarded in any one of the named areas.

In the latter half of the nineteenth century, land use in Wai'anae shifted from traditional agriculture to large-scale ranching and sugar production. According to an 1863 missionary report, most of the land in Wai'anae District was being used for grazing and had been divided into six or seven large land divisions under long term lease or sold in fee simple. Only one hundred acres were reportedly left under taro in Wai'anae Valley (McGrath *et al.* 1973:31). By the late 1870's, ranching had become the leading industry on the coast.

Sugarcane was first cultivated on O'ahu by John Emerson earlier in the century in Waialua (McDermott, Kikiloi, Creed, Shideler & Hammatt 2000). In 1878, Hermann A. Widemann, a German immigrant, began Wai'anae Plantation (also called Wai'anae Co.), the first large-scale sugar plantation on O'ahu. Sixty acres were cleared and planted not far from Wai'anae Village and a mill was built by 1880. In 1879, the plantation leased most of Wai'anae Kai for 25 years, brought in twenty local Hawaiians, fifteen Caucasian technicians and almost 60 Chinese laborers (McDermott & Hammatt 2000:26). Twenty-four new houses were built in Wai'anae Valley to house these workers and "a plantation camp was built at Kamaile on the site of the old Native Hawaiian village" (Flood *et al.* 1994:38). [Note: All documents relating to sugar plantations on O'ahu have been compiled by the Hawaii Sugar Planters Association and are currently housed at Hamilton Library at the University of Hawaii-Manoa. Unfortunately, no documentation exists in this collection relating to any plantation camps aside from one in Waipahu.]

Flood *et al.* (1994:39) discuss some of the problems Widemann faced:

Probably the greatest challenge for Waianae Co. was locating more water. Wai'anae stream did not have enough water to accommodate all the new sugar fields popping up. The answer to this problem was drilling, a new process designed to tap artesian water. The process was discovered in nearby 'Ewa in 1879. Widemann took the opportunity to make use of this new discovery. He contracted the three McCandless brothers, pioneers in this field, to drill 33 wells into his property at a cost of \$50,000.00 to \$75,000.00. They could only charge him full price if they found water and half price if they found nothing (Pratt 1939:275). The resulting volume of water was insufficient, forcing the company to augment with whatever surface water they could find.

McGrath *et al.* (1973:75) further elaborate on methods used in obtaining water:

... The expensive well drilling campaign had developed a nest of 18 wells at Kamaile. They produced about 3,000,000 gallons daily. But the water was more salt than fresh. So the drive to buy up more water rights and to develop new sources grew more intense instead of less.

In the 1890s a new leader began guiding this relentless search for water. He was John M Dowsett, Widemann's son-in-law ...

Reports credit him with pushing a plan to reforest upper Waianae Valley in order to create a watershed area. Workmen planted trees, then fenced off the lower slopes of the mountains to keep out the cattle, so the vegetation would grow. Meanwhile, they dug an elaborate network of ditches to catch the runoff. ... By 1897 the ditches were producing 2,200,000 gallons of water a day. ... [Dowsett] had his men build a reservoir at the base of the mountains. He installed a hydro-electric plant ... about two miles below the pali (cliffs) and the reservoir. He dropped the water from the reservoir to the hydro-electric plant in a sluice 7,000 feet long. The fall of the water developed 440 horsepower, enough to generate 300 kilowatts of electricity. This electrical power drove the plantation's water pumps at the wells, operated the mill generators in the off season and provided electric lights for the plantation manager's house at a time when many people in Honolulu were still using kerosene lamps.

A four-inch pipe from the hydro-electric plant to the village provided a domestic fresh water supply for the plantation camps. The rest of the water ran off in open ditches to sweeten brackish irrigation water being pumped from the Kamaile wells. Other pumps lifted the mixture into a network of flumes and ditches which led to cane furrows as far away as Lualualei.

Despite the water problem, the sugar boom revived the economy of Wai'anae and by 1884 it was the largest settlement outside of Honolulu. In 1890, the Wai'anae Plantation had 600 acres under cultivation and the population of Wai'anae had increased. In 1895, O.R. & L. railroad, started by Dillingham in 1889, reached the Wai'anae Sugar Company and connected it to the Ewa mill; by 1898, the railway extended around Ka'ena Point and linked up with Waialua. Wai'anae Village grew and was the center of population and activity (Kuykendall 1967:100 & McGrath *et al.* 1973).

Coffee cultivation was also attempted in Wai'anae during this period. In 1886, August Ahrens planted 45 acres of coffee in the lee of Mount Ka'ala at the head of Wai'anae Valley. Coffee did not turn out to be as lucrative as sugarcane. The local economy continued to be dominated by sugar into the twentieth century (McGrath *et al.* 1973).

Between 1917 and 1921, leases on 200,000 acres of government land in Wai'anae District expired. An area of land in central Wai'anae Kai was turned into Wai'anae Homesteads, residential plots for people of Hawaiian ancestry.

During World War II, the sugar industry in Wai'anae declined. The draft and abundant supply of defense jobs created a labor shortage on the plantation. The Wai'anae Coast was used as a location for practicing amphibious landings, a recreation center was set up at Poka'i Bay, and much of the sugarcane land was taken over by the military (McGrath *et al.* 1973:136). The military occupied much of the Wai'anae Coast and inflicted much damage along it (*ibid.* 1973:138).

After the war, the Wai'anae Plantation was never able to turn a profit. Increasing labor and operational costs forced the company to liquidate in 1946. At the time, people thought that the collapse of the plantation would lead to the collapse of the revitalized Wai'anae Coast. In 1947, Chinn Ho, of Capital Investment Company, bought nearly 10,000 acres of land in Wai'anae, and subdivided the land into cheap beach lots in fee simple (McGrath *et al.* 1973:151).

In 1940, a government census counted 2,948 permanent residents along the Wai'anae Coast (McGrath *et al.* 1973:145). By 1950, the government census noted 7,024 permanent resident along the Wai'anae Coast (McGrath *et al.* 1973:151). Much of the population increase can be attributed to Ho's marketing of cheap lots.

In the 1950's and 1960's, the population continued to steadily increase in Wai'anae, much due to the work of Ho. A breakwater was built to protect fishing boats in Poka'i Bay, the water supply was improved and jobs opened up in 'Ewa with the development of the Campbell Industrial Park (McGrath *et al.* 1973:156). Presently, Wai'anae is the home of a large community. Population is concentrated along the coast and spreads up the flat bottoms of the valleys.

Section 3.2: Previous Archaeology

As discussed in Section 2 above, Wai'anae Ahupua'a consists of three major land divisions; Wai'anae Kai, Wai'anae Uka and Lualualei. Because the current subject is located at Mā'ili in the Lualualei portion of the *ahupua'a*, this section will focus on Lualualei with a brief review of Wai'anae Kai.

The earliest investigations of an archaeological nature conducted in the Wai'anae Kai portion of the *ahupua'a* were those by Thrum (1906) and McAllister (1933). Their surveys documented larger structures and religious sites including numerous *heiau* now destroyed [Puupaheehee Heiau (Site 152), Keaupuni Heiau (Site 155), Kahoalii Heiau (Site 156), Malaihakoa Heiau (Site 157), Kikahi Heiau (Site 158), Kalamaluna Heiau (Site 159), and Kane Heiau (Site 160)] as well as extant sites such as Puehu Fishpond (Site 154), Kuilioloa Heiau (Site 153), Kamaile Heiau (Site 161), Punanaula Heiau (Site 165), a burial cave (Site 162), house sites (Sites 163, 164 & 166) and two sites at Kawiwi with mythological associations (Sites 167 & 168, discussed above).

Since the 1960's, Wai'anae Kai has been the focus of a large number of formal archaeological investigations (refer to Table 1). Due to the large number of reports, these reports will not be individually discussed. The reader is referred to Flood *et al.* (1994) who provide a synthesis of the archaeological findings in Wai'anae Kai. Following is a summary of general findings according to geographic location.

The coastal region has been utilized for habitation from as early as AD 1100-1300 (Cordy 1998; Hammatt *et al.* 1985 and Riford 1984). Puehu Fishpond and limestone sinkholes in the coastal area were utilized (Denham, Kennedy & Reitsema 1992; Sinoto 1975a). A cluster of *heiau* surrounded by a habitation complex was present in the 'ili of Pu'u Kahea (Cordy 1998). Kane'ilio Point was used for both residential and ritual purposes at Ku'ilioloa Heiau. Numerous burials have been found at Poka'i Bay (Riford 1984 & Hammatt *et al.* 1985).

Habitation, agriculture and ritual use occurred in the valley floor during pre-Contact times (McAllister 1933; Rosendahl & Rosendahl 1973; Rosendahl & Shapiro 1988; Rosendahl 1981 and Masse 1989). Post-Contact ranching, sugar production and modern development have disturbed these sites to a large extent. The valley slopes have been found to contain numerous *lo'i* terraces, stone walls, 'auwai and possible house sites (Ahlo 1980; Hammatt *et al.* 1987; Neller 1982; Ota 1981; Sinoto 1978; Sinoto 1979; Bordner 1981; EISC 1982; Chiniago 1982; SRSC 1988 & SRSC 1989).

In the Lualualei portion of the *ahupua'a*, again the earliest investigations of an archaeological nature were conducted by Thrum (1906) and McAllister (1933). Sites identified include: a large stone named Maui located to the south of Pu'u o Hulu (Site 148), "said to be named after the Hawaiian hero, Maui, who is said to have landed here when he first came to the Hawaiian islands from the south" (McAllister 1933:110); Nioiula Heiau (Site 149), located in the uplands of the valley (said to have been paved and walled, the *heiau* was "very ancient, belonging to the chief, Kakuihewa," it was reported to have been partially destroyed at the time of McAllister's investigation) it was later used as a cattle pen (*ibid.*); Site 150, also located in the far uplands of the valley, consisted of several walls and terraces, which were either house sites or agricultural terraces (this site was said to have suffered disturbance by grazing cattle); and finally Kakioe Heiau (Site 151), located in the uplands of the valley in Puhawai, according to Thrum, this was "a small *heiau* of which nothing now remains but its sacred spring, and the sound of its drums and conchs on the nights of Kane" (Thrum in McAllister 1933).

More recent archaeological investigations have been conducted in the *ahupua'a*. Investigations along the coast found evidence of habitation deposits, burials and military use. However, a Reconnaissance Survey by ACH (Kennedy 1983) on the *makai* slope of Pu'u O Hulu Kai found no archaeological sites.

Seven burials were identified in beach sand during a monitoring project on Liopolo Street fronting Mā'ili Beach Park (Hammatt & Shideler 1991).

**Table 1: Previous Archaeological Investigations
in Wai‘anae Kai**

<i>Reference</i>	<i>Type of Investigation</i>	<i>Location of Project</i>
Chapman 1967	Reconnaissance	Valley floor
Rosendahl and Rosendahl 1973	Inventory Survey	Valley floor
Sinoto 1975	Inventory Survey	Valley floor
Sinoto 1975	Reconnaissance	Coast
Hommon 1978	Reconnaissance	Valley slopes
Sinoto 1978	Reconnaissance	Valley slopes
Sinoto 1979	Reconnaissance	Valley slopes
Tao 1979	Data Recovery	Coast
Yent and Griffin 1979	Reconnaissance	Valley slopes
Ahlo 1980	Reconnaissance	Valley slopes
Bordner 1981	Reconnaissance	Valley slopes
Ota 1981	Reconnaissance	Valley slopes
Rosendahl 1981	Inventory Survey	Valley floor
EISC 1982	Reconnaissance	Valley slopes
Chiniago 1982	Reconnaissance	Valley slopes
Neller 1982	Reconnaissance	Valley slopes
Riford 1984	Data Recovery	Coast
Hammatt et al. 1985	Data Recovery	Coast
Hammatt et al. 1987	Data Recovery	Valley slopes
Rosendahl and Shapiro 1988	Inventory Survey	Valley floor
SRSC 1988	Reconnaissance	Valley slopes
SRSC 1989	Reconnaissance	Valley slopes
Masse 1989	Reconnaissance	Valley floor
Denham et al. 1992	Inventory Survey	Coast
Flood et al. 1994	Inventory Survey	Valley floor
Schilz et al. 1994	Data Recovery	Coast
Kolb et al. 1995	Inventory Survey	Valley slopes
Devereux et al. 1997	Reconnaissance	Valley slopes
Borthwick et al. 1999	Data Recovery	Coast

Following the recommendations of a Reconnaissance Survey which identified a subsurface cultural deposit (Dega 1998), an Inventory Survey of 57.65 acres at Ulehawa Beach Park was conducted by Cultural Surveys Hawaii (McDermott & Hammatt 2000). Four sites were identified, including a portion of the O.R. & L. Railroad (Site 50-80-12-9714), structures associated with WWII (Site 50-80-07-5761) and two likely prehistoric and/or early historic subsurface cultural deposits (Sites 50-80-07-5762 & 5763).

Projects located on the valley floor encountered mostly modern sites. An investigation by Barrera (1975) of 70 acres north of Pu'u o Hulu identified six sites including a religious structure, a C-Shaped enclosure, two house sites, a possible site and a midden scatter. The religious site was later determined to be modern in origin in an adjacent investigation of 130 acres by Cordy (1975). Cordy noted that the property had suffered much damage by cattle grazing and bulldozer activity related to stone quarrying. Nineteen previously unrecorded sites were identified, including walls, highly disturbed sites and modern sites.

Fourteen out of the twenty-five sites recorded by Barrera and Cordy were later reidentified (the remaining sites were likely destroyed in the interim) during a Reconnaissance Survey conducted at 415 acres comprised of the northern slopes of Pu'u o Hulu and extending to the north into Mā'ili (Mayberry & Rosendahl 1994). Twenty-six additional sites were recorded, twenty-four of which dated to the twentieth century. These included agricultural complexes, industrial complexes, water storage complexes, a well, boundary walls, stone mounds, a C-shaped enclosure, a bridge, stone platforms and three features believed to be associated with World War II. The C-shaped enclosure and a stone platform as well as the two stone features which were determined to possibly predate the twentieth century were subjected to additional testing (Jimenez 1994). Cultural deposits related to WWII were identified at Site 3339 (enclosure and wall on the slope of Pu'u o Hulu Uka). Sites 3344 and 3755 (stone platforms) were determined to be modern clearing mounds. Site 3750 (C-shaped enclosure) was determined to be a temporary habitation dating to AD 1426-1676.

An Inventory Survey of five acres between Pu'u o Hulu Uka and Ulehawa Stream found no archaeological sites (Chiogioji & Hammatt 1993).

A Reconnaissance survey of 260 acres identified only three sites: a sugarcane production complex, a traditional habitation site and a traditional stone mound (Robbins & Anderson 1998).

Investigations on the valley slopes encountered varying results. No sites were found during a Reconnaissance Survey of the northern slopes of Pu'u Heleakala (Bordner 1977). An adjacent survey to the west found two traditional sites (a habitation complex and a stone wall) and six historic sites (a cattle wall, a furnace, wells, a house lot and a cement foundation)(Hammatt *et al.* 1993).

Two investigations were conducted which covered the entire inland half of the Lualualei portion of the *ahupua'a*. A Reconnaissance Survey of 8884 acres identified 131 sites comprised of 1004 associated features (Haun 1991). Features included "alignments, C-shapes, L-shapes, U-shapes, walls, terraces, enclosures, mounds, platforms, walled terraces and paved terraces" (*ibid.*

1991:vii). Clusters of habitation sites were identified in the valleys of Halona, Pahoa and Puhawai. This project area was further addressed in a Cultural Resource Review Survey along with additional land on the peripheries and properties at West Loch and Waikele (Ogden 1997). In this report, 597 sites were reviewed. One site within Lualualei, Nioiula Heiau, was listed on the National Register of Historic Places.

Section 3.3: Settlement Patterns

Based upon the land use and archaeological studies mentioned above, settlement patterns for Wai‘anae can be briefly summarized. A detailed summary of the settlement patterns for each of the *ahupua‘a* in Wai‘anae District may be found in Cordy’s (1998) *Ka Moku o Waianae: He Mo‘olelo O Ka Wa Kahiko*. The earliest settlements of the valleys began with small coastal populations utilizing littoral resources. Permanent habitation settlements then grew along the swampy back sides of the dunes and along the coastal trail which roughly follows the route of Farrington Highway. By the 13th Century, the populations had begun utilizing the inland portions of the *ahupua‘a*. A change in the distribution of populations occurred in the following centuries when inhabitants moved from the coast to new population centers in the interior of the valleys where scattered clusters of permanent habitation sites are found in the areas along Kaupuni Stream and the ‘*ili* of Pu‘u Kahea and Kamaile as well as in the upland valleys of Halona, Pahoa and Puhawai in Wai‘anae. Several factors are cited as influencing this shift in the centers of population, the most compelling of which is proximity to agriculturally productive areas.

The post-Contact Period saw a decline in the native Hawaiian population followed by the abandonment of the traditional irrigated taro systems. In the late 1800’s to early 1900’s, the large scale cultivation of sugarcane expanded onto the seaward portions of the valley floor. A list of taxpayers and contributions were recorded in 1855 by a tax collector named J.W. Makalena (McGrath *et al.* 1973:29). McGrath *et al.* discuss these figures:

This list of taxpayers, generally adult males, provides a clue as to how the population of the Waianae Coast was distributed at that time. Here are the figures:

Waianae Kai	62
Kamaile	44
Makaha	38
Makua	21
Mā‘ili	9
<u>Nanakuli</u>	<u>8</u>
Total	182

If we assume a population of less than 800 for the area, and four persons to the average household, the number of taxpayers in Waianae Valley represent about 250 persons. We can also estimate that about 175 people lived at Kamaile, about 150 in Makaha Valley, almost 85 in Makua Valley, more than 35 in Mā‘ili, and over 30 in Nanakuli.

... There were two schools in Waianae Valley, each with about 25 students. ... the people of Nanakuli paid a total of \$26 for school, poll and other taxes. Mā‘ili paid in \$31. In Makua, the people paid \$73.50; in Makaha, \$92.25; at Kamaile, \$177; and in Waianae Valley, \$276.

From Makalena's records, it was also revealed that in some areas there were more horses than taxpayers. In Wai'anae Valley, 123 horses and nine mules and donkeys were reported; 66 horses and four mules and donkeys in Kamaile; and 10 horses in Nanakuli (ibid.).

During WWII, much of the ahupua'a was utilized for training exercises, naval communications and recreational facilities (i.e., Camp Andrews). In recent years, modern residential and recreational developments have increased the population of Wai'anae. Industrial activities have diversified and the military continues its utilization of portions of the valley.

Section 3.4: Expected Finds

Based upon the land uses, previous archaeology and settlement patterns discussed above, the expected finds for the various portions of the subject property may now be discussed. The subject parcel lies on the coastal plain of the *ahupua'a* and it would be expected that this area would have been utilized early in the settlement of the islands and the region. People occupying this area would have been utilizing the resources of the littoral and coastal zones. In the early period of settlement, this utilization would have been temporary. Although, as the population increased, permanent occupation would have developed along the coast and both temporary and permanent occupation would have expanded inland. Thus, it would be expected that evidence of temporary or permanent occupation could be encountered in the form of structures or the remains of structures, fire pits used for cooking or shelter, midden deposits and/or evidence of tool use or manufacture.

Section 4: Archaeological Methodology

The current archaeological investigations were conducted January 19th, 2007. All fieldwork was conducted under the direction of the principal investigator, Joseph Kennedy, M.A.. Fieldwork was conducted by Field Archaeologists James R. Moore, B.S., and Brad Ostroff, B.A.. Fieldwork methods consisted of a 100% surface survey of the subject property.

Because the subject parcel is the location of a number of occupied residences, before beginning the current investigations, the field crew met with the resident manager of the property, Ms. Alethea Paishon-Haasenritter. Ms. Paishon-Haasenritter then accompanied the field crew during the pedestrian survey of the parcel. The pedestrian survey was conducted to systematically investigate the surface of the subject property. The purpose of the pedestrian survey was to identify all potentially significant historic properties which may be located on the surface of the subject property. The pedestrian survey was conducted by having the two-man field crew sweep the property on foot passing between the occupied structures, along the existing dirt lanes and across the existing junkyard. Because the entire property was developed and generally well maintained, visibility across the parcel was excellent.

A variety of techniques were utilized to ensure proper data collection. Notes were taken in the field describing the environmental setting of the subject property and the form of its utilization. Detailed field notes were also taken describing all surface observations. Representative photographs of the residences present on the parcel were taken. These methods in data collection were conducted in order to provide an accurate and detailed visual and written record of the findings on the subject property. This report provides complete descriptions of the investigations undertaken including written accounts and representative photographs. All materials collected during the current investigations have been labeled appropriately, placed in labeled and inventoried boxes and curated at the ACP facilities located at 59-624 Pupukea Road, Haleiwa, Hawaii.

