STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES Land Division Honolulu, Hawaii 96813

December 9, 2016

Board of Land and Natural Resources State of Hawaii Honolulu, Hawaii

Kauai

PSF No.: 16KD-104

Cancellation of Governor's Executive Order No. 1715 and Reset Aside to the County of Kauai for Public Purposes; Issuance of Management Right of Entry to County of Kauai, Kapaa, Kawaihau (Puna), Kauai, Tax Map Key: (4) 4-5-015: 005.

CONTROLLING AGENCY:

State of Hawaii, Department of Defense, Hawaii National Guard

APPLICANT:

County of Kauai, whose principal place of business is 4444 Rice Street, Lihue, Hawaii, 96766

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government (Crown) lands of Kapaa situated at 4670 Kahau Road, Kapaa, Kawaihau (Puna), Kauai, 96746 identified by Tax Map Key: (4) 4-5-015: 005, as shown on the attached map labeled Exhibit A.

AREA:

3.283 acres, more or less.

ZONING:

State Land Use District:

Urban

County of Kauai, CZO:

Open / ST-P / SPA-A

EXHIBITS:

Exhibit A – Tax Map of subject parcel.

Exhibit B - CSF map #12304.

Exhibit C – Metes and Bounds description of the subject property.

Exhibit D – Topographical photo of subject property.

Exhibit E- Exemption Notification

Exhibit F – Governor's Executive Order No. 1715.

Exhibit G – Letter dated November 16, 2016 from State of Hawaii, Department of Defense, Hawaii National Guard requesting cancellation of EO 1715 and reset aside to County of Kauai.

Exhibit H – Letter received November 15, 2016 from County of Kauai, requesting cancellation of EO 1715 and reset aside to County of Kauai for public purposes.

Exhibit I— Industrial Hygiene Site Assistance report for Kapaa Armory.

Exhibit J – Final Environmental Condition of Property for Kapaa Armory (portion).

Exhibit K – Memorandum of Agreement – DOD & County of Kauai

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Governor's Executive Order No. 1715 setting aside 3.283 acres to the Department of Defense (DOD), Hawaii National Guard for Kapaa Armory Site purposes. See attached Exhibit F.

PURPOSE OF SET ASIDE:

Use of the property and facilities by the County of Kauai for public purposes (such as operating a Police Substation and Fire Department Ocean Safety Bureau Program for the Kawaihau District. See attached Exhibit H).

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or funds, and therefore, this action is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements. Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the

BLNR – DOD – Kapaa Armory Cancellation of GEO No.1715 and Reset Aside

Applicant shall be responsible for compliance with Chapter 343, HRS, as amended. See attached Exhibit E.

NOTE:

- 1) A survey (report dated 10 DEC 2015) was also performed by an industrial hygienist to assess the presence of lead since the facility once contained an indoor rifle range. Test results indicate that the levels of lead were below the $40\mu g/sf^2$ threshold established by the Army National Guard. See attached Exhibit I.
- 2) An Environmental Condition of Property (ECOP) assessment was performed by the HIARNG (report dated December 2013). The assessment revealed no evidence of recognized environmental conditions in connection with the property. Portions of the ECOP assessment, including the Executive Summary and Narrative Sections 1 through 8, are attached as Exhibit J (the full report is 496 pages long.)

APPLICANT REQUIREMENTS:

Applicant shall accept the land and any improvements thereon in "AS IS, WHERE IS" condition with all faults and defects, whether latent or patent.

REMARKS:

The State of Hawaii, Department of Defense, Hawaii National Guard acquired the property by Governor's Executive Order No. 1715 on December 15, 1955 for public purposes as the Kapaa Armory Site.

The Kapaa Armory was a 13,534 square foot "One-Unit" facility, constructed in 1957 of concrete, masonry, wood and steel, which contained a central Main Assembly Hall surrounded by Offices, Indoor Rifle Range, Classrooms, Men's and Women's Toilet and Showers, Kitchen, Supply Storage Room, and Vault.

A 1,320 square foot Locker Room addition was constructed onto the Southwest corner of the facility in 1967, and a 196 square foot Flammable Material Storehouse (construction date unknown) is located to the Southeast of the facility. A Mess and Storage facility were also constructed on the property but have since been demolished.

There are also two former Federal Emergency Management Agency (FEMA) Pre-Positioned Disaster Supply storage containers located at the South corner of the facility that were placed via coordination with Kauai Civil Defense Agency and the DOD Hawaii Emergency Management Agency. Ownership of the containers have since been transferred to the County of Kauai.

Vehicular access to the property and paved parking is located on the Northwest side of

the facility directly off of Kahau Road. A paved/gravel access road is located on the Northeast side of the facility leading to paved/gravel parking on the Southeast side of the facility.

Improvements were made in 2011 to modify parking, provide wheelchair access, and renovate the toilets and showers to provide accessibility in compliance with the Americans with Disability Act.

Up until 2011, the facility was utilized as an armory by the Hawaii Army National Guard (HIARNG). Although the facility is in a desirable location, it is too small to accommodate a HIARNG 55-man unit, and the HIARNG's units on the Island of Kauai are currently stationed at their armory in Hanapepe. Therefore, the facility was turned over and put under the control of the Engineering Office of the DOD.

The facility was also used to support the National Guard Bureau (NGB) Youth Services operations, through the State DOD, such as the About Face and Starbase programs. However, there is no projected current or future funding to support these programs.

The facility has since been utilized (under a Memorandum of Agreement between the DOD and County of Kauai dated January 17, 2013) by the County of Kauai Police Department as a Police Substation, and County of Kauai Fire Department Ocean Safety Bureau. See attached Exhibit K.

The DOD no longer has a valid mission requirement to retain the Kapaa Armory property. In addition, the DOD does not have the funding nor resources to provide the necessary maintenance of the facility. See attached Exhibit G.

Since the DOD currently has an employee stationed at the facility, the DOD requests that cancellation of the Executive Order and management right-of-entry to the County be effective no sooner than January 1, 2017 to provide adequate time to transition the employee and complete all required personnel actions.

County of Kauai through its various departments is in the planning stages for the best use of this facility. Currently, Kauai Police Department and Kauai Fire Department each uses a section for Kawaihau District work related purposes.

The requested cancellation and return of property to the Department of Land and Natural Resources has been discussed with the DLNR Kauai Land Agent and the County of Kauai. The County has expressed its desire in acquiring the set-aside of the property, which DOD supports. No agency comments were solicited because the County has been in possession of the site under the 2013 Memorandum of Agreement, and the last remaining DOD staff will vacate the premises at the end of the year.

RECOMMENDATION:

That the Board:

- 1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
- 2. Approve of and recommend to the Governor issuance of an executive order canceling Governor's Executive Order No. 1715 and subject to the following:
 - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
 - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - C. Review and approval by the Department of the Attorney General; and
 - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
- 3. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to County of Kauai under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
 - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
 - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - C. Review and approval by the Department of the Attorney General; and
 - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
- 4. Authorize the issuance of a management right-of-entry to County of Kauai for planning, constructing, repair, maintaining, and operating of the Kapaa Armory site under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:

- A. The standard terms and conditions of the most current management right-of-entry form, as may be amended from time to time; and
- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

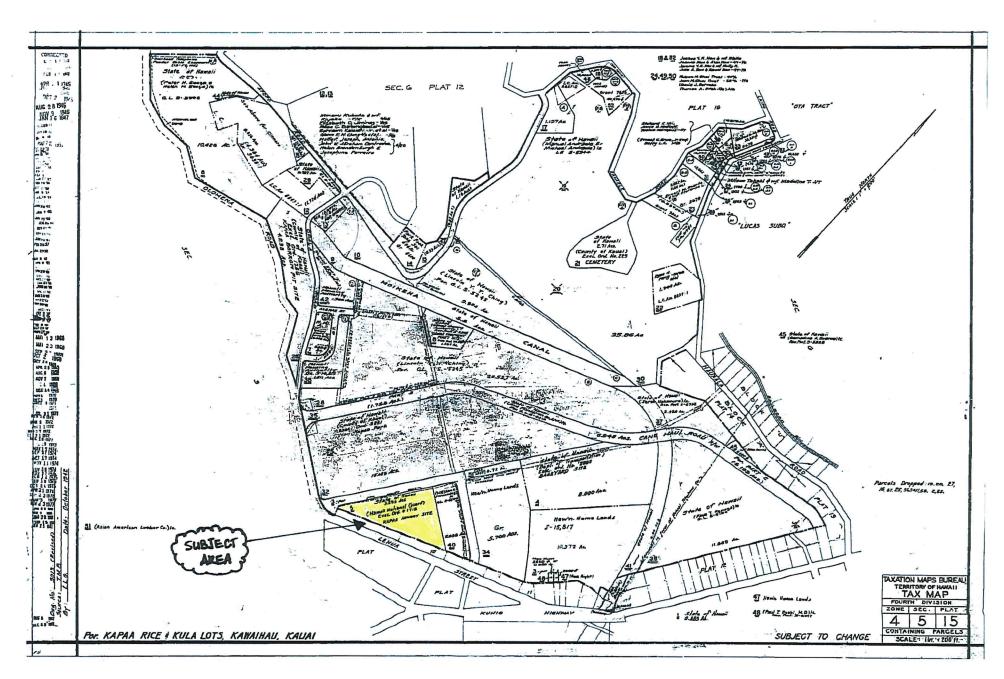
Respectfully Submitted,

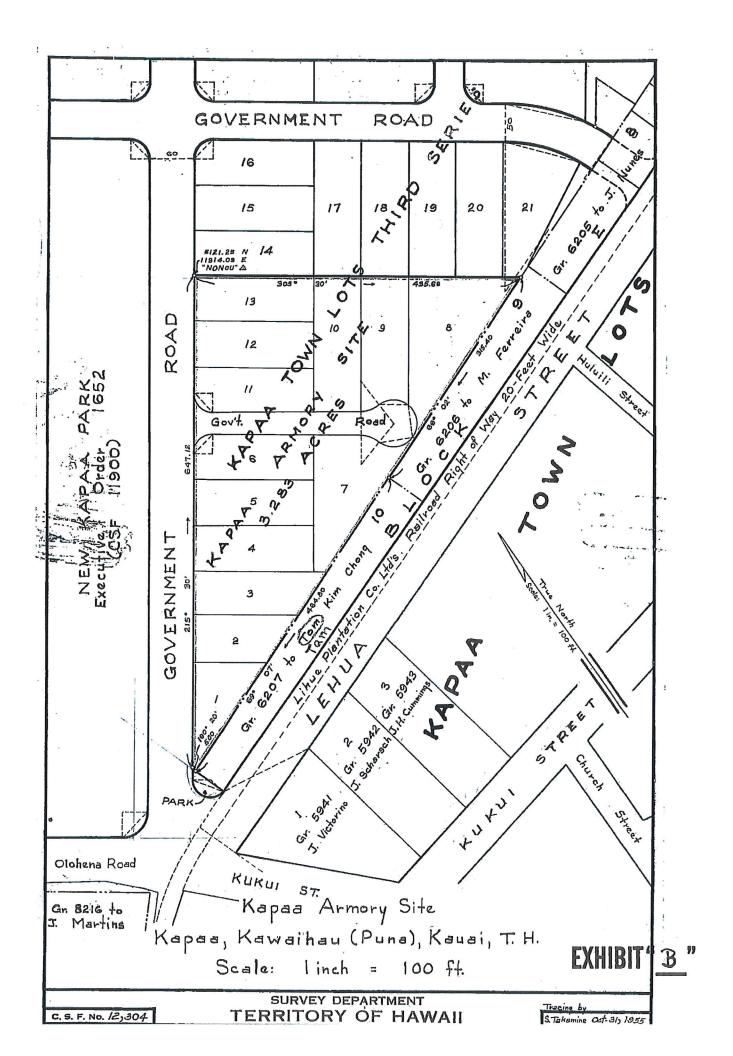
Marvin Mikasa

District Land Agent

APPROVED FOR SUBMITTAL:

Suzanne D. Case, Chairperson







TERRITORY OF HAWAII

HONOLULU

October 31, 1955

KAPAA ARMORY SITE

Kapaa, Kawaihau (Puna), Kauai, T. H.

Being a portion of the Government (Crown) Land of Kapaa.

Being also Lots 1 to 13, Inclusive, and Government Road, Kapaa Town Lots Third Series.

Beginning at the north corner of this parcel of land, the north corner of Lot 13 and the west corner of Lot 14 of Kapaa Town Lots Third Series, and on the southeast side of Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOUNOU" being 6121.25 feet North and 11914.09 feet East, as shown on Government Survey Registered Map 4061, thence running by azimuths measured clockwise from True South:-

1.	305°	י03	435.66 feet along Lots 14, 17, 18, 19, 20 and 21 of Kapaa Town Lots Third Series;
2.	69°	021	315.40 feet along Grant 6206 to M. Ferreira (Lot 9, Block E, Kapaa Town Lots);
3.	69°	071	464.80 feet along Grant 6207 to Tom Kim Chong (Lot 10, Block E, Kapaa Town Lots);
4.	160°	201	5.00 feet along Park;
5•	215°	301	647.12 feet along the southeast side of Government Road to the point of beginning and containing an Area of 3.283 Aores.

Compiled from Gov't. Survey Reg.Map 4061.

CSF No 12,304

TERRITORY OF HAWAII SURVEY DEPARTMENT

BY :

Joseph A. Aiu Land Surveyor

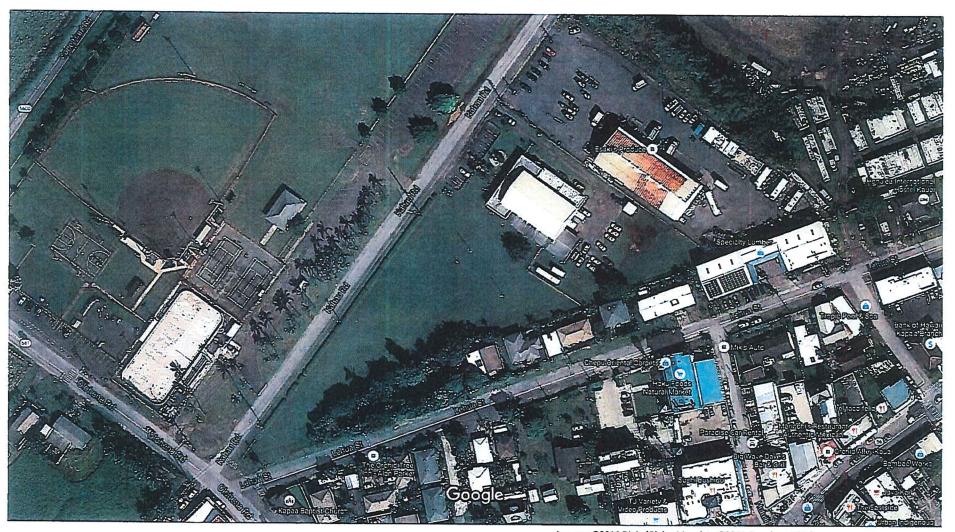
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EXHIBIT" c "

Google Maps



Imagery @2016 DigitalGlobe, Map data @2016 Google 100 ft

EXHIBIT" "





STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621 HONOLULU, HAWAII 96809

December 9, 2016

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

KEKOA KALUHIWA

JEFFREY T. PEARSON, P.F. DLPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BUATING AND OCEAN REQUEATION
BUBLEAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAI LANDS
CONSERVATION AND COASTAI LANDS
CONSERVATION AND HESOURCES HOTMEREMENT
LYBORITATION AND HESOURCES HOTMEREMENT
FORESTRY AND WILLDINE
HISTORIC PRESERVATION
KAHOOLAWE ELAHD RESERVE COMMISSION
LAND
STATE PARKS

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment under the authority of Chapter 343, HRS and Chapter 11-200, HAR

Project Title:

Cancellation of Governor's Executive Order No. 1715 and Reset

Aside to the County of Kauai for Public Purposes

Project Number:

PSF No. 16KD-104

Project Location:

Kapaa, Kawaihau (Puna), Kauai, Tax Map Key: (4) 4-5-015:005

Project Description:

Reset aside for public purposes

Chap. 343 Trigger(s):

Use of State Land

Exemption Class No.:

In accordance with Hawaii Administrative Rule Section 11-200-8 and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated June 5, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" and Item No. 43, which states "Transfer of management authority over state-owned land, such as setting aside of state lands to or from other government agencies through

a Governor's executive order."

