



KALAELOA COMMUNITY DEVELOPMENT PERMIT

KALAELOA RENTAL HOMES SITE SITE AMENITIES IMPROVEMENT PROJECT

Kapolei, Island of O'ahu, Hawai'i

Tax Map Key: 9-1-13:14; 4258 Independence Road

May 2018

Prepared for:
RP Makai Owner, LLC, Owner
Greystar, Property Manager

Prepared by:
Belt Collins Hawaii LLC
2153 North King Street, Suite 200
Honolulu, HI 96819

JOB No. 2015.33.0601

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May 2, 2018
2015.33.0601 / 18E-028R

Mr. Garrett Kamemoto, Interim Executive Director
State of Hawai'i
Hawai'i Community Development Authority
547 Queen Street
Honolulu, HI 96813

Attention: Ms. Susan Tamura

Dear Mr. Kamemoto:

**Kalaeloa Community Development Permit
Kalaeloa Rental Homes Site
Site Amenities Improvement Project
4258 Independence Road, TMK 9-1-13:14, Kapolei, O'ahu, Hawai'i**

On behalf of RP Makai Owner, LLC (Fee Landowner), and Greystar (Property Manager), we are pleased to submit this Kalaeloa Community Development Permit application for the Hawai'i Community Development Authority's (HCDA) consideration. The Site Amenities Improvement Project (the Project) proposed for the Kalaeloa Rental Home Site (KRHS) consists of swimming pools, landscaping, and parking improvements to the recreational component of its existing residential complex. Detailed information for this project is presented in the Development Permit application. For your reference, the State Historic Preservation Division's (SHPD) letter concurring with the finding of the Archeological report is enclosed with this application.

We trust the information provided with this submittal is complete and will allow HCDA to determine this project is consistent with the applicable Kalaeloa development rules, and grant this request for a Development Permit. Please advise us of the schedule for the public hearings. If you need any additional information or require any clarification of the materials submitted, please contact me at 521-5361 or via email at jhiramatsu@bchdesign.com.

With regards,

BELT COLLINS HAWAII LLC



Joanne Hiramatsu
Senior Associate / Director of Planning

JH:hp
Attachments

cc: Greystar – Jorma Moore, Construction Service & Regional Maintenance Manager (via email to jorma.moore@greystar.com)
RP Makai Owner, LLC



Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813
(808) 620-9643 FAX (808) 594-0299



KALAELOA PERMIT APPLICATION

APPLICANT INFORMATION

Applicant RP Makai Owner, LLC
Mailing Address 4285 Independence Road
Kapolei, HI 96707
Telephone No. 808-682-2424
Project Site Address 4285 Independence Road Kapolei, HI 96707
Landowner RP Makai Owner LLC
Address 1209 Orange Street Wilmington, DE 19801
Description of Work to be Done Parking lot expansion and installation of
new wet amenities and related accessories and infrastructure.

TYPE OF REQUEST

- Rules Clearance
- Improvement Permit
- Development Permit
- Conditional Use Permit
- Conditional Use of Vacant Land
- Other _____

PARCEL INFORMATION

Tax Map Key: 9-1-013:014
Transect Zone: T-3 General Urban

PROJECT INFORMATION

Existing Use, Size and Height

- Commercial _____
- Industrial _____
- Residential recreational component
- Other _____
- TOTAL _____
- Parking Requirement (HAR §15-215-47) _____

Nature of Work

- New Building * Repair
- Addition * Electrical
- Demolition Plumbing
- Alteration
- Other _____

Proposed Use, Size and Height

- Commercial _____
- Industrial _____
- Residential 130,680 SF
- Other _____
- TOTAL 130,680 SF

Notes: recreational component of existing residential project

*NOTE TO APPLICANT

1. Please refer to Subchapter 5 of the Kalaeloa CDD Rules, Chapter 215, Hawaii Administrative Rules, for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kalaeloa CDD.

For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

PUBLIC FACILITIES DEDICATION (HAR §15-215-64): N/A

- Land _____ sq. ft.
- In Lieu Fee _____

OPEN SPACE REQUIREMENT: (HAR §15-215-46) N/A

Land _____ sq. ft.

RESERVED HOUSING (HAR Chapter 15-216) (if applicable) N/A

- Units _____ sq. ft.
- In Lieu Fee _____

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): _____ Date: 5/3/18

Print Name: Jorma Moore, Greystar Construction Services Manager Telephone No: (808) 476-2000

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____ Date: _____

HCDA Approved



PROJECT AUTHORIZATION
Kalaeloa Community Development District



Application No. _____

PROPERTY INFORMATION:

Site Address: 4285 Independence Road
Kapolei, Hawaii 96707
Tax Map Key: 9-1-013:014
Lot Size: 45 Acres
Transect Zone: Kapolei
Present Use of Property and/or Buildings: Residential and recreational facilities

LANDOWNER:

Name: RP Makai Owner, LLC
Mailing Address: Rockpoint Group, LLC; Woodlawn Hall at Old Parkland
3953 Maple Avenue, Suite 300; Dallas, TX 75219
Telephone: (415) 434-6049 Email: zbernstein@rockpointgroup.com

APPLICANT:

Name: RP Makai Owner, LLC
Mailing Address: Rockpoint Group, LLC; Woodlawn Hall at Old Parkland
3953 Maple Avenue, Suite 300; Dallas, TX 75219
Telephone: (415) 434-6049 Email: zbernstein@rockpointgroup.com

AGENT:

Name: Greystar
Mailing Address: 4285 Independence Road
Kapolei, Hawaii 96707
Telephone: (808) 476-2000 Email: jorma.moore@greystar.com

SIGNATURE: RP Makai Owner, LLC

Landowner (Print & Sign) Ron J. Hoyl
Vice President

4/27/18
Date

Applicant (Print & Sign)

Date

PROJECT SUMMARY

INTRODUCTION

The Site Amenities Improvement Project (Project) proposes to install two (2) swimming pools, dog park, and related facilities, add parking stalls, install landscaping, build covered picnic tables, as well as an open pavilion structure at the Makai Apartment site. The Makai Apartment site is one (1) of three (3) properties identified as the Kalaeloa Rental Home Sites (KRHS). The site background information and detailed project description is provided below.

The Project is located within a 44.5-acre rental home community at 4258 Independence Road (See **Figure 1, Location Map**). Both Independence Road located to the south, and Bougainville Avenue located to the west, of the Project site are existing private roads See **Appendix C, Makai Apartments Property Map**, which are maps and other supporting documentation supporting ownership of Independence Road.

EXISTING CONDITIONS

Background

RP Makai Owner, LLC owns three (3) parcels totaling approximately 77.9 acres and located within the Kalaeloa Community Development District (KCDD), and is known as the KRHS. See **Figure 1** for location of the parcels and **Figure 2, Kalaeloa Community Development District** for the location of the parcels within the KCDD. **Table 1 Kalaeloa Rental Home Site Properties**, provides a breakdown of the KRHS properties. The KRHS offers townhome-style apartments for lease with various floor plans ranging from one-bedroom to four-bedrooms units.

Table 1 Kalaeloa Rental Home Site Properties

Kalaeloa Rental Home Site Properties				
Property Name	Tax Map Key Number	Address	Number of Units	Acreage
Kaimana Apartments	9-1-13:77	4285 Independence Ave	120	17.5
Mahana Apartments	9-1-13:82	4289 Independence Rd	116	15.9
Makai Apartments	9-1-13:14	4258 Independence Rd	284	44.5
Totals			520	77.9

The Project is located on a three-acre area in the Makai Apartment parcel (TMK:9-1-13:14). See **Figure 3, Tax Map**, and **Figure 4, Project Site Plan** displaying location of the Project improvements. The Makai Apartments of KRHS were constructed in 1973, and the Kaimana and Mahana apartments were constructed in 1994. All three (3) sites were constructed prior to the creation of the KCDD and the adoption of the KCDD Rules. Once the Project is completed, all the residents from KRHS will have access to the new and the existing recreational amenities.

State Land Use District

The Project is located within the Urban district.

Kalaeloa Community Development District (KCDD) and Master Plan (March 2006)

The Project is located within the KCDD which encompasses approximately 3,695 acres formerly occupied by Barbers Point Naval Air Station (BPNAS). At the time of the station's closure, the land was divided amongst the Federal, State, and County constituents which delegated portions of the site to private ownership. In 2002, Act 184 was signed into law which allowed transfer of the BPNAS lands known today as the KCDD to the Hawai'i Community Development Agency (HCDA). The vision to create a new urban development from military lands began with a five-year Kalaeloa Strategic Plan, and a Master Plan. High levels of community involvement and government consultation helped create the guiding principles for Kalaeloa to become a model community.

The Kalaeloa Master Plan was prepared by the HCDA to develop a strategy and vision for redevelopment of Kalaeloa after the land was transferred from the military to the State of Hawai'i. The vision was to transform Kalaeloa into a "Center of Excellence" or Wahi Ho'okela by establishing social and economic goals, preserving the historic aspects of the land, and engaging the community with opportunities for involvement. The Master Plan outlined standards to revitalize the area with an economic potential which included: new jobs, new schools, transit connectivity, affordable housing, and recreational opportunities.

Kalaeloa Community Development District Rules

After the BPNAS lands were transferred to HCDA, the Hawai'i Administrative Rules (HAR) Title 15, Subtitle 4, Chapter 215, known as the KCDD Rules, was adopted in 2012. The Rules carry out the vision and concepts of the Kalaeloa Master Plan (KMP).

The Project is located within transect zone T3 general urban which is characterized by mixed-use projects with a commercial emphasis. "Commercial" is defined as a term "collectively defining workplace, office, and retail functions." KHRS does not conform with a mixed-use development with a commercial emphasis. However, since the KRHS was constructed prior to the adoption of the KCDD rules and KCDD master plan, the existing development is a legal non-conforming development.

With the proposed improvements to the recreational component of the existing residential complex, the KRHS remains in compliance with all applicable community development district rules and standards. **Table 2 Conformance to Kalaeloa Community Development District Rules ("Kalaeloa Rules")** summarizes the project's compliance with each of the KCDD Rules. See the attached civil engineering plans, attachments, as well as **Table 3 Compliance with Hawai'i Revised Statutes §206E-5.6(j)** for more details regarding the proposed improvements in relation to the development standards.

PROPOSED PROJECT DESCRIPTION

Proposed Development within TMK 9-1-13:14

The proposed development under this Development Permit application request includes plans to expand the KRHS's recreational area parking lots near the basketball and tennis courts and by the Leasing Center, and install two (2) swimming pools with related facilities and landscaping, an open pavilion shelter, and covered picnic tables. See **Figure 5, Project Site Plan - Enlargement**, and **Figure 6, Rendering of Proposed Improvements**. The proposed development would be located on the existing dog park which will be relocated just east of the pool facility. The total recreational area is approximately 130,680 square feet (SF). A Rules Clearance application for renovations to the Leasing Center's office, which is near the recreational site improvements, was submitted on August 23, 2017 and approved on September 13, 2017. There are no other developments planned for the residential area of the parcel at the present time. Key elements to the design of improvements to the recreational component of the existing residential complex will include:

- An adult pool and a children's pool located on the site of the existing dog park area which is situated between the basketball and tennis courts and the Leasing Center. Related amenities at the pool area include lounge chairs, a barbeque area, fencing with gated entries, an open pavilion shelter, picnic table shelters, and landscaping with irrigation system are included with the improvements. The dog park amenity will be relocated east of the proposed pool area. Designated open space adjacent to the pools and dog park will also remain.
- The existing parking lots along Independence Road will be expanded and additional parking stall are provided along Bougainville Avenue next to the basketball courts.
- Other improvements include a dog wash area at the dog park, as well as a concrete pathway providing access to the recreational facilities.

The construction drawings for this Project have been completed. Selected construction drawings are attached for review.

COMPLIANCE WITH RULE AND OTHER REQUIREMENTS

Land Use Compatibility

The new amenities proposed for this Project conforms with the existing and planned land use character of the surrounding area. The parcel lot location (TMK: 9-1-13:14, Makai Apartments) of the Project and the adjacent parcels are designated transect zone T3 General Urban Zone. According to HAR §15-215 Figure 1.7, Land Use, residential development is allowable within the General Urban Zone, therefore the proposed Project will not have an adverse effect on surrounding land use. The term "residential" is a use classification for premises available for human dwelling. (HAR §15-215-8) Per HAR §15-215-45, Recreation space, 55 SF of recreation space per dwelling must be provided. The three (3) KRHS properties have a total of 520 units which would need at least 28,600 SF of recreation space. The total square footage of the proposed Project is 130,680 SF and considerably more than the requirement.

The adjacent parcel to the northwest of the Project is a developed residential parcel and part of the KRHS. Those tenants will have access to the recreational area and amenities when completed. The parcel directly west of the Project has a warehouse on the property and is owned by the United States of America (U.S.) government and leased to Kalaeloa Ventures LLC. The parcels to the south and the east are also owned by the U.S. government and are currently vacant lots. Directly north of the Makai Apartments is Franklin D Roosevelt Avenue.

Compliance with Hawai'i Revised Statutes §206E-5.6

With the proposed improvements, the KRHS complies with applicable provisions Hawai'i Revised Statutes (HRS) §206E-5.6(j). **Table 3, Compliance to Hawai'i Revised Statutes (HRS) §206E-5.6(j)** summarizes the project's compliance with the specific section of the HRS. Refer to the attached civil engineering plans, and attachments, as well as **Table 3** for more details regarding the proposed improvements in relation to the HRS.

HCDA's Kalaeloa Master Plan (March 2006)

The new additions to the recreational component of the residential area will meet the visionary goals of the master plan by "creating social value", and "quality of life" within the community. Social value can be achieved by creating a network of open spaces and recreational facilities that connect the community. The general strategy to developing an area as large as the KCDD is to have an urban environment where residents can "live, work, learn, and play". The new amenities for the KRHS will allow the residents convenient access to the recreational area that encourages eco-friendly choices for transportation, i.e. walking or biking.

Kalaeloa Community Development District Rules

With the proposed improvements to the recreational component of the existing residential complex, the KRHS remains in compliance with all applicable community development district rules and standards. **Table 2** presents proposed measures to comply with each of the applicable rules.

Archaeological Literature Review (Final, October 2017)

Compliance with the historical and cultural requirements mandated by the State Historic Preservation Division (SHPD) is a prerequisite to Kalaeloa Rules Title 15, Chapter 215, HAR. HCDA prepared a letter dated November 22, 2017 to accompany the archaeological literature review prepared for this Project. They were received by the SHPD on November 28, 2017. The archaeological literature review was prepared by International Archaeology, LLC and is included as an attachment to this application (**Appendix D, Memo from HCDA to SHPD, Final Archaeological Literature Review, and SHPD Concurrence Letter**). The document includes the area's general historical background information based on research of academic and professional resources. The Project site is not located in an area dedicated as an archaeological preserve, and not near known pre-contact habitational sites. Early 20th century maps show the Project site within plantation lands and then developed for military use. No known historical sites or cultural properties have been identified within the Project site, however, a previous survey from the 1980s recorded one site (50-80-12-1729) within one (1) mile southeast of the Project. Site-1729 was identified as a large sinkhole that contained evidence of early human activity. The conclusion of the literature review stated no further archaeological work is warranted because of the ground disturbance that altered the land within the recent decades. SHPD provided a response letter dated February 7, 2018 (Log

No: 2017.02645, Doc No: 1801KM04) concurring with the determination of no historic properties affected for the proposed project. A copy of the SHPD letter is also included in **Appendix D**.

ADDITIONAL INFORMATION

Public Consultation (Appendix E)

Presentation was made to the Kalaeloa Advisory Teams' Combined Meeting on November 16, 2017. The agenda for the meeting is attached. Presentation was made to the Makakilo/Kapolei/Honokai Hale Neighborhood Board No.34 on April 25, 2018. The agenda for the meeting is attached.

Adequacy of Utilities (Appendix F)

Kalaeloa Water Company confirmed availability of water for the proposed pool. Copy of letter from Kalaeloa Water Company is attached.

Approved Grading Permit (Appendix G)

Copy attached.

Table 2 Conformance to Kalaeloa Community Development District Rules (“Kalaeloa Rules”)

CATEGORY	KALAELOA RULES Title 15, Chapter 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
TRANSECT ZONE	§15-215-23(b)(3) Transect Zones, Figure 1.2 Regulating Plan and Figure 1.3, Development Standards Summary	Transect Zone: T-3 General Urban Zone	Residential	Project is a legal, non-conforming project.
SITE AREA			130,680 SF	
PROJECT TYPE	Development	Multi-Family	Ancillary recreational space for existing non- conforming residential project.	Improvements permitted.
FRONTAGE TYPE	Common Yard	Permitted	No work in lot frontage.	
BUILDING PLACEMENT	Frontage Occupancy	50% Min	No buildings	Not Applicable
	Front Yard Setback	5 to 15 feet	No buildings	Not applicable
DENSITY	Figure 1.3, Development Standards Summary	Townhouse	No additional building floor area is proposed by this Project. The proposed open pavilions are roofed shelters without any walls and do not meet	“Floor area” means the sum of the gross horizontal areas of all floors of a building, including interior balconies and mezzanines, measured from the exterior face of exterior walls or from the centerline of a wall separating two structures. Floor area shall include the area of roofed porches or lanai having more than one wall and of accessory structures on the same lot. Stairwells, elevator shafts parking facilities and loading spaces, including their driveways, shall be excluded.”

CATEGORY	KALAELOA RULES Title 15, Chapter 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
			the definition of "Building".	
FRONTAGE TYPE	Figure 1.3, Development Standards Summary & FT	Common Yard, Porch & Fence, Terrace or Lightwell, Forecourt, Stoop, Shopfront, Gallery	No buildings are proposed and there is no new floor area.	Not Applicable
LAND USE	§15-215-40, Land Use and Figure 1.7 Land Use	Residential	No change in land use.	Project conforms to the Kalaeloa Rules.
BUILDING PLACEMENT	§15-215-41, Building Placement	Built parallel to build- to line w/minimum frontage requirements.	No buildings are proposed and there is no new floor area.	Not Applicable, however proposed shelters are more than 190' from property lines and more than 150' from existing roads.
SETBACKS	Figure 1.3 C. Setback	5'-15' Front Yard Setback	No buildings are proposed and there is no new floor area.	Not Applicable, however proposed shelters are more than 190' from property lines and more than 150' from existing roads.
BUILDING FORM	§15-215-42, Building Form	Building height: 60' max	No buildings are proposed and there is no new floor area.	Not Applicable, however, proposed shelters less than 17' in height.
	Figure 1.3 D. Max. Density	20 Units/Ac. Max.	No units added.	No change to density.
LANDSCAPE	§15-215-44, Landscape	Yards shall be landscaped; planting selected from the preferred plant species list (Figure 1.10); exceptional trees	No proposed work in "yards".	Project includes extensive landscaping but does not affect any "yards".