Section 5: Archaeological Findings

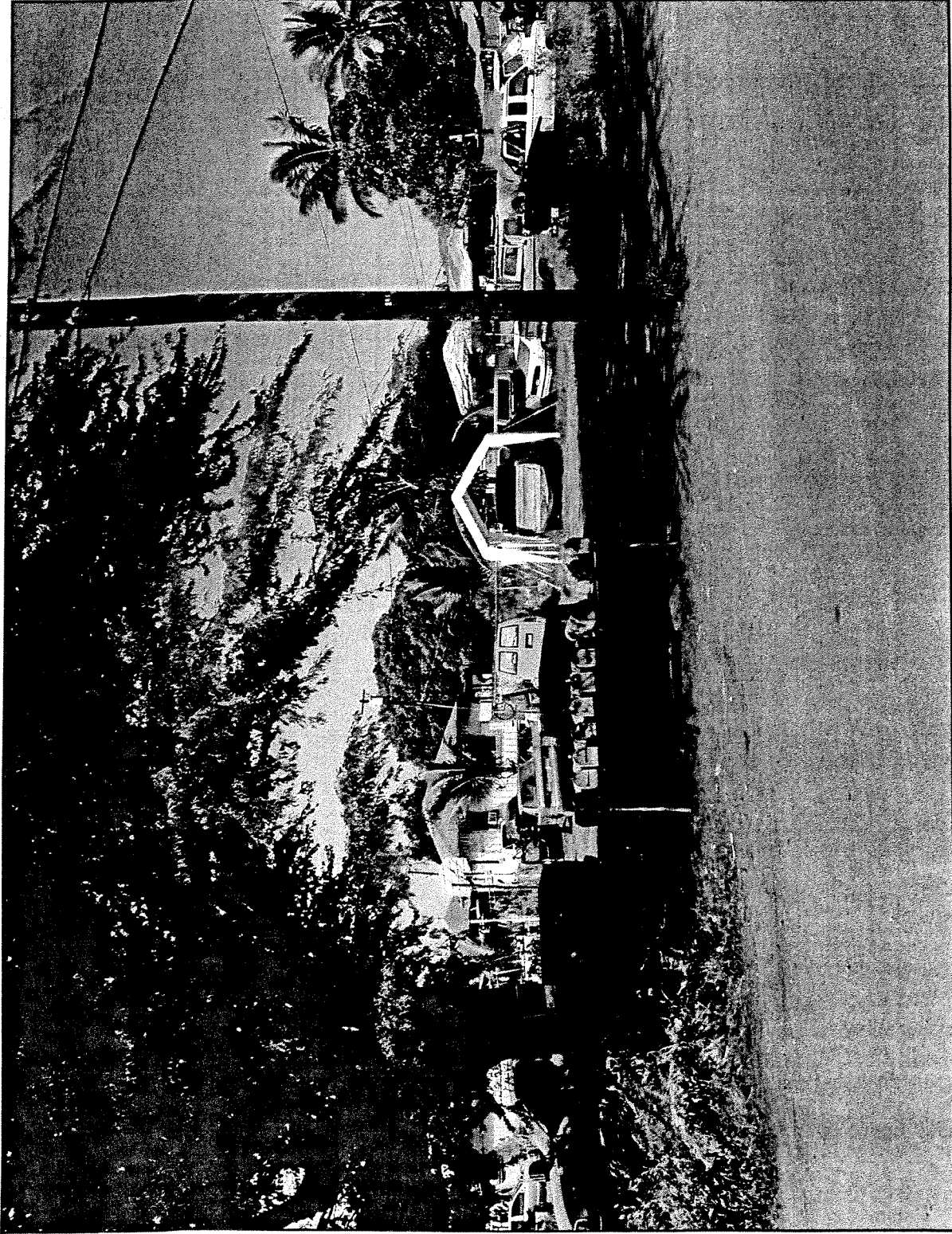
The current archaeological investigations consisted of a 100% surface survey of the subject property. The survey revealed that the entire property consisted of a residential neighborhood. There are a number of occupied residences, a small church, a small junkyard, the remains of several collapsed structures and assorted abandoned vehicles present on the parcel. Two dirt lanes enter the property, one on the north and the second on the south with the area between the lanes and fronting Kaukamana Road used for parking (see Figures 3 & 4). The northern lane extends west from Kaukamana Rd. almost the entire length of the property and is lined on both sides by several homes and the small church (see Figures 5 & 6). The southern lane, on the other hand, extends west off Kaukamana Rd. approximately midway into the subject property passing two homes (one on either side) before providing access to the junkyard (see Figure 7). Along both lanes and within the junkyard patches of gravel have been brought in, presumably to fill shallow potholes.

The residents of this neighborhood informed the field crew that the homes on the subject property were not constructed in place. Rather the residents recalled that the structures had been moved to the parcel over 40 years ago from the "Damon Tract Housing" which they said had formerly been located in the vicinity of the Honolulu Airport. Archival research indicates that the Damon Tract Housing was constructed over a number of years beginning prior to WWII and significantly increasing following December 7, 1941. While it is likely that many of these structures are greater than 50 years of age, because they have moved to their present locations they have been removed from their historic context and that move has compromised their integrity.

The structures are simple wood frame homes which are currently in various stages of repair (see Figures 8 & 9). Several are well maintained while others are somewhat dilapidated and at least two have collapsed (as mentioned above). The grounds surrounding most of the homes are, for the most part, landscaped and well maintained. The area being used as a junkyard contains a number of vehicles in various stages of repair and is partially fenced off from the adjacent homes. Some vehicles are being refurbished while others are being used for parts. In addition, a berm of modern debris runs along the southwestern boundary of the junkyard having been mechanically been pushed into place from the adjacent property (TMK: [1] 8-7-39: 49).

Summarizing the findings of the current investigation, the subject property consists of a residential community with at least ten occupied homes and including a small church and a junkyard. No significant historic properties were identified on the subject property.

Figure 4: Photograph of Overview of Subject Property

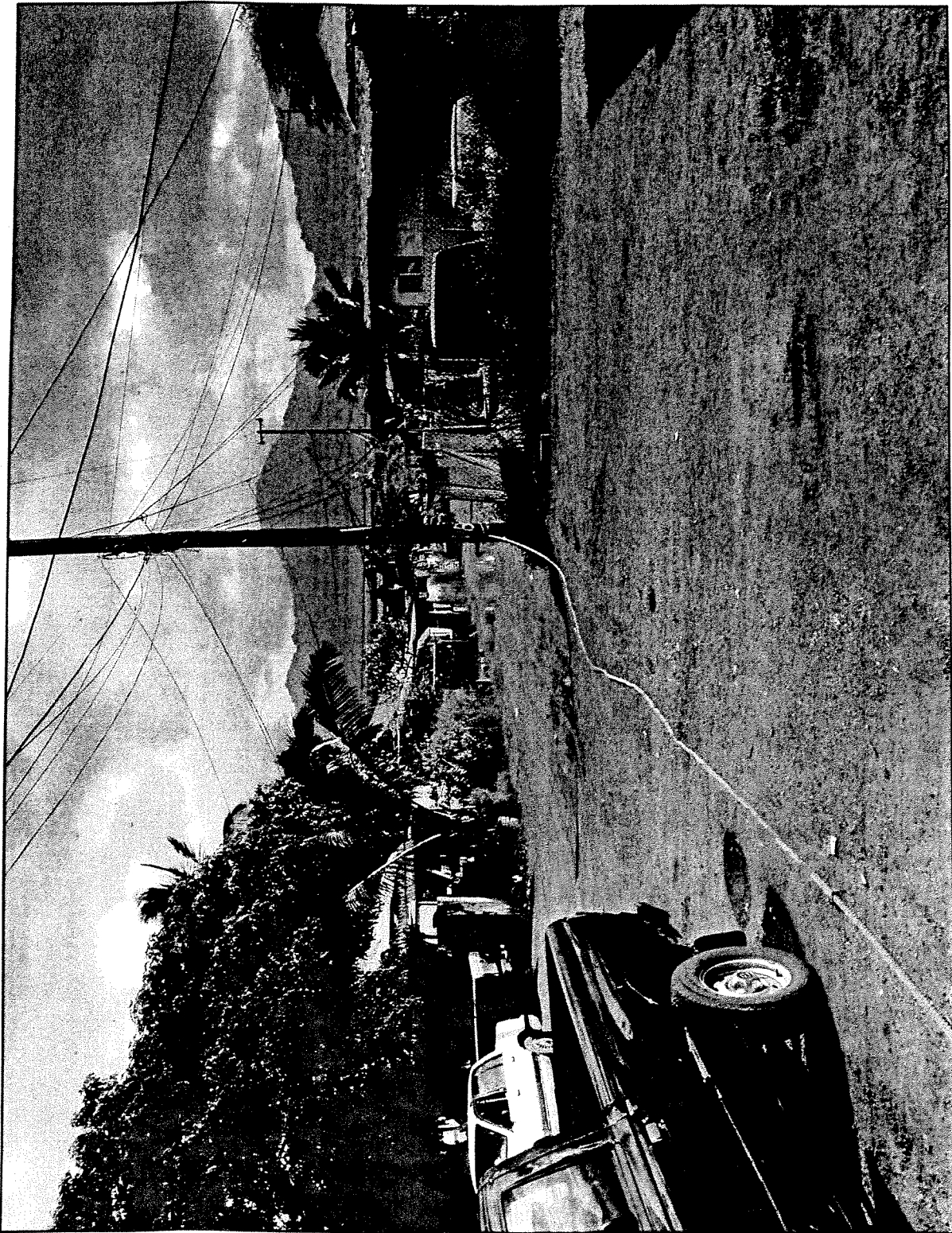


View facing West

Ma'ili TMK: 8-7-39: 48

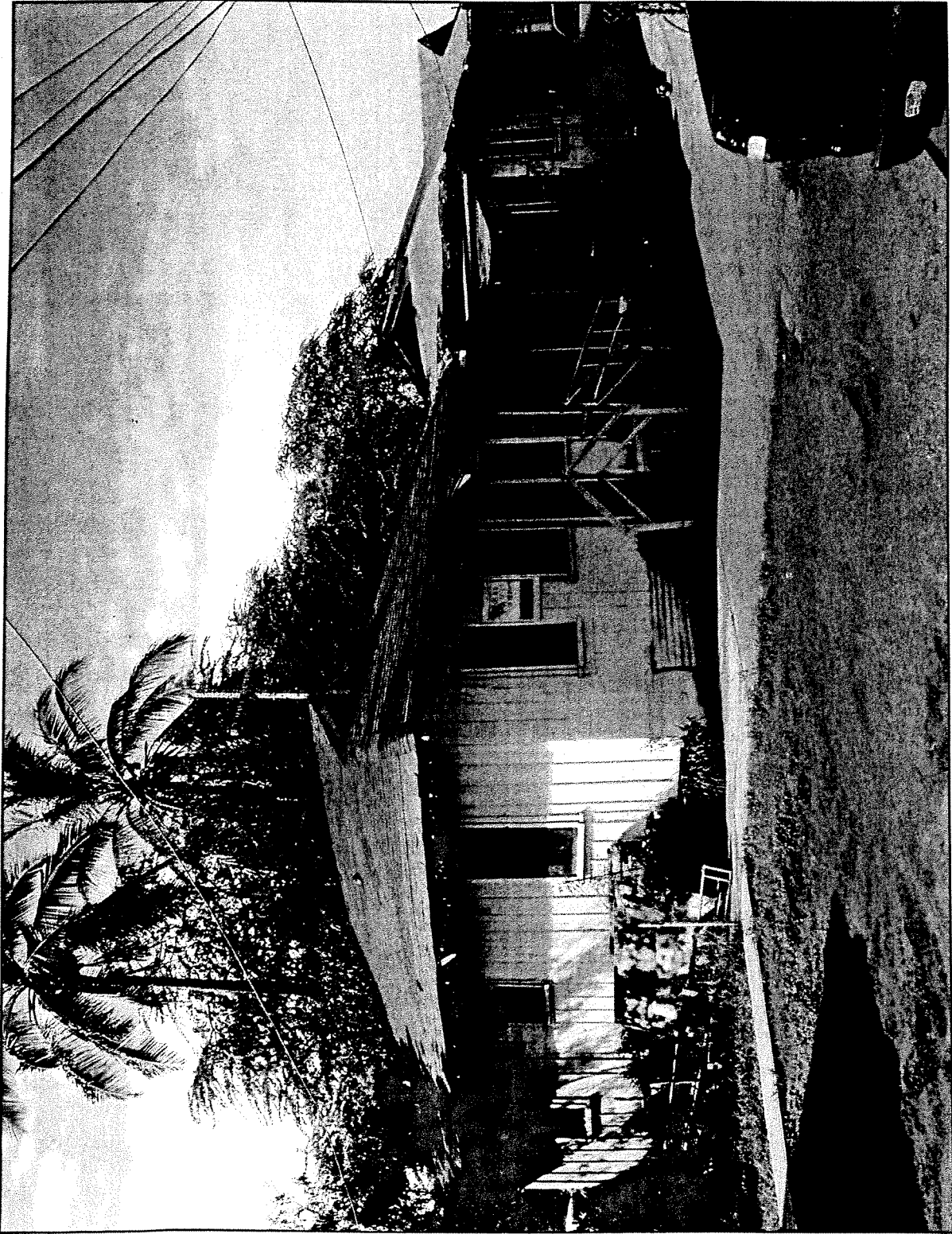
Archaeological Consultants of the Pacific, Inc. 2007

Figure 5: Photograph of North Lane



View facing Northeast

Figure 6: Photograph of "Church of God of Prophecy"

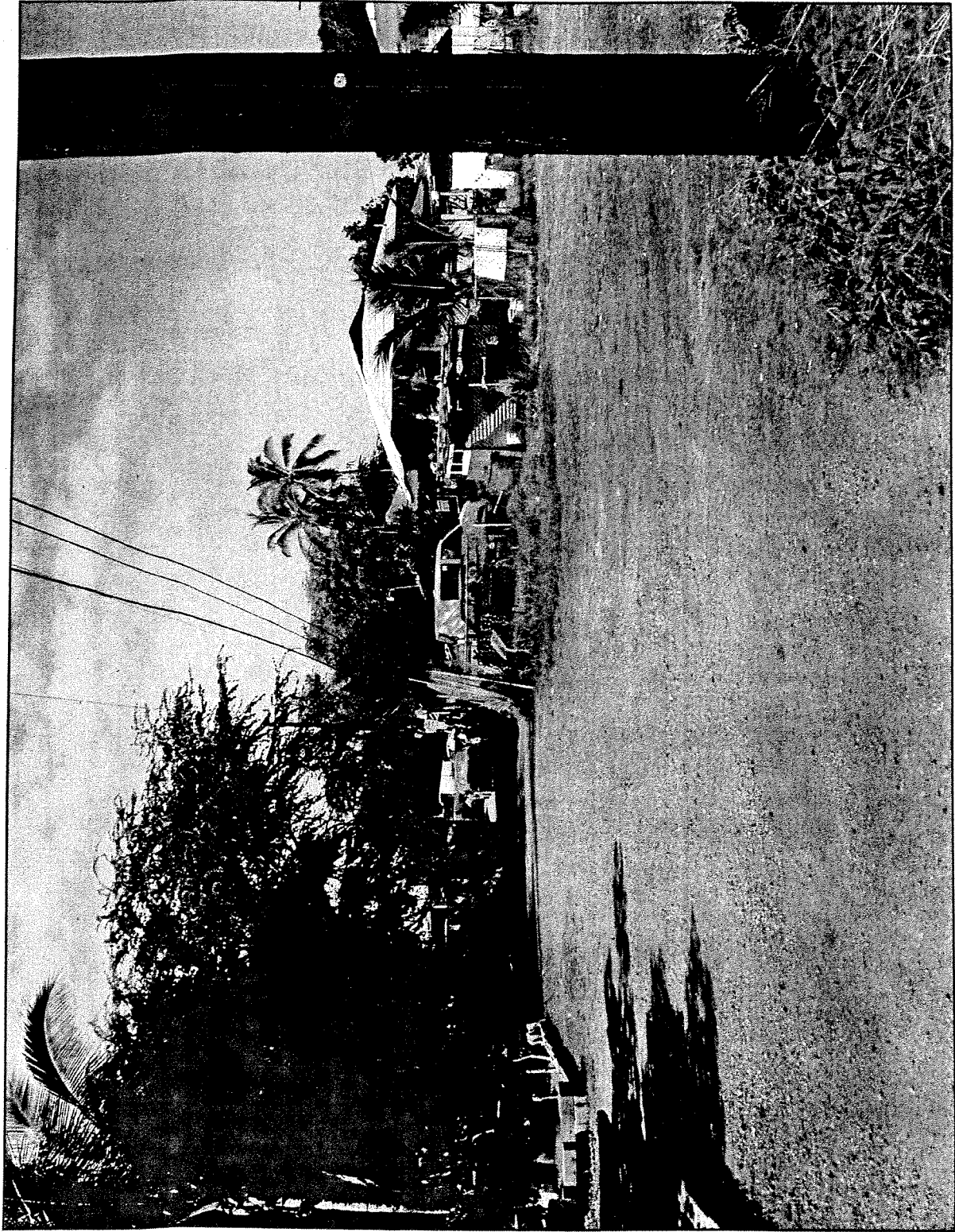


View facing Southwest

Ma'ili TMK: 8-7-39: 48

Archaeological Consultants of the Pacific, Inc. 2007

Figure 7: Photograph of Southern Lane

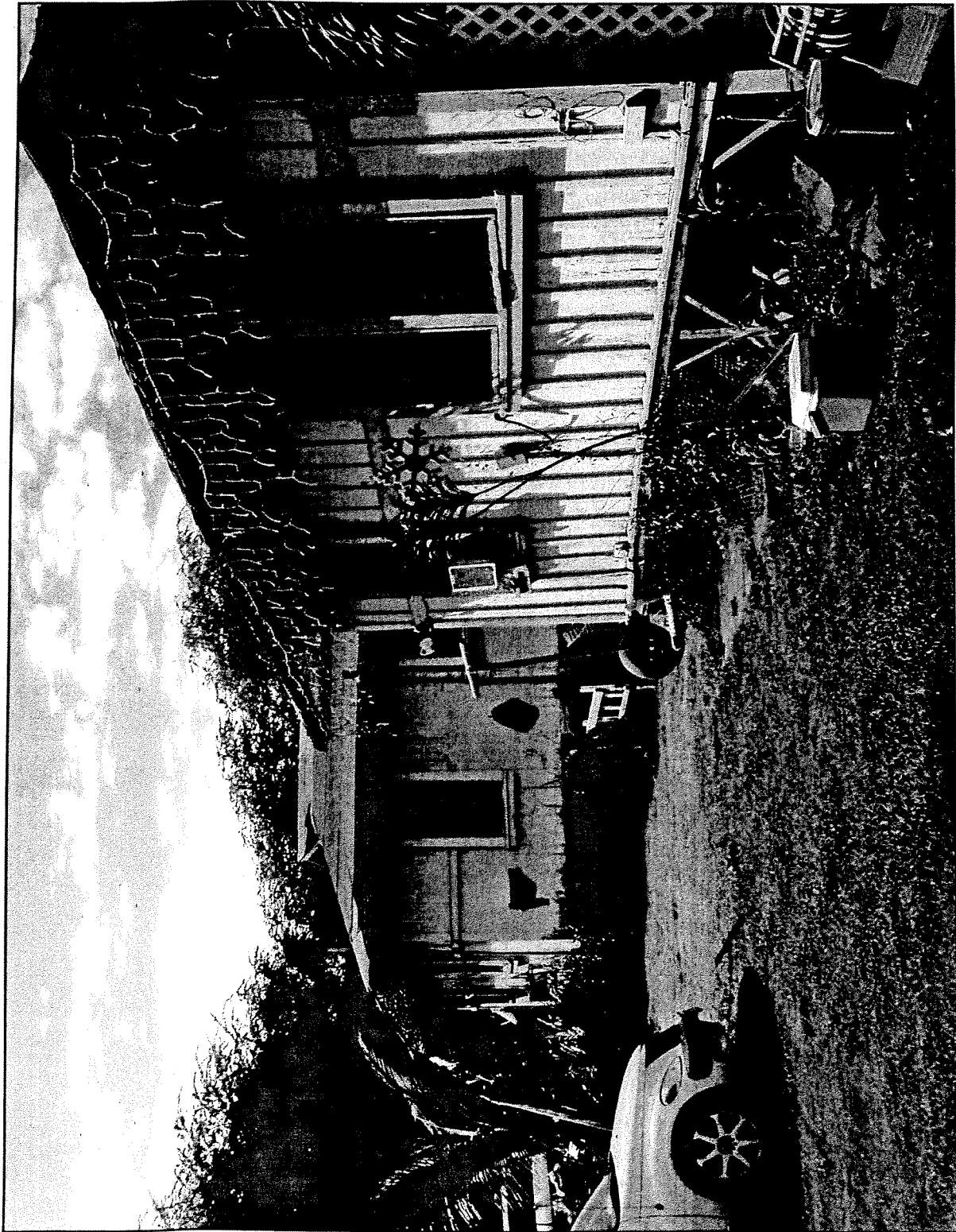


View facing West

Ma'i'i TMK: 8-7-39: 48

Archaeological Consultants of the Pacific, Inc. 2007

Figure 8: Photograph of Property Manager's Residence



View facing South

Figure 9: Photograph of the Boles' Residence



View facing South

Conclusion

An archaeological assessment has been conducted for a property located in the *ahupua'a* of Wai'anae, district of Wai'anae, on the island of O'ahu. No sites of significance to the interests of historic preservation were identified during the 100% surface survey of the subject parcel.

Based upon the results of the current investigations, Archaeological Consultants of the Pacific, Inc. recommends that a determination of "no historic properties" be made for the current subject parcel. No further archaeological work is recommended.