Consulting Parties:

State of Hawaii, Department of Defense, Hawaii Army National

Guard

Recommendation:

That the Board finds that this request will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

Nov. 21, 2016

Date

Executive Order No. 1715

Setting Aside Land for Public Purposes

By this Executive Order, I, the undersigned, Covernor of the Territory of Humaii, by virtue of the authority in me vested by paragraph q of Section 73 of the Hawaiian Organic Act, and every other authority me hereunto enabling, do hereby order that the public land hereinafter described be, and the same is, hereby set aside for the following public purposes: FOR Kapaa Armory Site, under the control and management of the Hawaii National Guard.

KAPAA ARMORY SITE

Being a portion of the Government (Crown) Land of Kapaa. Being also Lots 1 to 13, Inclusive, and Government Road, Kapaa Town Lots Third Series.

Kapaa, Kawaihau (Puna), Kauai, T. H.

Heginning at the north corner of this parcel of land, the north corner of Lot 13 and the west corner of Lot 14 of Kapaa Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NONOU" being 6121.25 feet Rorth and 11914.09 feet East, as shown on Government Survey Registered Map 4061, thence running by asimuths measured clock-vise from True South:-

- 1. 305° 30° 435.66 feet along Lots 14, 17, 18, 19, 20 and 21 of Kapan Town Lots Third Series;
- 2. 69° 02° 315.40 feet along Grant 6206 to M. Ferreira (Lot 9, Ricck E, Kapaa Town Lots);
- 3. 69° 07' 464.80 feet along Grant 6207 to Tom Kim Chong (Lot 10, Block E, Kapan Town Lots);
- 4. 160° 20' 5.00 feet along Park;
- 5. 215° 30° 647.12 feet along the southeast side of Government Road to the point of beginning and containing an ARRA OF 3.283 ACRES.

Approved as to form:

Governor of the Territory of Hawaii

Deputy-Attorney General

FXHIBIT" F"

Territory of Hamaii

Office of the Secretary

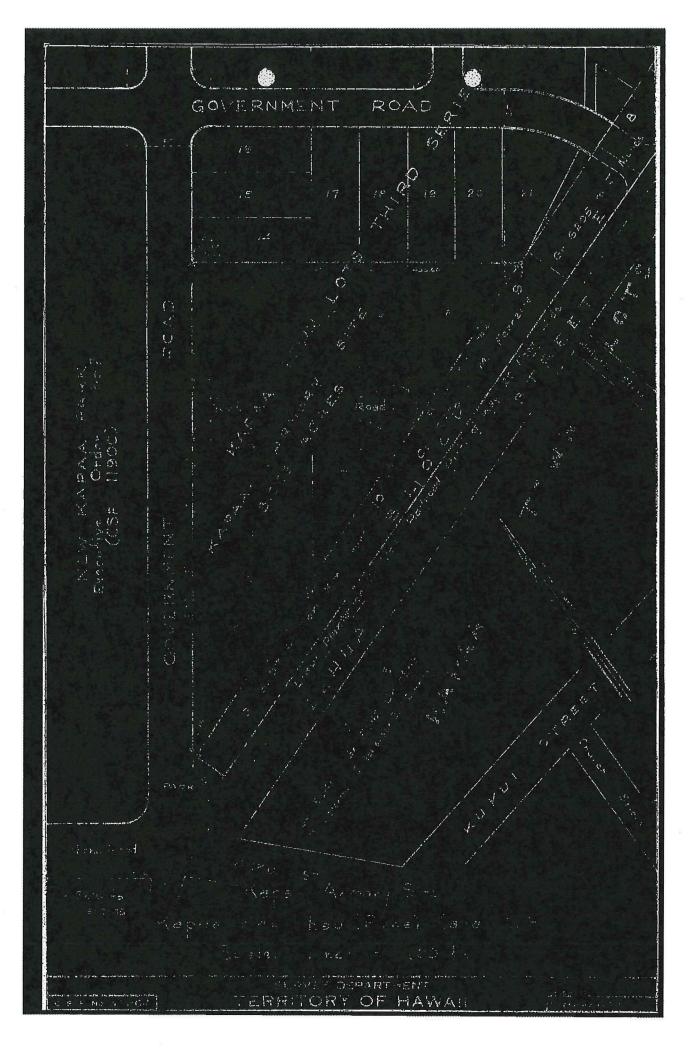
1215

This is to Certify That the within is a true copy of Executive Order No.

In Testimony Whereof, the Secretary of the Territory of Hawaii, has hereunto subscribed his name and caused the Great Scal of the Territory to be affixed.

DONE in Honoluly, this 15 th day of Accessales , A. D. 19

Executive Grder No.
Setting Aside Aand for Public Purposes





ARTHUR J. LOGAN MAJOR GENERAL ADJUTANT GENERAL

KENNETH S. HARA BRIGADIER GENERAL DEPUTY ADJUTANT GENERAL

STATE OF HAWAII DEPARTMENT OF DEFENSE OFFICE OF THE ADJUTANT GENERAL 3949 DIAMOND HEAD ROAD HONOLULU, HAWAII 96816-4495

November 16, 2016

TO:

Honorable Suzanne Case

Chairperson and Member, Board of Land and Natural Resources

FROM:

Major General Arthur J. Logan

Adjutant General, Hawai'i National Guard

SUBJECT:

Request Cancellation of Governor's Executive Order No. 1715 and Reset Aside to

County of Kauai for Public Purposes, Kapaa, Kawaihau (Puna), Kauai, Tax Map Key: (4)

4-5-015:005.

Under Executive Order No. 1715 dated December 15, 1955, the Department of Defense (DOD) Hawaii National Guard acquired 3.283 acres in Kapaa, Kauai, for the Kapaa Armory site. The Kapaa Amory facility was subsequently constructed in 1957 and occupied by the Hawaii Army National Guard (HIARNG). Although located in a desirable location, the facility is too small to accommodate the HIARNG's current 55-Unit size, and in 2011, the HIARNG moved its units to their armory in Hanapepe and turned over control of the facility to the Engineering Office of the DOD.

During the HIARNG's tenure at the facility and through the State DOD, the facility was also used to support the National Guard Bureau Youth Services operations, such as the About Face and Starbase Programs. However, there is no projected current or future funding to support these programs.

The facility has since been utilized (under a Memorandum of Agreement between the DOD and County of Kauai dated January 17, 2013) by the County of Kauai Police Department as a Police Substation, and the County of Kauai Fire Department Ocean Safety Bureau.

Since the DOD no longer has a valid mission requirement to retain the Kapaa Armory property, and since the DOD does not have the funding nor resources to provide the necessary maintenance, the DOD respectfully requests cancellation of/withdrawal of Executive Order No. 1715 and the reset aside of the property to the County of Kauai.

Your favorable support and placement of the request on the next Land Board meeting agenda is appreciated.

Should there be any questions, please have your staff contact Colonel Neal Mitsuyoshi, our Chief Engineering Officer at 733-4250 or (e-mail: nmitsuyoshi@dod.hawaii.gov).

EXHIBIT" _ G _ "

MOV 15 1.50 PMS: 01:40 PMS: 01:40

OFFICE OF THE MAYOR

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 235, Līhu'e, Hawai'i 96766 TEL (808) 241-4900 FAX (808) 241-6877

TO:

Suzanne Case

Chairperson and Member, Board of Land and Natural Resources

FROM:

Bernard P. Carvalho, Jr., Mayor

County of Kauai

SUBJECT: Request Cancellation of/Withdrawal from Governor's Executive Order No. 1715 and Reset

Aside to County of Kauai for Public Purposes, Kapaa, Kawaihau (Puna), Kauai, Tax Map

Key: (4) 4-5-015:005.

Under Executive Order No. 1715 dated December 15, 1955, the Department of Defense (DOD) Hawaii National Guard acquired 3.283 acres in Kapaa, Kauai, for the Kapaa Armory site. The Kapaa Amory facility was subsequently constructed in 1957 and occupied by the Hawaii Army National Guard (HIARNG). Although located in a desirable location, the facility is too small to accommodate the HIARNG's current 55-Unit size, and in 2011, the HIARNG moved its units to their armory in Hanapepe and turned over control of the facility to the Engineering Office of the DOD.

During the HIARNG's tenure at the facility and through the State DOD, the facility was also used to support the National Guard Bureau Youth Services operations, such as the About Face and Starbase Programs. However, this is no projected current or future funding to support these programs.

The facility has since been utilized (under a Memorandum of Agreement between the DOD and County of Kauai dated January 17, 2013) by the County of Kauai Police Department as a Police Substation, and the County of Kauai Fire Department Ocean Safety Bureau.

As the DOD no longer requires use of the Kapaa Armory property and the County of Kauai currently uses the property and is willing to maintain it, the County of Kauai respectfully requests cancellation of/withdrawal of Executive Order No. 1715 and the reset aside of the property to the County of Kauai.

Your favorable support and placement of the request on the next Land Board meeting agenda is appreciated.

Should there be any questions, please contact Peter Morimoto, Deputy County Attorney, at (808)241-1922 (e-mail: pmorimoto@kauai.gov).



DEPARTMENT OF THE ARMY AND AIRFORCE NATIONAL GUARD BUREAU INDUSTRIAL HYGIENE SOUTHWEST 10510 Superfortress Ave, Ste. C Mather, CA 95655

ARNG-CSG-P

10 DEC 2015

MEMORANDUM THRU Hawaii Army National Guard, ATTN: Occupational Health Manager (OHM) MAJ Katherine Kalama, 3949 Diamond Head Rd., Honolulu, HJ, 96816.

FOR Commander, Leased to Police Department (No Unit Assigned), Kapaa, 4670 Kahau Road, Kapaa, Kauai, Hawaii 96746

SUBJECT: Executive Summary for Industrial Hygiene Site Assistance Visit (IHSAV) for Leased to Police Department (No Unit Assigned) Kapaa Armory, 4670 Kahau Road, Kapaa, Kauai, Hawaii, 96746 conducted on 19 NOV 2015.

1. References.

- a. ARNG-CSG All States Memorandum, SUBJECT: Possible Lead Dust Hazard in Army National Guard (ARNG) Readiness Centers, dated 23 September 2015.
- b. DODI 6055.01 Appendix to Enclosure 4, Implementing Guidance for Controlling Surface Contamination in Operations using Lead, Hexavalent Chromium, and Cadmium, dated 14 OCT 2014
- c. Army National Guard (ARNG), Industrial Hygiene Sampling Guide for Surface Lead in Readiness Centers (RC), dated 27 OCT 2015.
 - d. Conducting Industrial Hygienist Data, attached.

2. General.

- a. At the request of the NGB Industrial Hygiene, Southwest (IHSW) Region, a limited sampling to identify possible lead surface contamination for your facility on 19 NOV 2015.
- b. Use of trademark names in the attached data, or this Executive Summary, does not imply Army National Guard endorsement of any product.
- c. The purpose of this IHSAV is to assist with the states responsibility to conduct annual lead surface wipe sampling at ARNG Readiness Centers (RCs)/Facilities that contain active, nonfunctional, closed, or disposed Indoor Firing Ranges (IFRs). The annual surface sampling is to assess possible lead surface levels within these facilities and does not relieve the

ARNG-CSG-P

SUBJECT: Executive Summary for Industrial Hygiene Site Assistance Visit (IHSAV) for Leased to Police Department (No Unit Assigned) Kapaa Armory, 4670 Kahau Road, Kapaa, Kauai, Hawaii, 96746 conducted on 19 NOV 2015.

requirements for the comprehensive industrial hygiene survey; active IFR industrial hygiene

evaluation; or assessment of inactive IFRs identified for rehabilitation and conversion.
3. Observations / Recommendations.
a. The analysis results received for the samples collected indicate the following, checked as applicable:
(1) Areas noted within the attached Sample Field Data Sheet, sample locations noted on facility floor plan, and the attached laboratory analysis results indicate surface lead particulate either exceeds the 40 ug/ft² or 200 ug/ft² and require cleaning and/or reevaluation. (RAC 2, as applicable for non-ARNG personnel)
(a) Recommend treating/cleaning areas noted within attached data to below 40 ug/ft ² or 200 ug/ft ² IAW space and occupancy type. This should include reevaluation.
(b) IHSW further recommends the actions listed within paragraph 3.a.(4), this memorandum.
(c) IHSW recommends continued cleaning within the administrative offices, kitchen, and communal areas to maintain lead particulate concentrations as free as practical and below the ARNG standard of 40 ug/ft2. Utilize the enclosed Clean-up SOP as a guide to assist with the prevention efforts. Ensure personnel clean-up area(s) and tables after weapons cleaning activities. Tables used for weapons cleaning should be marked, "For Weapons Cleaning Only," when utilized as such. (DODI 6055.01 Appendix to Enclosure 4, date 14 OCT 2014)
(2) Areas noted within the attached Sample Field Data Sheet, sample locations noted on facility floor plan, and the attached laboratory analysis results indicate surface lead particulate are below the 40 ug/ft ² and 200 ug/ft ² , for the areas sampled. (RAC NOT ASSIGNED)
(a) Although below the 40 ug/ft ² and 200 ug/ft ² threshold, IHSW recommends continued cleaning within the administrative offices, kitchen, and communal areas to maintain lead particulate concentrations as free as practical and below the ARNG standard of 40 ug/ft2. Utilize the enclosed Clean-up SOP as a guide to assist with the prevention efforts. Ensure personnel clean-up area(s) and tables after weapons cleaning activities. Tables used for

(b) IHSW further recommends the actions listed within paragraph 3.a.(4), this memorandum.