CATEGORY	KALAELOA RULES Title 15, Chapter 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
		designated by the City should be protected; landscaping shall have automatic irrigation.		
RECREATION SPACE	§15-215-45 Recreation Space	55 SF of recreation space per dwelling unit.	Expand recreation area with new swimming pools, BBQ area, relocated dog park.	The total number of units for the KRHS is 520 units. At 55 SF per unit, 28,600 SF of recreation space is required. Total square footage of the proposed recreation space is 130,680 SF.
OPEN SPACE	§15-215-46, Open Space	20% of each lot	The new parking reduces the open space area.	The approx. open space is 400,000 SF which exceeds the open space requirement of 377,883 SF.
PARKING	§15-215-47, Parking and Loading (Applicable to new buildings and additions and renovations of existing buildings that increase existing floor area by 25% or more.)	One (1) off-street stall per 450 SF of floor area is required for Commercial, clinics, administrative, and all other uses. Based on the shelters having an area of 2,304 square feet, six (6) stalls would be required.	No additional parking stalls required. 25 new stalls proposed.	Project parking counts are as listed below: EXISTING - 18 Stalls + 1 Handicap stall NEW - 43 Stalls + 2 Handicap stalls NET INCREASE: 25 Stalls 1 Handicap stall
	§15-215-47(l), Loading	Loading spaces are required from 5,000 SF of floor area for civic, civic support and educational uses.	No buildings are proposed.	This requirement is not applicable.

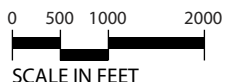
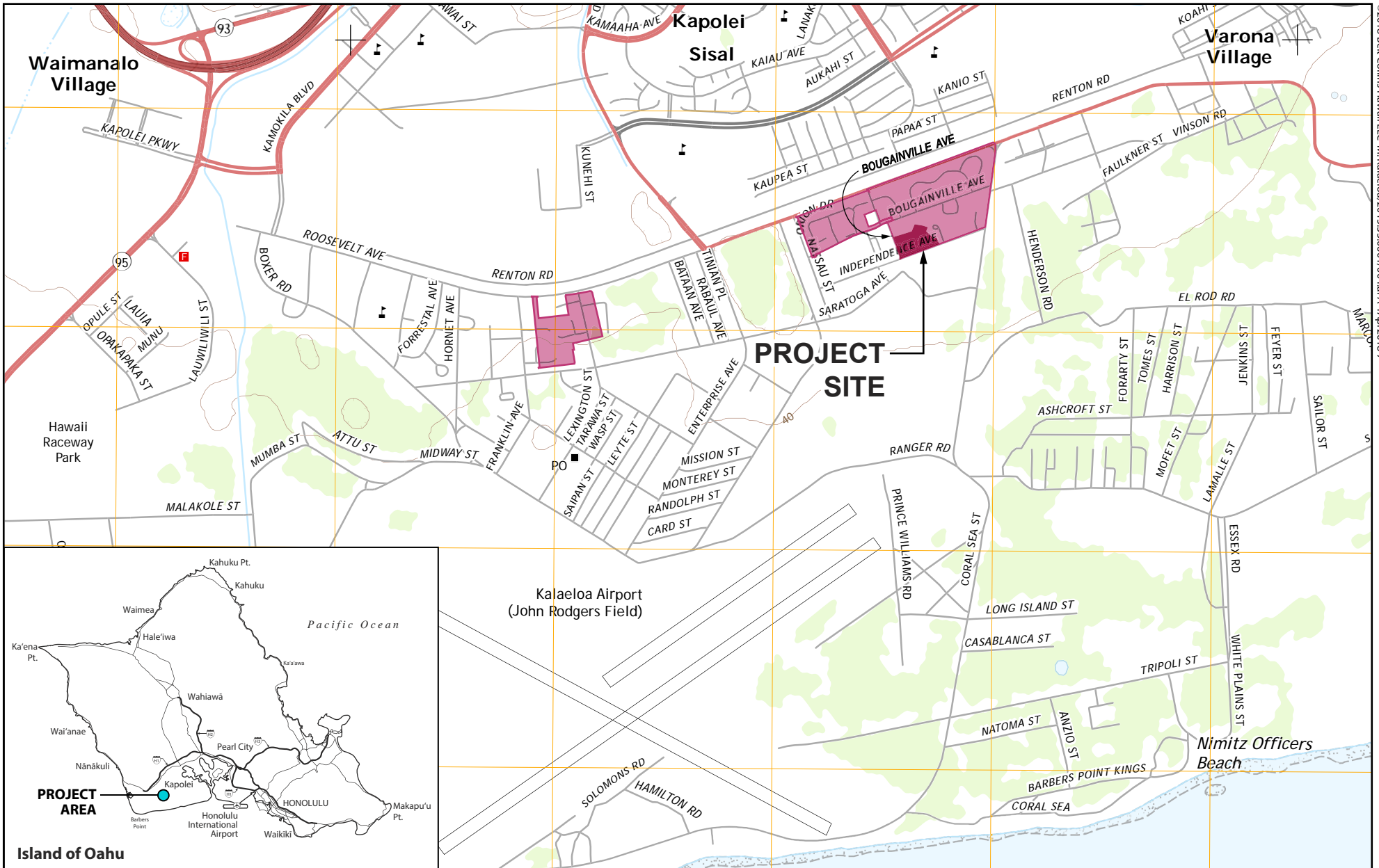
CATEGORY	KALAELOA RULES Title 15, Chapter 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
BICYCLE PARKING	§15-215-47(m), Bicycle Parking	Within 400 feet of building entrance.	Yes, provided within 400 feet of pool.	A bicycle parking rack is provided next to basketball court.
GREEN BUILDING	§15-215-48, Green Building (Applicable to new buildings and additions and renovations of existing buildings that increase existing floor area by 25% or more.)	Project qualification based on green building rating system.	No buildings are proposed and there is no new floor area.	This requirement is not applicable.
HISTORIC AND CULTRAL SITES	§15-215-63, Historic and Cultural Sites	Developer shall obtain a letter from SHPD which confirms that the developer has complied with all SHPD requirements.	Improvements not proposed near historic or cultural sites.	Provided SHPD letter of concurrence as Appendix D, in the Development Permit Application.
DEDICATION OF PUBLIC FACILITIES	§15-215-64(a) Public Facilities Dedication (Applicable to projects where existing floor area is increased by more than by 25%).	The developer shall dedicate land for public purposes.	No buildings are proposed and there is no new floor area.	This requirement is not applicable.

Table 3 Compliance with Hawai'i Revised Statutes §206E-5.6(j)

Hawai'i Revised Statutes	CONSIDERATION	COMMENTS
§206E-5.6(j)(1)(A)	The extent to which the proposed project advances the goals, policies, and objectives of the applicable district plan.	The new additions to the recreational component of the residential area will meet the visionary goals of the Kalaeloa Master Plan by “creating social value”, and “quality of life” within the community. Social value can be achieved by creating a network of open spaces and recreational facilities that connect the community. The general strategy to developing an area as large as the Kalaeloa Community Development District (KCDD) is to have an urban environment where residents can “live, work, learn, and play”. The new amenities for the Kalaeloa Rental Homes Site (KRHS) will allow the residents convenient access to the recreational area that encourages eco-friendly choices for transportation, i.e. walking or biking.
§206E-5.6(j)(1)(B)	The extent to which the proposed project protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules	With the proposed improvements to the recreational component of the existing residential complex, the KRHS remains in compliance with applicable community development district rules and standards. Attached to this application is Table 2, the Conformance to Kalaeloa Community Development District Rules (“Rules”) which summarizes the project’s compliance with Chapter 215, Kalaeloa CDD Rules.
§206E-5.6(j)(1)(C)	The extent to which the proposed project avoids a substantially adverse effect in surrounding land uses through compatibility with the existing and planned land use character of the surrounding area	The new amenities proposed for this Project are consistent with the existing development and the character of the surrounding area. The parcel location (TMK: 9-1-13:14, Makai Apartments) of the Project and the adjacent parcels are designated transect zone T3 General Urban Zone. According to HAR §15-215 Figure 1.7, Land Use, residential development as well as park and recreation development are allowable within the General Urban Zone, therefore the proposed Project will not have an adverse effect on surrounding land use. The term “residential” is a use classification for premises available for human dwelling.(HAR §15-215-8) Per HAR §15-215-45, Recreation space, 55 SF of recreation space per dwelling must be provided. The three KRHS properties have a total of 520 units which would need at least 28,600 SF of recreation space. The

		<p>total square footage of the proposed Project is 130,680 SF, which meets this requirement.</p> <p>The adjacent parcel to the northwest of the Project is a developed residential parcel and part of the KRHS. Those tenants will have access to the recreational area and amenities when completed. The parcel directly west of the Project houses the Kama'āina Kids Child Development Center. The property and is owned by the United States of America (U.S.) government and leased to Kalaeloa Ventures LLC. The parcels to the south and the east are also owned by the U.S. government and are currently vacant lots. Directly north of the Makai Apartments is Franklin D. Roosevelt Avenue.</p>
<p>§206E-5.6(j)(2)(C)</p>	<p>The impact of the proposed project on community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector.</p>	<p>The proposed project will enhance existing community amenities for the residents of the KRHS. The addition of swimming pools, a pavilion shelter, and picnic table shelters will foster the sense of the recreational area being a gathering place. The proposed project will not be available to the public.</p>

FIGURES

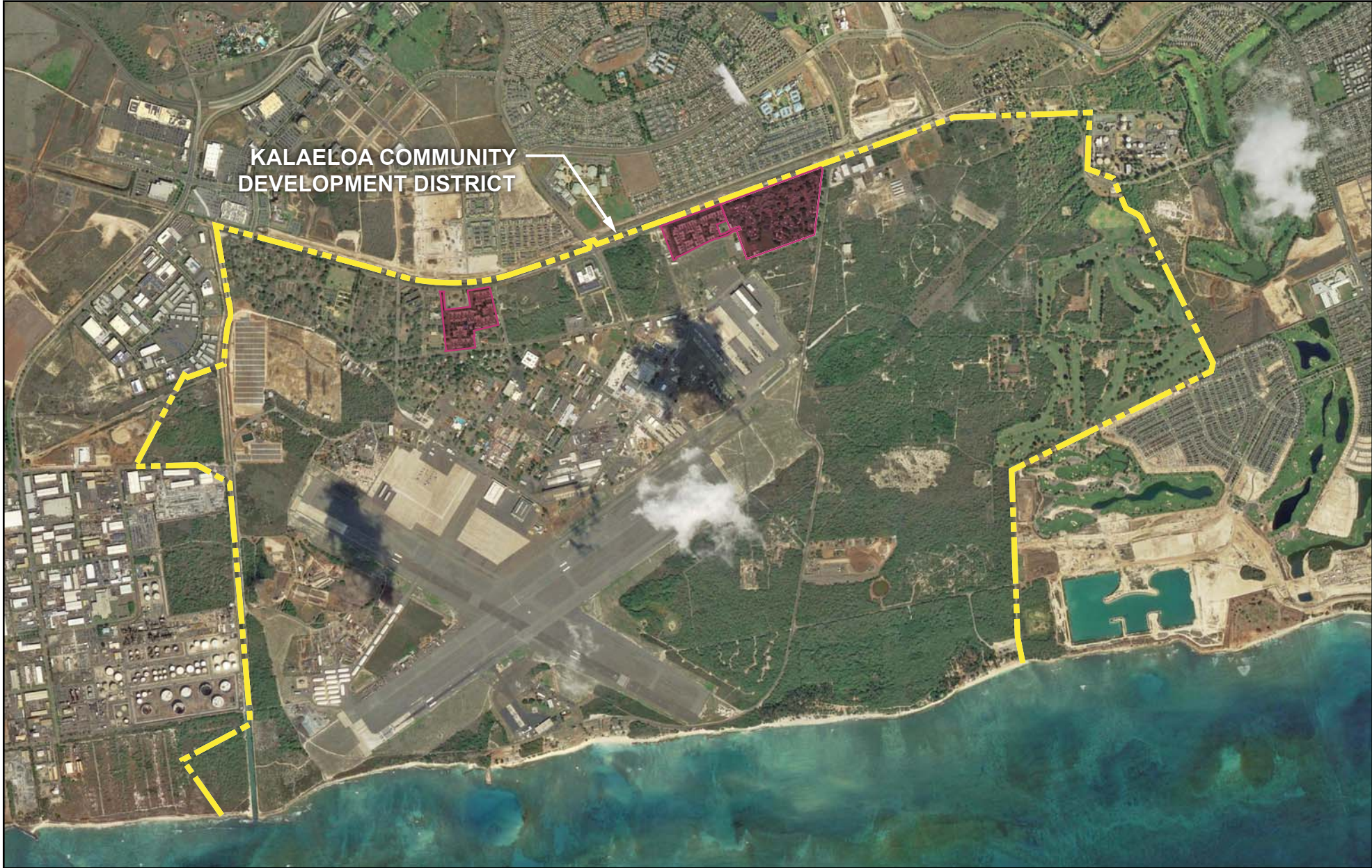


LEGEND

- Kalaheoa Rental
- Home Site Properties

**FIGURE 1
LOCATION MAP**

Kalaheoa Rental Homes Site
Site Amenities Improvement Project, Development Permit
Kapolei, O'ahu, Hawai'i



KALAELOA COMMUNITY DEVELOPMENT DISTRICT

LEGEND

Kalaeloa Rental Home Site Properties

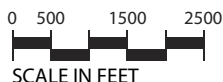
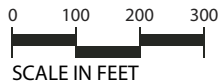


FIGURE 2
KALAELOA COMMUNITY DEVELOPMENT DISTRICT

Kalaeloa Rental Homes Site
 Site Amenities Improvement Project, Development Permit
 Kapolei, O'ahu, Hawai'i



**FIGURE 3
TAX MAP**

Kalaeloa Rental Homes Site
Site Amenities Improvement Project, Development Permit
Kapolei, O'ahu, Hawai'i

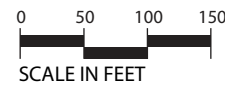
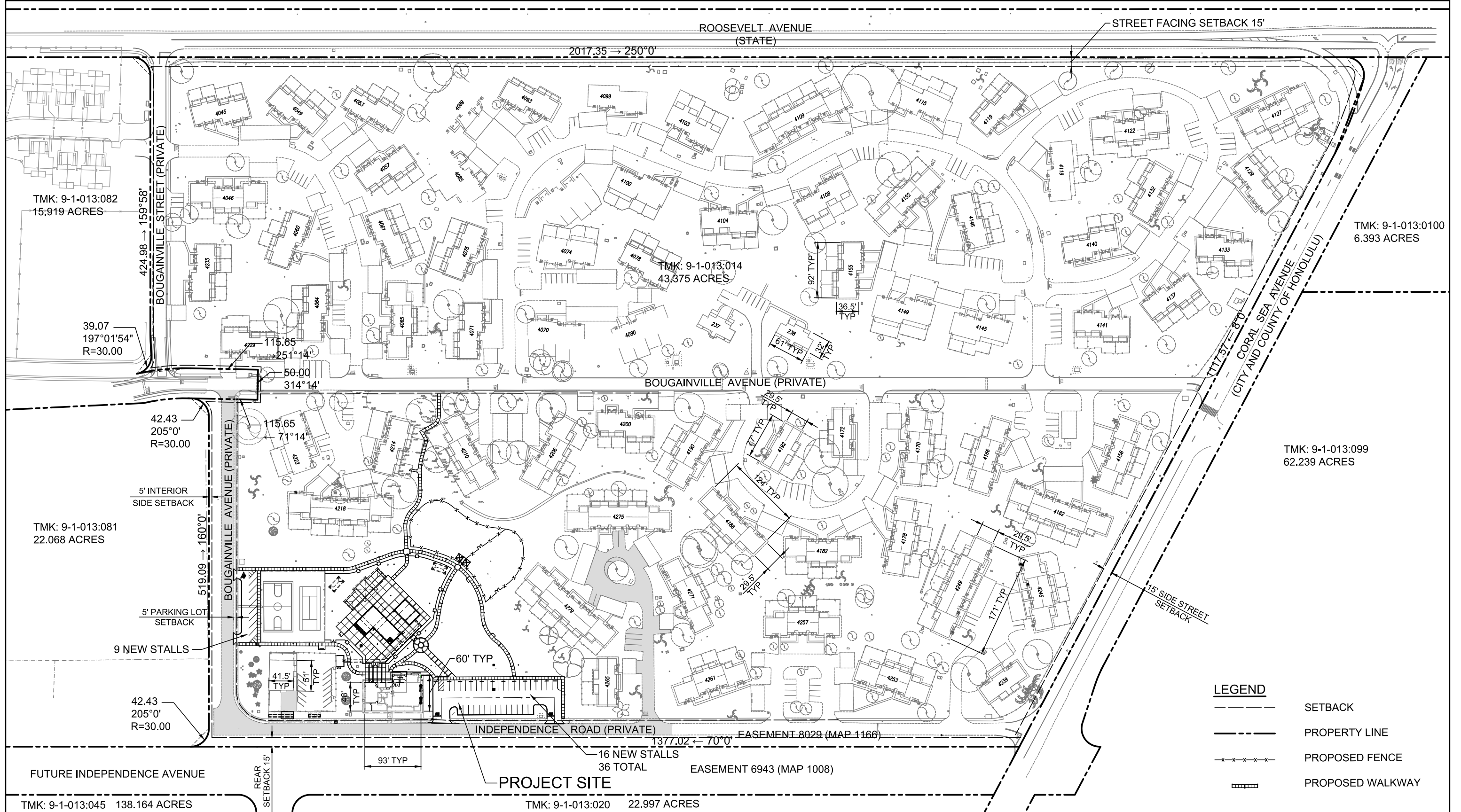


FIGURE 4
PROJECT SITE PLAN
Kalaeloa Rental Homes Site
Site Amenities Improvement Project, Development Permit
Kapolei, O'ahu, Hawai'i

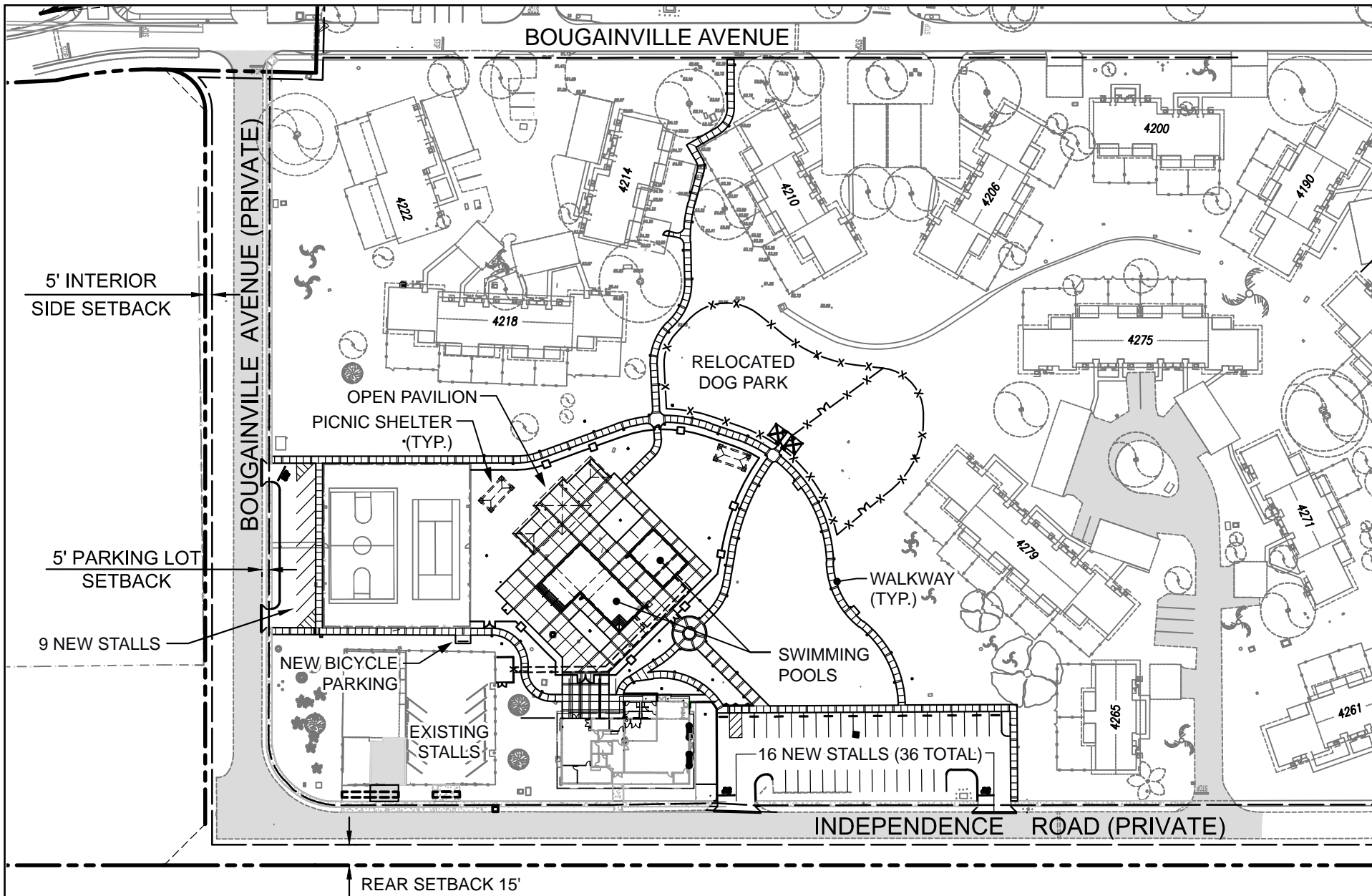


FIGURE 5
PROJECT SITE PLAN – ENLARGEMENT

Kalaeloia Rental Homes Site
Site Amenities Improvement Project, Development Permit
Kapolei, O'ahu, Hawai'i



NORTH NOT TO SCALE

FIGURE 6
RENDERING OF PROPOSED IMPROVEMENTS

Kalaeloa Rental Homes Site
Site Amenities Improvement Project, Development Permit
Kapolei, O'ahu, Hawai'i

APPENDIX A

Project Construction Drawings (Bound Separately)

APPENDIX B

Development Schedule

Kalaeloa Rental Homes Site Development Schedule

Activity	Work Months
HCDA Permit Approved	-
Mobilize Equipment	1
Install BMPs	0.25
Demolition, Clear & Grub	0.5
Site Grading and Utility Installation	1
Install Concrete Flatwork and Parking Lot Paving	2
Install Landscaping and Grass	1
Remove Erosion Control Measures	0.25

Anticipated Development Schedule

6 months

APPENDIX C

Makai Apartments Property Map and supporting documents

Items Corresponding to Schedule B

EXCEPTIONS
 AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
 NOTE: Items 1-7, 10 and 11 are not survey related.