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Appendix M

Cultural Impact Study

**A CULTURAL IMPACT ASSESSMENT
FOR A PROPERTY LOCATED AT TMK: (1) 8-7-39: 49
IN WAI'ANAE AHUPUA'A, WAI'ANAE DISTRICT,
ISLAND OF OAHU**

**Prepared for: Mr. W. Michael Sessions
Innovative Housing Solutions
91-080 Hanau St.
Kapolei, HI 96707**

**Prepared by: Archaeological Consultants of the Pacific, Inc.
James R. Moore, B.S.
Kristen Jeremiah, B.A.
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**A Cultural Impact Assessment
for a Property Located at TMK: (1) 8-7-39: 49
in Wai‘anae Ahupua‘a, Wai‘anae District,
Island of O‘ahu**

Section 1: Introduction

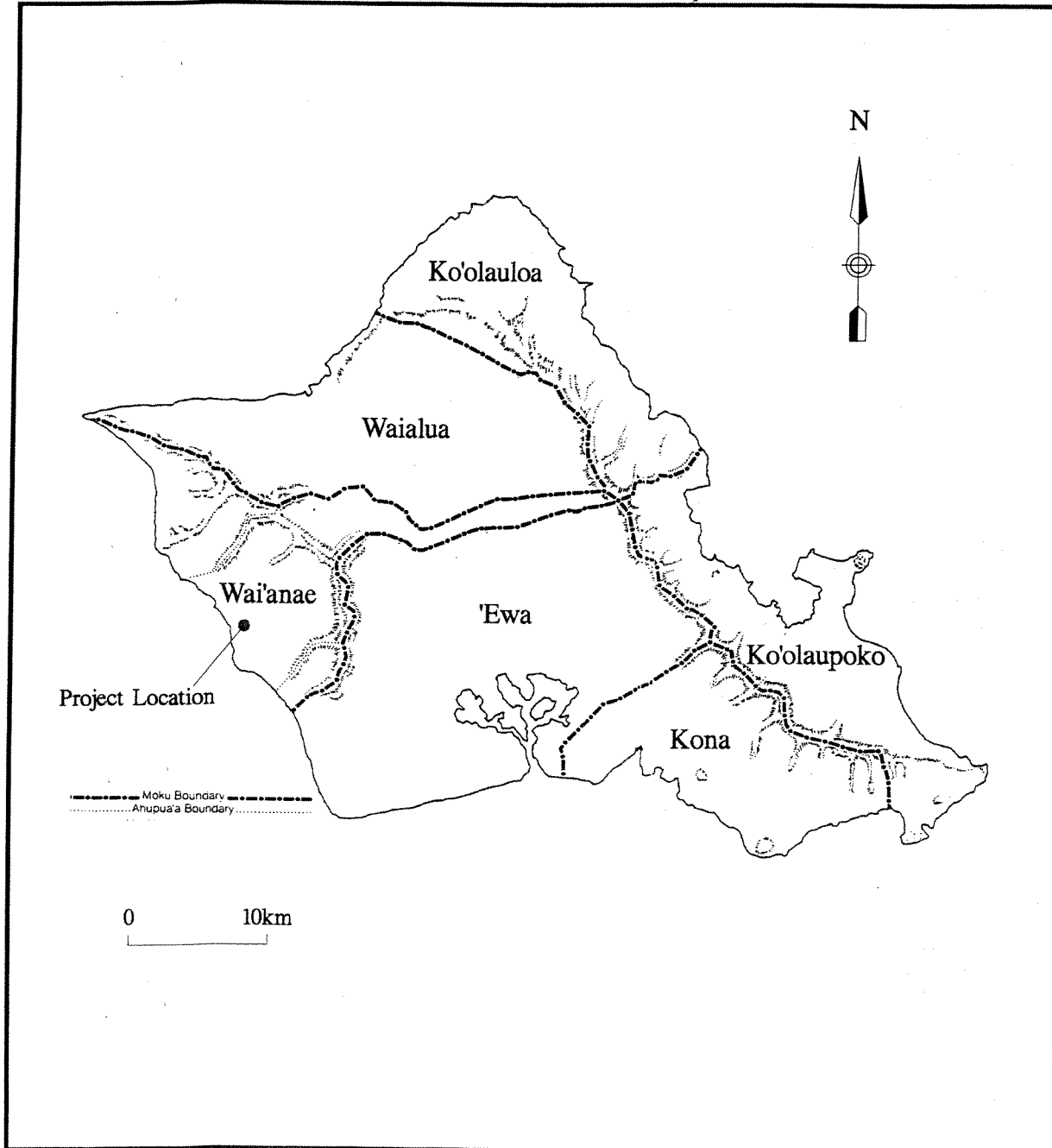
At the request of Mr. W. Michael Sessions, Archaeological Consultants of the Pacific, Inc. (ACP) has conducted a Cultural Impact Assessment (CIA) for a property located at TMK: (1) 8-7-39: 48 in Wai‘anae Ahupua‘a, Wai‘anae District, Island of Hawai‘i (see Figure 1). Habitat for Humanity Leeward O‘ahu, Inc. is the current landowner of the subject property. Proposed plans call for replacing the existing residences with new Habitat for Humanity housing. An Archaeological Inventory Survey of the subject property was also conducted by ACP the results of which are reported under separate cover (Moore & Kennedy 2007).

The purpose of the current investigation was to perform the tasks and meet the requirements specified by Hawaii Revised Statutes 343 as administered by the State Office of Environmental Quality Control (OEQC) and as a part of the Environmental Assessment process. These investigations were conducted in an effort to promote and preserve cultural beliefs, practices and resources of native Hawaiians and/or other ethnic groups.

The current assessment took the form of a historic background study and community consultations. The historic background research addresses traditional accounts and land use for the Mā‘ili area of Wai‘anae Ahupua‘a. Community consultations addressed concerns of community members regarding the affect of the proposed construction on places of cultural or traditional importance.

As a result of the current study, recommendations regarding the impact the proposed housing improvements on cultural practices and features associated with the project area have been made. Based upon an absence of objections by the cultural informants, no obstructions to the implementation of the proposed construction project are present with regards to any areas of known cultural or traditional importance.

Figure 1: Project Location on a Map of Oahu



Ma'ili CIA TMK: 8-7-39: 48

source: Adapted from Nogelmeier in Snakenberg 1990

Section 2: Physical Setting

The current subject property (TMK: [1] 8-7-39: 48) is located at Mā'ili in the traditional *ahupua'a* of Wai'anae. Traditionally, Wai'anae Ahupua'a was a large land division containing three major subdivisions, Wai'anae Kai, Wai'anae Uka and Lualualei as well as smaller land divisions such as Mā'ili, Ulehawa, Kamaile, Pahoa, Halona and Honua among others. While over the years there have been maps that have depicted some of these land divisions (i.e., Kamaile & Lualualei) as *ahupua'a* in their own right, for the purposes of this discussion, ACP will follow the traditional *ahupua'a* boundaries as defined by Nogelmeier (in Snakenberg 1990; see Figure 1). Mā'ili is located on Wai'anae's coastal plain between the hills of Pu'u o Hulu and Pu'u Mā'ili'ili (see Figure 2).

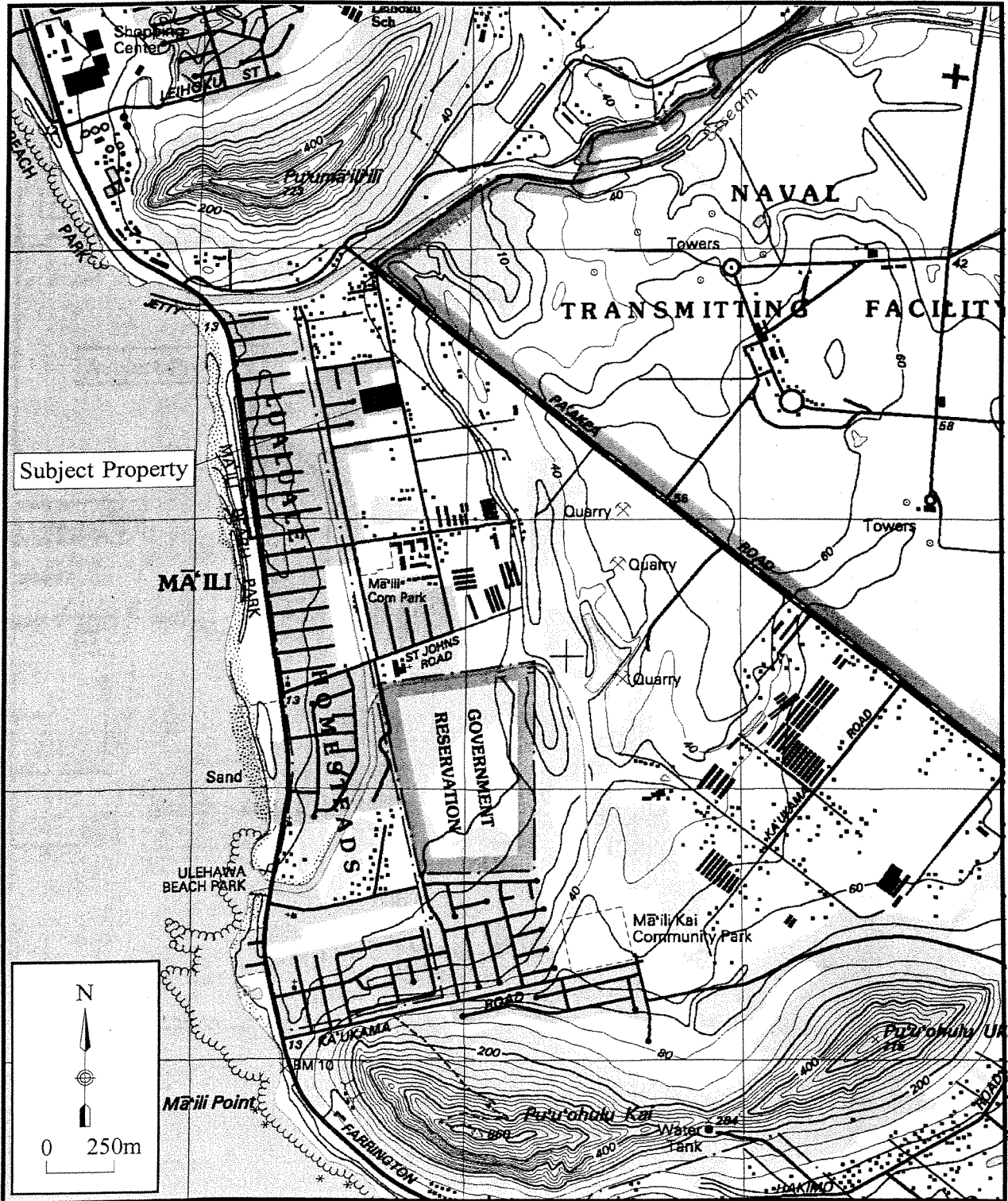
The current subject property is roughly rectangular in shape measuring approximately 140 meters (m) in length by 94m in width covering an area of 3.215 acres (see Figure 3). The property is flat and level at an elevation of approximately 5 to 10 feet (ft) above mean sea level (AMSL). The project area is located between 570 and 710m from the coastline. The parcel is bounded by Kaukamana Road on the east and residential lots on the north, west and south.

At the time of the current investigations, the project area was occupied by up to ten residential homes, a small church and a small junkyard. As such, vegetation on the subject property was maintained with mown lawns, fruit trees, ornamental shrubs and flowering plants. Vegetation observed included monkey pod (*Samanea saman*), coconut (*Cocos nucifera*) and plumeria (*Plumeria acuminata*) trees as well as ti (*Cordyline fruticosa*), hibiscus (*Hibiscus* sp.) and various weedy plants. Annual rainfall on the subject property averages approximately 20 inches (Armstrong 1973:56).

In addition to the existing structures on the subject parcel, two dirt and gravel lanes (driveways) enter the property, one on the north and the second on the south with the area between the lanes and fronting Kaukamana Rd. used for parking (see Figure 3). The northern lane extends west from Kaukamana Rd. almost the entire length of the property and is lined on both sides by several homes and the small church. The southern lane also originates at Kaukamana Rd. extending west approximately midway into the subject property passing two homes before providing access to the junkyard.

The *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* depicts the soils on the subject property as being of the Mokulē'ia Series of clays (Foote, Hill, Nakamura & Stevens 1972:Sheet 36). The Mokulē'ia Series of soils are described as "well-drained soils along coastal plains on the islands of Oahu and Kauai" (Foote *et al.* 1972:95). These soils formed in recent alluvium and are shallow and nearly level. The soils actually observed on the subject property were consistent with those expected except for in the parking areas, along the two dirt and gravel lanes and in places within the junkyard where gravel had been laid on the ground surface. Residents report encountering limestone bedrock at depths of less than one meter when excavating during landscaping activities on the property. There are no streams or intermittent water channels passing through this portion of Mā'ili.

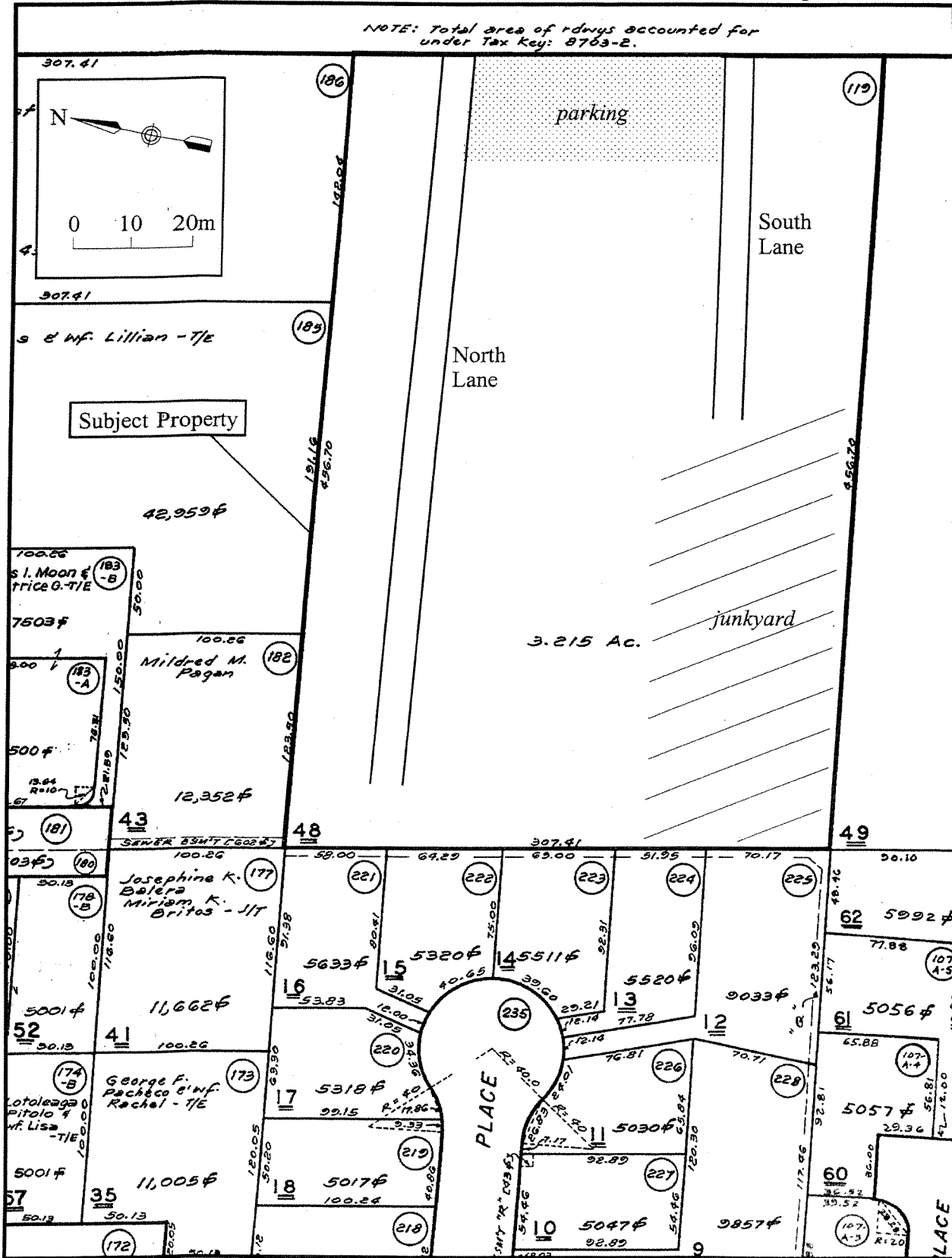
Figure 2: Location of the Subject Property on a U.S.G.S. Map



Ma'ili CIA TMK: 8-7-39: 48

source: U.S.G.S. 7.5 Minute Series (Topographic)
Wai'anae Quadrangle 1998

Figure 3: Location of the Subject Property on a TMK Map



Ma'ili CIA TMK: 8-7-39: 48

source: Dept. of Taxation, Tax Maps Branch
DWG NO. 6345 1975

Section 3: Methodology

This Cultural Impact Assessment (CIA) was prepared in accordance with the *Guidelines for Assessing Cultural Impacts*, prepared by the Hawai'i State Office of Environmental Quality Control (OEQC) in 1997. Fieldwork and community consultations for this CIA were conducted by Field Archaeologists James R. Moore, B.S., and Brad Ostroff, B.A., on January 19, 2007 under the direction of the Principal Investigator, Joseph Kennedy, M.A.. As stated above, an Archaeological Inventory Survey of the subject property was also conducted during this time the results of which are reported under separate cover (Moore & Kennedy 2007).

According to the OEQC's (1997) *Guidelines for Assessing Cultural Impacts*:

The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs ... The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both man-made and cultural which support such beliefs.

In 2000, Act 50 was enacted by the State Legislature under House Bill 2895 which addressed Environmental Impact Statements. In part, Act 50 stated, "... the preparation of environmental assessments or environmental impact statements should identify and address effects of Hawaii's cultural, and traditional and customary rights ..." (H.B. No. 2895). Act 50 requires an assessment of any impact on the cultural practices of the community and the state. According to this law, "traditional cultural practice" has a fairly broad definition and includes customs, beliefs, practices, life-ways, arts, crafts, music and other community based activities.

Though the project area in question is located within the Mā'ili portion of the *ahupua'a*, the geographical extent of inquiry for the current study includes the entire *ahupua'a* of Wai'anae. Research of the historic background of Wai'anae Ahupua'a was conducted including an examination of traditional accounts, land use from earliest occupation to present day, archaeological investigations and a summary of settlement patterns. This research was conducted by means of researching historical texts and documents, such as *Sites of O'ahu* (Sterling & Summers 1978), *Heiau and Heiau Sites Throughout the Hawaiian Islands* (Thrum 1906) and *Archaeology of O'ahu* (McAllister 1933). Research relating to previous archaeological investigations was conducted at the Department of Land and Natural Resources, State Historic Preservation Division (DLNR-SHPD) library in Kapolei.

Community consultations were conducted with residents of the subject property including Resident Manager Ms. Alethea Paishon-Haasenritter and longtime residents Mr. T.S. Boles and Ms. Carol Kelly. A list of interview questions was compiled for the cultural consultations. These included the informant's full name, address, birth date, birthplace, ethnicity, historical and geographical associations with the place in question, and finally, how the proposed construction would affect or physically alter any place of cultural/traditional importance or access to any such place. Cultural consultations were conducted in person and the interviews were recorded by audio-cassette. This report provides transcriptions of all cultural consultations.

Section 4: Traditional Accounts and Land Use in Wai‘anae Ahupua‘a

The current project area is located at Mā‘ili in the *ahupua‘a* of Wai‘anae in the district of Wai‘anae, on O‘ahu’s western shore. The district of Wai‘anae has a prominent place in the Hawaiian oral tradition; its place names figure prominently in central mythological themes and in the stories of the ruling chiefs.

Stories of the demigod Maui are found throughout Polynesia, with local variations from each of the Hawaiian Islands. On O‘ahu, these stories are centered in Wai‘anae. “Maui and his mother live in a cave on the south side of Wai‘anae where Hina makes her *tapa*. The fishhook *Manai-a-ka-lani*, the snare with which Maui snared the sun, the places where he made his *adzes*, are to be seen there to this day” (Beckwith 1970:232).

The famous pig god, *Kamapua‘a*, is known for his exploits in Wai‘anae. He and his grandmother *Kamaunuanoho*, are said to have lived together on Mount *Ka‘ala* where they could look down into Wai‘anae. During the night, *Kamapua‘a* would sneak down and steal taro from the patches in the valley. When the people of Wai‘anae discovered that a pig was stealing their taro, they caught him and tied him to a rock named *Pahoa*. On the day set for killing the pig, the people found him loose and roaming about in the taro patches again. They caught him once again and took him to *Pu‘u Kahea* where an *imu* had been prepared for his roasting. At this time, the *kinolau* (supernatural bodies) of *Kamapua‘a* crossed the plains and devoured the men of Wai‘anae who had not fled (Sterling & Summers 1978:72).

Another story tells of *Kamohoali‘i*, a shark god, who begot a half-man, half-shark child with a woman of Wai‘anae. Many people were devoured before this shark-man was finally caught and killed (Hammatt, Borthwick & Shideler 1987:12).

Kawiwi, the mountain which lies between Wai‘anae and Makaha Valleys, has at least two stories associated with it. An ancient woman is said to have lived alone on the mountain peak; when she was hungry, she called on the birds to feed her. Because her life was bitter, the place is known as *Pali O Keawaawa* (cliff of bitterness)(Site 167)(Sterling & Summers 1978:76). Its association with legend led the priests of the area to name *Kawiwi* as a place of refuge for O‘ahu during wartime.

Another story is told about a scar on the *pali* of *Kawiwi* (Site 168). A beautiful daughter of a Wai‘anae couple fell in love with a *kupua* (supernatural being) who had the power to turn himself into an eel. The girl became sick and the people of Wai‘anae killed the *kupua*. The scar on the *pali* became known as *Kaoninapuhi*, “the writhing eel” (McAllister 1933:118).

Poka‘i Bay, at the mouth of Wai‘anae Valley, took its name from the chief *Poka‘i*, who voyaged to O‘ahu from *Kahiki*. He planted what is said to have been the first coconut grove in Hawai‘i, at the “back of the beach near the mouth of the Wai‘anae Stream, on the Makaha side of what is now known as *Poka‘i Bay*” (McGrath, Brewer & Krauss 1973:9).

Kolekole Pass, a gap in the Wai‘anae Mountains where people could pass over from the Wahiawa Plateau into Lualualei, is said to have been a battleground where warriors of Wahiawa fought with warriors of Wai‘anae. Kolekole (meaning “raw”) is a reference to the wounds in their flesh (McGrath *et al.* 1973:12).

Finally, a legend associated with Pu‘u o Hulu is recounted in Sterling and Summers (1978):

Puu o Hulu was said to be a chief who was in love with Ma‘iliili, one of twin sisters, but he could never tell, whenever he saw them, which of the two was his beloved. A mo‘o changed them all into mountains so he is still there watching and trying to distinguish his loved one (Victoria Holt, Nov. 1954).

Section 4.1: Land Use History

The leeward lands of Wai‘anae are comprised of steep sided valleys with relatively level valley floors which are fronted by sandy beaches. A comprehensive review of the District of Wai‘anae has been presented in Cordy’s (1998) *Ka Moku O Wai‘anae: He Mo‘olelo O Ka Wa Kahiko*. The earliest use of the land was probably temporary campsites utilized in relation to fishing and resource gathering. One site near Kaupuni Stream at Poka‘i Bay contained a surprisingly early date of AD 600-800 (Cordy 1998:6). Permanent habitation probably did not occur until after AD 1000.

Evidence for use of the land for *lo‘i* behind the coastal habitation areas in Wai‘anae Ahupua‘a dates to as early as AD 1100-1200 (Cordy 1998:8). As the population on O‘ahu grew during the 1400’s through 1700’s, permanent habitations likely increased and cultivation of *lo‘i* and dryland agriculture likely expanded.

In addition to the utilization of littoral resources, numerous fishponds provided a valuable resource. Construction of coastal fishponds is believed to have begun during the 1400’s-1500’s. Also during this time, more and larger *heiau* were likely built in association with the rise of the O‘ahu Kingdom. In the district of Wai‘anae, numerous *heiau* have been recorded along the coast and in both the lower and upper portions of the valleys.

Land use was significantly altered after Western Contact. Handy and Handy (1972:468) discuss the transition from taro to sugar and note the cultivation of sweet potato and gourds was still in practice in Wai‘anae.