(DODI 6055.01 Appendix to Enclosure 4, date 14 OCT 2014)

weapons cleaning should be marked, "For Weapons Cleaning Only," when utilized as such.

ARNG-CSG-P

SUBJECT: Executive Summary for Industrial Hygiene Site Assistance Visit (IHSAV) for Leased to Police Department (No Unit Assigned) Kapaa Armory, 4670 Kahau Road, Kapaa, Kauai, Hawaii, 96746 conducted on 19 NOV 2015.

- (3) Areas noted within the attached Sample Field Data Sheet, sample locations noted on facility floor plan, and the attached laboratory analysis results indicate surface lead particulate are below the 40 ug/ft², 200 ug/ft², and are also below the Limit of Detection (LOD)/Below Reporting Limit (BRL) for the areas sampled. (RAC NOT ASSIGNED)
- (4) Although the analysis results are returned below the ARNG recommendations, other regulatory requirements are required as it relates to lead.
- (a) Occupant Notifications. Recommend the State ARNG make appropriate notifications to all occupants outlining the potential hazards, measures persons must take to ensure their health, and to outline the State ARNG's plan to remediate (abate), if necessary, the elevated lead levels within the facility as required by Federal, State, and local laws, regulations, and requirements. At the minimum, the following occupancy groups should be included within the notifications: AGR, IDT personnel, state employees, contract employees, youth program personnel, and all civilians. Note, the attached report may provide co-tenant organizations for inclusion of notifications. Documentation of notifications should be maintained by the facility command for future reference. (reference 29 CFR 1910.1025 as a resource guide)
- (b) Medical Surveillance. Recommend the State Occupational Health, or Medical Service Corp, determine the medical surveillance requirements based on occupancy type and occupancy responsibilities, i.e. administrative personnel, state maintenance workers, contract personnel, civilian population, and personnel who may maintain or support IFR operations.
- **4.** For additional information please contact the NGB-IHSW office at (916) 854-1491 or via email at <u>ronald.w.faull.mil@mail.mil</u>.

/////s////// RON W. FAULL NGB, IHSW, CIV Regional Industrial Hygienist



Facility: Kapaa IFR

Date & Time: 11/19/15

Collected By: Jacob Peterson

Revised: October 10, 2014

Sample

	Sample Information		Sample Area	Area Units	Analyses Requested	Results (ug/ft²)
Sample Number:		HI Kapa 1	4	ft²		
Ľ	Sample Location:	CIFR Floor West	1	π		28
2	Sample Number:	HI Kapa 2	1	ft²		0.5
	Sample Location:	CIFR Floor East	,	11		6.5
3	Sample Number:	HI Kapa 3	1	ft²		1.3
Sample Location:		CIFR West Wall	,	ı		1.3
4	Sample Number:	HI Kapa 4	1	ft²		<1.3
Sample Location:		CIFR North Wall		ıı		/1.5
5	Sample Number:	HI Kapa 5	1	ft²		<1.3
5 Sample Location:		CIFR East Wall				71.5
6	Sample Number:	e Number: HI Kapa 6		ft²		<1.3
Ĺ	Sample Location:	CIFR South Wall	1	"	NIOSH 7300 Lead	71.5
7	Sample Number:	HI Kapa 7	1	ft²		4.9
·	Sample Location:	Drill Floor NW / Floor Outside CIFR				4.5
8	Sample Number:	HI Kapa 8	1	ft²		2.8
Sample Location:		Drill Floor SE	_ '			2.0
9	Sample Number:	HI Kapa 9	1	ft²		3.4
Ľ	Sample Location:	Drill Floor Table	,	1		3.4
10	Sample Number:	HI Kapa 10	1	ft²		<1.3
	Sample Location:	Kitchen Counter	<u>'</u>			71.5
11	Sample Number:	HI Kapa 11	1	ft²		3.0
	Sample Location:	Kitchen Floor	' '	ı		3.0
12	Sample Number:	HI Kapa 12	1	ft²		2.6
Sample Location:		Locker Room Table		IL		۷.0
13	Sample Number:	HI Kapa 13	1	ft²	à.	6.0
	Sample Location:	Locker Room Floor	_ '	ΙĹ		0.0



Facility: Kapaa IFR

Date & Time: 11/19/15

Collected By: Jacob Peterson
Revised: October 10, 2014



	Sample Information	Nevised. Octobe	Sample Area	Area Units	Analyses Requested	Results (ug/ft²)
4.4	Sample Number: HI Kapa 14			a. 2		
Sample Location:		Room 11 C Table	1	ft ²		3.5
45	Sample Number:	HI Kapa 15	4	ft²		0.4
Sample Location:		Room 11 C Floor	1	11		6.4
16	Sample Number:	HI Kapa 16	1	ft²		<1.3
Sample Location:		Janitors Office Desk	,	IL		7.0
Sample Number:		HI Kapa 17	1	ft²		<1.3
17		Janitors Office Floor	'	10		7.3
18	Sample Number:	HI Kapa 18	1	ft ²		4.0
10	Sample Location:	CIFR Classroom 6 Table		11		4.0
19	Sample Number:	HI Kapa 19		ft²	į	
19	Sample Location:	CIFR Classroom 7 Table	1		NIOSH	5.1
20	Sample Number: HI Kapa 20		1	ft ²	7300 Lead	<1.3
20	Sample Location:	Sherriff's Office Table	1			<1.3
Sample Number:		HI Kapa 21	1	ft²		<1.3
Sample Location:		Sherriff's Office Floor				
22	Sample Number:	HI Kapa 22	1	ft ²		<1.3
22	Sample Location:	Sherriff's Evidence Room Table		It		<1.3
23	Sample Number:	HI Kapa 23		ft ²		4.5
23	Sample Location:	Sherriff's Evidence Room Floor	1	π		4.5
24	Sample Number:	HI Kapa 24		ft ²		NIA
24	Sample Location: Blank #1		1	π-		NA
25	Sample Number:	HI Kapa 25	1	ft ²		NΛ
25	Sample Location:	Blank #2		IT.		NA



Facility: Kapaa IFR

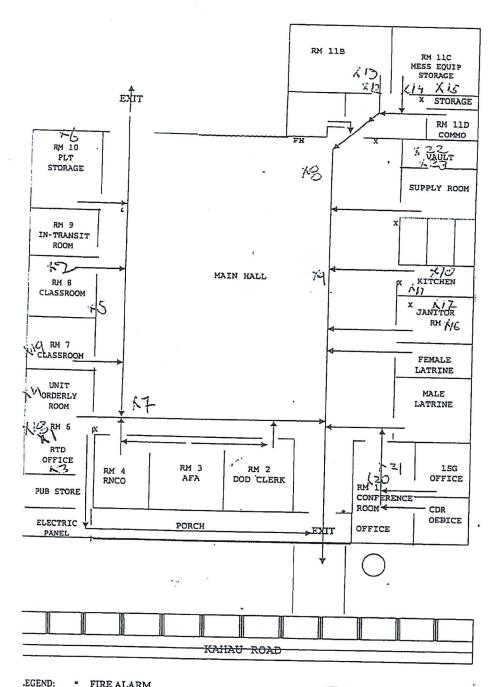
Date & Time: 11/19/15

Collected By: Jacob Peterson

Revised: October 10, 2014



Company Name: Network Environmental Systems, Inc. Address: 1141 Sibley Street, Folsom, CA 95630 Contact: Brent Weisbrod, Kelly Tripp Telephone: (916) 353-2360 E-mail Address: bweisbrod@nesglobal.net, ktripp@nesglobal.net ALS Project Manager: Stella Hanis Relinquished By: Jacob Peterson Date / Time: 11/23/15 10:00 am					
Company Name: Network Environmental Systems, Inc. Address: 1141 Sibley Street, Folsom, CA 95630 Contact: Brent Weisbrod, Kelly Tripp Telephone: (916) 353-2360 E-mail Address: bweisbrod@nesglobal.net, ktripp@nesglobal.net ALS Project Manager: Stella Hanis Relinquished By:					
Company Name: Network Environmental Systems, Inc. Address: 1141 Sibley Street, Folsom, CA 95630 Contact: Brent Weisbrod, Kelly Tripp Telephone: (916) 353-2360 E-mail Address: bweisbrod@nesglobal.net, ktripp@nesglobal.net ALS Project Manager: Stella Hanis					
ALS Project Mana	ger: Stella Hanis				
Relinquished By:	Jacob Peterson	Date / Time:	11/23/15 10:00 am		
Received By:	<u></u>	Date / Time:			
Relinquished By:		Date / Time:	*		
Received By:		Date / Time:			



EGEND: FIRE ALARM
X FIRE EXTINGUISHER

BALL PARK
PARKING LOT
ASSEMBLY AREA

Annex E-2, Cover Sheet to HIARNG SOF - Safety

FIRE PREVENTION AND PROTECTION PLAN

(A copy of this cover sheet will be posted next to the schematic drawing of the emergency escape route assignments and assemble areas)

Unit/Facility Name: CO A 2nd BN 299th IN/KAPAA ARMORY

Fire Warden's Name/ Telephone Number: SFC JAMES C. YAGO 821-4475

(Facility Mgr/Admin Off/ Readiness NCO)

Battalion Fire Warden/ Telephone Number: MAJ Darrell Lindsey, 521-3133 (Facility Mgr/Admn Off)

Major Sub-Cmd Fire Warden/Telephone No. MAJ Keith Yoshida, 682-6345
(Facility Mgr/Admin Off)

Division Fire Marshal/ Facility Tel No.: Facility Management Officer - Tel: 733-4125

Fire Alarm any individual discovering a fire, regardless of type or size, will promptly activate the fire alarm and call the fire department as follows:

SOUND THE ALARM. Activate the closet fire alarm (see schematic drawing) and yell, "FIRE, FIRE, FIRE," to warn others.

CALL FIRE DEPARTMENT. Dial 911, ask for the fire department and furnish the following information: Your name and

KAPAA ARMORY

(Unit/Facility Name)

4670 KAHAU RD, KAPAA, HAWAII 96746-1799
(Unit/Facility Location, i.e., name of street or area)

Remain on the line until released by the person receiving the call



Report Date: December 04, 2015

Brent Weisbrod Network Environmental Systems, Inc. 1141 Sibley Street Folsom, CA 95630

Phone: (916) 353-2360 Fax: (916) 353-2375

E-mail: bweisbrod@nesglobal.net

Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Analytical Results

Sample ID: HI Kapa 1			 	Collected: 11/19/2015
Lab ID: 1532887001	Sai	mpling Location: Ka	paa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Method: NIOSH 7300 Mod. Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	28	28	1.3	

Sample ID: HI Kapa 2				Collected: 11/19/2015
Lab ID: 1532887002	Sa	mpling Location: Ka	paa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	6.5	6.5	1.3	

Sample ID: HI Kapa 3				Collected: 11/19/2015
Lab ID: 1532887003	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²		Prepared: 12/02/2015 Analyzed: 12/02/2015	
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	1.3	1.3	1.3	

Sample ID: HI Kapa 4				Collected: 11/19/2015
Lab ID: 1532887004	Sa	mpling Location: Ka	apaa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Sam	Media: Gh		Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

ADDRESS 960 West LeVoy Drive, Salt Lake City, Utah, 84123 USA PHONE +1 801 266 7700 FAX +1 801 268 9992

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PIGHT SOLUTIONS RIGHT PARTNER



Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Analytical Results	Ana	lytical	Resu	Its
--------------------	-----	---------	------	-----

Sample ID: HI Kapa 5				Collected: 11/19/2015
Lab ID: 1532887005	Sai	Received: 11/24/2015 Prepared: 12/02/2015 Analyzed: 12/02/2015		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

Sample ID: <u>HI Kapa 6</u> Lab iD: 1532887006	Sai	mpling Location: Ka	paa IFR	Collected: 11/19/2015 Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

Sample ID: HI Kapa 7				Collected: 11/19/2015
Lab ID: 1532887007	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	, , , , , , , , , , , , , , , , , , ,
Lead	4.9	4.9	1.3	J

Sample ID: HI Kapa 8 Lab ID: 1532887008	Sa	mpling Location: Ka	paa IFR	Collected: 11/19/2015 Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	2.8	2.8	1.3	

Sample ID: HI Kapa 9				Collected: 11/19/2015
Lab ID: 1532887009	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	3.4	3.4	1.3	



Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Ana	vtical	Results	

Sample ID: HI Kapa 10				Collected: 11/19/2015	
Lab ID: 1532887010	Sa	Sampling Location: Kapaa IFR			
Method: NIOSH 7300 Mod.	Sam	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	Analyzed: 12/02/2015	
Lead	<1.3	<1.3	1.3	¥	

Sample ID: HI Kapa 11		***************************************	¥	Collected: 11/19/2015
Lab ID: 1532887011	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	3.0	3.0	1.3	

	Sample ID: HI Kapa 12				Collected: 11/19/2015
	Lab ID: 1532887012	Sampling Location: Kapaa IFR			Received: 11/24/2015
	Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
	Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
L	Lead	2.6	2.6	1.3	

Sample ID: HI Kapa 13				Collected: 11/19/2015
Lab ID: 1532887013	Sai	mpling Location: Ka	paa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	6.0	6.0	1.3	

Sample ID: HI Kapa 14				Collected: 11/19/2015
Lab ID: 1532887014	Sa	Sampling Location: Kapaa IFR		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	3.5	3.5	1.3	



Workorder: **34-1532887**

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Ana	vtical	Results
	,,	LICOURT

Sample ID: HI Kapa 15				Collected: 11/19/2015
Lab ID: 1532887015	Sa	Sampling Location: Kapaa IFR		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
	Result	pinig i dianicici. An		Allalyzed. 12/03/2013
Analyte	(ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	6.4	6.4	1.3	

Sample ID: <u>HI Kapa 16</u> Lab ID: 1532887016	Sai	mpling Location: Ka	paa IFR	Collected: 11/19/2015 Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

Sample ID: <u>HI Kapa 17</u> Lab ID: 1532887017	Sa	mpling Location: Ka	inga IED	Collected: 11/19/2015 Received: 11/24/2015
Method: NIOSH 7300 Mod.	Sampling Location: Kapaa IFR Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	Analyzed: 12/03/2015
Lead	<1.3	<1.3	1.3	

Sample ID: HI Kapa 18	3			Collected: 11/19/2015
Lab ID: 1532887018	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	4.0	4.0	1.3	

Sample ID: HI Kapa 19				Collected: 11/19/2015
Lab ID: 1532887019	Sa	mpling Location: Ka	apaa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	5.1	5.1	1.3	