9. AS TO PARCEL FIRST (LOT 13054-A) ONLY:
 A. Covenants, conditions, restrictions, exclusions and reservations, but limiting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:
 OUTLAW DEED AND DECLARATION OF COVENANTS AND RESERVATION OF RIGHTS (BARBERS POINT)
 Dated: May 3, 2005
 Recorded: May 5, 2005 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 2054305
 (NOT NOTED ON TRANSFER CERTIFICATE OF TITLE NO. 751,064)
 B. Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order 138485, filed May 19, 2000. Cancellation of a portion of Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order No. 172700, filed October 25, 2007.
 C. Easement "8029" for Utility and Access purposes, as shown on Map 1166, as set forth by Land Court Order No. 131173, filed on June 10, 2003.

10. AS TO PARCEL SECOND:
 A. Covenants, conditions, restrictions, exclusions and reservations, but limiting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:
 OUTLAW DEED AND DECLARATION OF COVENANTS AND RESERVATION OF RIGHTS (BARBERS POINT)
 Dated: June 30, 2003
 Recorded: July 2, 2003 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 2902969

B. GRANT OF EASEMENT
 In Favor of:
 FORD ISLAND HOUSING, LLC, a Delaware limited liability company, its successors and/or assigns
 Dated: June 30, 2003
 Recorded: Document No. 2902969
 Purpose:
 granting an easement over Lots 13054-E and 13054-F for benefit of Lot 13054-G and over Lot 13054-E for the benefit of Lot 13054-B for utility and incidental purposes.

C. Access rights in favor of Lots 13054-A, 13054-B, 13054-C and 13054-G, over Lots 13054-E, 13054-F and 13054-G as set forth by Land Court Order No. 131173, filed June 10, 2003.

11. AS TO PARCEL THIRD:
 A. Covenants, conditions, restrictions, exclusions and reservations, but limiting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:
 OUTLAW DEED AND DECLARATION OF COVENANTS AND RESERVATION OF RIGHTS (BARBERS POINT)
 Dated: June 30, 2003
 Recorded: July 2, 2003 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 2902969

B. GRANT OF EASEMENT
 In Favor of:
 FORD ISLAND HOUSING, LLC, a Delaware limited liability company, its successors and/or assigns
 Dated: June 30, 2003
 Recorded: Document No. 2902969
 Purpose:
 granting an easement over Lots 13054-E and 13054-F for benefit of Lot 13054-G and over Lot 13054-E for the benefit of Lot 13054-B for utility and incidental purposes.

C. Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order 138485, filed May 19, 2000. Cancellation of a portion of Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order No. 172700, filed October 25, 2007.

D. Easement "7390", as shown on Map 1066, as set forth in Land Court Order 141907, filed March 30, 2001. Cancellation of a portion of Easement "7390", as shown on Map 1066, as set forth in Land Court Order No. 172700, filed October 25, 2007.

E. Access rights in favor of Lots 13054-A, 13054-B, 13054-C and 13054-G, over Lots 13054-E, 13054-F and 13054-G as set forth by Land Court Order No. 131173, filed June 10, 2003.

12. GRANT OF EASEMENT
 In Favor of:
 HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation
 Purpose:
 Transmission and distribution of electricity to be used for light and power and/or communications and control circuits.
 Dated:
 August 28, 2013
 Recorded:
 December 4, 2013 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 1-0484414.
 Granting:
 a perpetual and non-exclusive right and easement "in fee" [17] in and over, under, upon, across and through Lots 13054-A, 13054-E and 13054-F, as shown on Map 1166.

Survey Description

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII, AND IS DESCRIBED AS FOLLOWS:

PARCEL FIRST:
 All of that certain parcel of land situated at Honolulu, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:
 LOT 13054-A, area 43.370 acres, more or less, as shown on Map 1166, as set forth by Land Court Order No. 131173, filed on June 10, 2003. (NOT NOTED ON TRANSFER CERTIFICATE OF TITLE NO. 751,064).
 TOGETHER WITH a right of way across Easement 8029 ("Independence Avenue") and over Easement 13054-B and 13054-C to Barbers Point Access Road, to a public roadway, as set forth by Land Court Order No. 131173, filed June 10, 2003.

PARCEL SECOND:
 All of that certain parcel of land situated at Honolulu, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:
 LOT 13054-C, area 0.445 acres, more or less, as shown on Map 1166, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1068 of the Trustees of the Estate of James Campbell, deceased.
 TOGETHER WITH a right of way across Lots 13076 to Barbers Point Access Road, to a public roadway, as set forth by Land Court Order No. 131173, filed June 10, 2003.

PARCEL THIRD:
 All of that certain parcel of land situated at Honolulu, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:
 LOT 13054-F, area 0.681 acres, more or less, as shown on Map 1166, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1088 of the Trustees of the Estate of James Campbell, deceased.
 TOGETHER WITH a right of way across Lots 13076, 13080 and 13081, as set forth by Land Court Order No. 131173, filed June 10, 2003.

Being of the property described in and covered by Transfer Certificate of Title No. 1084449.

Being of the property conveyed by the following:
 LIMITED WARRANTY DEED
 Grantor: OF MAKAI, LLC, a Hawaii limited liability company.
 Grantee: RP Makai Owner, L.L.C., a Delaware limited liability company.
 Dated: December 11, 2014
 Recorded: December 15, 2014 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 1-0714138

PARCEL FIRST, PARCEL SECOND and PARCEL THIRD was submitted to the DECLARATION OF CONDOMINIUM PROPERTY REGIME OF MAKAI CONDOMINIUM dated May 4, 2010, recorded May 6, 2010 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 1047420, creating a condominium project to be known as "Makai Condominium", consisting of two hundred eighty-four (284) apartments located in seventy-one (71) separate one story and two story buildings.

The ALTA survey (13-1-013-014-001) thru 0284, include

See Map Key (13-1-013-014-001) thru 0284, include

The undersigned, being a registered surveyor of the State of Hawaii, certifies, to [1] Berkeley Point Capital LLC, Fannie Mae, their successors and/or assigns, Paper Number 13P and Chicago Title Insurance Company, [2] RP Makai Owner, L.L.C., that this is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 12, 16, and 20(a)-(f) (applicable) and 20 (b) of Table A hereof. The field work was completed on October 12, 2014.

Date of Plot or Map: November 20, 2014
 Revised: February 03, 2015.

Zoning Information

Required	Observed
Zoning (LULU)	F-2 General Preservation
Neighborhood Plan	H-3 General Urban Zone
Minimum Area:	No Zoning Information Provided by Owner

Parking	Observed: 280
	Unobserved: 162
	Minimum: 7
	Maximum: 443

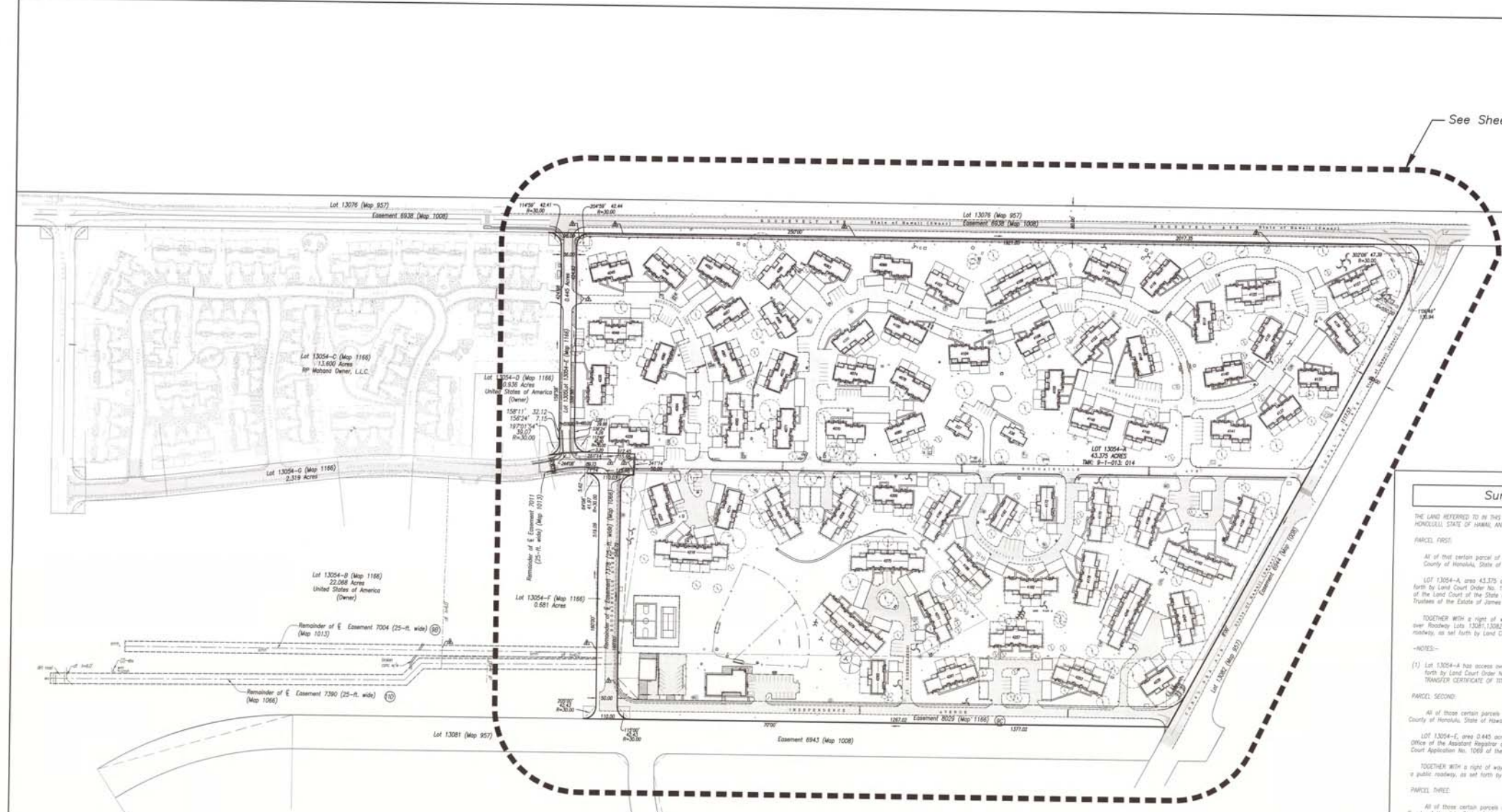
Surveyor's Certification

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 12, 16, and 20(a)-(f) (applicable) and 20 (b) of Table A hereof. The field work was completed on October 12, 2014.

Date of Plot or Map: November 20, 2014
 Revised: February 03, 2015.

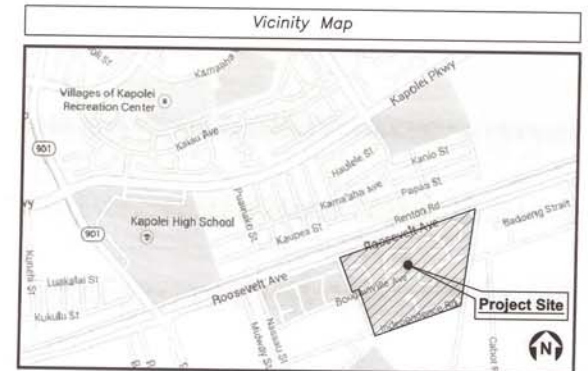
Michael T. Kettle
 Michael T. Kettle
 Licensed Professional Land Surveyor
 Certificate Number 9488
 Exp. Date: 4/30/2016

100 50 0 100 200
 Graphic Scale in Feet



Lot Areas

1. Lot 13054-A	43.370 Acres
2. Lot 13054-E	0.445 Acres
3. Lot 13054-F	0.681 Acres
4. Lot 13054-G	2.319 Acres
5. Lot 13076	30.229 Acres
6. Lot 13081	2.469 Acres
7. Lot 13080	39.471 Acres



Legend of Symbols & Abbreviations

a/c asphalt concrete a/f air condition b bottom b/b bottom bank b/f bottom flow pipe b/w bottom wall b/s bottom slope c/camp c/c catch basin c/c chain-link fence c/c clear cut c/c concrete curb c/c concrete curb c/c concrete rubble masonry c/c diameter or girth c/c Drain (underground) c/c Drain line "x" diameter c/c drain manhole c/c drain pipe c/c steel rebar c/c driveway c/c electric meter c/c electric meter c/c electric meter c/c electric meter c/c fire hydrant c/c fuel c/c fuel c/c gas meter	g guard post g/g gal wire g/g height h hand h/a handstop h/c handstop h/c Handstop Electric Co. h/c Hawaiian Telephone Company h/c irrigation box h/c irrigation control valve h/c post h/c right pole h/c mail box h/c metal box h/c manhole h/c Sewer (underground) h/c Street line "x" diameter h/c security box h/c stand pipe h/c sprayer head h/c sewer manhole h/c sidewalk h/c top h/c top curb h/c top pipe h/c traffic signal light h/c transformer h/c top wall h/c top wire h/c typical h/c property line	u utility pole u/v any fence u/v vertical line u/v Water (underground) u/v Water line "x" diameter u/v well u/v walkway u/v water meter u/v water manhole u/v water valve u/v transformer
--	---	---

Miscellaneous Notes

- MN1 This ALTA survey based on the Makai Survey Policy of February 03, 2015, by Chicago Title Insurance Company, (NBI) No. 21402445.
- MN2 At the time of the ALTA survey there was no observed evidence of encumbrances/burial grounds on the subject properties.
- MN3 At the time of the ALTA survey there was no observed evidence of earth moving work, building construction, or building additions.
- MN4 At the time of the ALTA survey there were no proposed changes in street right of way nor observed evidence of recent street or sidewalk construction or repairs.
- MN5 At the time of the ALTA survey there was no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
- MN6 At the time of the ALTA survey this property is not designated as a wetland area.
- MN7 At the time of the ALTA survey we did not observe any party walls with adjoining properties.

Flood Certification

Said described property is located within an area having a Zone Designation D by the Federal Emergency Management Agency (FEMA), as Flood Insurance Rate Map No. 1505030310C, with a date of identification of January 18, 2011, for Community No. 150003, in City and County of Honolulu, State of Hawaii, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE**

SCHEDULE A

1. The effective date of this Commitment is:

JULY 23, 2014, 08:00 AM
2. The proposed form of policy (or policies) to be issued is:

ALTA Owner's (REV. 06/17/06)

ALTA Loan (REV. 06/17/06)
3. The proposed insured value of the policy (or policies) to be issued is:

Owner's: To Be Determined

Loan: To Be Determined
4. The proposed insured for the policy (or policies) is:

Owner's: To Be Determined

Loan: To Be Determined
5. The estate or interest in the land described or referred to in the Commitment and covered herein is:

FEE SIMPLE, LAND COURT
6. Title to said estate or interest at the date hereof is vested in:

CP MAKAI, LLC, a Delaware limited liability company
7. The land referred to in this policy is described as follows:

(See "Exhibit "A" attached)

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII. AND IS DESCRIBED AS FOLLOWS,

PARCEL FIRST:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 13054-A, area 43.375 acres, more or less, as shown on Map 1166, as set forth by land Court Order No. 151173, as filed in the Office of the Assistant Registrar of the land Court of the State of Hawaii with land Court Application No.1 069 of the Trustees of the Estate of James Campbell. deceased;

-NOTES:-

- (1) Lot 13054-A has access over Easement 8029 and over Roadway lots 13081, 13082 and 13076 to Barbers Point Access Road, to a public roadway, as set forth by land Court Order No. 151173, filed on June 10, 2003.
- (2) Lot 13054-A has access over lots 13054-E, 13054-F and 13054-G, as set forth by l and Court Order No. 151173, filed on June 10, 2003.

PARCEL SECOND:

All of those certain parcels of land situate at Honouliuli, District of EW8, City and County of Honolulu, State of Hawaii, described as follows:

LOT 13054-E, area 0.445 acre, more or less, as shown on Map 1166, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No.1 069 of the Trustees of the Estate of James Campbell, deceased;

-NOTES:-

- (1) Lot 13054-E has access across lots 13076 to Barbers Point Access Road , to a public roadway, as set forth by Land Court Order No. 151173, filed June 10, 2003.

PARCEL THREE:

LOT 13054-F, area 0.681 acre, more or less, as shown on Map 1166, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1 069 of the Trustees of the Estate of James Campbell , deceased;

-NOTE(S): -

- (1) Lot 13054-F has access across Lots 13081, 13080 and 13076, as set forth by Land Court Order No. 151173, filed June 10, 2003.