There were no Land Commission Awards (LCA’s) granted for the current subject property nor in the area near the project area. However, the parcel was a portion of Land Court Application 130. For the Wai‘anae Kai portion of the *ahupua‘a*, a detailed review of the LCA’s (as well as additional historic background information) may be found in a Bishop Museum report of an Inventory Survey and Mitigation project conducted next to Wai‘anae Intermediate School (Flood, Klieger, Lebo, Dixon, Clark & Parry 1994). A review of the material presented in that document will not be repeated in this paper. In the district of Wai‘anae, the majority of LCA’s awarded were clustered together at Kamaile and Lehanonui while the remainder were scattered across the land with generally fewer than five awarded in any one of the named areas.

In the latter half of the nineteenth century, land use in Wai‘anae shifted from traditional agriculture to large-scale ranching and sugar production. According to an 1863 missionary report, most of the land in Wai‘anae District was being used for grazing and had been divided into six or seven large land divisions under long term lease or sold in fee simple. Only one hundred acres were reportedly left under taro in Wai‘anae Valley (McGrath *et al.* 1973:31). By the late 1870’s, ranching had become the leading industry on the coast.

Sugarcane was first cultivated on O‘ahu by John Emerson earlier in the century in Waialua (McDermott, Kikiloi, Creed, Shideler & Hammatt 2000). In 1878, Hermann A. Widemann, a German immigrant, began Wai‘anae Plantation (also called Wai‘anae Co.), the first large-scale sugar plantation on O‘ahu. Sixty acres were cleared and planted not far from Wai‘anae Village and a mill was built by 1880. In 1879, the plantation leased most of Wai‘anae Kai for 25 years, brought in twenty local Hawaiians, fifteen Caucasian technicians and almost 60 Chinese laborers (McDermott & Hammatt 2000:26). Twenty-four new houses were built in Wai‘anae Valley to house these workers and “a plantation camp was built at Kamaile on the site of the old Native Hawaiian village” (Flood *et al.* 1994:38). [*Note: All documents relating to sugar plantations on O‘ahu have been compiled by the Hawaii Sugar Planters Association and are currently housed at Hamilton Library at the University of Hawaii-Manoa. Unfortunately, no documentation exists in this collection relating to any plantation camps aside from one in Waipahu.*]

Despite problems with obtaining an adequate water supply, the sugar boom revived the economy of Wai‘anae and by 1884 it was the largest settlement outside of Honolulu. In 1890, the Wai‘anae Plantation had 600 acres under cultivation and the population of Wai‘anae had increased. In 1895, O.R. & L. railroad, started by Dillingham in 1889, reached the Wai‘anae Sugar Company and connected it to the Ewa mill; by 1898, the railway extended around Ka‘ena Point and linked up with Waialua. Wai‘anae Village grew and was the center of population and activity (Kuykendall 1967:100 & McGrath *et al.* 1973).

Coffee cultivation was also attempted in Wai‘anae during this period. In 1886, August Ahrens planted 45 acres of coffee in the lee of Mount Ka‘ala at the head of Wai‘anae Valley. Coffee did not turn out to be as lucrative as sugarcane. The local economy continued to be dominated by sugar into the twentieth century (McGrath *et al.* 1973).

Between 1917 and 1921, leases on 200,000 acres of government land in Wai‘anae District expired. An area of land in central Wai‘anae Kai was turned into Wai‘anae Homesteads, residential plots for people of Hawaiian ancestry.

During World War II, the sugar industry in Wai‘anae declined. The draft and abundant supply of defense jobs created a labor shortage on the plantation. The Wai‘anae Coast was used as a location for practicing amphibious landings, a recreation center was set up at Poka‘i Bay, and much of the sugarcane land was taken over by the military (McGrath *et al.* 1973:136). The military occupied much of the Wai‘anae Coast and inflicted much damage along it (*ibid.* 1973:138).

After the war, the Wai‘anae Plantation was never able to turn a profit. Increasing labor and operational costs forced the company to liquidate in 1946. At the time, people thought that the collapse of the plantation would lead to the collapse of the revitalized Wai‘anae Coast. In 1947, Chinn Ho, of Capital Investment Company, bought nearly 10,000 acres of land in Wai‘anae, and subdivided the land into cheap beach lots in fee simple (McGrath *et al.* 1973:151).

In 1940, a government census counted 2,948 permanent residents along the Wai‘anae Coast (McGrath *et al.* 1973:145). By 1950, the government census noted 7,024 permanent resident along the Wai‘anae Coast (McGrath *et al.* 1973:151). Much of the population increase can be attributed to Ho’s marketing of cheap lots.

In the 1950’s and 1960’s, the population continued to steadily increase in Wai‘anae, much due to the work of Ho. A breakwater was built to protect fishing boats in Poka‘i Bay, the water supply was improved and jobs opened up in ‘Ewa with the development of the Campbell Industrial Park (McGrath *et al.* 1973:156). Presently, Wai‘anae is the home of a large community. Population is concentrated along the coast and spreads up the flat bottoms of the valleys.

Section 4.2: Previous Archaeology

As discussed in Section 2 above, Wai‘anae Ahupua‘a consists of three major land divisions; Wai‘anae Kai, Wai‘anae Uka and Lualualei. Because the current subject is located at Mā‘ili in the Lualualei portion of the *ahupua‘a*, this section will focus on Lualualei with a brief review of Wai‘anae Kai.

The earliest investigations of an archaeological nature conducted in the Wai‘anae Kai portion of the *ahupua‘a* were those by Thrum (1906) and McAllister (1933). Their surveys documented larger structures and religious sites including numerous *heiau* now destroyed [Puupaheehē Heiau (Site 152), Keaupuni Heiau (Site 155), Kahoalii Heiau (Site 156), Malaihakoa Heiau (Site 157), Kikahi Heiau (Site 158), Kalamaluna Heiau (Site 159), and Kane Heiau (Site 160)] as well as extant sites such as Puehu Fishpond (Site 154), Kuilioloa Heiau (Site 153), Kamaile Heiau (Site 161), Punanaula Heiau (Site 165), a burial cave (Site 162), house sites (Sites 163, 164 & 166) and two sites at Kawiwi with mythological associations (Sites 167 & 168, discussed above).

Since the 1960’s, Wai‘anae Kai has been the focus of a large number of formal archaeological investigations. Due to the large number of reports, these reports will not be individually discussed. The reader is referred to Flood *et al.* (1994) who provide a synthesis of the archaeological findings in Wai‘anae Kai. Following is a summary of general findings according to geographic location.

The coastal region has been utilized for habitation from as early as AD 1100-1300 (Cordy 1998; Hammatt *et al.* 1985 and Riford 1984). Puehu Fishpond and limestone sinkholes in the coastal area were utilized (Denham, Kennedy & Reitsema 1992; Sinoto 1975a). A cluster of *heiau* surrounded by a habitation complex was present in the ‘ili of Pu‘u Kahea (Cordy 1998).

Kane'ilio Point was used for both residential and ritual purposes at Ku'ilioloa Heiau. Numerous burials have been found at Poka'i Bay (Riford 1984 & Hammatt *et al.* 1985).

Habitation, agriculture and ritual use occurred in the valley floor during pre-Contact times (McAllister 1933; Rosendahl & Rosendahl 1973; Rosendahl & Shapiro 1988; Rosendahl 1981 and Masse 1989). Post-Contact ranching, sugar production and modern development have disturbed these sites to a large extent. The valley slopes have been found to contain numerous *lo'i* terraces, stone walls, *'auwai* and possible house sites (Ahlo 1980; Hammatt *et al.* 1987; Neller 1982; Ota 1981; Sinoto 1978; Sinoto 1979; Bordner 1981; EISC 1982; Chiniago 1982; SRSC 1988 & SRSC 1989).

In the Lualualei portion of the *ahupua'a*, again the earliest investigations of an archaeological nature were conducted by Thrum (1906) and McAllister (1933). Sites identified include: a large stone named Maui located to the south of Pu'u o Hulu (Site 148), "said to be named after the Hawaiian hero, Maui, who is said to have landed here when he first came to the Hawaiian islands from the south" (McAllister 1933:110); Nioiula Heiau (Site 149), located in the uplands of the valley (said to have been paved and walled, the *heiau* was "very ancient, belonging to the chief, Kakuihewa," it was reported to have been partially destroyed at the time of McAllister's investigation) and later used as a cattle pen (*ibid.*); Site 150, also located in the far uplands of the valley, consisted of several walls and terraces, which were either house sites or agricultural terraces (this site was said to have suffered disturbance by grazing cattle); and finally Kakioe Heiau (Site 151), located in the uplands of the valley in Puhawai, according to Thrum, this was "a small heiau of which nothing now remains but its sacred spring, and the sound of its drums and conchs on the nights of Kane" (Thrum in McAllister 1933).

(A number of) more recent archaeological investigations have been conducted in the *ahupua'a*. Investigations along the coast found evidence of habitation deposits, burials and military use. However, a Reconnaissance Survey by ACH (Kennedy 1983) on the *makai* slope of Pu'u O Hulu Kai found no archaeological sites.

Seven burials were identified in beach sand during a monitoring project on Liopolo Street fronting Mā'ili Beach Park (Hammatt & Shideler 1991).

Following the recommendations of a Reconnaissance Survey which identified a subsurface cultural deposit (Dega 1998), an Inventory Survey of 57.65 acres at Ulehawa Beach Park was conducted by Cultural Surveys Hawaii (McDermott & Hammatt 2000). Four sites were identified, including a portion of the O.R. & L. Railroad (Site 50-80-12-9714), structures associated with WWII (Site 50-80-07-5761) and two likely prehistoric and/or early historic subsurface cultural deposits (Sites 50-80-07-5762 & 5763).

Projects located on the valley floor encountered mostly modern sites. An investigation by Barrera (1975) of 70 acres north of Pu'u o Hulu identified six sites including a religious structure, a C-Shaped enclosure, two house sites, a possible site and a midden scatter. The religious site was later determined to be modern in origin during an adjacent investigation of 130 acres by Cordy (1975). Cordy noted that the property had suffered much damage by cattle

grazing and bulldozer activity related to stone quarrying. Nineteen previously unrecorded sites were identified, including walls, highly disturbed sites and modern sites.

Fourteen out of the twenty-five sites recorded by Barrera and Cordy were later reidentified (the remaining sites were likely destroyed in the interim) during a Reconnaissance Survey conducted at 415 acres comprised of the northern slopes of Pu'u o Hulu and extending to the north into Mā'ili (Mayberry & Rosendahl 1994). Twenty-six additional sites were recorded, twenty-four of which dated to the twentieth century. These included agricultural complexes, industrial complexes, water storage complexes, a well, boundary walls, stone mounds, a C-shaped enclosure, a bridge, stone platforms and three features believed to be associated with World War II. The C-shaped enclosure and a stone platform as well as the two stone features which were determined to possibly predate the twentieth century were subjected to additional testing (Jimenez 1994). Cultural deposits related to WWII were identified at Site 3339 (enclosure and wall on the slope of Pu'u o Hulu Uka). Sites 3344 and 3755 (stone platforms) were determined to be modern clearing mounds. Site 3750 (C-shaped enclosure) was determined to be a temporary habitation dating to AD 1426-1676.

An Inventory Survey of five acres between Pu'u o Hulu Uka and Ulehawa Stream found no archaeological sites (Chiogioji & Hammatt 1993).

A Reconnaissance survey of 260 acres identified only three sites: a sugarcane production complex, a traditional habitation site and a traditional stone mound (Robbins & Anderson 1998).

Investigations on the valley slopes encountered varying results. No sites were found during a Reconnaissance Survey of the northern slopes of Pu'u Heleakala (Bordner 1977). An adjacent survey to the west found two traditional sites (a habitation complex and a stone wall) and six historic sites (a cattle wall, a furnace, wells, a house lot and a cement foundation)(Hammatt *et al.* 1993).

Two investigations were conducted which covered the entire inland half of the Lualualei portion of the *ahupua'a*. A Reconnaissance Survey of 8884 acres identified 131 sites comprised of 1004 associated features (Haun 1991). Features included "alignments, C-shapes, L-shapes, U-shapes, walls, terraces, enclosures, mounds, platforms, walled terraces and paved terraces" (ibid. 1991:vii). Clusters of habitation sites were identified in the valleys of Halona, Pahoia and Puhawai. This project area was further addressed in a Cultural Resource Review Survey along with additional land on the peripheries and properties at West Loch and Waikele (Ogden 1997). In this report, 597 sites were reviewed. One site within Lualualei, Nioiula Heiau, was listed on the National Register of Historic Places.

Section 4.3: Settlement Patterns

Based upon the land use and archaeological studies mentioned above, settlement patterns for Wai'anae can be briefly summarized. A detailed summary of the settlement patterns for each of the *ahupua'a* in Wai'anae District may be found in Cordy's (1998) *Ka Moku o Waianae: He Mo'olelo O Ka Wa Kahiko*. The earliest settlements of the valleys began with small coastal populations utilizing littoral resources. Permanent habitation settlements then grew along the

swampy back sides of the dunes and along the coastal trail which roughly follows the route of Farrington Highway. By the 13th Century, the populations had begun utilizing the inland portions of the *ahupua'a*. A change in the distribution of populations occurred in the following centuries when inhabitants moved from the coast to new population centers in the interior of the valleys where scattered clusters of permanent habitation sites are found in the areas along Kaupuni Stream and the 'ili of Pu'u Kahea and Kamaile as well as in the upland valleys of Halona, Pahoa and Puhawai in Wai'anae. Several factors are cited as influencing this shift in the centers of population, the most compelling of which is proximity to agriculturally productive areas.

The post-Contact Period saw a decline in the native Hawaiian population followed by the abandonment of the traditional irrigated taro systems. In the late 1800's to early 1900's, the large scale cultivation of sugarcane expanded onto the seaward portions of the valley floor.

During WWII, much of the *ahupua'a* was utilized for training exercises, naval communications and recreational facilities (i.e., Pokai Bay & Camp Andrews). In recent years, modern residential and recreational developments have increased the population of Wai'anae. Industrial activities have diversified and the military continues its utilization of portions of the valley.

Section 5: Community Consultations

The following interviews were conducted on January 19, 2007 by ACP personnel, Brad Ostroff, B.A. and James R. Moore, B.S., with the intent of gaining additional, cultural insight. Interviews were geared to determine the spiritual value that locals placed on the land, history of the land, and the affects, if any, that the development would have on the land.

Interview with Ms. Alethea Paishon-Haasenritter

Name: Alethea Paishon-Haasenritter
Address: Lot 119 Kaukamana Road, 87-106 Kulaupuni
Birthdate: 8-29-66
Birthplace: Kapiolani Hospital, Honolulu
Ethnicity: Hawaiian-German

Brad Ostroff (BO): "... you can tell us about."

Alethea Paishon-Haasenritter (AP) "Yeah you know it was just they came into our place and they were addressing the house and the property and stuff and she was saying that when the guy was speaking they were talking about how in my particular house..."

(Interrupted by outside party)

AP: "... but when they went into our home, in our bathroom they recollected our spiritual..."

BO: "The people that came to bless it, that's what they felt?"

AP: "Yeah and what they felt, was a lady, they see a lady in my bathroom, there be a lady in my bathroom crying and holding her baby. Yeah, it was real, unreal, and when they came out here he started trippin', well, not trippin', but you know, doing his thing, and he was like, 'There are Indians that use to live here that use to walk this path' and I was like, 'For real? Not Hawaiians?' you know, and he was like, 'Night marchers, too.' And I was like, 'for real??' You, know, I don't feel it, you know?"

BO: "Well, some people I guess have that feeling and you know, some people..."

AP: "You know, as a culture, he even talked about a Buddhist. He was talking about a Buddhist on this land."

BO: "Yeah, the Buddhists did have a lot of sites that they attached to the Hawaiian sites..."

AP: "I see him in this corner over here, and you know when you guys got...I don't know if you came up to this road over there but if you go in the corner, every year, about a certain time of the year, you'll see a bunch of food and stuff out there, because the Orientals, that own the dairy farm over there..."

BO: "... come and make offerings on this property..."

AP: "No, no, on the corner, because over there can be real scary, you see people running, that ill feeling there, that kind of thing ya know? And if you ever came in here there are no lights..."

BO: "Yeah it's dark..."

AP: "When I first came here it was really, really bad, I mean we had a lot of crooks here, a lot of drugs, sirens and stuff and then Pastor Minet in the back, he decided to make a church, a congregation, and taught all these ways about God."

BO: "... and brought them together as a community, community feeling, ya know?"

AP: "Yeah, and then he retired from it so now his daughters take care of it."

(Interrupted by outside party)

AP: "... and now his daughters take care of it, so, and he felt kinda good because he actually taught them about God. They never knew, and it was the children, for too many years, but now he actually taught them about God and now it has a little more love now, so now there all together ... not all, but ..."

BO: "It seems like a community over here, it seems nice."

AP: "Yeah, nine of the families here, and they're big, but we just want to be assured that, I just want them to be assured what the understanding is, because really, they're country hicks, I call them country hicks ..."

BO: "I understand, they need knowledge."

AP: "They don't even leave Nanakuli type thing, ya know?"

BO: "Right, they don't even know how Honolulu even works."

AP: "So they're real laid back."

BO: "It's country living, and country folks."

AP: "And as I explain to them, try to explain to them, I say, 'you guys gotta start cleaning up your mess', and they're like, 'what about you?', and I say, 'I have the proper

equipment', you know what I mean? If I wanted, in a week I could get rid of all this. I'm like, 'For you guys, you have tons and tons and tons of rubbish.' That's a whole new ball game."

BO: "I want to ask you this quick question, your last name ..."

AP: "My last name is Paishon-Haasenritter."

BO: "And the address?"

AP: "Lot 119, Kaukamana."

James Moore (JM): "... this road then turns right and goes all the way up to the Highway?"

AP: "No ..."

JM: "I thought there was something that said Kaukamana ..."

BO: "Down there ... Kind of loops or something?"

AP: "Yeah, it loops. Do you see the main street that you come off of, you come on Kaukamana Street? That's the street and then it phases out when that comes in."

BO: "Oh and then there's a road here."

AP: "Well this whole block is Kaukamana that ends. So if you go out it's like Kaukamana. That's like Kaukamana G, ya know?"

BO: "I see ..."

AP: "But then they recited our address ..."

(Interruption by outside party)

AP: "And then they recited our address, it's 87-106, I think? 106 or 104 Kulaupani."

BO: "And your birth date?"

AP: "8-29-66"

BO: "Younger than me. And were you born in Ewa, or Honolulu?"

AP: "Honolulu. Kapiolani."

BO: "And your ethnicity?"

AP: "Hawaiian-German. My dad is German, my mom is Hawaiian."

AP: "It's really pronounced 'Ha-sun Riter'."

BO: "*And how long have you been on this land? Um, this house?*"

AP: "Fifteen years, and I'm the youngest. *(Laughs)*. Well, not really, there's a few more, but you have two ... *(mumbled)*, two, three ..."

BO: "*They would probably be able to give us a little more history.*"

AP: "I would rather you have Mr. Boles and Mr. Kelly. The men always seem to have the juicer details."

BO: "*Yeah, story tellers.*"

AP: "The women they hide behind the *hau*, to escape, yeah? They're all 'Oh no I don't want to see it!' But the men they stay there, yes."

BO: "*The proposed construction, we have to ask this, would it affect any cultural or traditional ...*"

AP: "No, not that I know of. To be honest, the land is dark already. It's been tortured ... I think it's time for a new beginning on this piece of property. Honestly. And if you noticed, we dug a lot. Never found nothing besides old coins and stuff."

BO: "*Right, just basic, historic stuff.*"

AP: "The *haoles* are more old. For *haoles*, this is a shack. This would be their garage with a shack. They're the only ones kept them ya know. The rest tear them down. They were like, 'I don't know how it holds down'. I was like, 'you got a lot of rubbish on the property. You got wood, you got iron...corrugated iron never flys out.'" *(Laughs)* There are a lot of good people out here, in the land, the property. Really, really. We all get along, yeah. Good children."

BO: "*That's good, glad to hear that. That's great. So you basically you don't have much knowledge of this general area?*"

AP: "No, I do! I can, you know, but there's nothing, no history that I would be able to tell you about, besides the stupid stuff. Like, when all the hurricanes come we always here, or always have a barbeque, the *Kalaha*'s never gonna leave us, it's the oldest house in the book, ya know, the land. There's nothing ... no, there's nothing ..."

BO: "*No ghosts or any kind of spiritual activity or anything that you're aware of?*"

AP: "Nope, no ..."

BO: *"Well the old timers might have something, but I just wanted to ask you."*

AP: "I believe that, you know ... no, I've never seen anything, because I know in God, and I don't believe in any of that ... but I do know one thing, like for us since we have a lot of people coming in and out of the land, I always watch because I don't like when they bring the *pilikia* here, because it stays. Do you know that? Do you know that it stays?"

JM: *"The bad mana you mean, right?"*

AP: "Yeah, the bad *mana*, and because the land is so old it's full of a lot of history of it. The more that comes on, the harder that it is to get rid of."

BO: *"So you do believe in it a little bit."*

AP: "Yeah, always. I just don't know anything historical about it. But that, I believe. I believe couples come, and are like 'well, can we move the junk', and so we subcontract a lot of people. That's why you see a lot of people who come to do certain things for us. Like, the guy that just left, he just pulled out an aluminum tank, bring it down here and strip it in."

BO: *"Strap it in ..."*

AP: "Yeah. Or like he's been here a couple days already, now going home they come and fight, she'll be like, 'Where you been?!' That kind of stuff ..."

BO: *"Domestic coming to your property."*

AP: "Yeah, the *pilikia*. I always say do not come in, take it home. But yeah, I don't know, I'm not into ..."

BO: *"Ok, this should be good for what Althea has to say."*

AP: "My name's Alethea."

BO: *"Alethea, I'm sorry."*

AP: "No, no I've been called that all my life. Yeah they need you and scream 'Althea, Althea?' I'm looking in the back, is there anyone that has a similar name to me without the 'e'? Yeah, but I don't really have too much to share with you on historical-wise, but I can take you to Mr. Boles, and Mr. Kelly if he's home. He's the eldest here."

BO: *"But he's been here longer than you, this Mr. Kelly?"*

AP: "Oh yeah, totally. He just lost his wife the beginning of January, I think January 2,"

BO: *"That's a shame, that's just recent, too. I hope he's up for talking."*

Interview with Mr. T.S. Boles

Name: T.S. Boles

Address: Lot 119M

Birthdate: 1-26-37

Birth place: Tennessee

Ethnicity: Haole-Caucasian

Brad Ostroff (BO): "...In the middle of a story, just information. I don't want to have to stop you, and you just talk. I'll ask your name and you know, your address, your birth date, your birth place, your ethnicity, and then if you have anything to tell me, then just go right ahead and tell me. But I'll start with your name?"