Facility: Kapaa IFR

Date & Time: 11/19/15

Collected By: Jacob Peterson

Revised: October 10, 2014



Job Number: 013	3.IH2226.29		
Status: Regul	ar Rush-Results required by:		
Address: 1141 Sib Contact: Brent We Telephone: (916) 3 E-mail Address: b	Network Environmental Systems, Inc. ley Street, Folsom, CA 95630 isbrod, Kelly Tripp 153-2360 weisbrod@nesglobal.net, ktripp@nesglobal.net		Power
Relinquished By:	Jacob Peterson	Date / Time:	11/23/15 10:00 am
Received By:	Me Cr	_	11/24/16 89.25
Relinquished By:		Date / Time:	
Received By:		Date / Time:	



Facility: Kapaa IFR

Date & Time: 11/19/15

Collected By: Jacob Peterson
Revised: October 10, 2014



Sample Number:	HI Kapa 14	1	_{£2}	NIOSH 7300 - Lead	
Sample Location:	Room 11 C Table	1	11	MOSH 7500 - Lead	
Sample Number:	HI Kapa 15	1	02) WO GIV FROM T	
Sample Location:	Room 11 C Floor	1	it.	NIOSH 7300 - Lead	
Sample Number:	HI Kapa 16		22	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Sample Location:	Janitors Office Desk	I	H ²	NIOSH 7300 - Lead	
Sample Number:	HI Kapa 17		02	170077	
Sample Location:	Janitors Office Floor	L	n tt	NIOSH 7300 - Lead	
Sample Number:	HI Kapa 18	-	0.2) WOOM 5000 7 1	
Sample Location:	CIFR Classroom 6 Table	1	111"	NIOSH 7300 - Lead	
Sample Number:	HI Kapa 19	1	ft²	NYOGYY MOOG T	
Sample Location:	CIFR Classroom 7 Table	1		NIOSH 7300 - Lead	
Sample Number:	HI Kapa 20	1	1 ft²	3.17.0011.5000 T	
Sample Location:	Sherriff's Office Table	1		NIOSH 7300 - Lead	
Sample Number:	HI Kapa 21	1	φ ²	NIOSII 7200 I 1	
Sample Location:	Sherriff's Office Floor	1	и	NIOSH 7300 - Lead	
Sample Number:	HI Kapa 22	1	0.2	NIOSH 7300 - Lead	
Sample Location:	Sherriff's Evidence Room Table	1	11.	NIOSH /300 - Lead	
Sample Number:	HI Kapa 23	1	G2	NIOSH 7300 - Lead	
Sample Location:	Sherriff's Evidence Room Floor	1	11.	MOSH /300 - Lead	
Sample Number:	HI Kapa 24	1	€2	NIOSH 7300 - Lead	
Sample Location:	Blank #1	1	11	DB91 - 00C 116O1F1	
Sample Number:	HI Kapa 25	1	ft ²	NIOSH 7300 - Lead	
Sample Location:	Blank #2	1	11.	NIOSH 7300 - Lead	
	Sample Location: Sample Number:	Sample Location: Room 11 C Table Sample Number: HI Kapa 15 Sample Location: Room 11 C Floor Sample Number: HI Kapa 16 Sample Location: Janitors Office Desk Sample Number: HI Kapa 17 Sample Location: Janitors Office Floor Sample Number: HI Kapa 18 Sample Location: CIFR Classroom 6 Table Sample Number: HI Kapa 19 Sample Location: CIFR Classroom 7 Table Sample Number: HI Kapa 20 Sample Location: Sherriff's Office Table Sample Location: Sherriff's Office Floor Sample Location: Sherriff's Office Floor Sample Location: Sherriff's Evidence Room Table Sample Location: Sherriff's Evidence Room Table Sample Location: Sherriff's Evidence Room Floor Sample Location: Sherriff's Evidence Room Floor Sample Location: Sherriff's Evidence Room Floor Sample Location: Blank #1 Sample Number: HI Kapa 25	Sample Location: Room 11 C Table Sample Number: HI Kapa 15 Sample Number: HI Kapa 16 Sample Location: Janitors Office Desk Sample Number: HI Kapa 17 Sample Location: Janitors Office Floor Sample Number: HI Kapa 18 Sample Location: CIFR Classroom 6 Table Sample Number: HI Kapa 19 Sample Location: CIFR Classroom 7 Table Sample Number: HI Kapa 20 Sample Number: HI Kapa 21 Sample Location: Sherriff's Office Floor Sample Number: HI Kapa 21 Sample Location: Sherriff's Office Floor Sample Number: HI Kapa 22 Sample Location: Sherriff's Evidence Room Table Sample Number: HI Kapa 23 Sample Location: Sherriff's Evidence Room Floor Sample Number: HI Kapa 24 Sample Location: Blank #1 Sample Number: HI Kapa 25	Sample Location: Room 11 C Table Sample Number: HI Kapa 15 Sample Location: Room 11 C Floor Sample Number: HI Kapa 16 Sample Location: Janitors Office Desk Sample Number: HI Kapa 17 Sample Location: Janitors Office Floor Sample Number: HI Kapa 18 Sample Location: CIFR Classroom 6 Table Sample Number: HI Kapa 19 Sample Location: CIFR Classroom 7 Table Sample Number: HI Kapa 20 Sample Number: HI Kapa 21 Sample Location: Sherriff's Office Table Sample Number: HI Kapa 21 Sample Location: Sherriff's Office Floor Sample Number: HI Kapa 21 Sample Location: Sherriff's Evidence Room Table Sample Number: HI Kapa 22 Sample Location: Sherriff's Evidence Room Floor Sample Number: HI Kapa 23 Sample Location: Sherriff's Evidence Room Floor Sample Number: HI Kapa 24 Sample Location: Blank #1 Sample Number: HI Kapa 25	



Facility: Kapaa IFR

Date & Time: _11/19/15

Ilected By: Jacob Peterson
Revised: October 10, 2014

1532887

	Sample Information	1.	Sample Area	Area Units	Analyses Requested	
4	Sample Number:	HI Kapa 1		02	MOGH GOOD T	
1	Sample Location:	CIFR Floor West	1	ft²	NIOSH 7300 - Lead	
2	Sample Number:	НІ Кара 2	1	0.2	NUCCII GOOD I I	
2	Sample Location:	ample Location: CIFR Floor East		ft²	NIOSH 7300 - Lead	
3	Sample Number:	НІ Кара 3	1	ft²	MOGIL GOOD I I	
3	Sample Location:	CIFR West Wall	1	π	NIOSH 7300 - Lead	
4	Sample Number:	HI Kapa 4	4	ft²	NIOGII 7200 I - 1	
4	Sample Location:	CIFR North Wall	1	π	NIOSH 7300 - Lead	
5	Sample Number:	HI Kapa 5	1	ft²	NIOSH 7200 I 1	
3	Sample Location:	CIFR East Wall	1	11	NIOSH 7300 - Lead	
6	Sample Number:	HI Kapa 6	1	ft²	NIOSH 7300 - Lead	
Ů	Sample Location:	CIFR South Wall		11	1410011 7300 - Lead	
7	Sample Number:	HI Kapa 7	1	ft²	NIOSH 7300 - Lead	
Ľ	Sample Location:	Drill Floor NW / Floor Outside CIFR	1			
8	Sample Number:	HI Kapa 8	1	ft²	NIOSH 7300 - Lead	
	Sample Location:	Drill Floor SE	1		NIOSH 7500 - Lead	
9	Sample Number:	НІ Кара 9	1	ft ²	NIOSH 7300 - Lead	
	Sample Location:	Drill Floor Table	1	11	NIOSH 7300 - Lead	
10	Sample Number:	HI Kapa 10	1	ft²	NIOSH 7200 I and	
10	Sample Location:	Kitchen Counter] 1	п	NIOSH 7300 - Lead	
11	Sample Number:	HI Kapa 11	1	ft ²	NIOGII 7200 T = 1	
	Sample Location:	Kitchen Floor	1	11	NIOSH 7300 - Lead	
12	Sample Number:	HI Kapa 12	1	£2	NIOGII #200 T	
12	Sample Location:	Locker Room Table	1	ft ²	NIOSH 7300 - Lead	
13	Sample Number:	HI Kapa 13	1	c.2	MOGIL GOOD T	
13	Sample Location:	Locker Room Floor	1,	ft ²	NIOSH 7300 - Lead	



Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29

Project Manager: Stella Hanis

Definitions

LOD = Limit of Detection = MDL = Method Detection Limit, A statistical estimate of method/media/instrument sensitivity. LOQ = Limit of Quantitation = RL = Reporting Limit, A verified value of method/media/instrument sensitivity.

ND = Not Detected, Testing result not detected above the LOD or LOQ.

NA = Not Applicable.

** No result could be reported, see sample comments for details.

< This testing result is less than the numerical value.

() This testing result is between the LOD and LOQ and has higher analytical uncertainty than values at or above the LOQ.



Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Analytical Results

Sample ID: HI Kapa 25				Collected: 11/19/2015
Lab ID: 1532887025	Sar	mpling Location: Ka	paa IFR	Received: 11/24/2015
Method: NIOSH 7300 Mod.	Sam	Media: Ghost Wipe Sampling Parameter: Area Not Applicable		Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	NA	1.3	

Report Authorization (/S/ is an electronic signature that complies with 21 CFR Part 11)

Method	Analyst	Peer Review
NIOSH 7300 Mod.	/S/ Peter P. Steen /S/ Lauren	
MICSIT 7500 MICG.	12/04/2015 08:52	12/04/2015 12:17

Laboratory Contact Information

ALS Environmental 960 W Levoy Drive

Salt Lake City, Utah 84123

Phone: (801) 266-7700

Email: alslt.lab@ALSGlobal.com

Web: www.alsslc.com

General Lab Comments

The results provided in this report relate only to the items tested. Samples were received in acceptable condition unless otherwise noted.

Samples have not been blank corrected unless otherwise noted.

This test report shall not be reproduced, except in full, without written approval of ALS.

ALS provides professional analytical services for all samples submitted. ALS is not in a position to interpret the data and assumes no responsibility for the quality of the samples submitted.

All quality control samples processed with the samples in this report yielded acceptable results unless otherwise noted.

ALS is accredited for specific fields of testing (scopes) in the following testing sectors. The quality system implemented at ALS conforms to accreditation requirements and is applied to all analytical testing performed by ALS. The following table lists testing sector, accreditation body, accreditation number and website. Please contact these accrediting bodies or your ALS project manager for the current scope of accreditation that applies to your analytical testing.

Testing Sector	Accreditation Body (Standard)	Certificate Number	Website	
Environmental	ACLASS (DoD ELAP) Utah (NELAC) Nevada Oklahoma lowa Florida (TNI) Texas (TNI)	ADE-1420 DATA1 UT00009 UT00009 IA# 376 E871067 T104704456-11-1	http://www.aclasscorp.com http://health.utah.gov/lab/labimp/ http://ndep.nv.gov/bsdw/labservice.htm http://www.deq.state.ok.us/CSDnew/ http://www.iowadnr.gov/InsideDNR/RegulatoryWater.asp: http://www.dep.state.fl.us/labs/bars/sas/qa/ http://www.tceq.texas.gov/field/qa/lab_accred_certif.html	
Industrial Hygiene	AIHA (ISO 17025 & AIHA IHLAP/ELLAP)	101574	http://www.aihaaccreditedlabs.org	
Lead Testing: CPSC Soil, Dust, Paint ,Air	ACLASS (ISO 17025, CPSC) AIHA (ISO 17025, AIHA ELLAP and NLLAP)	ADE-1420 101574	http://www.aclasscorp.com http://www.alhaaccreditedlabs.org	
Dietary Supplements	ACLASS (ISO 17025)	ADE-1420	http://www.aclasscorp.com	



Workorder: 34-1532887

Client Project ID: Kapaa IFR 112415 Purchase Order: 013.IH2226.29 Project Manager: Stella Hanis

Analytical Results

Sample ID: HI Kapa 20				Collected:	11/19/2015
Lab ID: 1532887020	Sampling Location: Kapaa IFR			Received:	11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²				12/02/2015 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)		
Lead	<1.3	<1.3	1.3	-	

Sample ID: HI Kapa 21				Collected: 11/19/2015
Lab ID: 1532 887021	Sampling Location: Kapaa IFR			Received: 11/24/2015
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

Sample ID: HI Kapa 22		,		Collected: 11/19/2015
Lab ID: 1532887022	Sai	Received: 11/24/2015		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	<1.3	1.3	

Sample ID: HI Kapa 23				Collected: 11/19/2015
Lab ID: 1532887023	Sai	Received: 11/24/2015 Prepared: 12/02/2015 Analyzed: 12/03/2015		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area 1 ft²			
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	4.5	4.5	1.3	

Sample ID: HI Kapa 24				Collected: 11/19/2015
Lab ID: 1532887024	Sa	Received: 11/24/2015		
Method: NIOSH 7300 Mod.	Media: Ghost Wipe Sampling Parameter: Area Not Applicable			Prepared: 12/02/2015 Analyzed: 12/03/2015
Analyte	Result (ug/sample)	Result (ug/ft²)	RL (ug/sample)	
Lead	<1.3	NA	1.3	

Final
Environmental Condition
of Property
Kapa'a Armory, Kaua'i

State of Hawai'i Department of Defense (Hawai'i DoD)

Prepared for Hawai'i Army National Guard

Prepared by Cardno TEC, Inc.

December 2013

EXECUTIVE SUMMARY

Location/Name/Size of Subject Property

The purpose of this Environmental Condition of Property (ECOP) report is to describe the environmental conditions (past and current) of the real property identified as the Kapa'a Armory. Ownership of this property has been proposed to transfer from the Hawai'i Army National Guard (HIARNG) to the State of Hawai'i Department of Defense (Hawai'i DoD). Because this transfer is a federal action, a Phase I Environmental Site Assessment (ESA) is required in accordance with the Army National Guard 2011 ECOP Handbook.

Proposed Action

The Kapa'a Armory is located at 4670 Kahau Street, in the city of Kapa'a, on the island of Kaua'i. The site is currently used for office space by the Kaua'i Police and Fire Departments and classroom and assembly space for the community. The HIARNG no longer uses the site for Army National Guard activities.

Summary of Recognized Environmental Conditions (RECs)

Cardno TEC, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 4670 Kahau St., Kapa'a, Kaua'i, Hawai'i, Tax Map Key 4-4-5-015:005. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Name/Position of Environmental Professional

Ellen Graap Loth, Senior Environmental Scientist

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LIST OF ACRONYMS AND ABBREVIATIONS

ACBM asbestos-containing building materials
ASTM American Society for Testing and Materials

ARNG Army National Guard Cardno TEC Cardno TEC, Inc.

CERCLA Comprehensive Environmental Response, Compensation, and Liability Act

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information

System

C.F.R. Code of Federal Regulations
COPC contaminant of potential concern

DoD Department of Defense
EAL Environmental Action Level

ECOP Environmental Condition of Property EDR Environmental Data Resources, Inc.