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

Being all the property conveyed by the following:

LIMITED WARRANTY DEED

Grantor: FORD ISLAND HOUSING, LLC, a Delaware limited liability company, and BP ROADS, LLC, a Delaware limited liability company
Grantee: CP MAKAI, LLC, a Hawaii limited liability company
Dated: May 26, 2005
Recorded: June 2, 2005 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. 3276013

Being all of the property described in and covered by Transfer Certificate of Title No. 751 ,064 .

-NOTE(S):-

The conversion of CP MAKAI, LLC, a Hawaii limited liability company, to CP MAKAI, LLC, a Delaware limited liability company, as set forth by Land Court Order No. 189049, filed November 3, 2011

TMK: (1) 9-1-013-014 & 084

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

SCHEDULE B EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Fiscal Year Taxes are not assessed for the TMK (1) 9-1-013-014.
7. Fiscal Year Taxes are not assessed for the TMK (1) 9-1-013-084.
8. Mineral and water rights of any nature in favor of the State of Hawaii.
9. AS TO PARCEL FIRST (LOT 13054-A) ONLY:
 - A. Covenants, conditions, restrictions, exclusions and reservations, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:

QUITCLAIM DEED AND DECLARATION OF COVENANTS AND RESERVATION
OF RIGHTS (BARBERS POINT)

Dated: May 3, 2005
Recorded: May 5, 2005 in the Office of the Assistant Registrar of
the Land Court of the State of Hawaii, Document No.
3264365

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

- B. Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order No. 138485, filed May 19, 2000. Cancellation of a portion of Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court Order No. 172720, filed October 25, 2007.
- C. Easement "8029" for Utility and Access purposes, as shown on Map 1166, as set forth by Land Court Order No. 151173, filed on June 10, 2003.

10. AS TO PARCEL SECOND

- A. Covenants, conditions, restrictions, exclusions and reservations, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:

QUITCLAIM DEED AND DECLARATION OF COVENANTS AND RESERVATION OF RIGHTS (BARBERS POINT)

Dated: June 30, 2003
Recorded: July 3, 2003 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, Document No. 2952896

B. GRANT OF EASEMENT

In Favor Of: FORD ISLAND HOUSING, LLC, a Delaware limited liability company, its successors and/or assigns
Dated: June 30, 2003
Recorded: Document No. 2952898
Purpose: granting an easement over Lots 13054-E and 13054-F for benefit of Lot 13054-C and over Lot 13054-E for the benefit of Lot 13051 -6 for roadway, utility and incidental purposes

- C. Access rights in favor of Lots 13054-A, 13054-B, 13054-C and 13054-D, over Lots 13054-E, 13054-F and 13054-G as set forth by Land Court Order No. 151173, filed June 10, 2003.

11. AS TO PARCEL THIRD:

- A. Covenants, conditions, restrictions, exclusions and reservations, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

QUITCLAIM DEED AND DECLARATION OF COVENANTS AND RESERVATION
OF RIGHTS (BARBERS POINT)

Dated: June 30, 2003
Recorded: July 3, 2003 in the Office of the Assistant Registrar of
the Land Court of the State of Hawaii. Document No.
2952896

B. GRANT OF EASEMENT

In Favor Of: FORD ISLAND HOUSING, LLC, a Delaware limited
liability company, its successors and/or assigns
Dated: June 30, 2003
Recorded: Document No. 2952898
Purpose: granting an easement over Lots 13054-E and 13054-F
for benefit of Lot 13054-C and over Lot 13054-E for the
benefit of Lot 13051-8 for roadway, utility and
incidental purposes

- C. Easements "7004" and "7011", as shown on Map 1013, as set forth in Land Court 138485, filed May 19,2000. Cancellation of a portion of Easements "7004" and "7011" ,as shown on Map 1013, as set forth in Land Court Order No. 172720, filed October 25, 2007.
- D. Easement " 7390 ~ , as shown on Map 1066, as set forth in Land Court 141597, filed March 30, 2001. Cancellation of a portion of Easements "7390", as shown on Map 1066, as set forth in Land Court Order No. 172720, filed October 25,2007.
- E. Access rights in favor of Lots 13054-A, 13054-8, 13054-C and 13054-0, over Lots 13054-E, 13054-F and 13054-G as set forth by Land Court Order No. 151173, filed June 10, 2003.
12. "Reserving however, to Albert N. Campbell, John K. Clarke and James Coke, Trustees under the Will and of the Estate of James Campbell, deceased, and to their successors in trust, and the beneficiaries of said trust estate, their heirs and assigns, tenants and lessees, an easement in perpetuity over, upon and across said lands for the purpose of maintaining access to other lands owned by the said Estate, and further reserving to said Estate easements for rights of ways over, under and across the said lands for the purposes of maintaining, operating and establishing industrial railroad track crossings, tractor crossings, electric power lines, storm drains and ditches, water pipe lines, irrigation culverts and siphons, said reservations however, to be subject to such regulations as the Secretary of Navy may prescribe for security purposes.", as reserved in that certain instrument filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 87883, to which reference is hereby made.
13. The following matters, as shown on the survey map prepared by Jaime F. Alimboyoguen, Licensed Professional Land Surveyor, No. 8216, dated November 02, 2011 :
- (i) Overhead utility line crosses subject lot 13054-A.
 - (ii) Rights of the public to use, as a public road, the portion of Coral Sea Road that crosses subject lot 13054-A.
 - (iii) Concrete gutters and catch encroaches into subject lot 13054-A.

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

- (iv) Carport on subject lot 13054-A encroaches approximately 4.6 ft. into lot 13054-G.
- (v) Chain-link Fence encroaches onto subject lot 13054-E.
- (vi) Concrete sidewalk, curb and gutter cross the boundary line of subject fat 13043-E and lot 13054-G.
- (vii) Chain link Fence encroaches onto subject lot 13054-F.
- (viii) Concrete Walkway encroaches onto subject lot 13054-E.

14. Covenants, conditions, restrictions and reservations, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in the following document:

DECLARATION OF CONDOMINIUM PROPERTY REGIME OF "MAKAI
CONDOMINIUMS

Dated: May 4, 2010
Recorded : May 6, 2010 in the Office of the Assistant Registrar of
the Land Court of the State of Hawaii, Document No.
3961475

Condominium Map No. 2051 , and the By-Laws attached thereto, to which reference is hereby made.

The foregoing DECLARATION OF CONDOMINIUM PROPERTY REGIME OF "MAKAI CONDOMINIUMS" was amended by the following:

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY
REGIME OF MAKAI CONDOMINIUMS AND CONDOMINIUM MAP

Dated: June 7, 2010
Recorded: June 28, 2010 in the Office of the Assistant Registrar of
the Land Court of the State of Hawaii, Document No.
3974440

15. Terms and provisions, including the effect of any failure to comply with any covenants, conditions restrictions or reservations. to which reference is hereby made. as contained in the following document:

BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS OF MAKAI
CONDOMINIUMS

Dated: March 23, 2010
Recorded: May 6, 2010 in the Office of the Assistant Registrar of
the Land Court of the State of Hawaii, Document No.
3961476

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

16. GRANT OF EASEMENT

In favor of: HAWAIIAN ELECTRIC COMPANY. INC., a Hawaii corporation
Purpose: Transmission and distribution of electricity to be used for light and power and/or communications and control circuits
Dated: August 28, 2013
Recorded: September 6, 2013 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. T-8649414.
Granting: a perpetual and non-exclusive right and easement ten feet (10') in width over, under, upon, across and through Lots 13054-A, 13054-E and 13054-F, as shown on Map 1166

17. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

Amount: S35,000,000.00
Loan No.: 942586638
Mortgagor: CP MAKAI, LLC, a limited liability company organized and existing under the laws of Hawaii
Mortgagee: CAPMARK FINANCE INC., a corporation organized and existing under the laws of California
Dated: July 11, 2006
Recorded : July 13, 2006 in the Office of Assistant Registrar of the Land Court of the Slate of Hawaii, Document No. 3452795

The foregoing MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT was assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States, by ASSIGNMENT OF SECURITY INTEREST dated July 11 , 2006, recorded July 13, 2006 in the Office of Assistant Registrar of the Land Court of the Slate of Hawaii, Document No. 3452796.

18. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

Amount: S5,000,000.00
Loan No.: 504123734
Mortgagor: CP MAKAI, LLC, a limited liability company organized and existing under the laws of Hawaii
Mortgagee: CAPMARK FINANCE INC., a corporation organized and existing under the laws of California
Dated: October 10, 2008
Recorded: October 10, 2008 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. 3797177

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

The foregoing MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT was assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States, by ASSIGNMENT OF SECURITY INTEREST dated October 10, 2008 , recorded October 10, 2008 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. 3797178.

19. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT

Amount: \$44,525,000.00
Loan No.: 968733417
Mortgagor: CP MAKAI, LLC, a limited liability company organized and existing under the laws of Delaware
Mortgagee: BERKADIA COMMERCIAL MORTGAGE LLC, a limited liability company organized and existing under the laws of Delaware
Dated: November 22, 2011
Recorded : November 23, 2011 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. 4113843.

The foregoing MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT was assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BARCLAYS COMMERCIAL MORTGAGE SECURITIES LLC, MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-KS02, by mesne ASSIGNMENT OF MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT dated March 1, 2013, recorded April 26, 2013 in the Office of Assistant Registrar of the Land Court of the State of Hawaii, Document No. T-8516442.

20. A financing Statement recorded in the Bureau of Conveyances, showing

Debtor: CP MAKAI, LLC
Secured Party: FEDERAL HOME LOAN MORTGAGE CORPORATION
Assignor SIP'S Name: BERKADIA COMMERCIAL MORTGAGE LLC
No.: 968733417
Recorded: November 23, 2011 in the Bureau of Conveyances of the State of Hawaii, Document No. 2011-197623.

A change to the above financing Statement was filed

Nature of Change: Assignment to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BARCLAYS COMMERCIAL MORTGAGE SECURITIES LLC, MUL TIFAMIL Y MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-KS02

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014
Recorded :

May 1, 2013 in the Bureau of Conveyances of the State
of Hawaii, Document No. A-48690667.

21. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
22. Any unrecorded or unfiled leases, subleases or rental agreements and any liens, charges or exceptions against any lessees, sublessees or tenants named therein.
23. Any claims for mechanics' liens that may be recorded by reason of a recent work of improvement under construction and/or completed at the date hereof

NBU No.: 21402445
Local No.: 14008705-FTHA151
Issued: 08/06/2014

-NOTE(S) AND REQUIREMENT(S):-

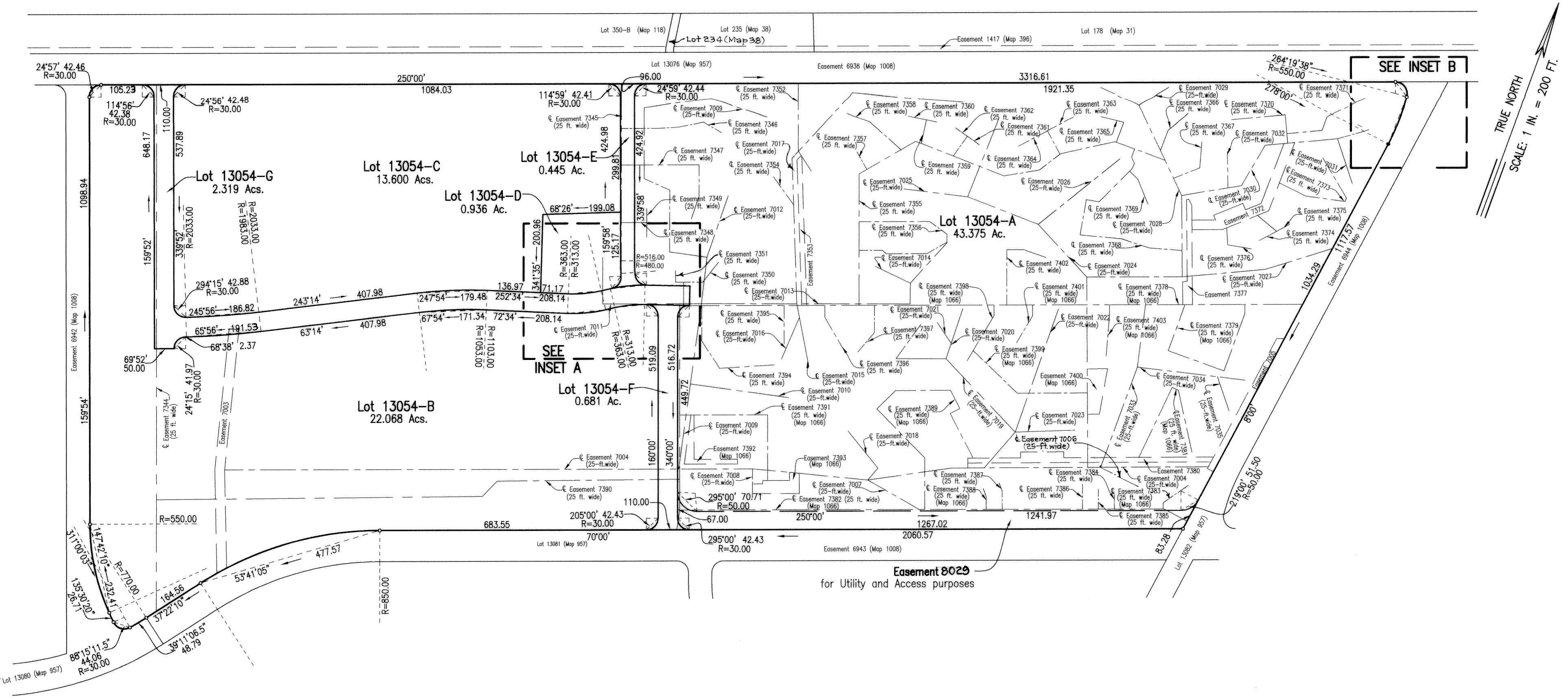
- A. Any escrow involving real property located in the State of Hawaii must be handled by an escrow depository which is licensed by the State of Hawaii. Effective July 1, 2010, Hawaii Revised Statutes Section 449-5(b) states: "No person shall act as an escrow depository from an out-of-state location for property located in this State unless licensed to act as a Hawaii escrow depository by the commissioner." Fidelity National Title & Escrow of Hawaii, Inc. is a Hawaii-licensed escrow depository. Please contact our office for assistance in complying with the Hawaii Escrow Law.
- B. There are NO conveyances affecting said land, recorded within twenty-four (24) months of the date of this report.
- C. The following qualifying language applies to any and all covenants, conditions and restrictions (CC&R's) set forth in the numbered items above:
- But omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law,
- D. Before issuing its policy of title insurance, this Company will require for review, the following documents from the limited Liability Company named below.

Limited liability Company: CP MAKAI, LLC. a Delaware limited liability company

- (a) A copy of its operating agreement and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member,
- (b) If the limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member,
- (c) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that It was validly formed, is in good standing and authorized to do business in the State of origin.

After review of the requested documents, the Company reserves the right to add additional items or make additional requirements prior to the issuance of any policy of title insurance.

END

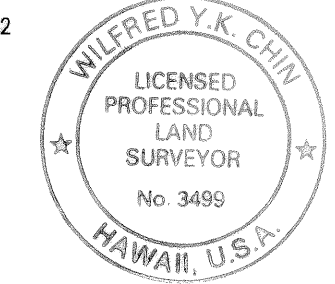


LAND COURT
STATE OF HAWAII

LAND COURT APPLICATION 1069

SUBDIVISION OF LOT 13054
AS SHOWN ON MAP 957
INTO LOTS 13054-A TO 13054-G, INCLUSIVE
AND DESIGNATION OF EASEMENT 8029
AFFECTING LOT 13054-A
AT HONOLULU, EWA, OAHU, HAWAII