T.S. Boles (TB): "T.S. Boles."

BO: "And your address here?"

TB: "Lot 119M Kaukamana Rd."

BO: "Ok, and your birth date Mr. Boles?"

TB: "1-26-37"

BO: "And your birth place?"

TB: "Tennessee."

BO: "And your ethnicity? Your background? Are you Haole? Are you German?"

TB: "Haole."

BO: "Yeah? Do you know what type of Haole?"

TB: "No."

BO: "Ok, that's fine. And how long have you been on the land? This particular house? This land here?"

TB: "Twenty-four years."

BO: "Twenty-four years. And when you first came out here 24 years ago, were there still Hawaiians on the property, or just in the general area? Do you know?"

TB: "Here?"

BO: *"I mean, just in this general area, not this lot, but you know?"*

TB: "Yeah."

BO: *"There were still plenty of Hawaiians around. Did they talk to you about any of the history, or any of the stories that ..."*

TB: "No."

BO: *"No? You know how people like to talk story? There were no stories of major recollection or anything, huh?"*

TB: "No."

BO: *"No talk of evil spirits or good spirits or anything like that?"*

TB: "No."

BO: *"Well, you know that's part of what we do as archaeologists, is try to talk to people and see if there are any cultural ..."*

TB: "No, not in here. No one's talked to me about none of that."

BO: *"Ok. So do you think that this project will affect any cultural or traditional ways?"*

TB: "No."

BO: *"No affect? Ok. Any questions Jim that you think would be pertinent?"*

James Moore (JM): *"No, not really, other than what you got."*

BO: *"Ok. That's a big pig (referring to a mounted boar's head on the wall). Did you take that pig down yourself?"*

TB: "No. One guy gave me that...(unintelligible)..."

BO: *"Yeah? How big?"*

TB: "The biggest I caught was 202 pounds."

BO: *"That's a good size one."*

TB: "Wild pigs."

MB: "We have one buried in the backyard. Maybe about 800 pounds?"

BO: *"Was it your domestic pig?"*

TB: *"No, it was a wild pig. I caught it in the mountains ..."* (unintelligible)

BO: *"But you caught it and brought it in and raised it here. So there's a pig buried basically on the property somewhere?"*

Ms. Boles (MB): *"Yeah, out back."*

BO: *"Ok. What are your memories about Waianae back in the days? Was it much less populated or very rural type of life style?"*

TB: *"Weren't many people back then. Not like today."*

BO: *"Right, so it was still very much ranching land back then and farming land. Not many folks living out here."*

JM: *"All these houses were already here when you moved in?"*

TB: *"Yeah."*

BO: *"Ok, we just wanted to touch base with some of the neighbors and just get some input as far as what they know and what they think is going to happen once this place changes over to the Habitat for Humanities. Make sure that everybody has their say. Yeah, that's really what we're trying to ensure today. In case anyone has any concerns about a site, an archaeological site, or a story or something that was important to this land. You know we try to incorporate it. We will do a historical background as far as this area, but we would like to talk to the people too, because a lot of stuff doesn't go into the books, a lot of stories get passed on from generation to generation."*

JM: *"Sometimes there's cultural significance that's not an archaeological site and we wouldn't know about that unless we talk to people."*

BO: *"Just a pohaku that has spiritual value to some people that doesn't look like a constructed site, but someone would know, that's a sacred stone. Just stuff like that is our biggest concern, that something like that doesn't get impacted. It's important to people, and we're trying to look out for everybody."*

MB: *"The only thing I ever heard was about that baby ring. It went back into the ground, so..."*

BO: *"They found a baby ring?"*

MB: *"Yeah, just outside."*

BO: *"Like a child's...like a gold ring or something?"*

MB: "And when they found it they brought it into the house, but it use to have a lot of ...*(unintelligible)* ...so she ended up putting it back into the ground."

BO: "*She reburied the ring? So she thought it brought in some bad stuff? Some bad mana or something?*"

MB: "No, I don't think so. She's *haole*, yeah? She's from the main land."

BO: "*She could still believe in mana, that's ok.*"

MB: "Yeah, she just knew that something wasn't right."

BO: "Ok"

(Unintelligible dialog between Mr. Boles and Ms. Boles)

BO: "*Well that's good. That's why were here, like we said, to make sure that something doesn't get overlooked, or just lost in time, because a lot of times people forget to tell the stories to the kids or whatever, and you know somebody dies and it gets lost, the knowledge is lost, so we try and keep it fresh so that whoever ...*"

JM: "*A couple of the old books talk about an old race track somewhere in Mā'ili.*"

MB: "Must have been before because this road is always right through here."

BO: "*Drag racing ... (laughter) ... You don't remember a horse track being up in the valley?*"

TB: "No."

JM: "*There are few sites that are known. One is on the other side of the hill here, an old heiau. And then Pokai Bay... you know there's heiau and stuff like that. So there's a few known sites in the area, but right on this spot we haven't found anything yet.*"

BO: "*For a while there ... (unintelligible)... that have been there long time, in this spot in the valley.*"

JM: "*And old house sites ...*"

BO: "*... And petroglyphs down just the far end of Mā'ili. So we know some sites, but it's always good just to talk and get input from people.*"

MB: "I've been reading a lot of *namu* down here, I don't know if you read into any talking about being *namu*."

TB: "Well in Aiea, I was ... and there's one in Makaha"

BO: "Yeah, you saw the one up here in the valley?"

TB: "I don't remember having seen anything but historical."

BO: "No, it looks like this area was farmed or ranched at one time and probably just blitzed flat."

MB: "Because this was always agricultural."

JM: "Yeah, they raised a lot of cattle and horses."

MB: "Yeah, cows, goats."

TB: "There used to be a big dairy around here ... (unintelligible)"

JM: "Did you write that down? Damon Tract Houses?"

BO: "And where was that located?"

MB: "Airport."

BO: "By the airport?"

MB: "Yeah. There were a bunch of houses over there like elderly housing or *kokua*? Those sort of housing projects."

TB: "All they do is move ... (unintelligible)"

BO: "They're very old houses, yeah? A hundred years ..."

TB: "Yeah."

(Talking over one another, unintelligible)

BO: "Yeah, we're going to walk around, take a couple pictures of the church and get to know the community, get to know the site."

BO: *"Yeah, you saw the one up here in the valley?"*

TB: "I don't remember having seen anything but historical."

BO: *"No, it looks like this area was farmed or ranched at one time and probably just blitzed flat."*

MB: "Because this was always agricultural."

JM: *"Yeah, they raised a lot of cattle and horses."*

MB: "Yeah, cows, goats."

TB: "There used to be a big dairy around here ... *(unintelligible)*"

JM: *"Did you write that down? Damon Tract Houses?"*

BO: *"And where was that located?"*

MB: "Airport."

BO: *"By the airport?"*

MB: "Yeah. There were a bunch of houses over there like elderly housing or *kokua*? Those sort of housing projects."

TB: "All they do is move ... *(unintelligible)*"

BO: *"They're very old houses, yeah? A hundred years ..."*

TB: "Yeah."

(Talking over one another, unintelligible)

BO: *"Yeah, we're going to walk around, take a couple pictures of the church and get to know the community, get to know the site."*

Interview with Mrs. Carol Kelly

Name: Carol Kelly

Address: 87-119 H2 Kaukamana Road

Birthdate: 10-13-44

Birthplace: Honolulu

Ethnicity: Caucasian

James Moore (JM): "Did anyone ever think that the images, the ghosts that were being seen, were around, before they moved the houses here?"

Carol Kelly (CK): "Could be, yeah, because they walk here, together."

(Background dialog, unintelligible.)

CK: "Yeah, but when the church came, it was like they left everything ... *(break in conversation)* ... 'Cause in this area there are no bones. All this section of the house was empty long time ago."

(Dialog goes in and out, somewhat unintelligible as if it were background conversation)

CK: "... Yeah, a lot of coral."

JM: "Because a lot of the land around here is formed from an emergent reef with sink holes, and ..."

CK: "Well, in my back there's a big hole, there was a line going this way, and it's dropping some."

Brad Ostroff (BO): "Sink hole probably, there."

CK: "Yeah, that's what it is, and I have an old cesspool which is probably sinking down."

JM: "The cesspool is right next to the ..."

CK: "It's in the back. No, no, it's more this way..."

BO: "So it's separate. It's probably a sinkhole problem rather than a cesspool problem."

CK: "Could be. Could be the old earth. The earth is getting ..."

BO: "Oh, yeah, yeah, because the water is just eroding it away, like a cave."

BO: "Ok Ms. Kelly, I pretty much just want to talk story with everybody, see if you have any concerns or interests. It seems like this is mostly residential ..."

(Background conversation is interfering with recorded interview)

BO: "...It's not going to negatively affect anything."

CK: "No it's not."

BO: "No negative affect?"

CK: "No. Well you have been going into the archives anyway about this land. It's really old, it's been here for a long, long time. I don't know who bought it first. Somebody said something about a governor bought it, and then they sold it."

BO: "Well, we'll look into the Land Commission Awards in the 1840's, 1850's, and see if there was a Land Commission Award given out to a Hawaiian, or like you said, and passed from person to person."

Section 6: Summary and Recommendations

Summary

From the traditional accounts of Wai‘anae Ahupua‘a, it can be seen that the area contains a rich background in legendary and historic associations. A diverse history has occurred in this area, beginning from its earliest use of littoral resources, the extensive settlement and production of taro in Wai‘anae Valley, the construction of a number of *heiau*, to the growth of the ranches and sugar plantations and the eventual residential development of the valley floors.

During the course of interviewing members of the community, little information regarding areas of cultural and traditional importance in the vicinity of the project area was obtained. Ms. Paishon-Haasenritter and Ms. Kelly both discussed the presence of spirits in the homes on the property until the community had the land blessed after which time the spirits were no longer were present. Mr. Boles on the other hand recalled a dairy having once been nearby, hunting pig in the back of the valley and the presence of agricultural fields near the project area.

With regards to the proposed construction having any adverse effects on places of traditional or cultural importance, all three informants indicated that there would be no problems, given that the surrounding area has already been heavily developed, and that the construction of homes by Habitat for Humanity would be an improvement to the subject property.

Recommendations

Based upon an absence of objections by the cultural informants, no obstructions to the implementation of the proposed construction project are present with regards to any areas of known cultural or traditional importance. Additionally, based upon a review of previous land uses in the area, it is believed that the project area was likely utilized for commercial agriculture during the early to mid-1900's. Therefore, it would appear that significant, undisturbed, subsurface deposits are unlikely to exist within the project area.

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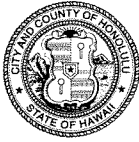
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Appendix N

Waianae Neighborhood Board No. 24

Agenda and Minutes



WAI'ANAE NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813
PHONE (808) 527-5749 • FAX (808) 527-5760 • INTERNET: <http://www.honolulu.gov>

**REGULAR MEETING AGENDA
TUESDAY, JULY 11, 2006
WAI'ANAE NEIGHBORHOOD COMMUNITY CENTER
85-671 FARRINGTON HIGHWAY
7:00 P.M.**

NOTE: It is requested that reports are presented within three minutes and presentations are presented within 10 minutes. Questions/comments are requested to be limited to two minutes and each person shall be recognized no more than two times per item.

1. **CALL TO ORDER BY CHAIR PATTY TERUYA**
2. **WELCOME/PULE/PLEDGE OF ALLEGIANCE/HAWAI'I PONO'I**
3. **MONTHLY REPORTS, PART 1 – (Three minutes per speaker unless noted otherwise)**
 - 3.1 Honolulu Fire Department – HFD
 - 3.2 Emergency Medical Services – EMS
 - 3.3 Honolulu Police Department – HPD
 - 3.4 Mayor's Representative – Ken Shimizu
 - 3.5 Councilmember Todd Apo
 - 3.4 Board of Water Supply – Clayton Brown
 - 3.5 U.S. Army 25th ID (Light) – Lt. Col. Mundell
 - a. Update on current investigation in regards to Sea Munitions. – NOAA Mike Overfield
 - 3.6 U.S. Navy NavMag Pearl Harbor Commander – Commander Sevilla
4. **BOARD BUSINESS (Three minutes per speaker)**
 - 4.1 Approval of Regular Meeting Minutes for December 6, 2005 and February 7, 2006
 - 4.2 Approval of Regular Meeting Minutes for Tuesday, June 6, 2006
 - 4.3 Treasurer's Report – Karen Awana
 - 4.4 **Committee Reports**
 - 4.4.1 Transportation/OMPO – Awana
 - 4.4.2 Health, Human Services & Public Safety – Awana
 - a. Weed and Seed Task Force – Karen Awana
 - 4.4.3 Planning & Zoning/Vision – Teruya
 - a. Habitat for Humanity – Mike Sessions
 - b. Board's position on Verizon Wireless project, Wai'anae Valley
 - c. Board's position on Halfway House, Maaloa Street, Nanakuli
 - 4.4.4 Parks and Recreation/Parks Beautification – Jordan
 - 4.4.5 Education – Kelii
 - 4.4.6 Housing – Manaku
 - 4.5 Board/Community Announcements
 - 4.6 Community Concerns
5. **MONTHLY REPORTS, PARTS II - (Three minutes each)**
 - 5.1 Office of United States Representative Ed Case – Mr. Randy Obata
 - 5.2 Governor's Representative – Ms. Marie Laderta
 - 5.3 Senator Colleen Hanabusa
 - 5.4 Representative Michael P. Kahikina
 - 5.5 Representative Maile Shimabukuro
 - 5.6 Board of Education – Breene Harimoto
6. **UNFINISHED BUSINESS (Ten minutes per presentation –2 minutes per person questions/comments)**



7. NEW BUSINESS (Ten minutes per presentation –2 minutes per person questions/comments)

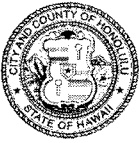
8. ADJOURNMENT – 10:00 P.M.

THE WAIANAE COAST NEIGHBORHOOD BOARD #24 IS A DRUG/ALCOHOL FREE COMMUNITY MEETING.

THE WAIANAE COAST NEIGHBORHOOD BOARD #24 MEETING IS BROADCAST MONTHLY ON OLELO.

BOARD MINUTES AND AGENDAS ARE AVAILABLE ON THE CITY'S WEB SITE AT:
[http: www.honolulu.gov](http://www.honolulu.gov)

ANY DISABLED PERSON REQUIRING SPECIAL ACCOMMODATIONS TO PARTICIPATE AT THIS MEETING
MAY CALL THE NEIGHBORHOOD COMMISSION OFFICE AT 527-5749 FOR ASSISTANCE.



WAIANAE NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813
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REGULAR MEETING MINUTES
TUESDAY, JULY 11, 2006
WAIANAE COMMUNITY CENTER

CALL TO ORDER: Chair Patty Teruya called the meeting to order at 7:01p.m. with a quorum present.

MEMBERS' PRESENT: Karen Awana, Alvin Awo, Jo Jordan, Kimo Kelii, Suzanne Leonida, James Manaku, Kaipo Pomaikai, Adrian Silva, Albert H. Silva, Patty Teruya, Frank Slocum, Neddie Waiamau-Nunuha.

MEMBERS' ABSENT: Josiah Hoohuli, Glen Kila, Cynthia Rezendes,

GUESTS: Clara Batongbacal, Michael Binder, Clayton Brown (Board of Water Supply), Rodlyn Brown, Deonne Carden, Mr. Dana, Bud Ebel, Robert J. Fisher, Polly Grace, Debra Gregory, Alice U. Greenwood, Carolyn Holway (Concerned Elder's), Herb Hewlen, Bea Hewlen, Zoe Jarvis, State Rep. Michael Kahikina, Naomi Kahikina (NHHCA), Alva Kaneaiakala (Nanaikapono Civic Club), Capt. Mitchell Kiyuno (Honolulu Police Department), Annie Likos, Alice Ling, Marie Laderta (Governor's Rep), LTC Mundell (U.S. Army 25th ID), Naida Mundell, Kaiawe Makanani, Gary Oliva (HECO), Mr. Papaina, Pat Patterson (Concerned Elder's), Johnnie May Perry, Lt. Frank Pugliese (Honolulu Police Department), Angela Sacridier (Concerned Elder's), Mike Sessions (Habitat for Humanity), Ken Shimizu (Mayor's Representative), Mieko and Shuji Shintani, CDR. M.A. Sevilla (NAVMAGPH), State Rep. Maile Shimabukuro, Ron Sullivan, Capt. Gordon Tamara (Honolulu Fire Department), Lynn Tanaka (Navy Region HI), Maryann Tesha, Vanessa Matautia (Neighborhood Board Commission staff).

WELCOME/PULE/PLEDGE OF ALLEGIANCE/HAWAII PONO'I: Chair Teruya welcomed everyone to the meeting. Albert H. Silva led the Pledge of Allegiance followed by Hawaii Pono'i led by Neddie Waiamau-Nunuha. Kimo Kelii announced that a moment of silence would be observed for the passing of Waianae community leader John "Cobra" Desoto and then gave a brief pule.

REPORTS PART ONE:

Emergency Services Department (EMS) - No representative was available for comment.

Honolulu Police Department (HPD) - Lt. Pugliese gave the following report:

1. June totals versus that of May totals were: robberies 2/5, burglary 33/34, thefts 70/70, and auto theft 25/20, theft from a vehicle 68/63, person 86/95, ID theft 1/2, MVC 100/105, DUI 8/9, CPD 40/43, and Drugs 2/3. There were a total of 3637 calls in the month of June with 357 adult arrests and 93 juvenile arrests.
2. News laws were passed regarding arson as follows. Arson in the first degree (Class A felony or \$20,000 damages), Arson in the second degree (Class B felony or \$1,500 damages), Arson in the third degree (Class C felony or \$500 damages), and Arson in the fourth degree (Misdemeanor). HPD hopes that with these new laws will help in deterring crimes of this nature. If you have information regarding a recently set fire please call HPD arson investigators at 529-3115 and the HFD investigators at 488-7955. Senate Bill 2941 permits the courts to assess the defendant for the cost of fighting a fire. The law will also make parents/guardians liable for the cost of extinguishing the fire based upon the percentage of damage done by the minor.

Questions, comments, concerns:

1. Board member Awo questioned whether or not a juvenile offender of the arson fire would receive punishment if either they or the parents were not able to afford restitution. Lt. Pugliese reported that he could not confirm, but believed that there were provisions within the law that stated if the offender or the family could not afford restitution, other actions would be taken.



2. Board member Slocum questioned whether there was a specific protocol for a private citizen to detain a suspect until authorities arrive. Lt. Pugliese stressed that the point he had wanted to make last meeting was to avoid confrontation with suspects because of the unknown threat to the citizen due to weapons.
3. Rodlyn Brown questioned what the Honolulu Police Department was doing to curb the illegal use of unlicensed bikes. She stated that she has called the Waianae station every day to report racing unlicensed bikes down Kohai Street and have even brazenly done "wheelies" in front of the Waianae Police Station and has not been able to speak to an Officer or see a squad car in the area. Lt. Pugliese reported that the officers are given calls on a priority basis and that they must observe the offenses in order to ticket offenders but would ensure that an officer would be in contact with Ms. Brown to take down information on the incidents.
4. A resident reported that her neighbor had checks stolen from her mailbox and had filed a Police report regarding the incident. They have not heard anything back and when they called the Waianae Police Station, there was no record of the Police report. The resident asked what was the procedure in filing a Police report and who should they speak to regarding the stolen checks. Capt. Kiyuno asked the resident to inform her neighbor either to call 911 or go to the Police Station and file another Police Report. The Identify Theft Division would be handling this case and would be the most pertinent people to call.
5. Mr. Papaina questioned the activities of the HPD in enforcing rules against homeless at Pokai Bay. Lt. Pugliese reported that the HPD does patrol in the area and runs illegal camping citations and warrant checks of homeless in order to deter encampment in the area. The HPD does not conduct sweeps at this time of homeless and many of them do actually get camping permits.

Board of Water Supply - Clayton Brown gave the following report:

1. Breaks: There were two main breaks last month located at a) Mohihi Street b) Makao Street and there was no reported cause given.
2. Nanakuli reservoir: 60% completed
3. Farrington Hwy. main phase 1 project: work is still suspended due to conflict of alignment with existing pipes.
4. 18th annual non-thirsty plant sale on Saturday August 5, 2006 at the Halawa Xeriscape Garden. Bus service will be available 8-4 p.m. please call 748-5041 for more information.
5. Annual water quality report has been sent out. Reports will be mailed out with additional information regarding the water quality report in the specific locations.

Questions, comments and concerns:

A question regarding when and exact location of the Makao Street water main break occurred. Brown reported that the break was on June 21, 2006 and was at 84-106 Makao Street.

U.S. Army 25th ID (Light) – Lt. Col. Mundell gave the following report:

1. NOAA representative was not available to brief the Board this month and will work with Board to allow them the ability to present a 15 minute presentation as the final report on the dumping of ammunitions at sea is due at the end of August.
2. There is an ongoing deployment of 7,000 soldiers from Schofield Barracks and Fort Shafter to Iraq over the summer months and will continue until September.
3. The Army Stryker Brigade will remain on the island and will not be deployed out to the Middle East. There are currently 20 vehicles on island and training will be contained at Schofield Barracks. Next year there will be 320 vehicles on island and most of them will be contained to government property.

4. EIS report on Makua Valley will take some time to be completed due to the summer months and recent fires in the area. More information will be provided at a later date.
5. The question from Board member Kelii regarding the donation of tents from the Army is being worked on at the moment. The Army is looking to consider the project and working out several legal issues.
6. The civilian liaison for the joint committee on discarded ammunition that was requested at last meeting was addressed and Mr. Jason King (who works for Mr. Davis) would like the Board to contact him directly regarding this issue. Board member Kaipo will follow up on this issue and contact Mr. King.
7. Lt. Col. Mundell also presented the Board with the "Explosive Safe Guide for Hawaii" and enough copies in which to be distributed to Waianae Coast schools. Board member Kelii will distribute the copies to the schools.
8. Lt. Col. also reported that he will be off island for the August meeting due to training on the mainland. Major Cadena will be present at the August meeting if any questions or concerns arise and will coordinate Mr. King and Mr. Davis

Questions, comments, concerns:

1. Board member Slocum reported that he had spoken to three different personnel from the Pentagon regarding the ammunition dumping off the Waianae Coast. He believed that the agencies seem not be coordinating their responses with each other and that NOAA would not have had much to say at this meeting because the testing results would not have been available until August. Slocum reported that the Pentagon has received the logs from the particular ship which dumped much of the chemicals used in the ammunition and have even begin to interview personnel who were on the ship. Five members of the crew have been located and are being interviewed and will copy Lt. Col. Mundell in the information provided to him.
2. Rodlyn Brown was concerned about the casings and barrels of the ammunition that were made of several different chemicals including mercury. She would like to know how these chemicals are reacting to the environment around them and the fish on which many of the Waianae coast depend upon as a food source and how will this relate to Waianae having the largest population of autism rate in the state. She reported it is being proven that autism is caused by the digestion of mercury. Lt. Col. Mundell reported that this is one of the specific goals of the study to find out the effects of sea water on the casings.