EPAS Environmental Performance Assessment System

ESA Phase I Environmental Site Assessment FEMA Federal Emergency Management Agency

FONSI Finding of No Significant Impact HIARNG Hawai'i Army National Guard

HEER Hazard Evaluation and Emergency Response

HDOH Hawai'i Department of Health

LBP lead-based paint LCP lead-containing paint

LUST leaking underground storage tank MSDS Material Safety Data Sheet PCBs polychlorinated biphenyls POL petroleum/oil/lubricant SHWS State Hazardous Waste Site TPH total petroleum hydrocarbons

UST underground storage tank

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SECTION 1 INTRODUCTION

Cardno TEC, Inc. (Cardno TEC) conducted a Phase I Environmental Site Assessment (ESA) of the Kapa'a Armory at the request and under the direction of the Hawai'i Army National Guard (HIARNG). The HIARNG intends to transfer ownership of the property from the Hawai'i Army National Guard (HIARNG) to the State of Hawai'i Department of Defense (DoD).

1.1 PURPOSE

The purpose of this assessment is to classify the environmental condition of [the subject] property (ECOP), as required by Section 15-5 of Army Regulation 200-1 to allow the proposed change of use for the site, as well as satisfy the All Appropriate Inquiry condition of the landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF SERVICES

This ESA was conducted and the ECOP document prepared in accordance with the HIARNG Scope of Work (Job No. CA-1316) "for the conduct of an ECOP document, Environmental Site Assessment (ESA) on the Kapa'a Armory site, Kapa'a, Kaua'i, as the HIARNG will no longer use the site for Army National Guard activities". Cardno TEC investigated the current and historical uses of the subject property in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the requirements of 40 Code of Federal Regulations (C.F.R.) §312: Innocent Landowners, Standards for Conducting All Appropriate Inquiries, to determine if recognized environmental conditions exist on the subject property. The ESA was also conducted in accordance with the Army National Guard (ARNG) ECOP Handbook dated 1 June 2011. Cardno TEC reviewed user-provided information, government database search results, and historical document search results, and conducted site reconnaissance and interviews to determine property uses. These data sources assisted Cardno TEC in determining the potential for present and past site contamination, including the type and quantity of hazardous substances and petroleum products and the period of time over which storage, release into the environment or structures, or disposal of such hazardous substances and petroleum products took place on the property.

1.3 SIGNIFICANT ASSUMPTIONS

The age of the buildings dictated several assumptions regarding the presence of hazardous materials on the subject property. Lead-based paint (LBP) and asbestos-containing materials (ACM), while excluded from CERCLA liability protections, were addressed in this ESA in accordance with the guidance included in Appendix A of the ARNG ECOP Handbook. According to the handbook, all buildings constructed prior to 1978 should be assumed to potentially contain LBP or lead-containing paint (LCP) (Army National Guard 2011). The age of the building also indicates the potential presence of ACM. A third potentially hazardous building material which may exist on the subject property is canec, a fiberboard building material made from sugarcane bagasse. Canec was commonly used in buildings constructed in Hawai'i before 1964. It was treated with inorganic arsenic to prevent termite damage (HDOH 2010). The last contaminant of potential concern (COPC) that was assumed to be present on the subject property due to the age of the structures was termiticide. Organochlorine pesticides including chlordane, aldrin, dieldrin, heptachlor, and DDT were used to protect against termites in and around buildings constructed in Hawai'i from the mid-1940s to the late 1980s. These pesticides were applied to the soil beneath buildings and foundations and around the perimeter of structures, and sometimes were injected into the surface (HDOH 2011). Technical chlordane, the group of related chlordane isomers of concern, including heptachlor, is highly likely to be present in the soil under and surrounding structures built before discontinuation of chlordane use in the 1970s (HDOH 2013).

1.4 LIMITATIONS AND EXCEPTIONS

The purpose of an environmental site assessment is to identify actual or potential "recognized environmental conditions" that may result in liability or land use restrictions. The ASTM Phase I Environmental Site Assessment E 1527-05 is the minimum standard for environmental due diligence in the commercial real estate industry and meets the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfields Revitalization Act of 2002. A diligent effort in accordance with generally accepted good commercial and customary standards and practices was undertaken to identify the "recognized environmental conditions" that might affect the property transfer. However, the identification of hazardous waste sites is an evolving process; therefore, Cardno TEC. cannot state with absolute certainty that no other potential hazardous waste sites are located in the area.

This assessment was conducted on constraints of time, cost, and scope, and reflects a limited investigation and evaluation. It reflects the normal degree of care and skill that is ordinarily exercised by environmental professionals conducting business in this or similar localities. In no event shall Cardno TEC, Inc. or its employees be liable for any damages, injury, loss, cost, or expense whatsoever arising in connection with the use or reliance on the information contained in this report, unless as otherwise provided by law. Cardno TEC did not attempt to verify the accuracy or completeness of reports or other environmental documentation prepared by others and relied upon during this assessment.

The information in this report is based on a review of accessible public and government records, interviews with knowledgeable personnel, information provided by the HIARNG, and observations made during the site reconnaissance visit. The result of this assessment, as written in this report, is valid as of the date of report. The assessment did not include sampling of any sort.

1.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted in accordance with ARNG ECOP Handbook. As such, the subject property was also evaluated for the presence of special contamination concerns, including LBP, ACM, polychlorinated biphenyls (PCBs), radon, munitions and explosives of concern (MEC), and pesticides. These are not usually within the scope of a Phase I ESA.

SECTION 2 SITE DESCRIPTION

2.1 GENERAL CHARACTERISTICS

2.1.1 Site

The 2.924-acre subject property is located at 4670 Kahau Road in Kapa'a, Kaua'i County, Hawai'i, and is identified by Tax Map Key 4-4-5-015:005. Kapa'a is located on the eastern side of the Island of Kaua'i, north of Wailua and south of Kealia. Kahau Road borders the triangularly-shaped property to the northwest, and Lehua Street borders the property to the south. Kahau Road and Lehua Street meet Olohena Road at the southwest corner of the property. The site can be reached by turning left from Kūhiō Highway North onto Kukui Street in Kapa'a town; following Kukui Street as it turns into Olohena Road; and turning right onto Kahau Road. Parking is in front of the armory on the right.

The subject property is flat and situated at elevation 19 feet above sea level, with the general topographic gradient in the area sloping to the east (Appendix A). The majority of the site is vegetated (Figure 1).

2.1.2 Vicinity

The town of Kapa'a is located on the eastern side of the island of Kaua'i, between the shoreline and the mountains, north of Līhu'e and south of Anahola (Figure 2-1). The sugarcane industry was established in Kapa'a in 1877, when the Makee Sugar Company built a sugar mill at the north end of town. The land surrounding the subject property and Kapa'a town, to the base of the mountains, was historically used for sugarcane production (HIARNG 2009). The current use of the former plantation lands is primarily pastureland (PBR Hawai'i 2005), but the armory is situated in an area characterized by a moderate level of commercial and residential development.

2.1.3 Sensitive Environments

The records reviewed did not indicate the presence of any sensitive environments on or adjacent to the subject property. The nearest water courses are approximately ¼ mile southwest and ¼ northeast of the subject property boundary. The nearest National Wetland Inventory wetland is approximately ¼ mile north of the subject property boundary. The Pacific Ocean is slightly less than ¼ mile to the east.

2.2 CURRENT PROPERTY USE

The Armory building is currently used for office, classroom, and rental space. The Kaua'i County Police Department has a Memorandum of Agreement with Hawai'i DoD to use the southern side of the building for office space. This agreement went into effect in February 2013 (pers. comm., Daligdig 2013). The northern side of the building is mostly classroom space that is available to the general public by reservation through the Kapa'a Facility Administrator, and the drill hall is also available by reservation for assemblies. The hall and northern rooms are mostly unused. The room in the eastern corner is used by the Kaua'i County Fire Department as office space.

The petroleum-oil-lubricant (POL) shed behind (east of) the armory was reported as not in use. The back lawn south of the armory building is used for police vehicle parking.

2.3 DESCRIPTION OF STRUCTURES AND INFRASTRUCTURE

The property is improved with two permanent structures, and two temporary trailers are located immediately southeast of the armory. The permanent structures include the Armory building and the POL shed. The Armory building is eligible for the National Register of Historic Places (HIARNG 2009). Two Federal Emergency Management Agency (FEMA) trailers reportedly stocked with emergency supplies are also stored on the property.



Figure 2-1. General Site Map

The Kapa'a Armory is a one-story building (approximately 8,100 square feet) and was constructed in 1957 of a steel frame and hollow tile block (Hawai'i Army National Guard, 2009), slab-on-grade construction. The medium-pitch gable roof was partially replaced following Hurricane Iniki in 1992 (pers.comm., Daligdig 2013). The only extant ancillary structure, the POL shed (approximately 350 square feet), was built in 1963 of concrete block and a corrugated metal gable roof (Hawai'i Army National Guard, 2009).

A motor vehicle storage shelter and a field kitchen located on the subject property were recently demolished. The motor vehicle storage shelter was a three-sided covered shelter with a wooden frame structure and corrugated metal walls and roof, built in 1967. The field kitchen was a wooden frame structure with wooden siding and a corrugated metal roof, built in the early 1970s (HIARNG 2009). A limited assessment was conducted on August 29, 2011 and on October 18, 2011 of suspect asbestos-containing materials and lead-containing paint on the property, including the vehicle storage shelter and field kitchen, prior to their demolition. The August 29, 2011 assessment found lead content of 69 mg/kg and 88 mg/kg from the vehicle storage shelter interior metal panels of the wall and the metal frames, respectively. Suspect asbestos-containing materials were not identified for the vehicle storage shelter (Ohana Environmental Construction, Inc. 2012). The October 18, 2011 assessment resulted in the collection of the window caulking on the interior and exterior of the Armory, which tested negative for asbestos. This assessment also found lead content in the now demolished field kitchen of 41 to 42 mg/kg, which was described as less than the method reporting limit (Ohana Environmental Construction, Inc. 2011).

The Historic Building Survey and Evaluation Report indicated that in 2009, two temporary structures were located on the property: a hazardous materials storage structure that was relocated on the property in 2007 and a shipping container that was moved to the property in 1988 (HIARNG 2009). Neither temporary structure described in the report was observed during the site reconnaissance.

A description of the infrastructure follows.

- Potable water: The source of the public potable water supply provided to the Armory is ground water. The water supplier is the County of Kaua'i Department of Water. The HIARNG contracts with Aqua Engineers to test backflow once annually, and testing of the water at the Armory have not resulted in contamination concerns (pers. comm., Daligdig, 2013).
- Wastewater: The facility does not generate industrial wastewater (pers. comm. Daligdig, 2013). Sanitary wastewater is discharged to a septic tank that then discharges to discharges to the publicly owned treatment works operated by the County of Kaua'i Division of Wastewater Management. The wastewater treatment facility is located in Wailua. The Armory wastewater system was reportedly converted from two cesspools to the current system in 2009 (pers. comm., Daligdig, 2013).
- Roads: The Armory paved parking lot is located in front, on the northwest side, of the building, and a paved driveway provides access to the parking lot and to the back of the building. The back lawn is also used for parking.
- Solid Waste: Armory solid waste is transported off site for disposal by Garden Island Disposal. A
 covered dumpster is the receptacle for non-regulated solid wastes. The facility no longer produces
 regulated wastes (pers. comm., Daligdig 2013).
- Storm Water: Storm water infiltrates directly or moves off the property by surface flow. There is no storm water conveyance system. Surface flow of storm water is assumed to follow the topographic gradient. Based on the site reconnaissance, no preferential path existed for storm water discharges. Ponding on the site and infiltration appeared possible.

- Heating/Cooling: The Armory building is cooled by several window-mounted air conditioning units placed throughout the facility. No central heating system is present in the building.
- Electricity: The Armory is connected to the County of Kaua'i grid. Electric services are provided by Kaua'i Island Utility Cooperative.

2.4 DESCRIPTION OF CONDITION AND USE OF ADJACENT PROPERTIES

To the south of the subject property, the adjacent properties are private residences. A County park with a baseball field borders the property on the north and west sides, across Kahau Road. A wholesale produce warehouse, Esaki Produce, borders the facility to the northeast. The two-story warehouse structure appeared to be in fair condition, and the property is lined with gravel up to the fence line shared with the Armory property. A lumber store occupies the adjacent property to the southeast. The lumber warehouse, which is positioned close to the fence line shared with the subject property, appeared to be in good condition. A gift shop occupies the adjacent property to the southwest, across Olohena Road. Photos of the adjacent properties are included in Appendix F.

SECTION 3 USER-PROVIDED INFORMATION

3.1 TITLE RECORDS

Title records for the subject property were not provided by the HIARNG.

3.2 Environmental Liens or Activity and Use Limitations

No environmental liens or activity and use limitations at the subject property were identified through the records review or mentioned during the onsite interview with the facility administrator (pers. comm., Daligdig 2013).

3.3 SPECIALIZED KNOWLEDGE

Cardno TEC interviewed Mrs. Elaine Daligdig, the Facility Administrator and the key site manager for the State of Hawai'i DoD during the site reconnaissance visit. Mrs. Daligdig had knowledge of the past activities conducted at the subject property by the HIARNG and provided information relevant to recognized environmental conditions in connection with the property. The information provided during that interview is described elsewhere in this document in relevant sections.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Commonly known or reasonably ascertainable information that is material to recognized environmental conditions in connection with the subject property is provided or referenced throughout this report.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Valuation of the property is outside the scope of this assessment.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Hawai'i Army National Guard owns the subject property. The property is partially occupied by the county of Kaua'i Police Department and Fire Department, who currently use office space in the Armory building. The Police Department also parks police vehicles on the property. Mrs. Elaine Daligdig, the Facility Administrator, maintains an office in the building, serves as the contact person for the facility, and also maintains the schedule for use of the vacant portions of the Armory.

3.7 REASON FOR PERFORMING PHASE I ESA

This Phase I ESA was performed to meet the Army National Guard Environmental Condition of Property requirement to determine the presence of any recognized environmental conditions on the subject property prior to transferring ownership of the property from HIARNG to the State of Hawai'i DoD.

3.8 REGULATORY DOCUMENTATION OF CLOSED USTS, RESPONSE ACTIONS, ETC.

The HIARNG Environmental Office maintains documentation of past actions related to environmental conditions at the subject property in its Honolulu office. No regulatory documentation is currently maintained at the Armory. Cardno TEC personnel preparing this report requested relevant documentation from the HIARNG Environmental Office, and electronic copies of relevant documents were provided.

3.9 OTHER RELEVANT DATA

Current and historic, where relevant, environmental plans, non-regulatory compliance audit results, and other assessments of the property were provided to the environmental professional. Table 3-1 lists the documents reviewed and indicates if the review resulted in no findings. Those documents that resulted in no findings are not discussed further in this report, unless they were used as a records source.