1150 S. King St., Suite 102
Honolulu, Hawaii 96814
January 9, 2002



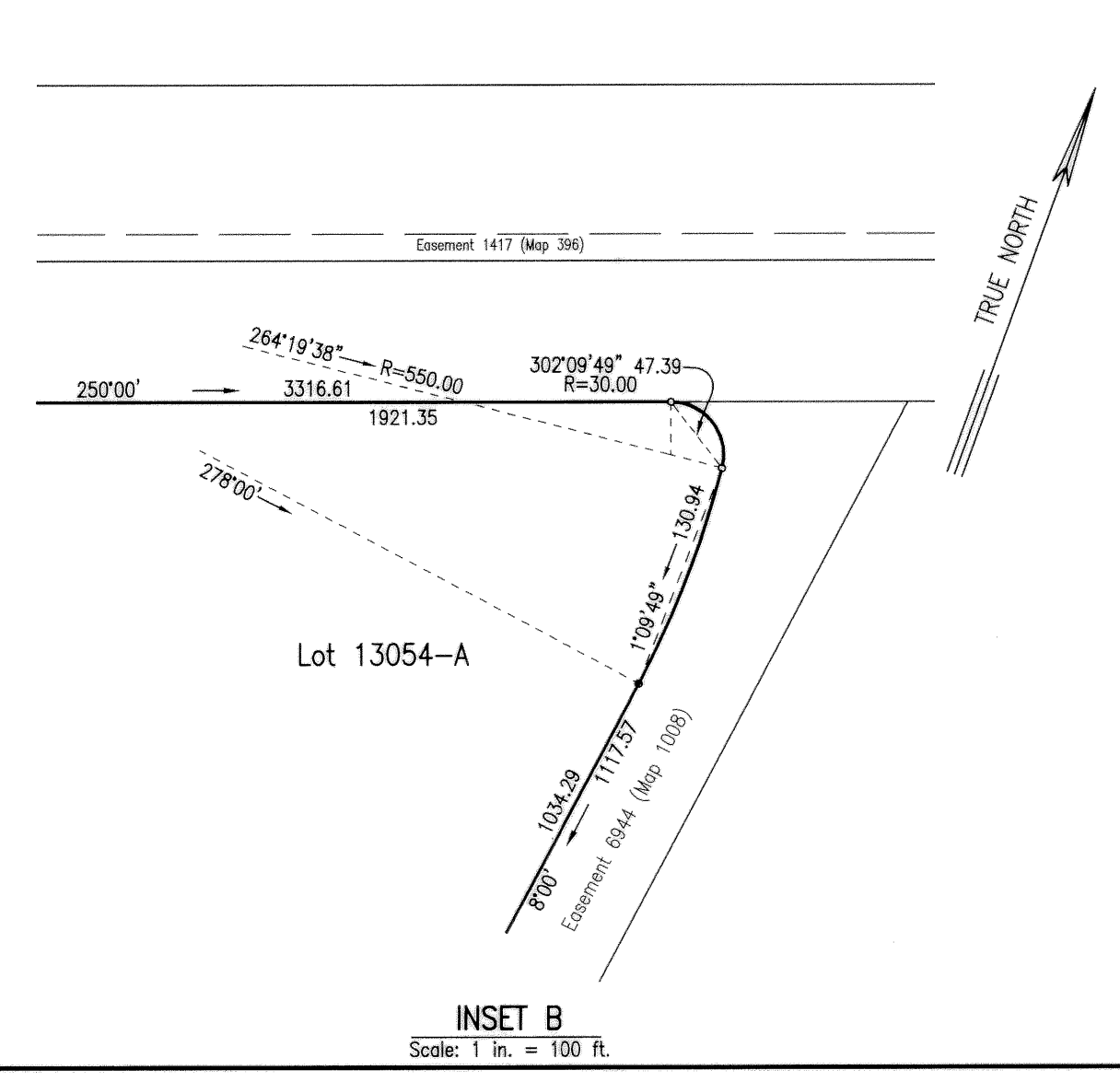
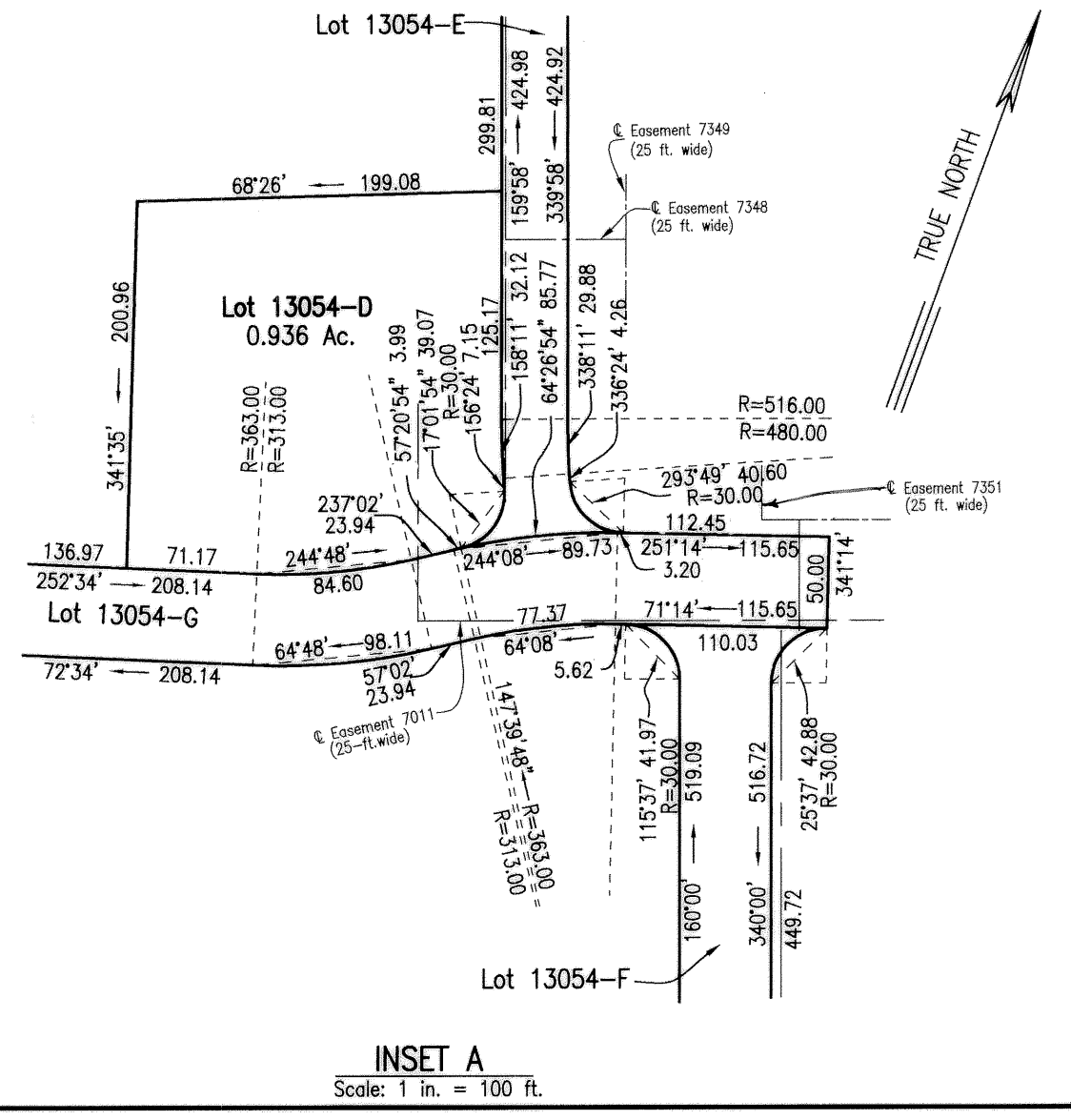
CONTROLPOINT SURVEYING, INC.

By: Wilfred Y.K. Chin 4/04
Licensed Professional Land Surveyor
Certificate Number 3499-I.S.
Land Court Certificate No. 177

Owner: United States of America
Transfer Certificate of Title: 529,664

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED MAY 1, 2003
BY ORDER OF THE COURT.

Keenec Lanawahiu
Acting REGISTRAR OF THE LAND COURT



Notes:
Area of Easement 8029 = 62,047 Sq. Ft. for Utility and Access purposes
See Map 1066 for Easements 7344 to 7403, inclusive

filed March 28, 2003
Janice Divisano,
Clerk

APPENDIX D

Memo from HCDA to SHPD

Final Archaeological Literature Review

SHPD Concurrence Letter



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Jesse K. Souki
Executive Director

547 Queen Street
Honolulu, Hawaii
96813

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(808) 594-0300

Facsimile
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E-Mail
contact@hcdaweb.org

Website
www.hcdaweb.org

- Received two copies:
one to Susan and
one for Alan

Received by Playan
Date 11-28-17

Ref. No.: KAL 17-016

November 22, 2017

MEMORANDUM

TO: Ms. Suzanne Case, Chairperson
Board of Land and Natural Resources

FROM: Jesse K. Souki, Executive Director
Hawaii Community Development Authority

SUBJECT: Hawaii Revised Statutes (HRS) § 6E-42 Review for the Proposed
Kalaeloa Rental Homes Site Amenities Improvement Project,
Honouliuli Ahupuaa, Ewa District, Oahu,
Tax Map Key (TMK) [1] 9-1-013:014 (portion)

Pursuant to HRS § 6E-42 and Hawaii Administrative Rules (HAR) § 13-284-5, the Hawaii Community Development Authority hereby submits to the Department of Land and Natural Resources, State Historic Preservation Division (SHPD), the following document for review and comment:

- *An Archaeological Literature Review for the Proposed Kalaeloa Rental Homes Site Amenities Improvement Project, Honouliuli Ahupuaa, Ewa District, Oahu, Tax Map Key (TMK) [1] 9-1-013:014 (portion), prepared by, Alex E. Morrison of International Archaeology, LLC, October 2017.*

Pursuant to HAR § 13-284-5, HCDA shall consult with SHPD to determine if the area proposed for the project needs to undergo an inventory survey to determine if historic properties are present. The SHPD shall supply a response in writing within thirty days of the receipt of the initiating request at the SHPD office.

Should you have any questions regarding this matter, please contact Mr. Deepak Neupane, P.E., AIA, Director of Planning and Development, at 594-0338.

Attachment 1: An Archaeological Literature Review for the Proposed Kalaeloa Rental Homes Site Amenities Improvement Project

c: Alan Downer, Ph.D., Administrator, SHPD (hand delivery)
Susan A. Lebo, Ph.D., Archaeology Branch Chief, SHPD (hand delivery)
Mr. Thomas Lefevre, Manager, Construction Services – Hawaii Greystar (via email only)
Mr. Cary Kondo, Belt Collins Hawaii LLC (via email only)

— *Final* —

An Archaeological Literature Review for the
Proposed Kalaeloa Rental Homes Site Amenities
Improvement Project, Honouliuli Ahupua‘a, ‘Ewa
District, Island of O‘ahu

TMK (1) 9-1-013:014

Prepared by:
Alex E. Morrison

Prepared for:
Greystar Real Estate Partners, LLC
5555 Cormorant Ave.
‘Ewa Beach, Hawai‘i 96706



INTERNATIONAL ARCHAEOLOGY, LLC
OCTOBER 2017

— FINAL —

**AN ARCHAEOLOGICAL LITERATURE REVIEW FOR THE
PROPOSED KALAELOA RENTAL HOMES SITE AMENITIES
IMPROVEMENT PROJECT, HONOULIULI AHUPUA‘A,
‘EWA DISTRICT, ISLAND OF O‘AHU
TMK (1) 9-1-013:014**

Prepared by:

Alex E. Morrison, Ph.D.

Prepared for:

Greystar Real Estate Partners, LLC
5555 Cormorant Ave.
‘Ewa Beach, Hawai‘i 96706

International Archaeology, LLC
2081 Young Street
Honolulu, Hawai‘i 96826

October 2017

EXECUTIVE SUMMARY

At the request of Greystar Real Estate, LLC, International Archaeology, LLC has prepared an archaeological literature review for the proposed Kalaeloa Rental Homes Site Amenities Improvement project located at 4285 Independence Road, Kapolei, O‘ahu, Hawai‘i, TMK (1) 9-1-013:014. The project involves grading, subsurface excavation for utilities, pool deck enlargement, and subsurface excavation of a main swimming pool and children’s pool.

The project area is located along the ‘Ewa Plain on the former Naval Air Station (NAS) Barbers Point. The parcel sits approximately 1.2 kilometers from the northeast corner of the runway and approximately 155 meters from Coral Sea Road. The northern extent of the project area terminates at Bougainville Avenue. The lands within and immediately surrounding the project area have been significantly modified by both 19th and 20th century land clearance associated with historical commercial sisal cultivation and the military buildup of the former NAS Barbers Point.

No historic properties or cultural resources have been identified within the current project area. We suggest the project has a determination of “No Historic Properties Affected” and that no archaeological work is required for the project.

The determination of “No Historic Properties Affected” is based on two primary lines of evidence. First, there is no indication that historic properties are present within the project area or that they will be encountered during the course of the construction work. Two archaeological inventory surveys (Haun 1991; Tuggle and Tomonari-Tuggle 1997) failed to identify any historic properties or cultural resources within the present project area. Secondly, the project area was used during the late 1800s and early 1900s as a sisal plantation, which resulted in substantial clearance and disturbance of the surface area. Additional landscape modifications also occurred when the parcel was used by NAS Barbers Point. Based on the history of land-use within this area, it is highly unlikely that any archaeological or historic remains are still present.

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I. INTRODUCTION

At the request of Greystar Real Estate, LLC, International Archaeology, LLC (IA) has prepared an archaeological literature review for the proposed Kalaeloa Rental Homes Site Amenities Improvement project located at 4285 Independence Road, Kapolei, O‘ahu, Hawai‘i, TMK: (1) 9-1-013:014. The project involves grading, subsurface excavation for utilities, pool deck enlargement, and subsurface excavation of a main swimming pool and children’s pool.

The scope-of-work for this literature review includes [1] a review of relevant archaeological and historical reports and maps held at the IA library and other O‘ahu archival repositories (State Historic Preservation Division [SHPD] Kapolei Library, Hamilton Library, State Library, and State Archives) for information pertaining to the project area; [2] an evaluation of the potential impact of the project on historic properties; and [3] recommendations for further archaeological investigations/actions. This review includes relevant maps and figures in support of these recommendations.

PROJECT LOCATION

The project area is located along the ‘Ewa Plain on the former Naval Air Station (NAS) Barbers Point at 4285 Independence Road. The parcel is located approximately 1.2 kilometers from the northeast corner of the runway and approximately 155 meters from Coral Sea Road (see Figs. 1 and 2). The northern extent of the project area terminates at Bougainville Avenue.

LITERATURE REVIEW ORGANIZATION

The literature review is organized as follows. Section II presents the environmental, cultural, and archaeological background information for the ‘Ewa Plain including the current project area. This information provides context for the review and describes the previous archaeological projects and identified resources located within one kilometer of the Kalaeloa Rental Homes Site Amenities Improvement project area. Section III summarizes the finding of the literature review and presents recommendations for future archaeological work and/or actions.

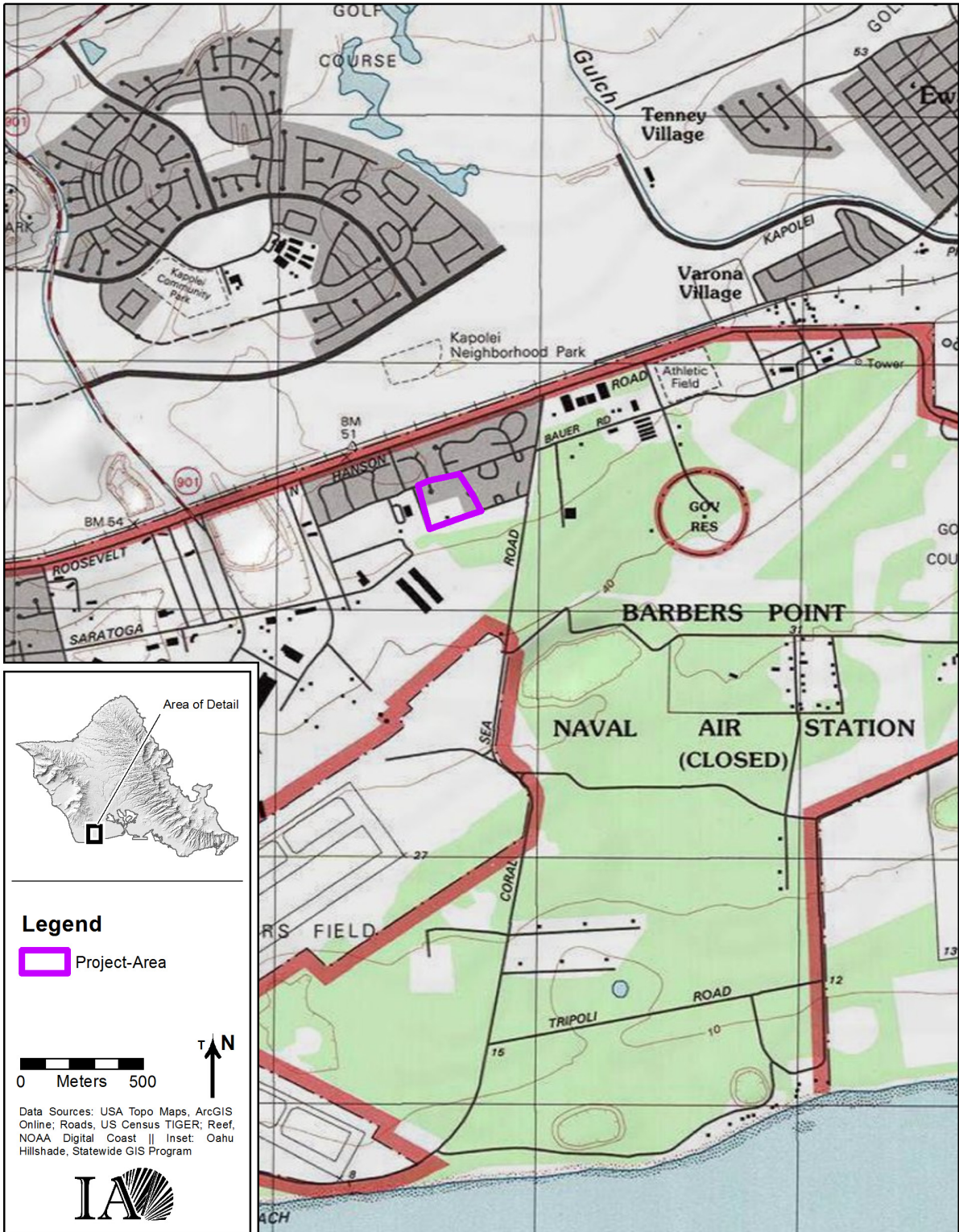


Figure 1. Location of the Kalaheo Rental Homes Site Amenities Improvement project area superimposed on a topographic map.

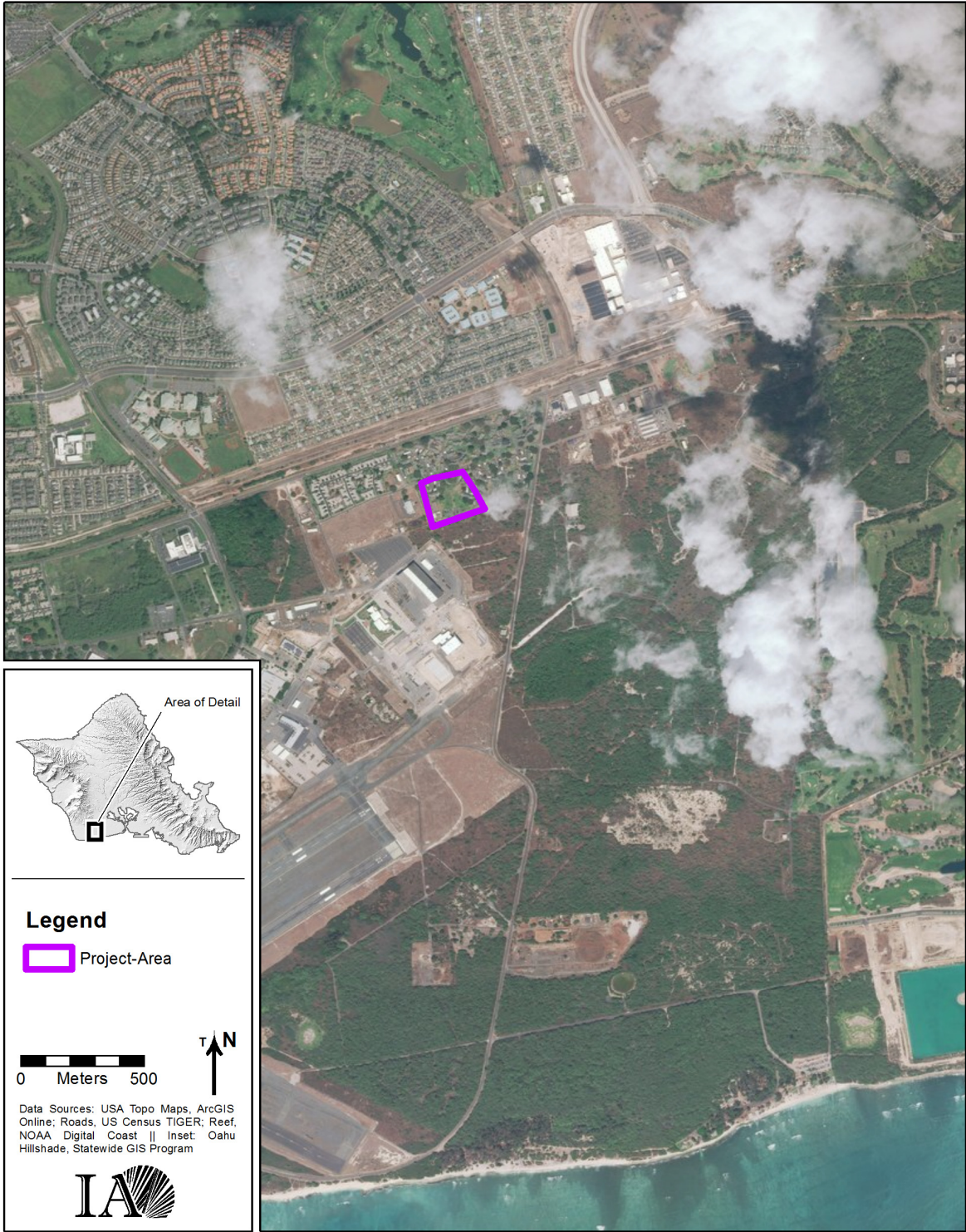


Figure 2. Location of the Kalaeloa Rental Homes Site Amenities Improvement project area.

II. BACKGROUND

This section provides a broad context of the project area in regards to the natural and cultural environment, the history (pre-and post-Contact) of the region, and previous archaeological research that has been conducted on the 'Ewa Plain. It includes a summary of the archaeological research conducted within one kilometer of the current project area. The text is largely excerpted from Tuggle and Tomonari-Tuggle (1997).