U.S. Navy NavMag Pearl Harbor Commander- Cmdr. Sevilla gave the following report:

1. Cmdr Sevilla reported normal operations at the three Navy facilities.
2. Welcomed Ms. Lynn Tanaka from Navy Region Hawaii, who would be speaking about the leasing opportunities in the Kalaeloa area. Ms. Tanaka reported that after the 1999 closing of Barbers Point Naval Station, much of the area was transferred to the State and other agencies. There are several areas in which are on hold until possible plans of home-porting an aircraft carrier in Hawaii is completed. Much of the transfers were completed and in February of this year, short term leasing of 1-4 years, was provided in order to increase community presence in the area. Colliers is the leasing agent for the area and have already leased one property to stow cars of military members in the Middle East.

Questions, comments and concerns:

1. Chair Teruya commented that the leasing program would be invaluable to commercial trucking companies who could use space rather than being penalized for using ag-land in Waianae and Waimanalo. Believed that this could be a business center for commercial trucking as it provides enough space and does not encroach upon residential areas.
2. Board member Awana questioned whether the lease included the buildings and not parking. Ms. Tanaka reported that some properties were just the buildings themselves while others were a mixture of the two and that some of the land required environmental testing due to storage of some equipment on the property that might have left potential dangers.

3. Board member Jordan questioned the short amount given on the lease. Ms. Tanaka reported that it was due to possible plans of an aircraft carrier being home-ported here in Hawaii. Jordan commented that for many commercial companies, a 1-4 year lease would not be a feasible option for them.
4. To find out more information regarding leasing opportunities, please contact Mr. Guy Kidder, the Colliers Hawaii agent at 524-2666 or please visit www.colliershawaii.com.
5. Resident Rodlyn Brown questions why homeless cannot be provided emergency shelter in the Kalaeloa area if it only took one week for the Governor to create a space at Kakaako. Ms. Tanaka reported that they have been working with Hawaii Community Development Authority in providing opportunities for usage by the community in Kalaeloa but many of the facilities are not in the best quality that would allow for habitation.
6. Resident Pat Patterson questioned what the status of Lualualei Road was. Cmdr. Sevilla and Ms. Tanaka reported that the Navy had already passed ownership of the road to the City & County of Honolulu. Chair Teruya commented that the City had not taken ownership of the road and had not been finalized. Also questioned the status of the lease for Bedminster LLC and whether monthly rent of \$2,800 had been paid to the Navy. Ms. Tanaka did not have that information and would report back at next month meetings.

Defer Approval of Regular Meeting Minutes for December 6, 2005 and February 7, 2006.

Discussion:

1. Status of both meeting minutes are delayed due to additional notes needed from Board members after Neighborhood office staff meetings. Board member Awana has finished December minutes and will contact Neighborhood office staff. Will contact previous Neighborhood assistant in order to finish minutes and approve accordingly by the Board.
2. Johnnie May Perry had a concern regarding the February minutes. A concern in which she would like to address is discussed during the February meeting and action is delayed until the approval of these minutes. A presentation made by Kelly Rodrigues needs attention by the City Department of Planning and Permitting (DPP) and the Board must give an action on the presentation. Perry also states that she has two issues regarding the DPP process and the NB process of presentation.
3. Jordan reported that December 2005 and February 2006 minutes were taken by Neighborhood office staff until 10:00 p.m. The remaining notes were to be provided by Kimo Kelii and Cynthia Rezentes and the minutes had never been consolidated. Chair Teruya commented that the February and December minutes will be included to everyone before approval will be given.

The deferment of meeting minutes for December 6, 2005 and February 7, 2006 to next month's agenda was approved unanimously.

Approval of Regular Meeting Minutes for Tuesday, June 6, 2006: Waiamau-Nunuha motioned to approve June regular meeting minutes seconded by Kaipo and Board unanimously approves with following corrections:

- On page 1, under Members' Present, Kimo Kelii's name was spelled incorrectly.
- On page 1, under Guests, Walterben Aldeguer, Patricia Wilazynski and Johnnie May-Perry names were spelled incorrectly.
- On page 5, under the approval of Regular Meeting Minutes for May 2, 2006, Kaupuni Park is spelled with one 'a'.
- On page 7, under Education Report, it should read "Kekoa Paulson will update Board on Kamehameha School and request a letter of support for a change to the admission policy for Kamehameha Schools."
- On page 8 and 9, Patricia Wilazynski's name is spelled incorrectly.

Treasurer's Report: Awana reported the following account balances for the month of June 2006:

The operating account accrued for printing and mailing a total of \$92.15 for Board minutes/agendas leaving a balance of \$565.13. Publicity used \$200 for the video taping of May general meeting leaving a balance of \$174.00 and refreshment account has no funds at this time.

Committee Reports

Transportation/OMPO-Ms. Awana

1. Next OMPO meeting will be held July 19, 2006 4 p.m. at Honolulu Hale in the Mayor's Conference room.
2. At the last transportation meeting, the committee is requesting by letter that the Board to request an update from Department of Transportation Services (DTS) on the Waianae Coast emergency access route.

Health, Human Services & Public Safety- Ms. Awana gave the following report.

1. Weed and seed reported that in the next two weeks a meeting will be planned to discuss the Lualima Project in its comprehensive plan to address the homeless situation on the Waianae Coast. Announcement will be in the newspaper when a site for the meeting is secured.

Planning & Zoning/Vision- Chair Teruya reported the following:

1. Habitat for Humanity update – Mike Sessions gave the following report regarding Habitat for Humanity activity on the Waianae Coast. A new affiliate based out of the Waianae Coast searched for land in which would not only provide help for Native Hawaiians but also very low and low income families. They have purchased a 3.2 acre lot and with the assistance of a Community Development Block Grant (CDBG) from the City that will provide the infrastructure for the development, plan to create 25 fee simple lots. Homes that are already on the lots will be demolished and rebuilt once the planning process is complete and current tenants will be able to self-help with community involvement build their houses and join a program to owning their own homes. No applications were being taken at this time until the planning process is complete but applicants will be given the opportunity using the fair housing guidelines that will target the low and very low income families.
2. Chair Teruya reported that the Planning and zoning committee met on June 24, 2006 and has an update regarding the Board's position of Verizon wireless project-Waianae valley. The committee met with 12 members in attendance recommends the opposition of the Verizon wireless project-Waianae. Chair Teruya thanked the members for their attendance at this meeting and calls for the vote with no second needed, as it is coming out of committee.

Chair Teruya moved to oppose the Verizon wireless project- Waianae valley and the Board voted unanimously in favor of motion.

3. Chair Teruya also noted that Mike Miura representing Verizon wireless did not attend the committee meeting but was aware of the Board's recommendation to oppose the project and reported that they will begin looking for a site in the Makaha area.
4. The Board's position on the Halfway House on Maaloa Street, Nanakuli, will be deferred until the committee can meet on July 24, 2006 and will come back on the August agenda.

Questions, comments, and concerns:

1. Chair Teruya applauded Mr. Sessions and Habitat for Humanity for their work and commented that there have been homes built up and down the Waianae coast Habitat for Humanity and have been a blessing to the families.
2. Board member Slocum questioned what the definition of affordable housing was. The federal definition of affordable housing is based upon the median income which in Hawaii is currently at \$68,000. Low income is 80% of the median income and very low would be 50% of the median income. Habitat for

Humanity targets families within the very low income bracket that would not be able to procure a home loan otherwise.

3. Resident Pat Patterson commented on the work with Habitat for Humanity happening every Saturday. At the moment, the group is helping to build a six room house for a 12 member family. Churches and faith groups are needed to provide lunch each Saturday for the workers and volunteers for all different jobs are asked to contact the office at 696-7882.
4. Resident Johnnie May Perry questioned the use of definitions. Sessions reported that the government has changed over to using 'low' and 'very low' in order to define incomes for families. Perry also asked what was a rough estimate of very low income here in Hawaii and Sessions reported that it would be somewhere near \$34,000.
5. A resident asked where the lot would be located and Sessions reported that it is located on Kaukamana Road.

Parks and Recreation/Parks Beautification- Ms. Jordan reported the following:

1. The committee met on June 8th and did not have any recommendations for the Board at this time.
2. Updates include information on several projects happening on the Waianae Coast
 - a. The Pokai Bay canoe halau has been completed and is awaiting a blessing of the facility.
 - b. The Haupuni Project has received all the necessary permits needed and is awaiting the City to release funds for pre-construction.
 - c. Other updates will remain in the Parks Committee until individuals attend meetings in order to report findings to them.
3. Questioned what the statuses of Committee Chairs were since each year Chairs are reappointed. Chair Teruya apologized for the oversight and will put this to agenda for the August meeting.
4. No meeting will be held for Parks committee in the month of July.
5. Resident questioned whether or not it was permissible for commercial businesses to operate in Waianae parks. Jordan reported that the committee has left this up to the City, which provided the permits, necessary for and it done on a case-by-case basis.

Education- Keli reported the following from the minutes of last meeting in April 2006.

1. Waianae Coast Educational Directory- completion date deadline August 2006. The purpose of this would be for community members to have a directory of all the Waianae coast educators, facilities and institutions.
2. Imua Projects- This would apply to all of the schools that are being restructured on the Waianae Coast due to not passing the Adequate Yearly Progress. Only three schools on the Waianae coast passed the AYP and at the August 3rd Education Committee meeting, all Parent Community Networking Centers from the schools as well as all community representatives from the school councils will be asked to attend this meeting. They will discuss and strategize the ways to improve the failing schools on the Waianae coast.
3. The committee will also discuss the student-weighted formula used in the school system. For some schools, it has benefited them greatly, while for others it has become a detriment.

Board member Manaku arrived at the meeting, 8:24 p.m.

4. Would like to invite Kekoa Paulsen, from Kamehameha Schools, to speak on updates regarding the status of the admission policy and ask that the Board take a position on this policy. The Waianae coast has a large population of native Hawaiians and it would behoove them to make a recommendation on the admission policy.

5. University of Phoenix- would like to make a presentation regarding several different packages for programs that will allow for alternative certification of teachers on the Waianae Coast at the next Board meeting.
6. Public schools will begin their next school year on Thursday, July 27. This will be a first for the public schools to be all inclusive on the same school calendar.

Housing- Manaku reported the following:

Only one other person was at the previous meeting and discussed possible ways for the City and State to assist in helping the homeless. The next meeting is scheduled for Wednesday July 12, 2006 at 6:30-8:30 p.m. at the Waianae District Park in the arts and crafts room.

Announcements

1. Board member Jordan announced that comments and opinions would be taken until this Saturday regarding the Waianae Watershed Draft Plan.
2. Board member Kaipo announced that on Saturday July 20, the Waianae Maritime Academy will hold their 2nd annual fundraiser- "The Kawika Lyman Bar and Grill" at Murphy's Bar and Grill on Maunakea street. This fundraiser will support the academy that has 170 students who have an annual tuition of \$2,500. The three-year program has more than 100 students that have graduated into the industry that produce over 2 million dollars in wages a year. Please contact Kaipo for more information or tickets.
3. A correspondence to the Board regarding DPP's action on Bedminster LLC Conditional Use Permit will be discussed at a meeting on July 27.
4. A resident questioned a meeting regarding a meeting on the Waimanalo EIS and believed that the community should be informed of these meetings in order to garner a better response from the community.
5. Resident Alice Greenwood informed the Board that it would the Elders of Waianae that would be appealing the Director of DPP's decision on Bedminster LLC at the Thursday July 27 meeting.

Community Concerns

1. Board member Manaku believes that the community representatives should be informed of presentations so that the Board can inform their community.
2. Board member Jordan commented that last October that the Board would allow one minute for question and answer and not two minutes. Chair Teruya noted this rule and will change to one minute for the next meeting. Also commented on the agenda format, which was approved at the February meeting and stated that the current agenda does not follow the approved format.
3. Board member Kelii thanked the Board for the copies of the Waianae Communities' Sustainable Development Plan. He requested that the Board create a review panel in retrieving, reviewing and submitting recommendations for the WCSDP's review which happens every five years. Chair Teruya spoke with Townscape, the last consultants that worked with the City, and they reported that they will be beginning in October and ask that the Board will wait for the consultants, the city and the community to begin at the same time. Kelii asked that this issue be put into his Education Committee as it needs immediate action and he felt that there was sufficient work and information available to proceed without being redundant.
4. Resident Dana believed that connecting with the Empower Waianae process and are looking into the same subject and would be beneficial in gathering input from this group.
5. Resident Pat Patterson commented on T-Mobile's proposed 60-foot tower at the Maili tire shop. They were asked to contact the neighbors for comment and to date; only three neighbors have been contacted.

6. Johnnie May Perry commented on what a proposed 60-foot tower would look like. At the February meeting, Kelly Rodrigues who did the presentation was asked to come back to the Board and has not. Perry stated her belief that the Board should send a letter to DPP and suspend the process and have Kelly Rodrigues come back to the Board for its position. Another resident commented that Mr. Rodrigues did not give a suitable presentation to the Board and this should be noted.

A resident questioned whether or not any of these proposed cell phone towers came with community give backs. Board member Kelii commented that Verizon was interested in what educational givebacks would be available if the project was approved.

Resident Rodlyn Brown supported the assertion of a cell phone tower on the Waianae coast because it would allow for better reception for all cell phone users in the area. She believed that people should recognize the importance of cell phone use for business on the Waianae coast.

Resident Johnnie May Perry reiterated her request that the Board send a letter to DPP in order to suspend the application by Kelly Rodrigues. She believed that the cell phone companies have alternatives to installing towers that are potential harmful to people such as using satellite technology. Chair Teruya commented that Mr. Rodrigues must come back to the Board and have the Board take action on his presentation.

Board member Kaipo called for point of order. He made the recommendation that the information be provided showing T-Mobile has the support of the Board and a letter be sent to DPP suspending the permit until further notice.

The order of the agenda was deferred.

Honolulu Fire Department- Captain Kuioka from the Waianae Fire Station gave the following report:

1. Waianae Fire Station had a total of 259 alarms with 58 fires, 117 medical emergencies and 84 miscellaneous calls.
2. Nanakuli Fire Station had a total of 85 alarms with 10 fires, 44 medical emergencies and 31 miscellaneous calls.
3. Fire tip of the month: Make a plan to childproof your home as keiki are home during the summer vacation. Look for potential dangerous situations such as electric shock, accidental falls and poisonings from household chemicals. Also keep lighters and matches in a safe place away from children.

Questions, comments and concerns:

Resident Clarentia Batongbacal raised questions regarding an overgrown property that is a potential fire hazard and asked what neighbors can do in order to prevent an emergency. Chair Teruya commented that the residents would need to contact DPP residential enforcement code.

Board of Education- A representative was not present.

ELECTED OFFICIALS

Governor's Representative- Ms. Marie Laderta gave the following report:

1. Apologized to the Board for her absence and announced from the Governor's Homeless Summit two weeks ago, the Governor appointed Kaulana Parks, from the Department of Hawaiian Homelands, to head the homeless effort for the State. She hoped to have Mr. Parks meet with Waianae residents as soon as he gets stabilized.
2. Also announced that the Governor released \$1.6 million for Waianae High School to pay for eight additional classrooms.

Questions, comments and concerns:

1. Board member Manaku commented that the fishing and farming community require help. He also asked about the ability of enacting rent control because he believed that affordable housing was not affordable for Waianae residents and requested a contact number for Kaulana. Ms. Laderta would forward the requests to Parks and she can be reached at 587-1100.
2. Board member Jordan commented that she was at the Governor's Homeless Summit and took offense to the Governor's statement that she had had a representative when there have been only several occurrences actually be true. She commented that the community were not pawns in political battles and would like to see real dialogue between state and county officials and the community members. Ms. Laderta will relay the sentiment to Parks and the Governor.
3. Board member Kelii commented that he also attended the summit and believed that Kaulana Parks should attend some of these committee meetings that would help to collect data in order to create a better picture of the problems that the Waianae Coast faces. He would also like to request that a possible action regarding the creation of a highway patrol in order to police the commercial trucks that traverse the Waianae coast be forwarded to the Governor.
4. Board member Awo commented that he had witnessed nearly 30 trucks speeding in a reckless manner on the Waianae coast. He also questioned whether the money released for Waianae high school by the Governor also includes funds for air conditioning and commented that it's hard for the students to concentrate when its hot in the classrooms.
5. Resident Rodlyn Brown questioned why the Governor could not have Barbers Point available for homeless in a two-week period.
6. Resident Pat Patterson commented that there are too many investors who have taken over and make it hard for those making ends meet.
7. Resident Alice Greenwood commented regarding Kuliana lands. The Kuliana land is Hawaiian Homestead land with owners who have died living on the mainland and this land is then returned back to Department of Land and Natural Resources. With the homeless needing homes, Alice asked why this land is not given back to native Hawaiians who are in need of homes since it was Hawaiian Homestead land in the first place.

Mayor's Representative- Mr. Ken Shimizu gave the following report:

1. All City truck drivers are required to drive in a safe manner and if dangerous driving is observed, please call the City's Complaint Branch at 692-4381 or Ken Shimizu's office at 692-5200.
2. Non City refuse trucks driving in a dangerous manner and littering can be reported immediately to the Refuse Division at 692-5403 and are subject to banishment from City refuse disposal sites. Please call in with company name, truck license number, location, direction, time and type of litter to ensure better service.
3. This past Monday the City held the first meeting for the Waimanalo Gulch Advisory Committee and ground rules were set up with the next meeting scheduled for the second Monday in August. The Community Benefits Package Committee will meet for the first time on July 17 at 11am Kapolei Hale Conference Room A. These meetings are open to the public.
4. The Mayor has scheduled a tour of Waimanalo Gulch Landfill for July 24, 2006 for anyone who would like to attend. Shimizu asked that you call his office for more information.

Questions, Comments and Concerns:

1. Board member Waiamau-Nunuha reported that the refuse driver who picked up her trash nearly missed her grandson by dropping the can from the top of the truck. She also reported that her rubbish can had broken wheels due to the drop. Shimizu asked if she would provide him information when and where did it occur and he would follow up with her directly.

2. Board member Manaku asked that the Board be informed before the meetings are held each month. He also asked when clean-up of the beach parks would begin, and that the bathrooms would be looked at and possibly something done about the odor and standing water surrounding them. Manaku also asked that the City provide more camping sites for the Labor Day weekend.
3. Board member Kelii commented on the Community Benefits Package Committee. He believed that there was an insufficient amount of information regarding the committee because no letter was received indicating whether he had been selected or not. Furthermore it was also questioned on how committee members were selected and that the Board members selected seemed to be very inclined towards the union and city administration. He also addressed the need for a Nanakuli canoe halau that could be used by Leeward Kai Canoe Club. The benefit of having a club in which allowed for substance free activity for the youth was greatly appreciated and he reiterated the need for a status report on the project.
4. Board member Awo requested that the large commercial truck drivers should be made to maintain the appearance of the license plate in order to write down offenders.
5. Board member Kaipo commented on Leeward Kai Canoe Club leader Aunty Edith Mangeson and believed that she and the community should not be treated in this manner. He spoke about the need for a secured area which would allow for better maintenance of the club equipment that has been vandalized in the past.
6. Resident Johnnie May Perry asked about the EIS for Waimanalo Gulch Landfill and asked why there was a meeting on the windward side regarding this and not on the Waianae coast. Shimizu reported that there would be an upcoming meeting on the 26th of July at Kapolei Hale regarding the Waimanalo Gulch Landfill.
7. Resident Alice Greenwood questioned why meetings are not in Waianae if it pertains to Waianae. Shimizu reported that the Kapolei Hale conference rooms were available but he would be able to go back and see if having the meetings on the Waianae coast would be possible.

Councilmember Todd Apo- Ms. Karen Awana gave the following report:

1. The City Auditor has completed its report on the Neighborhood Commission. The Councilman has not had a chance to review it but will report on it at the next meeting.
2. He will be meeting with HPD and DPR regarding the 10 p.m. park closure at Yokohama Bay.

Questions, Comments and Concerns:

Board member Manaku commented that the minority group that has abused the beach parks should be focused on in order to help the majority group enjoy the public parks.

Office of United States Representative Ed Case- A representative was not present

Senator Colleen Hanabusa- A representative was not present.

Representative Michael P. Kahikina- Rep. Kahikina gave the following report:

1. Although the State does not handle Waimanalo Gulch Landfill, other state officials and him self have done what they could in protecting the Waianae Coast.
2. Most of action in which happens for the State is during the Legislative session. During this time, Kahikina stated that community action is needed more than ever.

Questions, comments and concerns:

1. Chair Teruya commented that the funds for the Nanakuli Boys and Girls Cub and Nanaikapono School.

2. Board member Manaku stated as fact that he attended a meeting in which Rep. Kahikina was present as a concerned parent and grandparent. Manaku stated that he opposed the Nanakuli B landfill because of its proximity to nearby elementary schools in the area. Also stated his concern that introduced birds and rats are becoming an even greater detriment to native plants and animals.
3. Resident Alice Greenwood questioned why Rep. Kahikina should have directed his comments to her directly rather than coming to this meeting.
4. Resident commented that the higher fees in which she is paying are to future development and why should she pay such fees if she is fully aware that her tenants are not able to pay rent.

Representative Maile Shimabukuro- Rep. Shimabukuro gave the following report:

1. She will be working with the State and other officials regarding the homeless problem and hope to bring Mr. Kaulana Parks on as soon as possible.
2. She reported that the funding request for air conditioning at Kamaile Elementary School has been released. The air-conditioning project for Waianae High School is still on hold and hopefully will be released this school year.

Questions, Comments and Concerns:

1. Board member Manaku questioned how the community would have money funded back from Hawaii Tourism Authority.
2. Board member Jordan questioned the Uluwehi project and the two remaining families within the project that have had homes bought in order to house them. Shimabukuro reported that there are provisions which state that shelter must be provided if the housing they occupying are being demolished/renovated but would find more information and report back to the Board next month.