Table 3-1. List of Documents Reviewed

Document Title	Year
Environmental Performance Assessment System Results	1994
Indoor Range Cleanup Kapa'a Armory and Hanapepe Armory	1995 (April)
(Letter transmitting Certificate of Disposal for lead waste)	
Environmental Performance Assessment System Results	1998
Environmental Performance Assessment System Results	2003
Spill Prevention, Control, and Countermeasures Plan	2003
Environmental Assessment/Finding of No Significant Impact for	2005 (July)
Kapa'a Homesteads Well No. 3	
Kapa'a Armory Sewer and Water Improvements	2006 (April)
Historic Building Survey and Evaluation Report	2009 (October)
Addendum No. 2 to Construct Kapa'a Armory Accessibility	2011
Improvement	
Assessment of Building Materials Prior to Renovation Process at	2011 (November)
Department of Defense, Kapa'a, Kaua'i, Hawai'i	,
Assessment of Building Materials Prior to Renovation Process at	2012 (September)
Department of Defense, Kapa'a and Hanapepe Armory, Kaua'i,	, , , , , , , , , , , , , , , , , , , ,
Hawai'i	

3.9.1 HIARNG EPAS Results

The 1994 HIARNG Environmental Performance Assessment System (EPAS) audit results indicated the presence of hazardous materials on the site. According to the information provided, at the time of the 1994 non-regulatory EPAS audit, the indoor firing range had not been decontaminated. The contents of the metal bullet traps had not been disposed of, recycled, or reclaimed, and the acoustical tiles of the ceiling and walls were original. Lead-contaminated dust emitted from the walls and ceiling was described as the main exposure hazard. It should be noted that the indoor firing range has since been cleaned up (see section 6.1).

Miscellaneous hazardous materials stored on the facility at the time of the 1994 EPAS audit included three 5-gallon cans of dry cleaning solvent, lithium batteries, one 1-gallon can of vinyl acrylic paint, four 1-gallon cans of semi-gloss enamel paint, five 1-gallon cans of latex paint, five gallons of wax stripper, and old light ballasts assumed to contain PCBs, as they were not labeled otherwise. An unlabeled one-gallon container with unknown contents was also found on the facility during the EPAS audit. Hazardous material content was assumed for this one-gallon container because the landfill would not accept the waste.

Review of the 2003 EPAS audit results indicated that restricted use pesticides were used on the property, while the State Maintenance personnel who mixed and applied the restricted use pesticides were not certified pesticide applicators. Six 2.5-gallon bottles of Chaser Ultra 2 (2, 4-Dichlorophenoxy propionic acid) and four 1-gallon containers of MSMA Turf (inorganic arsenic compound; 22.37% total arsenic in water-soluble form, expressed as elemental) were reported as being present on the property. According to the information provided, one of the persons interviewed also indicated that he had been applying 2-4-D and Paraquat, another restricted use pesticide product, at National Guard facilities on Kaua'i for more than 26 years; however, Paraquat was reportedly not found at the Kapa'a Armory at the time of the 2003 EPAS audit.

3.9.2 Addendum No. 2 to Construct Kapa'a Armory Accessibility Improvements

For the purpose of this assessment, all buildings constructed before 1978 are assumed to potentially contain LBP or LCP (Army National Guard 2011). Lead testing at the facility was completed in

connection with an upgrade for facility accessibility improvements. As part of the accessibility improvements project completed in 2010, the Armory building latrines and several other building components were surveyed for lead-based paint (LBP), lead-containing paint (LCP), asbestos containing building materials (ACBM), and chlordane. The 2011 inspection report by the Department of Accounting and General Services, Division of Public Works noted that asbestos containing materials were not identified during the inspection. The sampled materials table is reproduced below as Table 3-2.

Table 3-2. Accessibility Improvements Project Sampled Materials

Homogenous Material Sampled	Location
4-inch by 4-inch green ceramic wall tile and grout	Latrines, shower walls
Green ceramic tile with grey grout	Latrines, shower floors
Tan caulking	Men's latrine
Yellow floor grip	Main entry threshold
Grey cementitious caulking	Rear entry threshold

Lead was detected in twelve of the fourteen painted surfaces that were surveyed. The table of positive LBP and LCP results included in the report is reproduced below as Table 3-3.

Table 3-3. LBP and LCP Results

Paint Color	Interior/ Exterior	LBP	LCP	Paint Location
Light green	Int	Y	N	Ceramic shower wall tile, latrines
Green	Int	N	Y	Ceramic shower floor tile, latrines
Brown, white, and green	Int	N	Y	Concrete baseboard, latrines
Yellow and maroon	Int	N	Y	Concrete curb, latrines
White and green	Int	N	Y	Metal toilet partition, latrines
White	Int	N	Y	Wooden doorframe, men's latrine
Brown	Int	N	Y	Wooden door system, all doors
Red-brown	Int	N	Y	Brick lower wall, armory
Red-brown	Ext	N	Y	Brick lower wall
Beige	Ext	N	Y	Brick upper wall
Yellow	Ext	Y	N	Concrete entry steps
Yellow	Ext	Y	N	Entry door threshold

Technical chlordane was detected in a composite soil sample collected from the soil under the foundation in the restrooms above the reporting limit but below the HDOH environmental action level (EAL) for unrestricted land use according to the most recent EAL Surfer database search (HDOH 2012). The results are reproduced below as Table 3-4. The technical chlordane sampling results indicate that the chlordane does not pose a potential hazard via direct exposure, terrestrial ecotoxicity, gross contamination, or leaching to groundwater. The pesticide ground treatment disclosed in the interview is likely the source of chlordane contamination confirmed in the inspection report for chlordane. The sample for the report was only collected from beneath the latrines. Based on historical application patterns in Hawai'i, it is assumed that all of the silty clay fill soil underneath the Armory, POL shed, and former vehicle storage shelter and field kitchen was treated with termiticide and contains elevated levels of chlordane.

Table 3-4. Technical Chlordane Results

Sample Location	Technical Chlordane (mg/kg)	Reporting Limit (mg/kg)	HDOH EAL (mg/kg)
5 incremental samples from six inches below the concrete foundation in the latrines	1.3	0.2	1.6

3.9.3 Historic Building Survey and Evaluation Report

The Historic Building and Evaluation Report (HIARNG 2009) includes photos of the motor vehicle storage shelter and the field kitchen, both of which have been demolished since the time that the report was written. Review of the photos revealed that the motor vehicle storage shelter housed a flammable materials storage cabinet and an emergency diesel-powered generator. The diesel fuel tank size was unknown.

SECTION 4 RECORDS REVIEW

Environmental Data Resources, Inc. (EDR) was contracted to produce Radius Map Report (September 5, 2013), Aerial Photograph Decade Package (August 14, 2013), Sanborn Map Report (August 14, 2013), Historical Topographic Map Report (August 13, 2013), and City Directory Report (August 15, 2013). These reports can be found in Appendices A-E. These reports were the primary data sources for the records review portion of this ESA.

4.1 STANDARD ENVIRONMENTAL RECORDS SOURCES

EDR's Radius Map Report included results for searches of the ASTM E 1527-05-required standard environmental records sources, within the minimum search distances as specified in the ASTM standard. The sources searched include: Federal NPL site list, Federal Delisted NPL site list, Federal CERCLIS list, Federal CERCLIS NFRAP site List, Federal RCRA CORRACTS facilities list, Federal RCRA non-CORRACTS TSD facilities list, Federal RCRA generators list, Federal institutional controls / engineering controls registries, Federal ERNS list, State- and tribal - equivalent CERCLIS, State and tribal landfill and/or solid waste disposal site lists, State and tribal leaking storage tank lists, State and tribal institutional control / engineering control registries, State and tribal voluntary cleanup sites, State and tribal Brownfields sites, Records of Emergency Release Reports, and Other Ascertainable Records. The EDR Radius Map Report can be found in Appendix A, and includes data currency information for all databases that were searched. Databases that were searched, but produced no results, can also be found in Appendix A, but are not discussed in the body of this report.

The standard environmental records search produced two records for the subject property. The subject property appeared in the Underground Injection Control and Facility Index System/Facility Registry System databases. Eleven sites were identified within the minimum search distances, with two sites at higher elevations and the remaining ten sites at lower elevations. Sites are summarized below by site type.

4.1.1 State- and Tribal-Equivalent CERCLIS

Two sites were identified within one mile of the subject property in the State- and Tribal- Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, the State Hazardous Waste Site (SHWS) database maintained by the Hawai'i Department of Health. Both were identified in the database as being at lower elevation than the subject property. Pono Cleaners is a dry cleaning shop located 0.2 miles south of the subject property. According to the information contained in the SHWS database, the potential hazard at this site is undetermined and the priority rating is "Low". Given the location of the ocean to the east and the general topography sloping to the east, contaminated groundwater, if any, is most likely to be flowing east and not north towards the subject property. The second site, identified in the SHWS database as Leonard's, Inc., is a bakery located 0.787 miles south of the subject property. A drywell cleanup action at the site is reported in the database. Based on the available information, both sites are likely to be hydrologically down-gradient or side-gradient of the subject property and therefore would not be expected to pose a threat to the environmental condition of the subject property.

4.1.2 State and Tribal Storage Tanks Lists

Three underground storage tank (UST) sites are located within 0.25 miles of the subject property, according the HDOH UST list. Five leaking underground storage tank (LUST) sites are located within 0.5 miles of the subject property, according to the HDOH LUST list. UST and LUST sites are summarized in Table 4-1 below. The ABC Store and Kapa'a Base are the only LUST sites reported at a higher elevation than the subject property; however, the subject property is not located directly east of these LUST sites, the most likely direction for groundwater flow from the LUST sites. In addition, the LUST database

records (summarized in Table 4-1) indicate the LUST issue has been or is being addressed at these sites; therefore, the potential for contamination from the LUST sites to impact the environmental condition of the subject property appears to be low.

Site Name	Site Type	Distance from subject property (miles)	Direction	Elevation (relative to subject property)	LUST Status
ABC Store 58	LUST and UST	0.079	SE	Equal/Higher	Site Cleanup Completed
Kapa'a Baseyard	LUST	0.373	NW	Equal/Higher	Monitored Natural Attenuation
Kapa'a Central Office	LUST and UST	0.073	ESE	Lower	Site Cleanup Completed
Kodani Service Station	LUST	0.261	S	Lower	Site Cleanup Completed
Kapaʻa Super Service	LUST	0.419	S	Lower	Site Cleanup Completed and Monitored Natural Attenuation
Kazu Morita Service	UST	0.233	ENE	Lower	Permanently Out of Use

Table 4-1. UST and LUST Sites in the Subject Site Vicinity

4.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

EDR's Radius Map Report included results for searches of additional environmental records sources, which can be found in Appendix A. The report includes data currency information for all databases that were searched. Databases that were searched, but produced no results, can also be found in Appendix A, but are not discussed in the body of this report.

The additional environmental records search produced no results for the subject property. The following sections describe the sites identified in the additional databases as being located in the vicinity of the subject property.

4.2.1 Drycleaners List

One dry cleaning site was located within 0.25 miles of the subject property. Pono Cleaners is located 0.200 miles south of the subject property and is identified in the database as being at a lower elevation than the subject property. Based on review of the available database information, the site does not appear to pose a threat to the environmental condition of the subject property.

4.2.2 Historic Auto Stations List

One site, located at 4500 Niu Street, was identified in the EDR "US Hist Auto Stat" list as being located within approximately 0.08 miles of the subject property. Based on visual reconnaissance and review of available satellite imagery, the building currently occupying the site appears to be a commercial building but not a gas station. Although a gas station may have been located at that address in the past, records reviewed provided no specific reference to contamination at that site, so past operations at the site would not be expected to pose a significant threat to the environmental condition of the subject property.

4.3 Physical Setting Sources

The EDR Radius Report included a Geocheck® Physical Setting Source Addendum. This was the primary physical setting data source reviewed. The report can be found in Appendix A. The Environmental Assessment/Finding of No Significant Impact (FONSI) for Kapa'a Homestead Well No. 3 by PBR Hawai'i, found in Appendix I, also provided physical setting information. The physical setting characteristics of the subject property and surrounding area are described in the following sections.

4.3.1 Topography

The data sources for topographic information in the EDR report include the USGS 7.5' Digital Elevation Model and scanned digital USGS 7.5' Topographic Maps. Review of the relevant maps indicates that the subject property has very little variation in elevation. The elevation of the subject property is 19 ft, and the general topographic gradient is east. Kapa'a Town was established on an alluvial coastal plain (PBR Hawai'i, July 2005) and the immediate surrounding areas are also very flat.

4.3.2 Geology

The Island of Kaua'i is a shield volcano, and as the oldest of the main Hawai'ian Islands, is the most eroded. The subject property is on the Kōloa volcanic series, which has a complex structure of basalt, cinder, and bed layers interspersed with permeable and fractured gravel materials (PBR Hawai'i, July 2005).

The EDR report identifies the major soil component on the subject property as Fill Land. Soils information was obtained from the Soil Survey Geographic Database maintained by the Department of Agriculture's Natural Resources Conservation Service. Three soil types are found on the subject property. The dominant soil type is fill soil, which is well drained with a silty clay texture. Mokulē'ia soil can be found along the southeastern property boundary. Mokulē'ia soil is well drained with a fine sandy loam texture. The Mokulē'ia variant soil, which can be found at the southwestern corner of the subject property, is poorly drained with a clay loam texture.

4.3.3 Hydrology

Hydrologic information was obtained from FEMA and the National Wetlands Inventory, maintained by the U.S. fish and Wildlife Service. Moikeha Canal is the nearest surface water, which flows north of the subject property and empties into the ocean approximately 1,200 feet east of the property. Waikaea Canal flows to the south of the subject property, and empties into the ocean approximately 2,400 feet southeast of the property. According to the FEMA data, the subject property is not located in a 100- or 500-year flood plain, but the property across Olohena Road is in the 100-year flood plain of Waikaea Canal.

Review of the National Wetlands Inventory data did not indicate the presence of wetlands on the subject property. The soils data for the property indicated that the series found on the southwestern corner of the property is partially hydric; no wetlands vegetation was visually observed on the property. Wetlands are known to be located north of Moikeha Canal.

4.3.4 Hydrogeology

EDR searched their proprietary AQUIFLOW Information System for existing data that could be used to determine groundwater flow direction. The search returned no results for the subject property.

The Kōloa lavas host a fresh water basal aquifer. The clay and coral deposits interspersed in the lavas provide protection from saltwater intrusion (PBR Hawai'i, July 2005). The groundwater flow direction is assumed to follow the topography; therefore, for the subject property groundwater flow direction is assumed to be to the east. There are two wells within half a mile of the subject property.