ENVIRONMENT

NAS Barbers Point and the project area lie on the landform known as the 'Ewa Plain, or 'Ewa Coral Plain, an emerged reef that forms the lowland of southwestern O'ahu from Pearl Harbor to the western side of the Wai'anae range, an area about 16 km east-west and 6 km coastal-inland. The environment of this area has been described in detail in many sources, including Hammatt and Folk (1981), the Traverse Group (1988), Davis (1990), Cleghorn and Davis (1990), Dunn et al. (1991), and Charvet-Pond and Davis (1992); these constitute the main sources of the following general summary, where not otherwise referenced.

The 'Ewa Plain slopes upward from the coast at about one-half percent gradient to an elevation of about 90 to 100 feet asl (above sea level), with no significant variation in the topography until the volcanic cone of Pu'uokapolei is reached. The upper section of the plain has an alluvial, basaltic soil cover, but most of the lower section below about 50 feet elevation is exposed karstic topography. There are few developed drainages on the plain, where the dominant topographic characteristic is the presence of sinkholes ranging in size from a few centimeters in width and depth to 30 m wide and 5 m deep. Drainage is primarily surface sheet runoff, with exits through underground passages. The sinkholes were formed during the development and life of the original submerged reef, the bulk of which is Pleistocene in age.

Up to about 500 m from the coast, the water table is from 1 to 3 m below the surface and thus is accessible from sinkholes. It is considerably deeper on the upper level of the plain and cannot be reached in sinkholes. However, the level of the water table prior to the inland drilling of artesian wells is unknown; some estimates suggest that it has "been drained to a third of its former level" (Culliney 1988:233).

There is little dune formation along the coast, most of which is formed by low eroded limestone benches and calcareous beaches. There is a fringing reef off the south coast and along a portion of the west coast. Rainfall has an annual average of about 15 to 25 inches from the coast inland, most of which falls during the winter, brought by the leeward storms of that season.

Vegetation in undeveloped areas is dominated by *kiawe* (*Prosopis pallida*), said to have been introduced to O'ahu in 1827 (Nagata 1985) although there are some suggestions this did not occur until ranching began in 1877 (Kennedy 1991:5). The timing of the spread of *kiawe* across the 'Ewa Plain remains unclear. By the late 1800s, it was common enough in the area to have been cut commercially (Yoklavich et al. 1995:16). However in 1881, the native *'ilima* (*Sida fallax*) was still described as growing in "endless quantities on the plains of this ranch" (referring to Honouliuli Ranch) (I.V. Briggs, as quoted in Culliney 1988:172).

RESOURCES

Davis (1990) has evaluated the environment of the 'Ewa Plain in terms of resources available for Hawaiian exploitation and from the standpoint of seasonality of the biotic portion of the resources.

The model for the 'Ewa Plain during the early period of human occupation is one of an "...open savannah-like grassland" where "trees such as Pritchardia, wiliwili, noni, and kou, formed small groves in favorable locations..." (Davis 1990:342). This model is the prevailing one based on information derived from botanical data (Char and Balakrishan 1979:12), as well as from land snail analysis (Kirch and Christensen 1981).

Food plants on the 'Ewa Plain that could be collected or cultivated include coconut palm (*Cocos nucifera*), *milo* (*Thespesia populnea*), *noni* (*Morinda citrifolia*), banana (*Musa sp.*), *tī* (*Cordyline fruticosa*), *pohuehue* (*Ipomoea brasilensis*). *Koali'ai* (*Ipomoea cairica*), sugar cane (*Saccharum officinarum*), *pai'i'iha* (*Cyclosorus dentatus*), and *'aheahea* (*Chenopodium oahuense*) are also found on the 'Ewa Plain and should be added to the list of food plants. A large number of other plants would be available for wood, thatching, oil, and dyes (Davis 1990:Tables 3-7). Those plants depending on cultivation would have been planted in relation to winter rains.

Numerous reef fish would be available from the coast, with peak productivity from January through June. Archaeological remains indicate that, for inhabitants of the coast, nearshore fish were a primary food resource (Davis 1990:136).

The 'Ewa Plain has become well-known for the recovery of extinct bird bones. The modeling of the environment for the plain indicates that vast numbers of bird colonies would have been available, at least early in the period of human colonization (Olson and James 1982). The presence of flightless species and the overlapping nesting seasons of a variety of birds would make one or more species available at any time of year (Davis 1990:136). A large number of species of these birds became extinct during the period of Hawaiian occupation, but the nature of the extinction processes and the history of bird predation by Hawaiians have become primary research issues.

One major non-biotic resource on the edge of the 'Ewa Plain is Pu'upalailai, which yields volcanic glass (Davis 1990:79).

Considered within the cultural context, the 'Ewa Plain was one section of the traditional land unit (*ahupua'a*) of Honouliuli. This *ahupua'a* had access to a section of the uplands and all of the mountain resources, as well as to one of the richest local environments in all of Hawai'i, the fish and shellfish productivity of Pearl Harbor and the irrigable lowlands at the head of the harbor. The extensive irrigated fields of Honouliuli were a conspicuous part of the landscape as drawn by Malden in 1825 (Fitzpatrick 1986:Figure 31). The taro farmers of Honouliuli were famous for producing "blue poi" (Fornander 1916-20, II:400).

HAWAIIAN TRADITIONS AND RESOURCES

Hawaiian traditions provide additional information regarding environmental characteristics, plants, and general resources of Honouliuli and the 'Ewa Plain. Pearl Harbor is noted as a primary food source. Kamakau (1964:83-84) describes the "blessings" of the district of 'Ewa, including Honouliuli and the 'Ewa Plain. These include *pipi* (pearl oyster), when after a *kapu* period, they "were found in abundance--enough for all 'Ewa--and fat with flesh", transparent shrimp, spiked shrimp, *mahamoe* and *'okupe* bivalves and "many others that have now disappeared", plus *nehu pala* and *nehu maoli*, fishes that "filled the lochs (*nuku awalau*) from the entrance of Pu'uloa to the inland 'Ewas". Traditionally, the entrance to West Loch was famous for *'o'io* (*Albula vulpes*)

and the area from West Loch to Kualaka‘i was renowned for *lipoa* (*Dictyopteris*) (Kelly 1991:155), which was one of the three most favored seaweed in Hawai‘i (Pukui and Elbert 1971:192).

The productivity of the fishponds of Pearl Harbor was well-recorded. Traditions clearly connect some of the ponds of West Loch and mullet productivity specifically with Honouliuli (e.g., Fornander 1916-20, II:270). It is probable that Honouliuli took its name, meaning “blue harbor” or “dark bay” from its association with West Loch.

The ‘Ewa Plain was described as “*o ke kaha*”, a reference to sweet potato land (Fornander 1916-20, II:279). In the legend of Hi‘iaka (Emerson 1978:167), there are plants of the ‘Ewa Plain specifically mentioned for making leis: *kauna‘oa* (*Cuscuta sandwichiana*), *wiliwili* (*Erythrina sandwicensis*), and *akulikuli* (*Sesuvium portulacastrum*). In fact, in the traditions, *wiliwili* is the plant that is probably most commonly associated with the ‘Ewa Plain. Not only is *wiliwili* noted in the Hi‘iaka myth, but in the references to the plain of Kaupe‘a, the place of wandering souls that was somewhere on the ‘Ewa Plain (Kamakau 1964:47).

In regard to water on the ‘Ewa Plain, there is little mention except for inland streams of Honouliuli. However, there is one story that refers to a spring named “Hoaka-lei” (*lei* reflection) because “Hi‘iaka picked lehua flowers here to make a lei and saw her reflection in the water” (Pukui et al. 1974:119). This spring was located at Kualaka‘i, a well-known place on the coastline immediately south of the project area. Early maps show an unidentified feature at Kualaka‘i; a 1927 USGS map notes the presence of a “waterhole”. People are recorded as living at Kualaka‘i at the turn of the century (E. Williamson n.d., quoted in Kelly 1991:152), indicating that water remained available even after the beginning of upland well-drilling and sugar production.

One of the most interesting of plant references for the ‘Ewa Plain is *‘ulu* (breadfruit, *Artocarpus altilis*). The connections with ‘Ewa concern the bringing of the first breadfruit to Hawai‘i. The most commonly quoted version notes that the first breadfruit was planted at Pu‘uloa, ‘Ewa, brought by Moikeha’s grandson, Kaha‘i-a-Ho‘okamali‘i, in a round-trip voyage that began at Kalaeloa (Barbers Point) (Kamakau 1991:110). Whether “Pu‘uloa” means within the harbor itself or at the *‘ili* (subdivision of an *ahupua‘a*) of Pu‘uloa at Pearl Harbor is unclear, although Sterling and Summers (1978:41) conclude that the reference is to the *‘ili*. Other versions suggest that the “Pu‘uloa” is Pu‘uloa, Kohala, not ‘Ewa (Beckwith 1970:97). Be that as it may, an argument can be made that there is a strong connection between breadfruit and a specific place on the Honouliuli coast, Kualaka‘i. As noted above. Kualaka‘i is a place with a famous spring, and it is located on the coastline directly south of the project area. This is discussed in more detail in the section on traditions, but the critical reference is Fornander’s story of Namakaokapaoo (Fornander 1916-20, II:224 ff.), a child of a chief/god from Kahiki named Kauluakahai. Namakaokapaoo is abandoned by his father at Ho‘ae‘ae, the *ahupua‘a* east of Honouliuli, and he later finds the royal garments his father left for him in a gourd at Kualaka‘i, and a breadfruit representing his father. “Kauluakahai” means “the standing breadfruit of Kaha‘i” (also “Kauluokaha‘i”, in Beckwith 1970:480; also see Fornander 1969:383). The place name “Kualaka‘i” may actually be a corruption of “Kauluakahai.” In fact, there is a story from Ka‘u with elements similar to that of Namakaokapaoo in which the godly chief from Kahiki is named “Ku-alakai (Beckwith 1970:479). But whatever the origin of the place name Kualaka‘i, breadfruit is clearly associated with this location. The symbolic aspects of this association are discussed below. (Maly [1992:E-12] interprets “Ku-alaka‘i” as Ku-the-leader, and argues that this is “an alternate name, or another form of the deity Ku‘ula (Red Ku), a god of fisher-folk”).

Breadfruit is not noted in the recent environmental summaries of ‘Ewa, but Handy and Handy (1972:153) remark that “On Oahu, breadfruit was planted mostly on the southerly side--Wailupe, Waikiki, Kalihi, ‘Ewa [and] along the coast west of the Wai‘anae Mountains...” *Wiliwili*, the *kauna‘oa* vine, and *akulikuli*, some of the important plants associated in traditions with the ‘Ewa Plain, are found at NAS Barbers Point (Botanical Consultants 1984). In fact, if the *kiawe* is disregarded, it would be seen that the project area remains a native forest of *wiliwili* and *kauna‘oa*-draped trees.

CULTURAL HISTORY OF THE 'EWA PLAIN

The traditions and history of Barbers Point and the 'Ewa Plain have been compiled and summarized numerous times, including Sterling and Summers (1978), Kelly (1991), Hammatt and Folk (1981), and Maly (1992). Only immediately salient points are presented here.

TRADITIONAL CONTEXT

Despite the many summaries of the traditions of 'Ewa, very little attention has been given to the themes of these traditions, two of which are noted here. The first is the connection with "Kahiki" and the second is the special character and relationship of the places known as Pu'uokapolei and Kualaka'i. The full development of these themes involves too much detail to present in the present report, focused as it is on a small area of the 'Ewa Plain, but this material will be presented in more detailed future studies. (A complicating factor is that much of this depends on retranslations of material in Fornander and Emerson.)

Connections with Kahiki are found in numerous placenames, traditional events, and with the beings associated with Honouliuli. For example, there are several versions of Kaha'i leaving from Kalaeloa (Barbers Point) for a trip to Kahiki to bring breadfruit back to 'Ewa (e.g. Kamakau 1991:110). There are several stories that associate places in the region with a number of deities or demi-gods, including Kamapua'a and the Hina family, as well as with Pele's sisters, all with strong connection with the traditional Polynesian homeland, Kahiki (cf. Kamakau 1991:111; Pukui et al. 1974:200).

Symbolically, the Kahiki and breadfruit motifs relate to life and renewal. This is most clearly emphasized in Fornander's Namakaokapaoo story referred to above, where the father Kauluakahai (embodied as a breadfruit at Kualaka'i) is godly royalty, a tree of life, and a spirit from Kahiki. Beckwith classes this in her pan-Polynesian theme of "stretching-tree kupua", a theme that is the "symbolic expression throughout Polynesia of the blood tie which connects a migrating people to their original ancestral line" (Beckwith 1970:487). In this regard, it is interesting to note that Kamakau (1964:84) refers to 'Ewa as the "celebrated land of the ancestors". He does not explain this comment, but Kelly suggests that it is because Kamapua'a's grandmother, Kamaunuanoho, lived in 'Ewa, and that she was one of the three migrants from Kahiki who were the "ancestors for the people of Oahu" (Kamakau 1964:64). Kelly's argument is certainly correct in the sense that this is one of a series of connections between 'Ewa and "Kahiki" ancestry for the life-force of the people of O'ahu.

The relevance of this issue to the present study becomes clear when the next point is made. This concerns the significance of Pu'uokapolei, the volcanic cone that lies 2 km north of the project area. In brief, it can be argued that Pu'uokapolei was one of the most important places, perhaps one of the most sacred places, in Honouliuli (see Sterling and Summers 1978:33). Pu'uokapolei's connections with Kahiki are emphasized when it is noted that the hill was the home of Kamapua'a's grandmother, Kamaunuanoho, the Kahiki ancestor to the people of O'ahu (Fornander 1916-20, V:318; Kahiolo 1978:81, 107; Charlot 1987:62).

Pu'uokapolei has numerous other associations that define it as a very special place. By name, it is associated with the goddess Kapo, another connection with the Pele and Kamapua'a stories. It was the central reference point for observation of solar movement, the location for the equinox line for O'ahu astronomers (Kamakau 1976:14). McAllister (1933:108) records that a *heiau* had been on Pu'uokapolei, but destroyed long before his survey. No remains were found in a recent field study (Kennedy 1991). The *heiau* may have been associated with the sun (Fornander 1916-20, III:292), an unusual occurrence in Hawai'i, but logical in this case considering the use of the hill for the equinox alignment. Pu'uokapolei might have been the gate of the setting sun. It is of interest to note that the rising sun at the eastern gate of Kumukahi in Puna is associated with Kapo (Emerson 1978:41); there is no information about this at Pu'uokapolei, but the place name itself ("hill of beloved Kapo") is hard to ignore. (Confusing the issue, it should be mentioned that in some cosmologies, Ku

was the god of the rising sun, so Hina should be associated with the setting sun. Hina is the mother of Kamapua‘a, and the association of the Kamapua‘a family with Pu‘uokapolei is enlarged.) Further, Pu‘uokapolei may have been a jumping-off place (also connected with the setting sun) and associated with the dead who roamed the plain of Kaupe‘a (Fornander 1916-20, III:292; Kamakau 1964:29).

Pu‘uokapolei was also the primary landmark from Pearl Harbor to the western coast, with a main trail running just inland of it. The trail was referred to as going by way of Pu‘uokapolei (I‘i 1963:27, 29; also see map in I‘i 1963:47). In fact, Pu‘uokapolei was probably the most common name used as a reference for the area of the ‘Ewa Plain in traditional Hawai‘i (cf. Nakuina 1990:54; Fornander 1916-20, II:318; E.M. Nakuina 1904, quoted in Sterling and Summers 1978:34).

The possible association of Pu‘uokapolei with the Plain of Kaupe‘a is an intriguing one. This place was one of the areas where souls without *‘aumakua* wandered endlessly. Kaupe‘a is noted as a *wiliwili* grove next to Pu‘uloa (Kamakau 1964:47,49). However, Kamakau makes at least three references to these places known as *ao kuewa*, including reference to the *wiliwili* grove of Kaupe‘a on O‘ahu (Kamakau 1964:47) and also to the “plain of Pu‘uokapolei” on O‘ahu (Kamakau 1964:29), suggesting that these are the same place. The size of these areas of Kaupe‘a and the plain of Pu‘uokapolei is uncertain, but Emerson notes two place names in the Hi‘iaka myth as referring to portions of the ‘Ewa Plain: Kane-hili and Pe‘e-Kaua, which appears again as “Kau-pe‘e” (cf. Kaupe‘a) in these same verses (Emerson 1978:167). In fact, the line refers to going downhill from Kaupe‘e to Kane-hili. This would match the inference that Kaupe‘a is the name of the area around Pu‘uokapolei, the upland border of the ‘Ewa Plain.

The final element in this picture is that the chant for Kuali‘i contains two stanzas that mention both Pu‘uokapolei and Kualaka‘i (although a seemingly garbled translation obscures the meaning of the connection). Kualaka‘i and Pu‘uokapolei are two of the places in ‘Ewa with strong Kahiki associations. It is not unlikely that a trail physically connected these two places, and the project area would have been near this trail.

If this is a correct identification of traditional places, the project is on or near the Plain of Kaupe‘a (or Kaupe‘e), a place of lost souls. It is 2 km from Pu‘uokapolei, probably a sacred place associated with the setting sun and entry to the underworld, and home of the Kamapua‘a family. It is also two km from the famous place of Kualaka‘i, a place suitable for permanent habitation. Finally, the location of the project area lies between Kualaka‘i and Pu‘uokapolei, and would probably have not been distant from any trail that connected the two.

HONOULIULI AT CONTACT

At the time of contact, the *ahupua‘a* of Honouliuli was the largest on O‘ahu. In the 1831-32 census, it had one of the highest populations on the island, with 1,026 people recorded (Schmitt 1973:19). The population center was certainly around Pearl Harbor, with its fishponds, natural marine productivity, and the adjacent fields of irrigated taro.

In a review of the archaeology of the ‘Ewa Plain, Tuggle (1997) proposes a model of settlement expansion across the ‘Ewa Plain initiated from an early occupation on the floodplain of Honouliuli Stream. The model suggests that permanent settlement first spread across the upper portion of the Plain with the use of the water sources at the base of the Wai‘anae range for cultivation. This was followed by expansion of permanent settlements along the coastlines of the plain, with a final process of filling of the interior region. The interior settlements are proposed as long-term occupations depending on cycles of rainfall and wetland availability. The end result of this pattern of expansion was a comparatively densely settled region of dryland farming households and communities, with two special areas of activity. An area of elite and royal residence had probably developed at the entrance to West Loch (the *‘ili* of Pu‘uloa), and a sacred area existed at Pu‘uokapolei.

The religious and political structuring of Honouliuli at contact is poorly known. No named *heiau* have been identified in the traditions of Honouliuli. Sterling and Summers (1978) record seven temples for the *ahupua'a*, including six from McAllister's informant-based survey (1933) and one from 1960 informant data (Sterling and Summers 1978:37). One of these seven is a *ko'a* (fishing shrine) at Pearl Harbor, five are in the mountains or the upland area of Honouliuli, and one is at Pu'uokapolei (also recorded by Thrum 1907:46). No local traditions related to their use or dedications are mentioned for any of these temples, except that the temple recorded in 1960 was said to be agricultural.

The political center of the district of 'Ewa has been given little attention, but McAllister (1933:106) records a place named Lepau on the Waipi'o Peninsula, as "a dwelling place of the *alii*". Handy and Handy (1972:470) believe this to have been the "ali'i" stronghold of 'Ewa, based on the productive strength of Pearl Harbor.