Chair Patty Teruya adjourned meeting at 10:00 p.m.

Submitted by:

Vanessa Matautia
Neighborhood Assistant

Reviewed by:

Jo Jordan
Chair Patty Teruya



WAIANA E NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813
PHONE (808) 527-5749 • FAX (808) 527-5760 • INTERNET: <http://www.honolulu.gov>

**REGULAR MEETING AGENDA
TUESDAY, JUNE 5, 2007
WAI'ANA E NEIGHBORHOOD COMMUNITY CENTER
85-671 FARRINGTON HIGHWAY
7:00 PM TO 10:00 PM**

Be Fair to All: Agenda reports are limited to three minutes and presentations to 10 minutes. Questions are limited to two minutes each and to two times per issue, but with no person recognized a second time until all others have had a chance.

1. **Call To Order: Temporary Chairperson Kimo Keilii**
2. **Welcome/Pule/Pledge of Allegiance/Hawai`i Pono`i**
3. **Swearing In of Board Members**
4. **Annual Election of Officers (for one year term June 1, 2007 to May 31, 2008) – (Chairperson, (3) District Vice Chair, Recording Secretary, Fiscal Officer, Sgt.-At-Arms)**
5. **MONTHLY REPORTS, PART 1**
 - 5.1 Honolulu Fire Department – HFD
 - 5.2 Honolulu Police Department – HPD
 - 5.3 Board of Water Supply – Mr. Clayton Brown
 - 5.4 U.S. Army 25th ID (Light) – Lt. Colonel Mundell
 - 5.5 U.S. Navy NavMag Pearl Harbor – Lt. Commander LaConte Coleman
 - 5.6 Board of Education – Mr. Breene Harimoto
6. **BOARD BUSINESS**
 - 6.1 Pre-establish Specific Day-of-the-Month for Regular Board Meeting (Time/Place)
 - 6.2 Approval of Board Expenditures (Chair has authority to spend up to \$25 without board approval. Final approval lies with Executive Secretary.)
 - 6.3 Facility Rental (place, amount)
 - 6.4 Videotaping – Vendor, amount to be paid (agreement W-9)
 - 6.5 Refreshments – Authorized
 - 6.6 Newsletter – Authorized
 - 6.7 Approval of Regular Meeting Agenda for June 5, 2007
 - 6.8 Approval of Regular Meeting Minutes for May 1, 2007
 - 6.9 Establishment of Committees / Appointment of Committee Chairs
 - a. Planning & Zoning Committee
 - b. Transportation/OMPO Committee
 - c. Health, Human Services & Public Safety Committee
 - d. Parks and Recreation/Parks Beautification Committee
 - e. Education Committee
 - f. Housing Committee
 - 6.10 Treasurer's Report-Fiscal Officer
7. **ANNOUNCEMENTS**
8. **COMMUNITY CONCERNS**



9. **UNFINISHED BUSINESS (Ten minutes per presentations - 2 minutes per person questions/comments)**
 - 9.1 Updates (revisions) to Neighborhood Plan – Rezentos
 - 9.2 Habitat for Humanity Leeward Oahu's Kaukamana Hale Project, 87-119 Kaukamana Road – Mr. Michael Sessions, Project Manager

10. **NEW BUSINESS (Ten minutes per presentation - 2 minutes per person questions/ comments)**
 - 10.1 Cluster Housing Permit – Maili Beach Place Cluster Housing. 87-150 Maipalaoa Road, Mailii, Wai'anae – (63 two-story duplex, triplex and four-plex dwelling units)

11. **COMMITTEES REPORTS (Reports from prior term chairs - 3 minutes each)**
 - 11.1 Transportation/OMPO –
 - 11.2 Health, Human Services & Public Safety
 - 11.3 Planning & Zoning
 - 11.4 Parks and Recreation/Parks Beautification – Jo Jordan
 - 11.5 Education – Kimo Kelii
 - 11.6 Housing –

12. **MONTHLY REPORTS, PART 2 (Three minutes each)**
 - 12.1 Mayor's Representative – Mr. Ken Shimizu
 - 12.2 Councilmember Todd Apo
 - 12.3 Office of United States Representative Mazie Hirono
 - 12.4 Governor's Representative – Ms. Marie Laderta
 - 12.5 Senate President Colleen Hanabusa
 - 12.6 Representative Karen Awana
 - 12.7 Representative Maile Shimabukuro

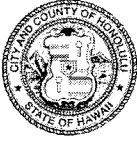
13. **ANNOUNCEMENTS:**
 - 13.1 Oath of Office.- All board members are required to take the oath of office and cannot be seated or vote until doing so.
 - 13.2 Training – Sunshine Law: The Revised Ordinances of Honolulu require that all board members have sunshine law training every two years. If you did not attend the training on June 2nd, please plan to attend the next training.
 - 13.3 Board videotapes are scheduled to be shown on 'Olelo cable television channels.

14. **ADJOURNMENT – 10:00 P.M.**

**Next Wai'anae Neighborhood Board Meeting is scheduled for July 3, 2007
at 7:00 pm at the Wai'anae Neighborhood Community Center**

**THE WAIANAE COAST NEIGHBORHOOD BOARD #24 IS A DRUG/ALCOHOL FREE COMMUNITY MEETING.
THE WAIANAE COAST NEIGHBORHOOD BOARD #24 MEETING IS BROADCAST MONTHLY ON OLELO.
BOARD MINUTES AND AGENDAS ARE AVAILABLE ON THE CITY'S WEB SITE AT: <http://www.honolulu.gov>**

If you would like to receive this Board's agenda and minutes, please contact the Neighborhood Commission Office, Honolulu Hale, Room 400, Honolulu, HI 96813; call 527-5749; or fax 527-5760 to be added to the mailing list or visit www.honolulu.gov/nco/index1.htm. Any individual wishing to attend a Neighborhood Board meeting who has questions about accommodations for a physical disability or a special physical need should call the Neighborhood Commission Office at 527-5749 between 8:00am and 4:00pm., at least 24-hours before the scheduled meeting.



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DRAFT REGULAR MEETING MINUTES TUESDAY, JUNE 5, 2007 WAIANAE COMMUNITY CENTER

CALL TO ORDER: Chair Pro Tem Kimo Kelii called the meeting to order at 7:00 p.m. with a quorum present.

MEMBERS PRESENT: Hanalei Aipoalani, David Lawrence Brown, Calvin Endo, Kehaulani Hew Len, Josiah "Black" Hoohuli, Jo Jordan, Kimo Kelii, Maralyn Kurshals, Suzanne Leonida, Cynthia Rezendes, Denise Saylor, Albert H. Silva, Frank Slocum, Patty Kahanamoku Teruya, Neddie Waiamau-Nunuha.

GUESTS: Captain William Steinke (Honolulu Fire Department (HFD)), Lt. Dagan T. Tsuchida (Honolulu Police Department – HPD), Tesha Malama (HCDA), Michael Sessions (Project Manager, Habitat for Humanity), Lani Lapilio (Sandwich Isle Communication), Councilmember Todd Apo, Senate President Colleen Hanabusa, Representative Maile Shimabukuro, Scott Ishikawa (spokesperson, State Department of Transportation), Wendy Sefo (Councilmember Apo's Office staff), Ken Shimizu (Mayor's Representative; Deputy Director, Department of Environmental Services), Marie Laderta (Governor Lingle's Representative; Director, Department of Human Resources Development), James Park, Alice Greenwood, Alvin Awo; Wesley Mundy and Henry Heina (State of Hawaii Department of Land and Natural Resources – DLNR); Clayton Brown (Board of Water Supply), Lt. Col. Mundell (U.S. Army), Polly Grace, LCDR LaConta Coleman (U.S. Navy), Alice Greenwood, Pat Patterson; Naturalee Puou and Christian Nahoopii-Hose (Waianae Media Enrichment); Elwin Spray (Neighborhood Commission Office staff).

WELCOME/PULE/PLEDGE OF ALLEGIANCE/HAWAII PONO'I: Chair Pro Tem Chairperson Kelii welcomed the community to the meeting. Endo gave the pule, Silva led in the pledge of allegiance and Waiamau-Nunuha led Hawaii Pono'i. Elected Board members who were not present at the June 2, 2007 Installation Ceremony were sworn in; fourteen Board members were present (Aipoalani, Brown, Endo, Hew Len, Hoohuli, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha).

ANNUAL ELECTION OF OFFICERS (FOR ONE YEAR TERM JUNE 1, 2007 TO MAY 31, 2008) – (CHAIRPERSON, (3) DISTRICT VICE CHAIR, RECORDING SECRETARY, FISCAL OFFICER, SGT.-AT-ARMS): Temporary Chairperson Kelii explained that the first item of business is the annual election of Board officers for one year term that will end on May 31, 2008, with the normal officers elected by boards as a chair, one or more vice chairs, recording secretary, fiscal officer, and a sergeant-at-arms.

CHAIR: Silva nominated Patty Teruya for Chair. With no other nominations, Waiamau-Nunuha moved and Silva seconded to close nominations. With no objections, Temporary Chairperson Kelii announced the close of nominations and the election of Patty Teruya as Chair 14-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha. Kelii announced a short recess to change seats with Chair Teruya.

Jordan arrived at 7:08 and was sworn in; fifteen members present.

WELCOME: Chair Teruya welcomed the community to the meeting.

VICE CHAIRS: Kelii noted that the agenda item was for three district vice chairs while the past Board had elected only one. Chair Teruya explained that there had been suggestions that the Board have more than one vice chair, and with the prior discussions of moving the location of the meeting site,



there had also been suggestions of more area reports, and she emphasized that the Board was always interested in community input; she reported that the discussion was now with the Board as to the possibility of having additional vice chairs or staying with one. **Chair Teruya asked if there was a proposal for a district vice chair for Nanakuli; where was no volunteer. Chair Teruya ask if there was a desire for more than one vice chair or if there was a volunteer vice chair for Maili; Rezendes agreed she would volunteer and Waiamau-Nunuha asked Kelii (who declined). Chair Teruya announced unanimous agreement that Cynthia Rezendes was elected as Maili Vice Chair 15-0-0. Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Chair Teruya asked about additional district vice chairs, with Waiamau-Nunuha nominating Aipoalani and, with no additional nominations, Kelii moving to close nominations. Without objection, Chair Teruya declared Hanalei Aipoalani elected as vice chair 15-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Chair Teruya asked about an additional vice chairs for Waianae, with Rezendes nominating Jordan and Leonida nominating Silva. With no additional nominations, Chair Teruya declared the nominations closed 15-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha. **Chair Teruya asked for a vote, which was for Silva - 9 and Jordan - 6. Silva:** Aipoalani, Brown, Hoohuli, Kelii, Leonida, Silva, Slocum, Teruya, Waiamau-Nunuha. **Jordan:** Endo, Hew Len, Jordan, Kurshals, Rezendes, Saylor. **Chair Teruya announced Albert Silva elected as vice chair.**

SECRETARY: Chair Teruya asked for nominations or volunteers for the position of Board secretary, with Waiamau-Nunuha nominating Kurshals, and, with no additional nominations, Jordan moving and Silva seconding to close nominations. Without objection, Chair Teruya declared Maralyn Kurshals elected as secretary 15-0-0. **Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

TREASURER: Chair Teruya asked for volunteers for the Board's treasurer or fiscal officer, with Saylor volunteering Endo, and, with no additional nominations, Silva moving to close nominations. Without objection, Chair Teruya declared Calvin Endo elected as treasurer 15-0-0. **Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

SERGEANT-AT-ARMS: Chair Teruya asked for nominations or volunteers for the position of Board sergeant-at-arms, with Silva nominating Waiamau-Nunuha, and, with no additional nominations, Jordan moving to close nominations. Without objection, Chair Teruya declared Silva elected as sergeant-at-arms 15-0-0. **Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezendes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

REPORTS PART ONE

Honolulu Police Department (HPD) – Lt. D. Tsuchida reported on monthly Waianae activity, distributing a listing of beat statistics for HPD District 8 (Waianae to Ewa), which listed three robberies, forty-three burglaries, eighty thefts, twenty-two auto thefts, sixty-six thefts from vehicles, ninety person thefts, one identity theft, eighty-two motor vehicle collisions, five driving under-the-influence (DUI) arrests, thirty-three CPD, six drug arrests and a total of 535 adult arrests. Tsuchida also highlighted fifteen jaywalking citations, twenty-two speeding violations, four citations for stop sign violations, thirty two seatbelt citations and five vehicle violations of children without proper restrains. Tsuchida encouraged awareness in the community about the danger of brush fires and that the laws about starting fires include felony penalties, as well as, under Hawaii Senate Bill 2941, permitting courts to

assess defendants for the cost of fighting fires (firefighting costs are also the responsibility of the parent or guardian). He encouraged any suspicious activity to be reported, including license plate numbers and individual's physical descriptions to HPD or to the Fire Department.

1. Rezentes noted that the April numbers seemed high and asked if they represented the Coast-area or the district (including Ewa/Kapolei); Tsuchida said the numbers were from the district and that April was a high spike in activity for the Coast-area, representing special additional manpower with zero-tolerance on beach and DUI, as well as several arrested and charged with multiple violations.
2. Saylor asked about having the additional manpower available to have the zero-tolerance on a regular basis; Tsuchida said the budget and the total island-wide manpower were considerations, with this effort accomplished with the inclusion of federal funds.
3. Brown asked about the officer strength; Tsuchida reported that the authorized strength is five officers from Hakimo Road to Kaena Point, which is included in the total of fifteen on duty from Kunia Road to Kaena Point.
4. Kelii asked for feedback on the procedure for requesting officers to be stationed on school campuses such as the Nanakuli educational complex; Tsuchida said that the number of total HPD officers would not permit the regular assignment as a duty and suggested that the State could set up special duty officers to cover the complex. Kelii explained that he has had experience where some mainland schools have an officer assigned; Tsuchida said that the University of Hawaii system has a campus police setup but that others are part of the school. Jordan asked about continuing the "running-red-lights" special enforcement program; Tsuchida said he would look at having that duty.
5. Waiamau-Nunuha asked about the hiring of retired officers on campuses; Tsuchida explained that the hiring is done through the school system, and that it's the individual's choice also to apply for that specific school's open job.
6. Slocum asked why the numbers of April arrests are high; Tsuchida said the April numbers had a high spike in activity for the Coast-area because it was a special program with special additional manpower.
7. Slocum also asked how much manpower was involved; Tsuchida said that fifteen officers were available for the district-wide area but in addition there were specially assigned officers in April.
8. An audience question was asked about cockfighting, reporting regular games in his neighborhood area although HPD officers were also generally in the area; Tsuchida replied that unfortunately a game can be quickly reorganized in a few hours. A second question was asked about impoundment of the home at a cockfighting site; Tsuchida said that it was a difficult process to follow, with procedures taking time and only one narcotics/vice team working on the issue, but reporting he will follow up with them.
9. An audience question was asked, where the individual said she was from Maili Kai, reporting where there seemed to be more car break-ins and car thefts; Tsuchida said there was no real increase but that property crime is generally on the rise nationally, pointing out that very few days are spent in jail for property crimes.
10. Silva asked if cockfighting was a federal issue; Tsuchida said a cockfight could have federal aspects but that the HPD is generally dealing with the events on Oahu.

Chair Teruya thanked Tsuchida for his report and his service and admonished him to "be safe."

Honolulu Fire Department (HFD) – Captain William Steinke was present to report monthly call activity numbers for the preceding month of May 2007, listing Waianae Coast call totals for the Waianae and Nanakuli HFD Stations calls as (Waianae/Nanakuli) one/one structure fires, ten/nine brush fires, thirteen/four brush fires, three/one vehicle fires, 112/72 medical calls, two each EMS/Rescue calls, and thirty-two/fifteen miscellaneous calls. Steinke warned of the dangers of the brush fire season, suggesting attention be paid to grass and brush in the areas around your home and your neighborhood property and cautioned about fireworks starting fires.

1. Slocum reported that bonfires are regularly lighted in the park or on the beach adjacent to the Hawaiian Princess. He reported that the HFD Chief had previously sent a letter to the HFD stations that park/beach fires were prohibited and that some of the HFD responders to the bonfires do not tell the individuals that the fires are prohibited; Steinke will follow up.
2. Brown reported witnessing a response of two HazMat units and an ambulance to the Waimanalo Gulch facility and asked for details; Steinke will follow up.

Chair Teruya thanked Steinke for his report.

Board of Water Supply (BWS) – Clayton Brown reported no water main brakes for the past month and that the BWS was celebrating detect-a-leak week.

1. Kelii asked about reporting leaks; C. Brown said any leaks or concerns could be done to the BWS at 748-5000.
2. Kelii asked for information about sewage fee; C. Brown reported that Mayor's Representative Ken Shimizu could answer any questions Kelii wished to ask.
3. Kelii asked about general levels of water use; C. Brown reported that consumption is generally down, but that conservation continues to be important.
4. Kelii said that water use fees should be separated from sewer fees, explaining that lawn care is important and asked for BWS to devise relief.
5. Waiamau-Nunuha asked about a water break over the weekend, with Chair Teruya agreeing that part of Nanakuli had no water on Sunday; C. Brown said he didn't have a report yet, with Rezentes reporting that repairs on a 24-inch pipe break near Kahe Point had not yet been finalized.
6. A Waianae Valley Road resident reported materials being dumped along the roadway and also asked that the roadway grass and brush be cut back.

Chair Teruya thanked BWS Brown for his report.

Department of Land and Natural Resources Enforcement – Chair Teruya recognized Wesley Mundy and Henry Heina from the State of Hawaii Department of Land and Natural Resources (DLNR) Enforcement Division who presented themselves as being active in state enforcement issue on the Waianae Coast. Waiamau-Nunuha welcomed them and suggested that they could be on future agendas to give regular reports. Mundy reported that there were seven DLNR enforcement officers who answer concerns dealing with issues such as conservation land use and boating, including Monk seals and Memorial Day check points, inviting calls to 643-DLNR (543-3567). He explained the patrolling on the Waianae Coast on Memorial Day had night check points set up on the road to Kaena Point (from 6 p.m. to 2 a.m.) where those entering were advised of no alcohol, camping or bonfires, and with two ATVs available for patrols.

1. Saylor welcomed the effort and encouraged continuation of the coastal monitoring.
2. Silva congratulated Mundy on the use of the location word of Keawa'ula rather than Yokohama, which was the name of the resident switchman who was assigned to the railroad at that location, commenting that the location also used to be referred to as 'Yokohama switch.'
3. Kurshals asked about the status of those who had placed fish nets which had trapped a seal, resulting in its death; Mundy said the issue was still ongoing and thanked the community for its assistance. Mundy explained that rules on the use of nets have gone into effect, with the rules requiring registration numbers and buoy markers, specifying net size, length and opening.
4. Jordan reported that it was positive to hear of enforcement efforts; Mundy reported that a seven officer marine unit would also be active.
5. Chair Teruya said she would invite DLNR to our meetings and would appreciate any update for our community.
6. An audience question was on the status of the other seal; Mundy explained that there were three seals involved, one died, one had left and one had stayed with the dead seal but was not

injured.

Chair Teruya thanked Mundy for his report.

U.S. Army 25th ID (Light) – Lt. Colonel Mundell represented the U.S. Army, reported a recent Board Special Meeting (including a presentation by the Department of the Army on the Ordnance Reef Survey and its cleanup), and announced that he was being reassigned to West Point, New York. He reported a supply of the Ordnance Reef coloring books were available.

1. Waiamau-Nunuha thanked Mundell for his support of the Board and the Waianae Coast community during his assignment to Oahu.
2. Jordan reported that a grenade had been found nearby and the State Harbormaster had it; Mundell said he had not heard about the issue, with an audience member reporting that the issue had been reported on the evening TV news report, where the grenade had been reported as being “expended.”
3. Kurshals said the coconut trees at the recreation camp were in need of trimming; Mundell reported that the camp had been supported by units who are now overseas.
4. Grace reported that the arsenal items are still in the ocean and expressed continuing concern, including exposure for the community if people decide to recover the items for the copper recycling; Mundell explained that the issue is still with Army Deputy Secretary Davis who is working on her concern. Grace reported that no one from the Environmental Protection Agency (EPA) is involved in the issue because it’s been determined that there’s no EPA jurisdiction.
5. An audience request was if there were any plans for an additional meeting on the Ordnance Reef issue; Chair Teruya reported that she would give an update latter.

Chair Teruya thanked Mundell for his report and his service to the Waianae Neighborhood Board and community. Chair Teruya also wished him and his family well on their re-location assignment.

U.S. Navy NavMag Pearl Harbor Commander – Lt. Commander Coleman was present from the Naval Munitions Command Pacific in Pearl Harbor (operating the Lualualei Facility) and reported that the letters were being replaced on the Lualualei sign (as “Lualualei Annex”), which he explained meant that regretfully the site would not be appropriate to be used to post community signs. He reported to Grace that the number of active Navy personnel is being reduced further (from 40 to 20), meaning that as a tenant unit (which is based in Ewa) he has few people to assist with community activities. An audience comment was that the Navy has the expertise to operate in water (on the Ordnance Reef) and should be involved; Coleman explained that the Army has the leadership role in determining what needs to be done and that the Army is continuing to work on the issue. Chair Teruya thanked Coleman for his report.

Board of Education (BOE) – Breene Harimoto was not present.

BOARD BUSINESS

Board Contacts / Directory – Chair Teruya asked for Board members to review the circulated contact information and asked that all members have a public contact number.

Pre-establish Specific Day-of-the-Month for Regular Board Meeting (Time/Place) – Chair Teruya asked for suggestions on future Board meetings. **Kelii moved and Silva seconded for the Board to continue to meet on the first Tuesday of the month.** Silva suggested the location be reviewed as the room size was a little tight, suggesting the nearby multipurpose center and reporting that past meetings had resulted in people being outside this room. Kelii referred to prior Board discussions about possibly rotating sites, noting the problem of the limitations that schools seem to place on the ending time of meetings, generally at ten p.m. Rezentes referred to the need to designate the next meeting(s) but then to involve the Board in discussion about future sites. **Silva moved and Waiamau-**

Nunuha seconded for the Board to continue to meet on the first Tuesday of the month at 7 p.m. Without objection, Chair Teruya declared the motion passed 15-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezentes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha. Chair Teruya declared that the next meeting would be here at the Waianae Community Center. Aipoalani proposed that the vice chairs meet as a committee to discuss other locations; Chair Teruya agreed, and Aipoalani said they would also discuss rotation of meeting sites.