4.3.5 Radon

The U.S. Environmental Protection Agency classifies Hawai'i as being in Radon Zone 3, meaning there is low potential for radon as indicated by a predicted average indoor radon screening level of less than 2 picoCuries per liter (pCi/L). This zone was established by accounting for the following factors: indoor radon measurements, geology, aerial radioactivity, soil permeability, and foundation type. The EDR Report included data from the National Radon Database indicating that nine sites within the Zip Code 96746 area (Kaua'i County) were tested for radon, and 100 percent had measured activity lower than 4 pCi/L. No radon data specific to the Kapa'a Armory were available.

4.4 HISTORICAL USE INFORMATION

A variety of historical resources were reviewed to assist in identifying potential liability on the property resulting from past uses. Previous uses of the property and surrounding area were determined from aerial photographs, fire insurance maps, USGS 7.5 minute topographic maps, and a search of the local street directory. The following sections describe the historical use information derived from the review.

4.4.1 Aerial Photographs

EDR was contracted to prepare an Aerial Photograph Decade Package. The records search, conducted on August 14, 2013, returned photos from 1951, 1959, 1960, and 1992. In the 1951 aerial photo, the subject property appeared to be agricultural land, similar to all lands inland of Kapa'a town. The property was cleared of trees. Kahau Road was discernible, but appears unpaved. The adjacent residences on the southern property line are present. The armory is present in the 1959 aerial photo. Kahau Road was more clearly defined, possibly indicating that the road was paved. The subject property appeared to be cleared of vegetation, as well as the adjacent property to the northwest. There is no change evident in the 1960 aerial photo compared to the 1959 aerial photo. By 1992, all adjacent properties were developed. The adjacent property to the northwest, across Kahau Road, appeared to be a park with baseball diamonds. The adjacent property to the northeast appeared to be occupied by a warehouse, as well as the property to the southeast. All adjacent properties appeared as they do today.

4.4.2 Fire Insurance Maps

EDR was contracted to produce a Sanborn® Map Report, or fire insurance map report. The search of the Library of Congress, University Publications of America, and EDR Private Collection libraries, conducted on August 14, 2013, returned fire insurance maps from 1921, 1929, 1945, 1975, 1981, and 1990. Structures on the adjacent properties to the south were present as early as 1921, but use for these structures was not discernible from the report. Fire insurance maps for the subject parcel were unavailable.

4.4.3 Property Tax Files

The subject property is identified by Tax Map Key 4-4-5-015:005. A property tax files search was not conducted.

4.4.4 Recorded Land Title Records

A land title records search was conducted for records held by the Hawai'i Department of Land and Natural Resources, Bureau of Conveyances – Official Public Records from 1976 until 2013; however, no records concerning the Kapa'a Armory facility were found.

4.4.5 USGS Topographic Maps

EDR was contracted to provide a Historical Topographic Map report. The records search, conducted by EDR on August 13, 2013, returned series 7.5 maps from 1910, 1963, 1983, and 1996, and one series 15 map from 1983. The town of Kapa'a is present in 1910. The topography of the subject property, adjacent properties, and surrounding lands is starkly flat, with contour lines depicting less than 10 foot elevation

and relief for the area. The 1963 map symbolizes the armory, three structures on the adjacent property to the south, and a ball park on the adjacent property to the northwest. The 1983 series 15 map shows the park, but does not include the armory at this smaller scale. The larger scale, series 7.5 map from 1983 shows the armory, park, three structures to the south, and a new structure to the northeast on the adjacent property. The map from 1996 does not symbolize the armory or the structures on the adjacent properties, but does indicate the park on the adjacent property to the northwest.

4.4.6 Local Street Directory

EDR was contracted to prepare a City Directory Report. The records search of Polk's City Directory, conducted by EDR on August 15, 2013, returned addresses, business names, and phone numbers on the target property street (Kahau Street) and cross street (Niu Street) at 5-year intervals, from 1996 to 2013.

Returned images of directory listings revealed that the Army National Guard was an active entity at 4670 Kahau St. only in the 2008 search summary. This address does not appear in other years for which summaries were provided. Review of the summary information indicates that Esaki's Produce and related businesses have occupied 4780 Kahau St. since at least 1996. In 1996, the Kawaihau Little League and unspecified State Government maintained listings at 3670 and 4570 Kahau Street, respectively. Their addresses do not appear in later records identified by EDR. In the 2002 and 2008 listings, Kapa'a Public Works Shop, a street construction and grading contractors firm, was located at 4860 Kahau Street. This address does not appear in other years.

Tropic Pool & Spa, swimming pool contractors, occupied 4523 Niu Street for the longest tenure, from 1996-2013. 4520 Niu St. has been occupied by the Kaua'i Cab Service and First Hawai'ian Bank in 1996; Anahola Granola (bakers-retail) and Ink on Paper (paper products retail) in 2008; and the directories from other years do not have a listing for this address. 4515 Niu St. does not appear in 1996; is listed as not verified in 2002; residential in 2008; and is listed as "no current listing" in 2013.

None of the listings provided appear to be associated with industrial operations that would be likely to pose a threat to the environmental condition of the subject property.

4.4.7 Building Department Records

No building department records were searched.

4.4.8 Zoning/Land Use Records

No zoning/land use records were searched.

4.4.9 Additional Historical References

The HDOH former sugarcane land maps were reviewed to determine of the subject property was located on former sugarcane land. These maps are statewide figures compiling the sugar cane lands from maps drawn in 1920 and 1937. Review of the Island of Kaua'i map revealed that the subject property was not located on former sugar cane lands. The HDOH map of Kaua'i can be found in Appendix O.

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SECTION 5 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

A site reconnaissance visit was conducted on September 9, 2013. Ms. Rebecca Walker of Cardno TEC met Mrs. Elaine Daligdig, the Kapa'a Armory Facility Administrator. After the interview, Mrs. Daligdig guided Cardno TEC through the building and the near grounds, answering questions. Accessible portions of the interior of the Armory building were surveyed, as well as the only other permanent structure on the property, the POL shed. Cardno TEC walked the perimeter of the property and adjacent properties.

At the time of the site reconnaissance, three rooms inside the Armory were not accessible. Mrs. Daligdig could not provide access to the fire department office located in the eastern corner; the personnel locker room and storage room in the southern corner; or the police department office in the western corner of the building. The interiors of the FEMA trailers were also not accessible.

5.2 GENERAL SITE SETTING

The Kapa'a Armory is located in the southern portion of Kapa'a town, west of the town proper, approximately 900 feet northwest of the coast. The building and property are in fair to good condition. Structures on the property include the POL shed, the armory building, and two FEMA trailers. An open field comprises the property from the buildings to the southwest corner of the subject parcel. The armory parking lot is located in front, on the northwest side, of the building, and a paved driveway provides access to the back of the building. To the south and southeast, the only adjacent properties are private residences. A county park with a baseball field borders the property on the north and west sides. A wholesale produce warehouse, Esaki Produce, borders the property to the northeast. A lumber store borders the property to the southeast. A gift shop borders the property across Olohena Road, to the southwest.

5.3 EXTERIOR OBSERVATIONS

During the exterior site reconnaissance, three patches of stressed vegetation were observed, as well as one five-gallon container of cleaning detergent and a rubbish pile on an adjacent property.

One patch of stressed vegetation was observed at the site of one of the two abandoned cesspools (See Photo Number 8 in Appendix F). The circular patch had an approximately three-foot radius. According to the Kapa'a Armory Sewer and Water Improvements plan (Departments of the Army and Air National Guard of Hawai'i 2008), this was the site of a large capacity cesspool and injection well cesspool inplace. Review of documentation provided to the HIARNG by the U.S. Environmental Protection Agency Region IX in January 2010 indicates that the Agency received the required documentation regarding the closure or conversion of the Large Capacity Cesspool at the Kapa'a Armory (U.S. Environmental Protection Agency 2010).

The second patch of stressed vegetation was observed at the site of the active septic tank. Two manhole access ports to the septic tank can be seen in Photo Number 8 in Appendix F, with stressed vegetation between the manholes. The patch was rectangular in shape with approximate dimensions of eight feet by four feet. The stressed vegetation is most likely the result of soil disturbance (excavation) or thin soils above the structures that do not allow deep root penetration.

The third patch of stressed vegetation was observed along the fence line at an adjacent residence (see Photo Numbers 28-30). The stressed vegetation appeared to be influenced by exposed irrigation piping originating on the residence and terminating at the property line. The vegetation was stressed in an approximate semicircle of five foot radius, centering on the termination point of the pipes. The vegetation underneath the pipes was also stressed.

One five-gallon bucket of cleaning detergent, labeled Zep-O-Shine (auto cleaning solution reportedly used by the Kaua'i Police Department), was observed outside the back armory door near a mop and mop bucket (see Photo Number 25). No other potentially hazardous substances or petroleum products were found containerized or not containerized outside.

A rubbish pile was observed on the Esaki Produce property, adjacent to the northeast, by the fence line (See Photo Number 26). The pile appeared to include building materials of unknown source. The pile was approximately four feet in width and 12 feet in length, and approximately three feet deep.

Other exterior observations included that the road and driveway had been recently patched. Cattle egrets, chickens, and roosters were the only animals observed on the property. The lawn had two soccer goals in place, but is reportedly not currently used for recreation. Hibiscus bushes border the property along Kahau Road. Breaks in the bushes provide easy access to the property grounds, and gates in the residential fences indicated that residents may use the property as a pass through from their back yards to the park across Kahau Road.

No additional hazardous materials or petroleum products or drums, regulated wastes, unidentified containers, stains or corrosion, drains or sumps, pits, ponds, or lagoons, stained soil or pavement, stressed vegetation, odors, wells, or rubbish were visually or physically observed during the site reconnaissance.

Two pole-mounted transformers were observed located at the main driveway entrance. The transformers are owned by the Kaua'i Island Utility Cooperative. No hydraulic lifts, elevators, or other electrical devices or appliances likely to contain PCBs were observed on the subject property during the site reconnaissance visit.

No evidence of aboveground or underground storage tanks was observed.

5.4 INTERIOR OBSERVATIONS

The interior reconnaissance resulted in several observations related to hazardous materials and petroleum product storage and use on the property. Hazardous materials (e.g., cleaning supplies) are currently stored in the Armory custodial room and office, and petroleum products and some hazardous materials are stored in the POL shed.

The potentially hazardous materials stored in the Armory custodial room included: nine one-pound cans of Comet cleaner; three one-pound cans of dust cloth treatments; three one-quart containers of Foamy Q&A acid disinfectant cleaner; three one-gallon jugs of hand soap; two one-gallon jugs of first aid disinfectant; one one-gallon jug of bleach; two one-pound cans of furniture polish; one one-pound can of deep gloss stainless steel cleaner; two one-liter spray bottles of odor eliminator; one one-liter spray bottle of neutricide; one one-liter spray bottle of window cleaner, and one one-gallon jug of hospital grade disinfectant. Material Safety Data Sheets (MSDSs) for the cleaning supplies were observed on site. All cleaning supplies are reportedly used on site.

The potentially hazardous materials stored in the DoD office included one can of Raid insecticide and one two-gallon sprayer identified as containing Roundup herbicide.

The potentially hazardous materials and petroleum products stored in the POL shed included: four one-gallon cans of MoorGlo latex paint; one 29-ounce can of semi-gloss latex enamel base paint; one five-gallon bucket of Forest Crop Oil (oil carrier and adjuvant); and one five-gallon bucket of lubricating oil. The label on the partially empty five-gallon bucket of adjuvant indicated the product was 98% petroleum oil and 2% emulsifier. This material may have been used to mix with herbicides for application. The only product reportedly used on site is the lubricating oil, which is used to maintain the back garage door of the Armory. Mrs. Daligdig commented that all stored items that are not in use would be disposed of properly in the near future.

Other interior observations included that four floor drains are located in each of the latrines, for a facility total of eight floor drains. No unusual staining was observed inside the Armory building.

No additional hazardous substances or petroleum products, drums, regulated wastes, unidentified containers, stains or corrosion, drains or sumps, stained interior surfaces or unusual odors were visually or physically observed during the site reconnaissance.

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SECTION 6 INTERVIEWS

6.1 INTERVIEWS WITH OWNER

On September 9, 2013, Ms. Walker conducted an interview with Mrs. Elaine Daligdig, the Kapa'a Armory Facility Administrator. Mrs. Daligdig is considered the key site manager. She has been the Facility Administrator for 3 years and Kapa'a Armory office assistant for 21 years. The record of communication is in Appendix G.

The interview provided most of the information on past and current uses of the property, including the hazardous materials and petroleum products used and stored on site. According to Ms. Daligdig, the Armory was fully operational from 1960 until 2005; the Armory was built in 1957 and represents the only known developed use of the property since the land on which the Armory sits was a rice paddy. HIARNG on-site activities were generally limited to assembly, office work, and weapons cleaning and maintenance, with the exception of the indoor firing range. Monthly weekend drills took place off site in the plantation fields. Soldiers would collect their gear from their lockers in the southern side of the building and report to their off-site location.

Mrs. Daligdig indicated that the floors of the Armory building are known to contain asbestos. She explained that whenever any part of the building was re-floored, the new building materials were laid down on top of the existing floor in order to minimize the asbestos exposure hazard during improvement work.

Mrs. Daligdig indicated that the indoor firing range was used for training from 1960 until the late 1970s. The indoor firing range was cleaned up in 1995 by Walter Y. Arakaki General Contractor, Inc. Copies were provided of the indoor firing range clean-up contract and certificates of disposal for lead waste dated April 27, 1995 from Structural Dynamics, Inc. for both armories in Kaua'i (Kapa'a and Hanapēpē). The cleanup and disposal reportedly involved packing, sealing, and shipping all the lead-contaminated building supplies (siding, windows, fans, bullet traps, etc.) in large crates for proper disposal. Testing following the cleanup by the contractor reportedly found the range to be safe.

The current potential for munitions and explosives of concern (MEC) is expected to be low, given the closure and cleanup of the indoor firing range and the non-munitions related mission of the HIARNG at the facility since then, with no visually observable evidence or known history of burial of MEC on site.

Ms. Daligdig stated that historically, hazardous materials stored on site related to Armory activities included solvents for cleaning weapons. Solvents were stored in the POL shed and the weapons were cleaned in the now demolished garage. The garage was covered and did not have any floor drains. Soldiers used solvent pans during weapons cleaning, and after use the solvent was transferred off site for storage at the Hanapēpē Armory and Field Maintenance Shop. The unused solvent product was stored in the POL shed in secondary containment. Batteries that were used by the HIARNG were stored and then transferred off site for proper disposal.

Hazardous materials associated with buildings and grounds maintenance were stored in hazardous materials cabinets in the former garage. Separate cabinets stored POL products, herbicides, and pesticides. After the shed was removed, grounds keeping materials have not been stored on site except in small quantities. A pesticide ground treatment was reportedly performed many years ago.

The current use of the Armory for office and classroom activities does not require use or storage of hazardous substances or petroleum products, except cleaning supplies, grease for the Armory door, and household insecticides and herbicides purchased, stored, and used in small quantities.

6.2 Interviews with Local Government Officials

No interviews with local government officials were conducted.