The early written accounts of the 'Ewa Plain generally describe this as a barren, unpopulated area (Vancouver 1798[3]:361-363; Ellis 1969:11). The archaeological evidence for the occupation of the interior area, including the location of the present project, is unquestionable but it presents a historical puzzle. The issue is whether the primary occupation and abandonment of the inland area occurred during the pre-contact period, or whether occupation lasted into the 19th century, but was of a low-level of intensity or of a seasonal nature that was unnoticed by or unimportant to the early observers.

There are no traditions or place-names that would provide more information on the traditional use of the project area. It lies some 2 km from the coastline at Kualaka'i to the south and 2 km from Pu'uokapolei to the north, placing it in the center of the 'Ewa Plain on a coastal-inland axis. Pu'uokapolei and Kualaka'i are the only nearby places with historical Hawaiian information. The geographic position of the area suggests that it was near a major coastal-inland route between these two places, although there is no historical or archaeological evidence to support this. However, this geographic model indicates that the project area was not as isolated during the pre-contact and early post-contact periods as might at first appear. At the same time, it was certainly distant from centers of power and population. The nearest circum-island trail was at Pu'uokapolei. The major population center of Honouliuli was at the northwestern edge of Pearl Harbor about 7 km distant, and the political center at Lihue was far inland.

POLITICAL HISTORY AND POST-CONTACT CHANGE IN HONOULIULI

A brief review of the historical events of the *ahupua'a* of Honouliuli is presented below, providing the larger socio-political context for the project area and the associated landscape disturbances that have occurred over the last 150 years.

POST-CONTACT CHANGE

The population of Honouliuli at the time of contact is unknown. When the 1832 missionary census was taken, a population of 1,026 was recorded, but this was, of course, after 50 years of population decline. The significance of the number is its proportion to the populations of other areas. In the 1832 census, Honouliuli contained nearly twenty-five percent of 'Ewa's total population. Differential population change certainly occurred, but it is probable that this represents the relatively high population density for Honouliuli before contact, a population to be expected from the size of the *ahupua'a* and the wealth of its resources.

The post-1778 history of Honouliuli, as it pertains to the project area, is summarized primarily from Kelly (1991), with other sources as noted.

Little is known of Honouliuli itself during the early 1800s, except that it suffered the population decline common to all of Hawai‘i, dropping from 1,026 in 1831 to 870 in 1835 (Schmitt 1973:19, 22). Ten missionary schools were present during that period, but these were later abandoned (Kamakau 1961:424). It is probable that the inland areas of the ‘Ewa Plain, whatever their population at contact, were abandoned by the mid-19th century, given the drastic decline in general population and the increasing population consolidation in towns. The road passing by Pu‘uokapolei would have been active during this period (I‘i 1963:27), but there was no recorded habitation between the towns of Honouliuli and Waimanalo (‘Ewa). In 1839, Hall (quoted in Kelly 1991:150) referred to crossing the “barren desolate plain” of ‘Ewa. However, maps and other records suggest that small numbers of people remained at least along the coast, and one of these places of continued occupation was probably Kualaka‘i, south of the present project area.

By the mid-1800s, cattle were certainly well-established on the ‘Ewa Plain, with an estimated 12,000 on O‘ahu at that time (Cuddihy and Stone 1990:59). In 1877, James Campbell is said to have chased out 32,000 head of wild cattle (Briggs 1926, quoted in Kelly 1991:162), a number that sounds exaggerated but represents the scale of the cattle presence.

During the land distribution of the mid-1800s, there were 97 *kuleana* (small piece of property) awards for Honouliuli and “most of the awards were in the wet-land taro gardens of Honouliuli, not in the dry plain area” (Kelly 1991:160). Kelly does not say where the remainder of the claims were located, but presumably not in the area of the Naval Air Station, the geographic subject of her research. Research for the present project has found no archival evidence of *kuleana* that might have been in or near the project area. It is unlikely that any would have been awarded in this area, given its isolation, but if any had, this would have been as an inland parcel for a coastal claim, and the inland parcels in such cases seldom were surveyed or located on maps.

The *ahupua‘a* of Honouliuli itself was awarded to Kekau‘onohi, granddaughter of Kamehameha I (Indices 1929). The ‘*ili* of Pu‘uloa was sold in 1849 and a profitable salt works established (Kelly 1991:160). Kelly (1991:160) notes that there was also a saltworks at Kualaka‘i, but gives no source for the information.

Following land transfer by inheritance, Honouliuli (except the ‘*ili* of Pu‘uloa) was sold to James Campbell in 1877. Campbell fenced much of the land for grazing, converted 10,000 acres to agriculture, and began drilling artesian wells. In 1889, much of the agricultural land was leased for sugar cultivation. In the early 1890s, a railroad was constructed running across the center of the ‘Ewa Plain at the lower boundary of the sugar cane fields, a half kilometers north of the project area. In 1894, the cultivation of sisal (*Agave sisalana*) was begun within the project area.

A historic map from 1906 (Donn 1906; Fig. 3) provides insight into the land-use within the current project area during the early twentieth century. The lands surrounding the project area were heavily used as plantation lands; specifically, the location of the Kalaeloa Rental Homes Site Amenities project area corresponds with the area used to cultivate sisal. Conter (1903) describes in detail the planting and harvesting of sisal on the O‘ahu plantation (Photo 1). Importantly, the use of the area for cultivation suggests that any previous archaeology on the parcel was likely to have been destroyed for clearing of the land to use for the plantation.

In the 1930s, the U.S. Navy leased a portion of the Campbell Estate, and enlarged the leased area in 1940, when the area for the Naval Air Station was surveyed and construction begun (Collins 1977, quoted in Kelly 1991:166).

Construction of a Naval Air Station at Barbers Point had begun in late 1941. Survey was hampered by the dense *kiawe* forest and 400-foot sections of the forest had to be cut before survey sights could be taken (Collins 1977:33, in Kelly 1991:166). The Station was intended as an auxiliary airfield for the Navy’s Ford Island facility (Anonymous 1947) and was designed to accommodate the land-based

operations of two aircraft carrier groups

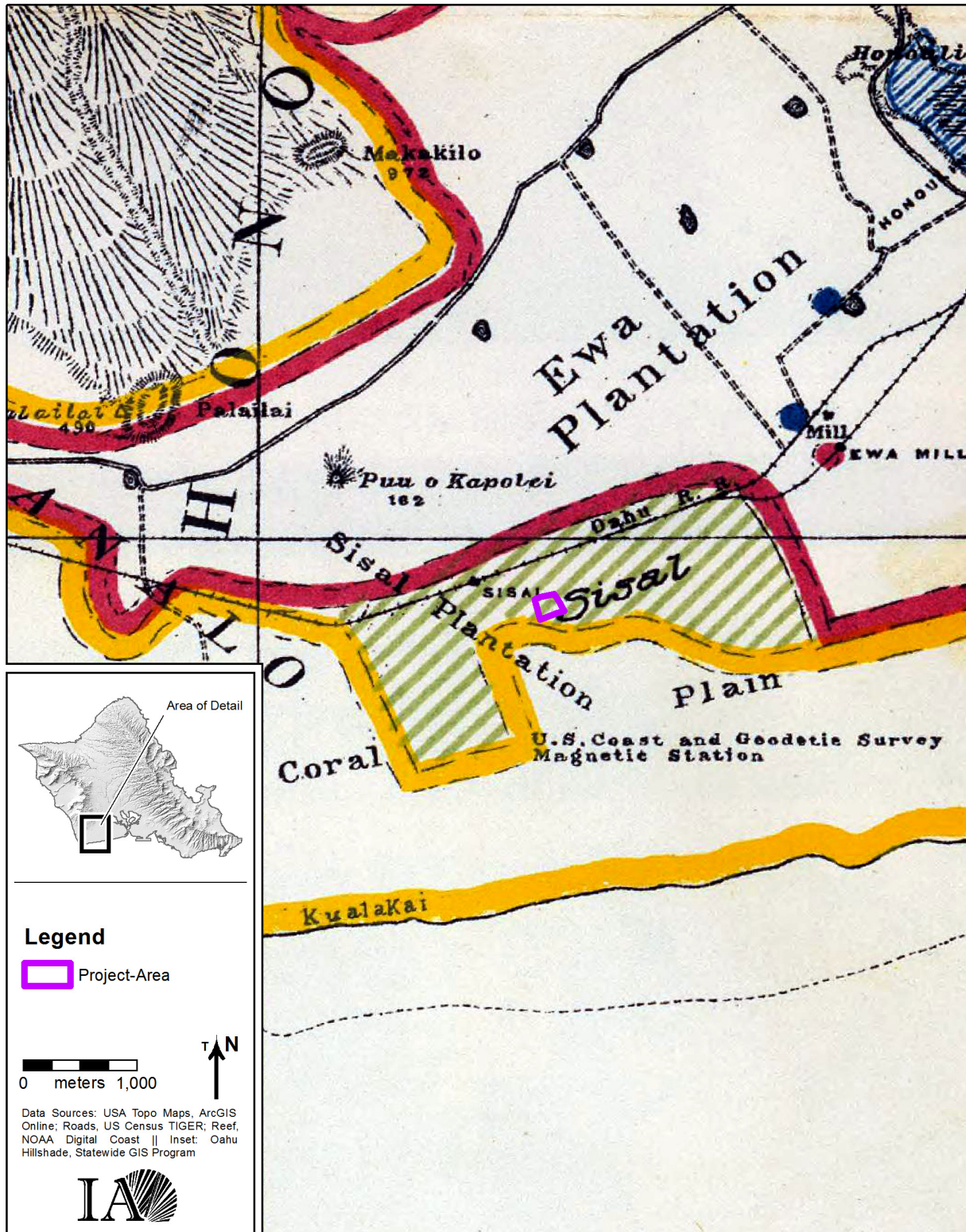


Figure 3. The Kalaeloa Rental Homes Site Amenities Improvement project area superimposed on a 1906 historic map (Donn 1906).

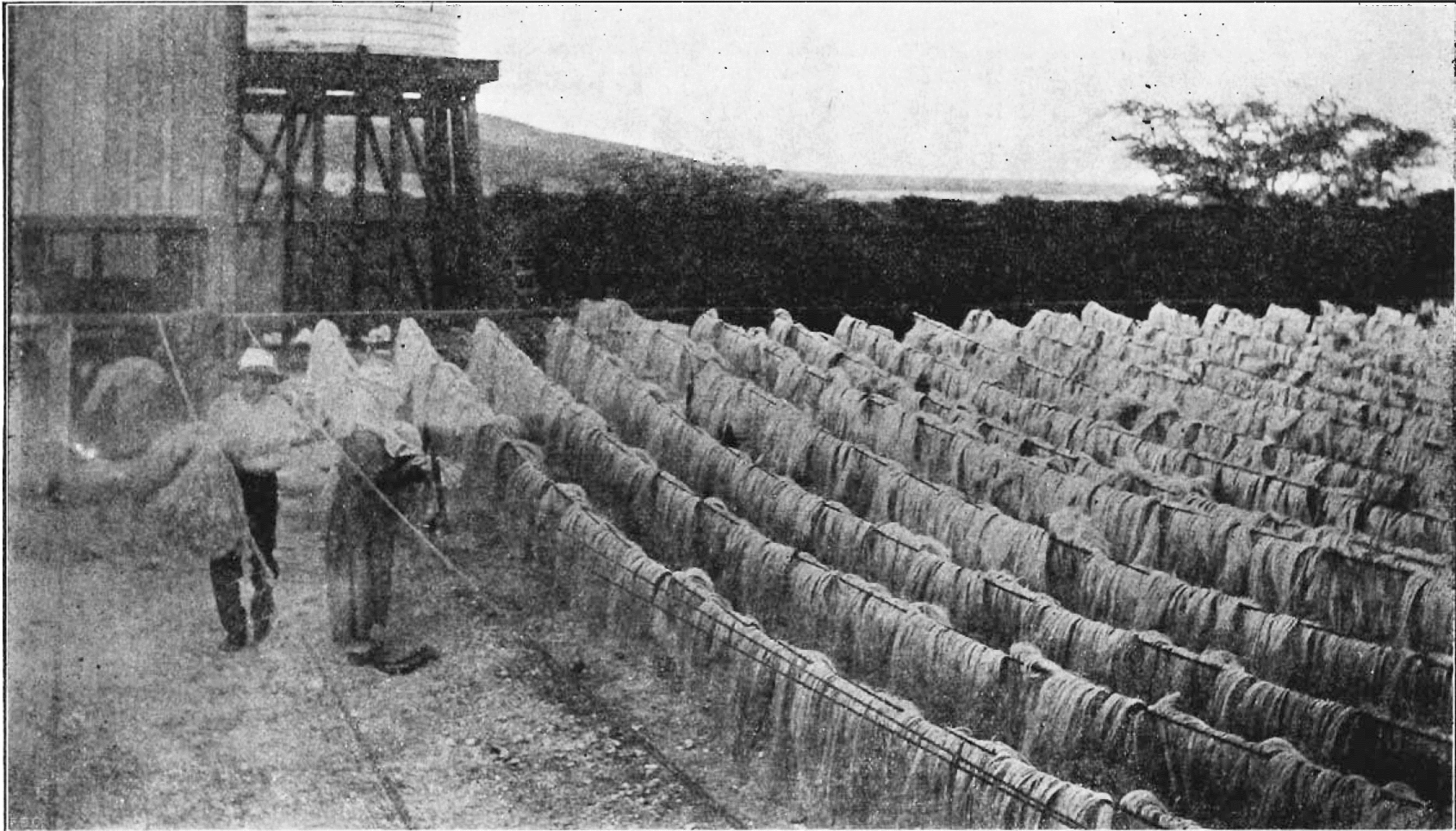


PLATE IV. Drying sisal fibre, at Sisal, Oahu.

Photo 1. Planting sisal (*Agave sisalana*) on O'ahu (from Conter 1903).

The Ewa Mooring Mast Field was one of the targets of the Japanese attack on Pearl Harbor on December 7, 1941. At the time, there were 49 planes neatly lined up along the edge of the air field. In the initial wave, 20 Japanese aircraft strafed the field in repeated passes, destroying nine Wildcat fighters, 18 Scout bombers, and all six utility planes. A second attack wave of dive bombers dropped bombs on surviving aircraft and strafed the field as well. A third wave crossed the airfield, but found little remaining intact suitable for attack.

With the onset of war, construction at the Station accelerated. The Station's operational capacity was increased to handle four carrier groups and a mix of both permanent and temporary buildings was quickly constructed. Yoklavich et al. (1995:17) relate that "of the 251 buildings remaining from the 1940s, two are listed as being built in 1941, 187 were built in 1942-43, 53 were completed in 1944, 3 in 1945, and only 6 in the next four years, 1946 to 1949." A series of aerial photographs indicates that runway construction was underway in February of 1942 and was completed by June of that year (Yoklavich et al. 1995:Figs. 4 and 8). The Station was commissioned on April 15, 1942; Ewa Marine Corps Air Station was formally established in September 1942 (Anonymous 1947:144).

There are numerous abandoned military features scattered across the former Station that probably are of World War II age. These include coastal bunkers, inland anti-aircraft battery complexes, and training facilities.

From the 1950s to 1999, NAS Barbers Point was an important mid-Pacific military installation, with a variety of functions, including antisubmarine patrol, headquarters of the Pacific Airborne Barrier Command (1958-1965), guided missile units, and the Pacific Sound Surveillance System. In 1990, base tenants included Headquarter Patrol Wing 2; Fleet Composite Squadron One; five Patrol Squadrons; Fleet Reconnaissance Squadron 3; Helicopter Antisubmarine, Light, HSL-37; U.S. Coast Guard Station; Hawaii Air National Guard; Company B, 214th Aviation Regiment, U.S. Army; and Naval reserve units.

The current project area is located on a parcel that was once used for military housing. According to Haun (1991), the project area (designated by Haun 1991 as Survey Area D) has a high degree of disturbance related to dumping of refuse, filling, bulldozer cuts or cleared areas, military related constructions, and probable historic field agriculture (Haun 1991:23, Table 2). The following section briefly describes archaeological surveys that have been conducted within one kilometer of the project area (Table 1, Fig. 4). No known historic properties or cultural resources have previously been identified within the current project area boundaries.

RECORDED SITES AND PREVIOUS RESEARCH WITHIN ONE KILOMETER OF THE PROJECT AREA

A major archaeological survey was conducted in 1984-85 at NAS Barbers Point by the Bishop Museum (Haun 1991). The Haun survey covered some 1,310 acres of the total station area of 3,615 acres (Haun 1991:4, Fig. 2). The survey recorded 385 archaeological features grouped into 42 sites. Of these, 284 are identified as indigenous Hawaiian, functionally divided into habitation (134 features), agricultural (67 features), burial (6 probable and 56 possible features), religious (4 features), storage (1 feature), water source (4 features), and boundary walls (18 features). In addition, four ranching features and 15 military features were recorded, with the remainder of the 385 classed as unknown (Haun 1991:Table 8).

The Haun survey recorded one site (50-80-12-1729 in the vicinity of the current project area (Fig. 4). Site 50-80-12-1729 is described by Haun (1991:54) as "The largest sinkhole (c. 1.5 m deep) in this area contains bird bone, and midden. The area shows much disturbance from bulldozing, construction, and military use. Area is currently used as a dump". Site 50-80-12-1729 was noted as eligible for listing on the

National Register of Historic Places, as the site is likely to yield information important for an understanding of indigenous occupation and use of the ‘Ewa Plain, and may potentially be of paleontological significance.

Tuggle and Tomonari-Tuggle (1997; see also Wickler and Tuggle 1997), later conducted an additional intensive archaeological survey covering many of the areas previously surveyed by Haun (1991). They did not identify any additional archaeological sites located within one kilometer of the present project area.

Hammatt and Shideler (2012a) conducted an archaeological inventory survey at the National Guard Kalaeloa Facility. Their survey area is located approximately 100 meters to the southwest of the Kalaeloa Rental Homes Site Amenities Improvement Project Area. No historic properties or cultural resources were identified during the survey.

Hammatt and Shideler (2012b) also conducted an archaeological inventory survey at the northwestern corner of the Kalaeloa Airport, former Naval Air Station at Barbers Point. No historic properties or cultural resources were identified during the survey.

Kingsbury and Spear (2017) conducted an archaeological inventory survey in support of the utility corridor of the proposed Kalaeloa Solar Farm project through FDR/CRS Terminal along Coral Sea Road and across Roosevelt Avenue. No historic properties or cultural resources were identified during the survey.

Table 1. Archaeological Projects within 1 km of the Kalaeloa Rental Home Site Amenities Improvements Project Area (Listed Chronologically by Publication Date).