Approval of Board Expenditures (Chair has authority to spend up to \$25 without board approval. Final approval lies with Executive Secretary.) – Chair Teruya said the item did not require action as the Board did not normally have pre-approved items.

Facility Rental (place, amount) – Chair Teruya said the item was not necessary to be voted on until the site(s) is determined. Kelii referenced a prior offer from Councilmember Apo to assist with additional chairs and suggested a letter to Apo; Chair Teruya said she had a list of chairs and tables for Apo later in the meeting. Jordan suggested deferring since the budget had not been approved.

Videotaping – Vendor, amount to be paid (agreement W-9) – Chair Teruya explained that the new videographers will be Waianae Media Enrichment (Naturalee Puou and Christian Nahoopii-Hose). **Rezentes moved and Aipoalani seconded for the Board to authorize \$200 a month towards videotaping for 'Olelo broadcasting.** Rezentes noted the need to keep to a Neighborhood Commission Office requirement that the tape be the first 2 hours and 58 minutes, gavel to gavel. Kelii encouraged tightening the meeting to meet the time and Aipoalani agreed that the gavel-to-gavel was appropriate. **Without objection, Chair Teruya declared the motion passed 15-0-0. Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezentes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Refreshments – Authorized – Jordan moved and Silva seconded for the Board to move its \$120 allotment for refreshments to the publicity account. Without objection, Chair Teruya declared the motion passed 15-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezentes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Newsletter – Authorized – Rezentes noted that if the Board authorized the videotaping, a newsletter would not be financially possible to be mailed to the whole area. H. Hew Len asked if an on-line newsletter might be done, with Jordan agreeing that the web site was available. Chair Teruya asked that Hew Len explore an online newsletter and report back to the board in July.

Approval of Regular Meeting Agenda for June 5, 2007 – Rezentes moved and Kurshals seconded that the Board approve the Regular Meeting Agenda for June 5, 2007. Without objection, Chair Teruya declared the motion passed 15-0-0. Aye: Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezentes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Approval of Regular Meeting Minutes for May 1, 2007 – Rezentes moved and Kelii seconded to defer approval of May minutes. Rezentes noted that the minutes needed to be completed before they were acted upon. Patterson reported the reference to munitions should be spelled “ordnance” and the reference to laws was spelled “ordinance.” **Without objection, Chair Teruya declared the motion passed 15-0-0. Aye:** Aipoalani, Brown, Endo, Hew Len, Hoohuli, Jordan, Kelii, Kurshals, Leonida, Rezentes, Saylor, Silva, Slocum, Teruya, Waiamau-Nunuha.

Establishment of Committees / Appointment of Committee Chairs – Chair Teruya asked for volunteers or nominations for the chair’s appointment of Board committee chairs, and with comments from Board members, appointed the following: Planning & Zoning Committee – Saylor; Transportation/OMPO Committee – Brown; Health, Human Services & Public Safety Committee – no volunteer; Parks and Recreation/Parks Beautification Committee – Jordan; Education Committee –

Kelii; and Housing Committee – Chair Teruya combined with Planning. Kelii asked to add “economic development” to the education committee, which Chair Teruya asked to add to the next meeting’s agenda. Chair Teruya noted that there was no volunteer for the Health, Human Services & Public Safety Committee, and after asking if the Board wished to continue with the committee, appointed Endo as chair with Kurshals volunteering to assist as co-chair.

- a. Planning & Zoning and Housing Committee – Saylor
- b. Transportation/OMPO Committee – Brown
- c. Health, Human Services & Public Safety Committee – Endo, co-chair Kurshals
- d. Parks and Recreation/Parks Beautification Committee – Jordan
- e. Education Committee – Kelii

Treasurer’s Report-Fiscal Officer – Treasurer Endo reported the Board’s May operating fund balance as \$1004.67.

ANNOUNCEMENTS – Chair Teruya distributed copies of correspondence: Governor Lingle responded to the Board’s sex offender letter, Executive Secretary Manke sent a letter on minutes, the Kokua Legal Services asked to be on the July 2007 agenda, the Board member guidebook was distributed, Habitat for Humanity project information was received, and Environet’s State contract to develop an environmental baseline was suspended and is being redone. Additional announcements included:

1. Kelii announced a June 6, 2007 meeting on separating the Nanakuli complex’s high and intermediate schools.
2. Jordan reported a meeting on the Chin rezoning request on June 13, 2007.
3. Jordan also announced Nanaikaola Senior Homes was receiving applications for the first phase; call 623-9811.
4. Rezentes reported a membership search for a Waianae-Kapolei board advisory council and invited applications by July 15, 2007.
5. Chair Teruya announced a June 17, 2007, at 8:00 am Nanakuli Canoe Halau blessing (before the race).
6. Waianae Library will be having a series of summer programs, including children and youth reading programs.
7. Jordan announced a Na Keiki o Ka Mo’i Canoe Club benefit program on June 15, 2007.
8. Grace announced that each Board member should obtain and read the Sustainability Community Plan for Waianae and Makaha.
9. Tesha Malama introduced Sandwich Isle Communication representative Lani Lapilio as the new Sandwich Isles point person, with Lokalio reporting that Malama has accepted another job and is leaving Sandwich Isles and that construction from Hakimo Road to Kili Drive will be starting in August 2007. Requests were made to expand the provision of service to the general public (which was reported as not part of the legally permitted activity) and to permit web phones (which is not a service Sandwich Isle now offers) from another vendor. Kelii requested that a presentation be scheduled to address these, and other, questions. Chair Teruya asked for Sandwich Isles to come to the July 2007 meeting on the agenda, with community asked to forward questions to her for the presentation.
10. Williams reported that the Sustainability Community Plan Project meetings are continuing, with forty-one community members signed up to participate.

Community Concerns:

1. Kelii referred a farmer’s issue to Saylor for follow up (re: Hawaiian Electric).
2. A concern about expressed about how to receive Board information; Chair Teruya requested that anyone wishing to receive agendas needed only to sign in and check off to be added to the mailing list.
3. A concern was mentioned that past community meetings are in conflict with Board and Board

- committee meetings, with Kelii mentioning that the committee chairs have changed and might be setting new meeting date schedules.
4. Grace expressed concern about the Sea Country development, reporting that more homes are being constructed, that emergency evacuation has not been planned for, and that the parks need improvement (no current restroom facility).
 5. Greenwood discussed farm land issues (trucks stored or parked on farm land), which was referred to Saylor.
 6. A request for a follow up meeting with regard to Ordnance Reef, with Chair Teruya reporting that planning for such a meeting is being done. Greenwood reported arsenic is involved and stressed the need for urgency. Chair Teruya noted the quickness with which the Army agreed to the initial community meeting, expressing appreciation and explained that Board dialogue with the Army is continuing.
 7. A suggestion was made to underground utility lines; Saylor will follow up on the suggestion as a committee issue.
 8. A concern was expressed that the 20,000 square foot site by 7-11 (where five houses were proposed) is still moving forward, although the Board has taken a position against it.

Neighborhood Plan Update – Rezendes announced that the Neighborhood Commission has been told that the draft Neighborhood Plan revisions were to be reviewed and returned to the Commission by the middle of June 2007 from the City's Corporation Counsel. The revisions would then be sent out by the Commission for public hearing and hopefully finalized in four to six months; the current draft is on line at the Neighborhood Commission Office site.

Habitat for Humanity Leeward Oahu's Kaukamana Hale Project, 87-119 Kaukamana Road – Michael Sessions, Project Manager for the Habitat for Humanity Kaukamana Hale Project reported that construction was to start in the first part of November, 2007 and the first houses would be developed in the first part of March 2008. He reported that the current homeowners would move off shortly, and will return after the site work is finished. He reported that the intended clients were very low income, intended to be a self-help project, with mortgages of twenty to twenty-five years at zero interest. Rezendes asked about documentation on the project; Chair Teruya reported that they were being distributed to Board members. Jordan asked about the park maintenance; Session reported that a private association would manage the park (and the private road), with the park serving as a storm drainage basin. An audience question was to Sessions' involvement in the building of the project; Sessions reported that such involvement would be a conflict and there would not be an involvement in the framing and building. Sessions also reported that there was no other immediately planned cluster or farmland use anticipated for the Habitat group, but that the group is always looking for sites.

Cluster Housing Permit – Maili Beach Place Cluster Housing – 87-150 Maipalaoa Road (63 two-story duplex, triplex and four-plex dwelling units) – James Park discussed a Cluster Housing Permit application for a project named the Maili Beach Place Cluster Housing – 87-150 Maipalaoa Road which will have a total of 63 two-story duplex, triplex and four-plex dwelling units. Jordan noted this project was proposed some three or four years ago, with a minimum of 250 people at that location; Park said the number of people was possible and explained that his firm is doing a design but agreed that there was a prior proposal. Park said he would like to come back in July with detailed plans. Saylor reported the schools were at their full capacity and asked where the student would go; Park said the Department of Education makes the assessment of student enrollment needs and does not report that the schools system would not be able to accommodate this project. Saylor discussed the need for more information and asked for a follow-up on issues, including school capacity, and how to accommodate the students, the feedback from City agencies such as HPD, HFD, traffic and the State DOE. Saylor also expressed concern that the Sustainability plan is ranked as the law for development and that this area is agriculture in intent; Park agreed the land is agriculture but explained that cluster development is allowed. Rezendes reported that she had also heard that the neighbors were not contacted, expressing concern about traffic density and the impact of the adjacent canal. Answers to several audience questions were that the prices would be about \$300,000 to \$340,000, with the

maximum height of two-story, and Patterson commenting that the cluster development would not fit with the single-family units. Grace asked about parking, which was reported to be sixty spaces all on grade, and commented that the cluster sounds like a Holiday Inn motel. Jordan asked if the project would be gated, with Park answering that they would like the project to be gated but that a variance would be required (which is a different process). Hew Len asked about parking, with the answer that the parking can not be underground. An audience question asked about widening the very narrow Maipalaoa Road, with the answer that there are no plans for widening. Chair Teruya asked the pleasure of the Board, with the request from Jordan that the issue be on the next agenda for follow up with answers to concerns. Aipoalani suggested that a packet of material should be distributed about a project before it comes to the Board. Patterson suggested a committee should hear issues before the Board;

COMMITTEES:

Parks and Recreation / Parks Beautification Committee – Jordan reported her committee agenda and minutes were out, with a planned committee meeting set for June 14, 2007.

Education Committee – Kelii reported a committee recess in June, with a planned meeting set for July 17, 2007 at the Waianae Leeward Community College from 6 to 7:30 p.m. He reported that the Imua Project, of involvement of community schools, is continuing.

Mayor's Representative – Ken Shimizu represented Mayor Mufi Hannemann and distributed a community newsletter from the City. He was available to respond to concerns:

1. Kurshals asked that the Lahilahi canal be checked for the need to be cleared of brush.
2. Slocum reported concern that the Hawaiian Princess ground cover needs to be cut because it would be a hazard in the event of a fire.
3. Saylor asked that beach park homeless be moved into the State's homeless shelter.
4. Kelii asked why Neighborhood Board election results were not published, asking that the community be advised of election results.
5. Patterson thanked Shimizu for the recent seven community meetings on curbside recycling.
6. A community comment was on the need to keep the City's low-income housing in low-income in the face of announced plans to explore the sale of the City's housing projects.

Councilmember Todd Apo – Councilmember Apo referred to his distributed community report and answered the last question above about the low-income housing project, explaining that any sale would come to the Council, where the Council is also concerned about the sale and is interested in devising any sale so that the low-income concept is continued. Apo reported plans for increased deductions for real property residential taxpayers (reauthorized the \$200 homeowner tax credit), as well as a lower rate for residential properties (down from \$3.59 to \$3.29). He also reported that \$8 million is committed for curbside recycling. Kelii said that Nanakuli and Waianae parks need attention and reported that the community has the perception that more of Apo's time is spent in Ewa; Apo said that the community has requested funding for parks and that he has placed them, but that he understands Kelii concern. Slocum pointed out that bus drivers have been helpfully stopping at cross-walks, but Apo said that there has recently been an accident that has underlined the safety issue and that the bus drivers have been told to stop the practice. Slocum asked for Apo to send him a letter detailing Apo's efforts – and the answers of denial – with Slocum then intending to pursue the issue as a civil rights violation; Apo said he would send Slocum a letter. An audience asked on the rail status; Apo said the rail request is going through a process, which now is as a request in Washington for federal fund, probably 12 to 18 months. Jordan thanked Apo for his efforts. Chair Teruya thanked Apo, giving him a suggested listing of chairs, tables and air conditioning for the current meeting site, and specifically congratulated him on the success of the budget process. Chair Teruya mentioned the need for a better Benefits Package plan, with Apo responding that an additional million dollars in funds have been provided to the Parks department for many of the concerns that the Board had discussed. Silva suggested the City consider

altering the current location by expanding the meeting room walls; Apo said it was possible but that it would not be a very quick solution to the current problem.

Congresswoman Mazie Hirono – No representative was present.

Governor Linda Lingle – Marie Laderta, Director, Department of Human Resources Development, was present to represent Governor Lingle, accompanied by Scott Ishikawa of the Department of Transportation. Laderta reported that she has been involved with Collective Bargaining issues since last October, where she has been having one and three a.m. meetings with public unions. Ishikawa reported on transportation issues, explaining that a crosswalk near Surfside Apartments has now been considered as warranting a pedestrian activated-light since the recent pedestrian jay-walking effort has forced pedestrians into crosswalk use. He reported that the light will cost \$400,000 to \$500,000 and that the funds will have to be fought next year. He also reported that a State contractor will be in the community re-stripping state roads. He also reported that roadway-flashing lights, which have been installed, have been stolen or vandalized. He asked that anyone observing someone tampering with lights call him at 587-2160. Jordan suggested a longer stacking lane at Lualualei Road. Kelii expressed concern over violation of truck weights, which puts other drivers at risk, and asked for more inspection stations. Endo proposed that roadway-flashing lights be considered for re-activation, since the major work of the holes and light locations have been completed so that the project can be re-activated relatively inexpensively; Ishikawa will check. Patterson asked for another look to be made about the possibility of additional lights and crosswalks. An audience comment was about Farrington Highway's faded road stripping; Ishikawa said that the state contractor would be out here over the next month. Rezendes reported that a City roadway was identified as needing no stripping; Laderta passed out a newsletter from the Governor's Office and information on the state's medical insurance program and reported that the Department of Human Services would be sending a representative to next month's meeting. Kelii asked if the City and State are doing joint sustainability planning or if they are separate; Laderta said they were different but that the information could be the same. Chair Teruya thanked Laderta for her report.

Senator Colleen Hanabusa – Senate President Hanabusa was present and congratulated the newly elected Board member and thanked the past members for their service. She distributed a legislative report and congratulated the Nanakuli and Waianae High Schools for both being recognized with various awards. She reported leaving on a Pentagon trip as a member of the Chamber of Commerce's Military Civilian Council and she will be inquiring about ordnance matters. Waiamau-Nunuha asked about Hanabusa attending the Nanakuli complex splitting and if it could be accomplished; Hanabusa reported that the Kamehameha School's release from its recent suit means it can be part of the answer, but said that the answer – and the resources -- can be found. Slocum expressed concern about sex offenders' incarceration (and prior letter); Hanabusa reported that she believes the State Attorney General will follow up and respond to Slocum. Grace also thanked Hanabusa. Chair Teruya thanked Hanabusa for her report.

Representative Karen Awana – No representative was present.

Representative Maile Shimabukuro – Representative Shimabukuro reported the junior lifeguard program was starting with registration this weekend, thanked the board for following up on the shower at the Makaha Beach park, where the shower has been reactivated, and that she is scheduling a town meeting (jointly with Councilmember Apo, Representative Awana and Senator Hanabusa) on July 27, 2007 at Maili Elementary School.

Adjournment – The meeting was adjourned at 10:20.

Submitted by Elwin Spray, neighborhood Commission Office staff

Appendix O

Habitat for Humanity Leeward Oahu's
Fall 2007 Newsletter

Habitat for Humanity

Building Houses, Building Hope



**Habitat
for Humanity®**
Leeward O'ahu

Fall 2007

*"Love Your Neighbor
as Yourself."*

-Matthew 22:39

Did you know...

*3,000 people on Oahu, many of which are children, live on our beaches.

* Leeward Habitat partners with families earning under 50% of the area median income

*Leeward Habitat is the newest Habitat affiliate in Hawaii and one of Hawaii's biggest Habitat home builders

*Leeward Habitat plans to begin building a 31 home subdivision in June 2008

* More than 96,000 Hawaii families -- or 22 percent of all households -- live in unsatisfactory conditions

* Leeward Habitat keeps the cost of homes affordable to many low-income families with a mortgage between \$60,000-\$80,000.

**Habitat for Humanity
Leeward O'ahu**
PO Box 498
Wai'anae, HI 96792

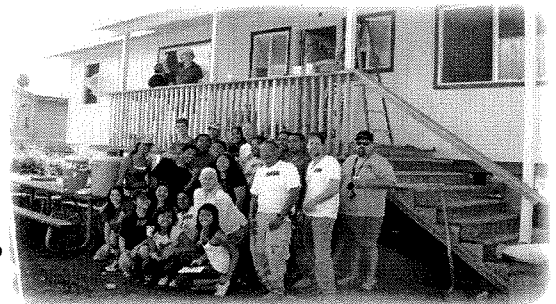
(808) 696-7882
www.leewardhabitat.org

A Home for the Holidays!



Three new families have moved into their simple, decent, affordable Habitat homes as a result of the 2007 construction season and two additional families are expected to move in before the new year. The first 2007 home dedicated was for the Mitchell-Lefotu Family on January 13th. Located on Koleali'ili'i Street in Wai'anae, this home was made possible through the very generous donation from First Presbyterian Church of Honolulu.

On June 23rd, the home at 85-056 Luualalei Homestead Road in Wai'anae was completed for the Sadamaru Family of 12. Leeward Habitat is blessed to have the support of the Makakilo Baptist Church Men's Fellowship, Fuller Center for Housing, and First Presbyterian Church that made everything possible for the Sadamaru Family's home to be completed.



The Lopes Family of 7 received the keys to their new Habitat home on September 8th after a year of working to build their new home with the help of hundreds of volunteers. Special thanks to Site Supervisor John Ayat, Walter and Chris of Koinonia Christian Fellowship, Koinonia Christian Center, Dave Luehring, Zak Johnson, Russ Coldwell, Danny Chang, Kevin and the Sand Island Treatment Center Team, Luke and the Oceanics volunteers, Brian Chun, Mary Fisher, and Christine Cipolla.

Two additional families hope to be home for the holidays. Volunteers have been working to complete the homes for the Kaneakua Family of 13 and the Johnson-Hoohuli Family of 12. Please help to make this possible for these families and many families into the future and pledge your support of Habitat for Humanity Leeward O'ahu!





Mahalo to our Funders!

Habitat for Humanity Leeward O'ahu would like to recognize those who have made significant contributions to help Habitat with its mission of eliminating poverty housing in Leeward Oahu.

House Sponsors

Mitchell Family Home:
First Presbyterian Church

Sadamaru Family Home:
Fuller Foundation and First Presbyterian Church

Lopes Family Home:
John Pulichino

Kaneakua Family Home:
Rotary Clubs of Metropolitan Honolulu,
Honolulu Sunrise, Pearl Harbor, Downtown
Honolulu, Pearlridge

Johnson-Hoohuli Family Home:
Centex Destination Properties

Foundations and Corporate Grants

HomeStreet Bank, NAHASDA, Trinity Western University, Atherton Family Foundation, Seattle Home Loans Bank, Case Foundation, Office of Hawaiian Affairs, Weinberg Foundation, Wai'anae Rotary Club, Foodland, Combined Federal Campaign, Grace Pacific Corporation, and Hawaii Housing, Finance, & Development Corporation.

Adopt-a-Day Sponsorships

Castle & Cooke Homes, General Growth Properties, and Referentia

Individuals

Scott Brown, Friends of John DeSoto, Terri Fujii, David Kumagai, Dewey Mosley, Sharon & Patrick Moran, David Pansini, John Pulicino, Bill Rochat, Melanie Winters, and Douglas Wood

Faith Organizations

First Presbyterian Church, Women's League of Central Union Church, Schofield Barracks Gospel Church, Koinonia Christian Center, Makakilo Baptist Church, Wai'anae Methodist Church, and City Church.

Build-a-Thon Sponsors

General Growth Properties, Waikiki Rotary Club, Centex Destination Properties, Booz Allen Hamilton, JW Marriott Ihilani Resort, Waikiki Beach Marriott, Ko Olina Beach Club, HomeStreet Bank, KCCN FM100, Pacific AquaScapes, KFC, and Burger King.

In-Kind Donations

Outback Steakhouse, JW Marriott Ihilani Resort, Ko Olina Beach Club, the skilled workers of Castle & Cooke Homes, Cross Trucking Obun Hawaii Group, Manameans Advertising and Public Relations, Hawaiian Cement, Pacific Aggregate, and Associated Steel Workers.

Congratulations to our 2007 Volunteer Award Winners!

Builder Award:
Dave Luehring

A-Teams:
Castle & Cooke Homes and Schofield Barracks Gospel Church

Booz Allen Hamilton Life Time Achievement Award:
Kehau Hanohano

Presidents Award:
Patricia Patterson

Quick Gift Guide Your gift could help buy:

- * \$10 = Box of Nails
- * \$35 = Roof Shingles
- * \$100 = Low Flow Toilet
- * \$150 = Window
- * \$250 = Bathtub
- * \$500 = Siding
- * \$1000 = Wallboard
- * \$2000 = Flooring

At a Loss for Gift Ideas?

Let your loved ones know how much they mean to you by helping families in need and making a donation in your loved ones name. When you make a donation to Leeward Habitat this holiday season you give a gift of meaning, worth, and honor. A card will be sent notifying the recipient that you have made a gift to Leeward Habitat's housing ministry in their name.

Your gift is guaranteed never to wear out, go out of fashion, or arrive broken. Your gift will be fully tax-deductible for one year, but it will keep working for a lifetime.

Make checks payable to **Habitat for Humanity Leeward O'ahu** (\$25 minimum per card please).

Enclosed is my gift of \$ _____ on this special occasion _____

HONOREE'S NAME

MAILING ADDRESS

CITY, STATE, ZIP

DONORS NAME

MAILING ADDRESS

CITY, STATE, ZIP

-END-

Notes: Document content provided by Habitat for Humanity Leeward Oahu, Inc.
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Service's Planner Randall Goto, supervised by Michael Shiroma.