6.3 INTERVIEWS WITH OTHERS

Details of the individuals interviewed for this ESA are listed in Table 6-1.

Table 6-1. List of Individuals Interviewed or Contacted for Information

Name	Title/Organization	Telephone No.	
Elaine Daligdig	Kapa a Armory Facility Administrator	19	
Angela Kieran-Vast	HIARNG Environmental Conservation Manager		
Karl Motoyama	HIARNG Environmental Compliance Manager		

SECTION 7 CONCLUSIONS

7.1 SUMMARY OF FINDINGS

The following paragraphs summarize the findings described in the report that relate to CERCLA hazardous materials and non-CERCLA petroleum products potentially present on the subject and adjacent properties, as discovered in the course of the records review, site reconnaissance, and interviews conducted during the Phase I ESA process.

- 1. The use of the northeast half of the Armory as an indoor firing range from approximately 1960 to 1980 resulted in the potential for lead contamination of the room and for the transport of lead-containing dust to other parts of the building. The range was reportedly cleaned up in 1995 by Walter Y. Arakaki General Contractor, Inc. Although no documentation was identified during the course of this assessment that provided details of the methods employed to complete of the cleanup, the former firing range space was reoccupied and used by the HIARNG afterwards. As mentioned in section 6, testing reportedly conducted after the cleanup found the range to be safe. The conditions observed during the site reconnaissance indicate that the former operation of the indoor range, the resultant contamination of some building materials with lead, and the subsequent lead hazard related represent an historic recognized environmental condition that does not appear to be currently impacting the environmental condition of the subject property.
- 2. The floors of the Armory building are reportedly known to contain asbestos. Although no documentation was identified during the course of this assessment that provided the details of the known asbestos-containing flooring materials (e.g., location, quantity, and type), if asbestos-containing floor coverings and/or mastics exist within the Armory building under the currently observable floor surface materials, their presence does not represent a recognized environmental condition, because the potential for asbestos fibers to be released from the flooring materials is presumed to be low if the flooring materials are intact, and no visible evidence of damage to the underlying floor materials was observed during the site reconnaissance.
- 3. Vegetation (mixed) near pipes coming off of an adjacent residential property was observed to be stressed in a semicircular area of approximately four-foot radius. There was no indication this stressed vegetation is associated with hazardous materials, and the lack of vegetation may be associated with either dry conditions or recent irrigation washing away the surrounding soils. Other stressed vegetation observed on the subject site was above the septic tank and cesspool area. These were areas recently disturbed by the cesspool closure and sewer connection work described in section 6, and the likelihood that shallow soils exist in these areas would explain the stressed vegetation or lack of new vegetation observed. None of the areas of stressed vegetation observed appear to be associated with the past or existing presence of hazardous substances or petroleum products; therefore, the observed conditions do not indicate a recognized environmental condition.
- 4. Compliance audits conducted by the HIARNG indicated that the reported application of restricted use pesticides at the facility was conducted by non-certified pesticide applicators for a period of approximately 23 years (from 1980 until 2003). Although this activity could have resulted in enforcement action by State or Federal regulatory agencies in the past if the HIARNG was found to be noncompliant with regulations that existed during that period, no evidence was of residual pesticide contamination of the subject property was identified through visual site reconnaissance, document reviews, or interviews conducted during this assessment. Although no documentation of the discontinued application of restricted use pesticides at the property was identified during this assessment, it is likely that the applications ceased when the HIARNG stopped using the

Armory in 2005, and the past practice does not appear to be impacting the environmental condition of the subject property at present.

5. The key site manager was not aware that hazardous materials were stored in the POL shed, because all supplies were supposed to have been removed when the HIARNG Armory operations ceased. The presence of the hazardous or potentially hazardous materials and petroleum products in the POL shed does not, in and of itself, represent a recognized environmental condition, because at the time of the site reconnaissance visit the material containers were observed to be in nonleaking condition, and no spilled material or staining was observed in or around the POL shed.

7.2 DATA GAPS

Several minor deviations from the ASTM 1527-05 standard are described in this section.

At the time of the site reconnaissance, three rooms inside the Armory were not accessible. Mrs. Daligdig did not have access to the current fire department office in the eastern corner; the personnel locker room and storage room in the southern corner; or the current police department office in the western corner. The interiors of the FEMA trailers were also not accessible.

Although fire insurance maps were not available for the area including the subject property, this minor data gap did not present an obstacle to performing a complete records review as suggested by the ASTM 1527-05 standard.

Although her knowledge of past operations at the Armory was extensive, the key site manager was not directly involved in environmental compliance and stewardship operations on the site.

7.3 IDENTIFIED RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

Cardno TEC, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 4670 Kahau St., Kapa'a, Kaua'i, Hawai'i, Tax Map Key 4-4-5-015:005. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

7.4 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of "Environmental Professional" as defined in Section 312.10 of 40 C.F.R. Part 312. I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the subject property.

Ellen Graap Loth, Senior Environmental Scientist

MC/Dolot

SECTION 8 REFERENCES

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MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE DEPARTMENT OF DEFENSE AND THE COUNTY OF KAUAI For the use of Kapa'a Armory

THIS AGREEMENT, made and entered into this 17th day of January 2013, by and between the Hawaii State Department of Defense (DOD), whose principal place of business is Building 306, 3949 Diamond Head Road, Honolulu, Hawaii 96816-4495, and the County of Kauai (COK), whose principal place of business is 4444 Rice Street, Lihue, Hawaii 96766, for the co-use of Kapa'a Armory located at 4670 Kahau Road, Kapa'a, Hawaii 96746.

Whereas, the DOD is the sole Owner of Kapa'a Armory.

Whereas, under Section 121-19, Hawaii Revised Statutes, the Adjutant General is authorized to permit the use of or temporary rent to civic, community, veterans, and other non-profit organizations and groups, such portions of armories, rifle ranges, reservations, and installations provided it will not interfere with the military use thereof;

Whereas, DOD Policy Directive 2002-1 and amendments to it was written for the purpose of establishing the policies and procedures for the use and rental of DOD facilities, military reservations, and military installations;

Whereas, COK has a requirement for building spaces to be used primarily as a Police Substation and Kauai Fire Department;

Whereas, DOD has available space at the Kapaa Armory for use by the COK that is compatible with DOD's current operations;

Therefore, DOD hereby grants permission to COK to use Kapa'a Armory, in accordance with the policies and procedures contained in the DOD Policy Directive 2002-1, including but not limited to the following:

- Office Room 11, Room 6, and Room 5, and Extension Room (Police Department) (see appendix "A");
- Office Room 3 (Fire Department)
- · Kitchen, Latrines, and all common areas;
- Exterior grounds open area;
- Non-assigned parking slots:

TERMS AND CONDITIONS

In addition to the policies and procedures contained in DOD Policy Directive 2002-1, this Agreement is to be governed by the following Terms and Conditions:

EXHIBIT" K"

Copy to Oucenie Ochigdis 7.6-13. Copy to Tom Morigan 7-9-13. DOD shall only be responsible in providing the designated building areas and designated exterior grounds open areas for use by COK.

2. Terms and Termination

This MOA is for a term of four (4) years, beginning January 01, 2013, upon the final execution of the Agreement by all Parties, and shall remain in effect until January 31, 2016.

Prior to the termination of the first four (4) year term, COK may submit a written request to DOD for consideration of a four (4) year extension to this Agreement.

This agreement may be terminated with ninety (90) days written notice.

The DOD Adjutant General reserves the right to revoke this Agreement with only short notice in the event of National or State emergencies, threats to public safety, or other reasons deemed necessary in the interest of State or National Defense;

At the end of the mutually agreed final term or mutually agreed termination date, the COK shall restore the property to original condition and acceptable to DOD. COK shall remove all furniture, office equipment, files, and supplies, before turning over the premises to DOD. Failure to comply with these conditions, DOD will assess COK for the costs of restorations and disposal;

3. This Agreement is not transferable. COK shall not assign or sublet the designated areas or any part thereof, and shall not grant any interest, privilege, or whatsoever license to other Party/Parties not affiliated or not in partnership with COK. Use of the designated areas by other Party/Parties who are not in partnership with COK must be approved by the DOD.

4. Co-use of other areas

COK shall be allowed the co-use of any of the Classrooms/Conference Rooms (see Appendix "A"). Request for use shall be coursed through the Armory Facility Administrator (AFA) to avoid conflict on schedule with other building tenants.

Use by COK employee-tenant of the Exercise Gym shall be allowed within the schedule agreed on by COK and AFA to avoid conflict of use with other building users. Use of the Exercise Gym by non-COK employee-tenant/s must have the approval of the AFA. The use of the exercise gym for commercial purposes shall not be allowed.

Use of the Assembly Hall by non-profit organizations or community groups for COK sponsored activities or gatherings shall be allowed provided request for use had been approved by the AFA.

5. Additions, alterations, improvements, and signage

Requests for additions, alterations, or improvements to the premises shall not be executed without the written approval/consent from DOD. All such approved and completed additions, alterations, or improvements shall be maintained by COK.

All additions, alterations, or improvements designated by DOD as permanent after completion shall become the property of DOD;

All additions, alterations, or improvements approved for implementation shall be at no cost to DOD;

COK shall be responsible for any damages to the premises or property that may result during the addition, alteration, improvements, or demolition work. COK shall be responsible for the repair work and costs.

COK shall implement the approved necessary telephone, video, data, communication, and if deemed necessary, electric power sub-meter connection/installation and shall be responsible for all costs associated with it.

COK directional and building signage must follow the DOD standards on signage colors, dimensions, and design. COK shall submit signage drawing and location plan to DOD Engineering Office (HIENG) for evaluation and approval.

To maintain the standard Armory Building colors, all requests for interior and exterior painting work must be submitted to the AFA and approved by HIENG.

6. Safety, Security, Emergencies

COK shall furnish the minimum number of fire extinguishers to be mounted on accessible locations within Kapa'a Armory. Number, weight, and class of fire extinguishers shall be in accordance with the National Fire Protection Agency's standards. COK shall be responsible for the periodic inspection, tagging, service maintenance/charging, and hydro-tests of fire extinguishers.

COK shall not store inside the building or anywhere inside the fenced DOD property, any flammable materials/liquids, explosives, or any materials hazardous to health, life, and environment;

COK shall comply with any existing or forthcoming Anti-Terrorism Force Protection requirements as deemed necessary by the DOD. This will include the provision of current employees' roster with all names, position, titles, and contact numbers who will be accessing the Kapa'a Armory;

COK shall provide proper documentation and identification of their employee-tenants of the building;

The COK, within the limit of their permitted use and occupancy, shall act diligently at all times to protect the premises from any environmental pollution to air, ground, and water. The COK shall comply with all laws, regulations, conditions, or instructions, if and when issued by the Environmental Protection Agency, or any Federal or State agency having jurisdiction to abate or prevent pollution related to COK project implementation;

COK shall submit to the AFA the names and telephone numbers of persons to be contacted in ease of emergency, or Armory operations and activities after regular business hours.

7. Military Facility

Kapa'a Armory, its grounds and improvements, shall at all times be maintained as a Military Facility in appearance. Any proposed COK exterior and interior improvements that will support the implementation of any COK projects must be designed to blend with the existing structures in color and physical appearance, and must obtain the approval of HIENG.

8. Repair and maintenance

COK shall be responsible to provide daily custodial/janitorial services, the periodic and or immediate maintenance and repair of electrical lines/terminals, computer lines, air conditioning equipment, light fixtures and lamps, plumbing fixtures, door locksets, etc., on the designated areas for occupancy/use, including but not limited to refuse collection, vector control, tree trimming, and grass cutting;

All maintenance services and repair work to be implemented by COK and at no cost to DOD, shall be covered by Job Order Request (JOR) on standard DOD JOR Form;

COK shall maintain the DOD standards on cleanliness, sanitation, orderliness, safety, and repair workmanship.

9. Cost of utilities and periodic preventive maintenance services

COK shall pay for the shared cost of electric, water, sewage, and other utilities, including shared cost for periodic preventive maintenance services on fire alarm system, irrigation system, roof repair, parking lighting, parking resurfacing or similar repairs;

Shared cost of utilities and periodic preventive maintenance services shall be assessed based on the square footage occupancy/use ratio. Payment of shared cost by COK shall be due within thirty (30) days after date of invoice receipt. Point of Contact for payment of fees:

Mr. Tom Moriyasu Business Management Officer State Fiscal Office Telephone No.: (808) 733-4260

10. Liability

COK, its occupants and visitors, agree to defend and indemnify the DOD and its employees against any claim for damage or injury which is alleged to have occurred as a consequence of any negligent or intentional act or omission of the

COK, its employees, agents, or anyone acting on its behalf, in connection with the COK use of Kapa'a Armory areas and grounds;

The DOD shall not be liable for losses incurred through vandalism, burglary, fire, or natural causes of any COK properties inside Kapa'a Armory and grounds.

11. Non Discrimination

The use and enjoyment of the property shall not be in support of any policy which discriminates or is biased on race, creed, color, sex, religion, national origin, or physical handicap.

12. Notices

All notices or other communications purporting or otherwise affect rights and duties under this Agreement shall be given in writing, addressed to the Parties as indicated below, and are complete on the date mailed.

Department of Defense

Point of Contact: LTC Neal Mitsuyoshi

Chief Engineering Officer

Address:

State of Hawaii

Department of Defense Bldg. 306A, Room 228 3949 Diamond Head Road

Telephone No.:

County of Kauai

Point of Contact: Wallace G. Rezentes, Jr.

Director of Finance

Address:

4444 Rice Street

Lihue, Hawaii 96746

Telephone No.:

13. Headings

The paragraph headings of this Agreement is for quick reference and convenience only and do not alter, amend, or otherwise affect the Terms and Conditions set out herein.

I ACKNOWLEDGE THAT I HAVE READ THIS AGREEMENT ENTIRELY AND THAT I UNDERSTAND AND AGREE TO ALL OF ITS PROVISIONS.

This agreement together with its provisions and enclosures is hereby accepted this 11 day of 12 day of 13.

This Agreement together with its provisions and enclosures is hereby accepted this 12 day of Jaman, 2013.

COUNTY OF KAUAI

DEPARTMENT OF DEFENSE

By: Sully A. Motta
WALLACE G. REZENTES, JR.

Debuty Director of Finance

By:

MG BARRYLL D. M. WONG
Adjutant General

By: RICKY WATANABE
County Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

AMY I. ESAKI

First Deputy County Attorney

Date: 1/22/13

MICHAEL S. VINCENT Deputy Attorney General



KAPAA ARMORY

LEGEND

- = KAUAI POLICE DEPARTMENT (3,809 SF)
- = KAUAI FIRE DEPARTMENT OSS (442 SF)
- m = STATE DOD (465 SF)
 - = COMMON *UNDER DOD MANAGEMENT (9,093 SF)

KAPAA ARMORY = (13,809 SF)