Reference	Site No.	Description
Haun 1991	50-80-12-1729 (numerous other sites identified at a distance greater than one km from current project area)	Large sinkhole containing bird bone and midden. Heavily disturbed but eligible for listing on the National Register of Historic Places.
Tuggle and Tomonari-Tuggle 1997	50-80-12-1729 (numerous other sites identified at a distance greater than one km from current project area)	Large sinkhole containing bird bone and midden. Heavily disturbed but eligible for listing on the National Register of Historic Places.
Hammatt and Shideler 2012a	No historic properties	Not Applicable
Hammatt and Shideler 2012b	No historic properties	Not Applicable
Kingsbury and Spear 2017	No historic properties	Not Applicable

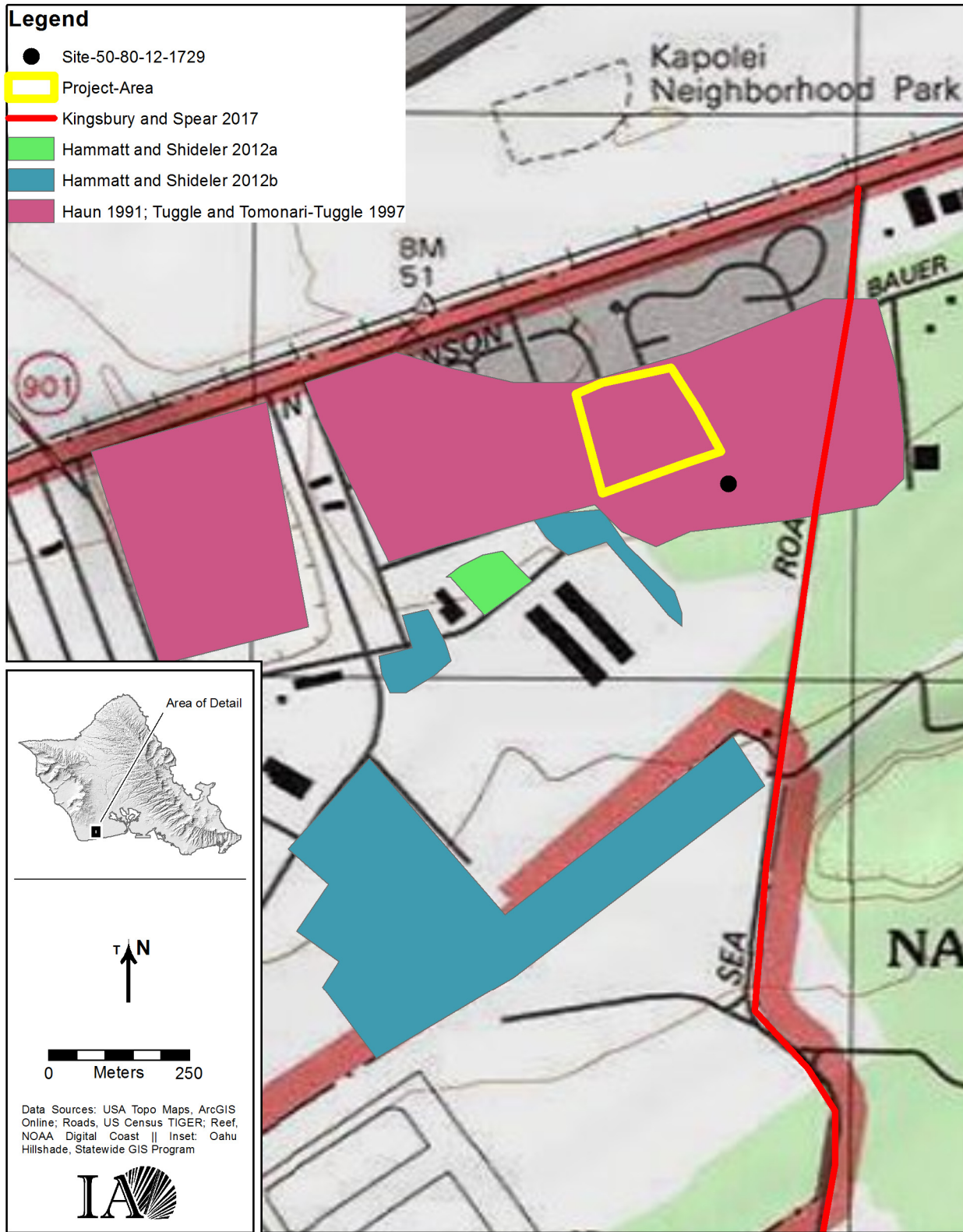


Figure 4. Archaeological projects conducted within one kilometer of the current project area, and the location of Site 50-80-12-1729.

III. CONCLUSION AND RECOMMENDATIONS

At the request of Greystar Real Estate, LLC, International Archaeology, LLC has prepared an archaeological literature review for the proposed Kalaeloa Rental Homes Site Amenities Improvement project located at 4285 Independence Road, Kapolei, O‘ahu, Hawai‘i, TMK: (1) 9-1-013:014. The project involves grading, subsurface excavation for utilities, pool deck enlargement, and subsurface excavation of a main swimming pool and children’s pool.

The project area is located along the ‘Ewa Plain on the former Naval Air Station, Barbers Point. The parcel sits approximately 1.2 kilometers from the northeast corner of the runway and approximately 155 meters from Coral Sea Road. The northern extent of the project area terminates at Bougainville Avenue. The lands within and immediately surrounding the project area have been significantly modified by both 19th and 20th century land clearance associated with historical commercial sisal cultivation and the military buildup of the former NAS Barbers Point.

No historic properties or cultural resources have been identified within the current project area: We recommend that the following action should be presented to the State Historic Preservation Division (SHPD) as part of the project’s historic preservation review. No archaeological work is required during the Kalaeloa Rental Homes Site Amenities Improvement Project and we suggest the project has a determination of “No Historic Properties Affected.”

The determination of “No Historic Properties Affected” is based on two primary lines of evidence. First, there is no indication that historic properties are present within the project area or that they will be encountered during the course of construction. Two archaeological inventory surveys (Haun 1991; Tuggle and Tomonari-Tuggle 1997) failed to identify any historic properties or cultural resources within the present project area. The project area has a high degree of disturbance related to dumping of refuse, filling, bulldozer cuts or cleared areas, military related constructions, and probable historic field agriculture. Secondly, given the historic use of the parcel as a sisal plantation during the late 1800s and early 1900s, as well as significant landscape modification to the project area during its use in association with the NAS Barbers Point, it is highly unlikely that any archaeological or historic remains are still present.

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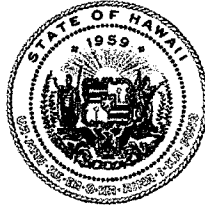
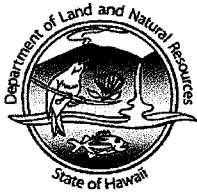
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DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

February 7, 2018

Garett Kamemoto, Interim Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
Email: garett.h.kamemoto@hawaii.gov

IN REPLY REFER TO:
Log No.: 2017.02645
Doc. No.: 1801KM04
Archaeology

Dear Mr. Souki:

SUBJECT: **Chapter 6E-42 Historic Preservation Review –
Kalaeloa Rental Homes Site Amenities Improvement Project
Honouliuli Ahupua‘a, ‘Ewa District, Island of O‘ahu
TMK: (1) 9-1-013:014 (por.)**

Thank you for this consultation request for the proposed Kalaeloa Rental Homes Site Amenities Improvement project. Pursuant to Hawaii Administrative Rules (HAR) §13-284-5, the Hawaii Community Development Authority (HCDA) has prepared this request to determine the need for an archaeological inventory survey (AIS) and whether significant historic properties are present within the project area. The HCDA has provided a supporting document titled *An Archaeological Literature Review for the Proposed Kalaeloa Rental Homes Site Amenities Improvement Project, Honouliuli Ahupua‘a, ‘Ewa District, Island of O‘ahu, TMK: (1) 9-1-013:014* (Morrison, October 2017). The State Historic Preservation Division (SHPD) received this request on December 5, 2017.

The supporting document literature review was prepared at the request of Greystar Real Estate, LLC for the Kalaeloa Rental Homes Site Amenities Improvement project. The proposed project is for property located at 4285 Independence Road in Kapolei. The project involves grading, pool deck enlargement, and excavation for utilities and two swimming pools.

The literature review describes the project setting and provides an overview of background information and previous archaeological studies. The project area is within the ‘Ewa Plain, an emerged limestone reef, within a developed and previously disturbed area. Morrison (2017) notes that historical disturbance from bulldozing, military activity, and a former sisal plantation have heavily disturbed the area. An archaeological survey that included the current project area identified a single historic property just outside the southeast corner of the project area (Haun 1991). The site (Site 50-80-12-1729) included a large sinkhole that contained avian remains and midden but was found to be heavily disturbed from previous land activities. No other historic properties were identified within the project area. Therefore, Morrison (2017) recommends a determination of no historic properties affected for the proposed project.

Pursuant to HAR §13-284-5(b)(2)(A), the SHPD concurs with the determination of **no historic properties affected** for the proposed project.

Mr. Kamemoto
February 7, 2018
Page 2

Lastly, the document titled *An Archaeological Literature Review for the Proposed Kalaeloa Rental Homes Site Amenities Improvement Project, Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu, TMK: (1) 9-1-013:014* (Morrison, October 2017) serves to facilitate project planning and supports the historic preservation review process. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Please contact Kimi Matsushima at (808) 692-8027 or at Kimi.R.Matsushima@hawaii.gov for questions regarding archaeological resources or this letter.

Aloha,

A handwritten signature in black ink, appearing to read "Alan S. Downer", followed by a long horizontal line extending to the right.

Alan S. Downer, PhD
Deputy State Historic Preservation Officer
Administrator, State Historic Preservation Division

APPENDIX E

Public Consultation



KALAELOA ADVISORY TEAMS' COMBINED MEETING

(Kalaeloa Community Network, Kalaeloa Public Safety,
Kalaeloa Heritage and Legacy Foundation and the Kalaeloa Advisory Team)

Thursday, November 16, 2017

9:30 am – 11:00 am

**MEETING LOCATION: HCDA Kalaeloa Field Office
(located at the Department of Hawaiian Home Lands office complex)
91-5420 Kapolei Parkway, Hale Pono Conference Room**



AGENDA

1. Introductions
2. HCDA Kalaeloa Enterprise Energy Corridor– construction updates will be provided regarding the district's new electrical corridor.
3. RP Kalaeloa Landowner – information about their project to build a recreation and pool complex at the Kalaeloa Rental Homes' parcel will be shared.
4. Aloha Solar Energy Fund II – project plans will be shared regarding their intent to build a 5-megawatt photovoltaic facility on HCDA land and a 12-kilovolt interim distribution line along Coral Sea Road.
5. Community announcements and conclusion

For more information, please contact the Hawaii Community Development Authority

Facilitator: Pearlyn Fukuba

email: pearlyn.fukuba@hawaii.gov

phone: (808) 620-9641

website: dbedt.hawaii.gov/hcda



MAKAKILO/ KAPOLEI/ HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII 96817
TEL: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: <http://www.honolulu.gov/nco>

REGULAR MEETING AGENDA
WEDNESDAY, APRIL 25, 2018
KAPOLEI HALE – CONFERENCE ROOM
1000 ULUOHIA STREET
7:00 P.M. – 9:45 P.M.

MEETING POLICIES

RULES OF SPEAKING: Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 asks if anyone wishing to speak is asked to raise their hand, and when recognized by the Chair to address comments to the Chair. §2-11-311 Order and decorum. (a) All commissioners shall promote and preserve the order and decorum of the commission's proceedings. Let it be known that all present and future agendas items will be commented on by the public at the beginning of the meeting agenda unless otherwise decided by majority vote of the Board. Time allowances will prevail at the noted limits and anyone wanting to comment on multiple items will be allowed to do so with the same time limit allowed per issue/item when the issue/item is called. Anyone wishing to speak should sign in before the start of the meeting and will be called up in that order. All speakers are asked to be first recognized by the Chair, and address comments through the Chair. **Speakers (community and Board), must keep their comments under one (1) minute (adopted December 5, 2005), and those giving reports are urged to keep their reports under three (3) minutes unless otherwise noted. Written reports, flyers, information pertinent to reports are to be handed out PRIOR to presentation/discussion. Please silence all electronic devices. Please adhere to time limits.**

NOTE: The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on unless added to the agenda.

ORDER AND DECORUM: Our meetings are intended to act with fairness and order, and according to the 2008 Neighborhood Plan. Everyone is asked to treat each speaker with respect and keep their comments on **agenda subjects** within the time allowed. Your kokua is appreciated to avoid delays or timely adjournment of the meeting. Rules of decorum will be strictly enforced.

WELCOME

I. CALL TO ORDER – Chair Dr. Kioni Dudley

II. ROLL CALL – Neighborhood Board Assistant

III. APPROVAL OF MINUTES FROM THE WEDNESDAY, MARCH 28, 2018 BOARD MEETING

IV. CITY MONTHLY REPORTS

1. Honolulu Fire Department (HFD) – Duty Officer
2. Honolulu Police Department (HPD) – Duty Officer
3. Board of Water Supply (BWS) – Rian Adachi

V. COMMUNITY/BOARD CONCERNS & ANNOUNCEMENTS (Limited to one (1) minute each per person in totality. Issues concerning and/or needing elected official's or agency input/comments and related issues are to be discussed at the relative portion of the agenda. Issues and concerns not listed elsewhere on the Board's agenda may be raised, but HRS Chapter 92 ("Sunshine Law") prohibits Board action from being taken during this meeting.)

VI. BOARD BUSINESS (10 minutes limit unless otherwise noted) Discussion and Action

1. Three (3) absences – Board Member Melanie Gonzales (Possible vote to vacate the seat)
2. Kalaeloa Rental Homes presentation on their proposed pool and recreational area project - Lauren Lakatos
3. Discussion of Striping of Crosswalks in Makakilo and Kapolei – Kim Katjang (Possible vote on Resolution)
4. Discussion of windmill project for the hills above Makakilo (20 minute presentation). This is an effort to gauge community response to the project - Dean Masuno from Eurus Energy (Possible vote)

APPENDIX F

Status/Adequacy of Infrastructure



737 Bishop St. Suite 2750
Honolulu, HI 96813

April 20, 2018

Kalaeloa Rental Homes
Attention: Cary Kondo
4285 Independence Road
Kapolei, O'ahu, Hawai'i 96707

RE: Water for Kalaeloa Rental Homes Site Amenities Improvements project on Oahu, Hawaii

Dear Kalaeloa Rental Homes:

As a regulated utility, Kalaeloa Water Company ("KWC") has an obligation to provide water and wastewater service in accordance with the rules and regulations of the Hawaii Public Utility Commission (HPUC) and the City and County of Honolulu. Assuming you receive all required permits from the City and County of Honolulu, KWC will provide water service to the above referenced project. KWC agrees to operate the water and wastewater system and provide service in accordance with the rules and regulations of the Hawaii Public Utilities Commission (HPUC) and the company's approved tariffs on file with the HPUC.

This letter confirms availability of water for your proposed pool in Kalaeloa.

This letter shall remain valid for **one year** from the date of this letter. If construction of the project has not commenced within this **one-year** time frame, KWC will be under no further obligation to serve the project unless the developer receives an updated letter from KWC reconfirming our commitment to serve the above mentioned project. Additionally, KWC reserves the right to rescind this letter at any time in the event its water allotment is severely reduced by legislative, regulatory or environmental actions.

Required information prior to construction (if applicable);

1. City and County of Honolulu-approved drawings
2. Completed KWC New Connection Application

Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the HPUC including and KWC Tariff I & II. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains, services and backflow devices. KWC will provide more specific information regarding special facilities and fees after you provide us with your engineered improvement plans and fire department requirements.

If you have any questions regarding the above, please call Tony Carrasco at (808) 883-2065.



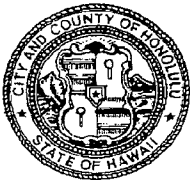
Regards,

A handwritten signature in black ink, appearing to read "MS", is positioned below the text "Regards,".

Mitch Silver
Authorized Representative
Kalaeloa Water Company

APPENDIX G

Approved Grading Permit



CITY AND COUNTY OF HONOLULU

PAID RECEIPT

650 SOUTH KING STREET * HONOLULU, HAWAII 96813

PHONE: (808) 768-8218/8219 * FAX: (808) 768-6743

DEPT. WEB SITE: www.honolulu.gov * CITY WEB SITE: www.honolulu.gov

BUSINESS ACTUAL TIME DRW
7/17/2017 7/14/2017 13:39:31 20
REG DTO2 WALKIN CF
RECEIPT # 540697 7/14/2017 OFLN
Sept 9034 6244 GRADING EXCAVATION & FILL

Help protect our waters...for life.



692-5656

GRADING PERMIT

PERMIT NUMBER
GP2017-07-0316

Receipt Tot \$605.00
\$605.00 OK \$0.00 CA

Permission is hereby given to do grading work in conformity with Chapter 14, R.O.H. 1990, As Amended, as follows:

Table with columns: TAX MAP KEY (Zone, Section, Plat, Parcel(s)), LAND USE (F-1 MILITARY & FEDERAL PRESERVA), EST. QUANTITY (Excavation (Cu. Yd.), Fill (Cu. Yd.)), PERMIT FEE (\$605.00)

Project Name: Kalaeloa Rental Homes Site

Located at: TMK: 9-1-013:014;

Category: 5a DOH Permit Filed: Yes NPDES Permit No.: HI R10F328

BORROW (Source of Material)

DISPOSAL

Site: Grace Pacific

Island Topsoil Soil

Material: Base Course

Est. Starting Date: July 17, 2017

Total Lot Area: 1,873,080 s.f. (43.00 ac.)

Est. Compl. Date: August 29, 2017

Disturbed Area: 130,680 s.f. (3.00 ac.)

Graded Area: 130,680 s.f. (3.00 ac.)

Purpose of Work: Site Grading

Related Job:

Plan approved: May 30, 2017 TECP on file

Surety: Bond Date: July 17, 2017

Amt: \$12,320.00

Co.: Developers Surety & Indemnity Co.

No.: 759106S

To be inspected by: Site Development Division (Call 768-8084 for inspection)

OWNER

ENGINEER/PLAN MAKER

CONTRACTOR

DiNapoli Capital Partners
5532 Lillehammer Lane Suite 200

Belt Collins Hawaii LLC
c/o Jay M. K. Stone
2153 N King 200
Honolulu, HI 96819

ISLAND CONSTRUCTION & DEMOLITION LLC
PO Box 1857
WAIANAE, HI 96792
(808) 696-8871
696-8070 (David Sousa)

Contractor shall notify this office two working days before commencing any work and arrange for necessary inspectional services. Grading work which involves contaminated and/or hazardous materials shall be done in conformance with applicable State and Federal requirements. Contact the Solid & Hazardous Waste Branch, State Department of Health for more information at 586-4226.

Authorization from Permittee to act for Owner on file?: Yes
Permittee: ISLAND CONSTRUCTION & DEMOLITION LLC
David Souza, (808) 696-8871

Signature of Owner/Developer/Authorized Rep. Date 7/14/17

Permission is hereby given to do the above work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with Chapter 14, R.O.H. 1990, As Amended.

Remarks: 2017/CP-91

Issued By: [Signature] July 14, 2017
For Director, DPP Date

THIS PERMIT WILL EXPIRE UNLESS WORK IS STARTED WITHIN 90 DAYS FROM DATE OF ISSUE; OR IF WORK IS SUSPENDED OR ABANDONED FOR 60 DAYS OR MORE AFTER WORK IS BEGUN; OR ONE YEAR FROM DATE OF ISSUE. REPORT AFTER GRADING IS REQUIRED FOR PERMIT CLOSURE UNLESS OTHERWISE NOTIFIED.

I hereby certify that all work as requested above has been completed in conformity with Chapter 14, R.O.H. 1990, As Amended, and in accordance with the approved plans and specifications.

Permittee: PRINT NAME/TITLE

Approved By:

Signature of Owner/Developer/Authorized Rep. Date Authorized Signature Date
Report After Grading required for permit closure?: No Date Report Filed: 60455648 059808329-003