

Maryanne W. Kusaka  
Mayor

Wallace G. Rezendes, Sr.  
Administrative Assistant



Matilda A. Yoshioka  
Director

Kenneth N. Rainforth  
Executive on Housing

OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

RECEIVED

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

October 24, 2001

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

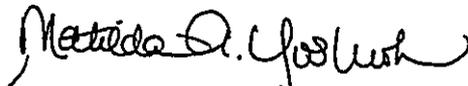
Dear Ms. Salmonson:

**SUBJECT: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR HISTORIC  
HANAPEPE POOL HALL RESTORATION PROJECT**

The County of Kauai has reviewed the comments received during the 30-day public comment period, which began on September 23, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the November 8, 2001 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Bernie Tangalin at (808) 241-6865 if you have any questions.

Sincerely,

  
KENNETH N. RAINFORTH  
Executive on Housing

btangalin@kauai.gov

KNR:bt

Enclosures

Development Section (808) 241 6444 FAX (808) 241 6815  
TDD (808) 241 6808



4193 Hardy Street  
Lihue Hawaii 96766

Section 8 (HUD) (808) 241 6440 FAX (808) 241 6456  
cok\_hsg@aloha.net

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2001-11-08-KA-~~FEA~~

**FINAL ENVIRONMENTAL ASSESSMENT**

**HISTORIC (HANAPEPE POOL  
HALL RESTORATION)**

OWNED BY JOANNA F. CAROLAN

Prepared by the  
OFFICES OF COMMUNITY ASSISTANCE  
HOUSING AGENCY  
LIHUE, KAUAI, HAWAII

October, 2001

Prepared by  
Bernie Tangalin, Housing Compliance Officer  
Offices of Community Assistance  
Housing Agency  
Telephone 241-6865  
FAX 241-6815

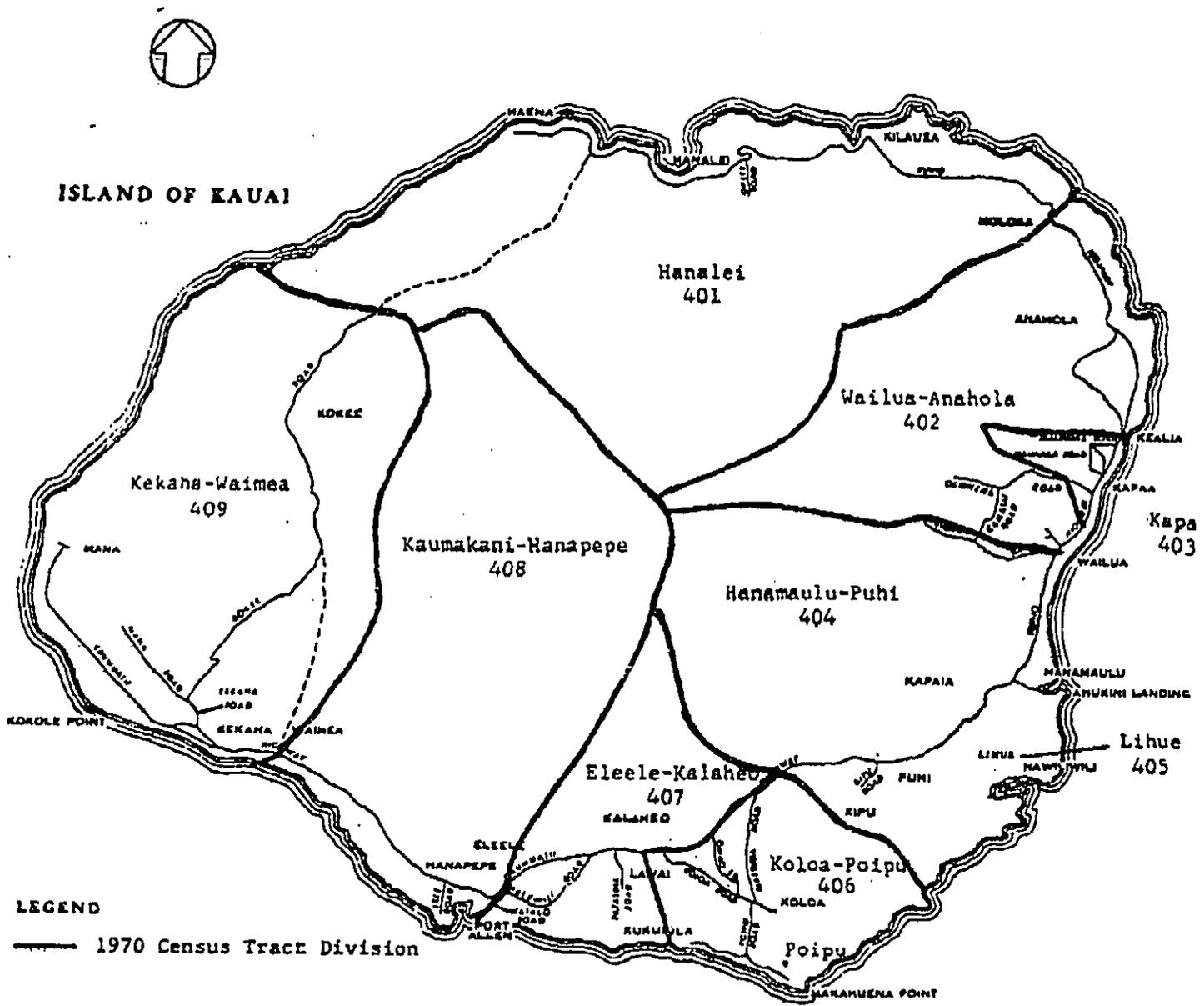
# FAX

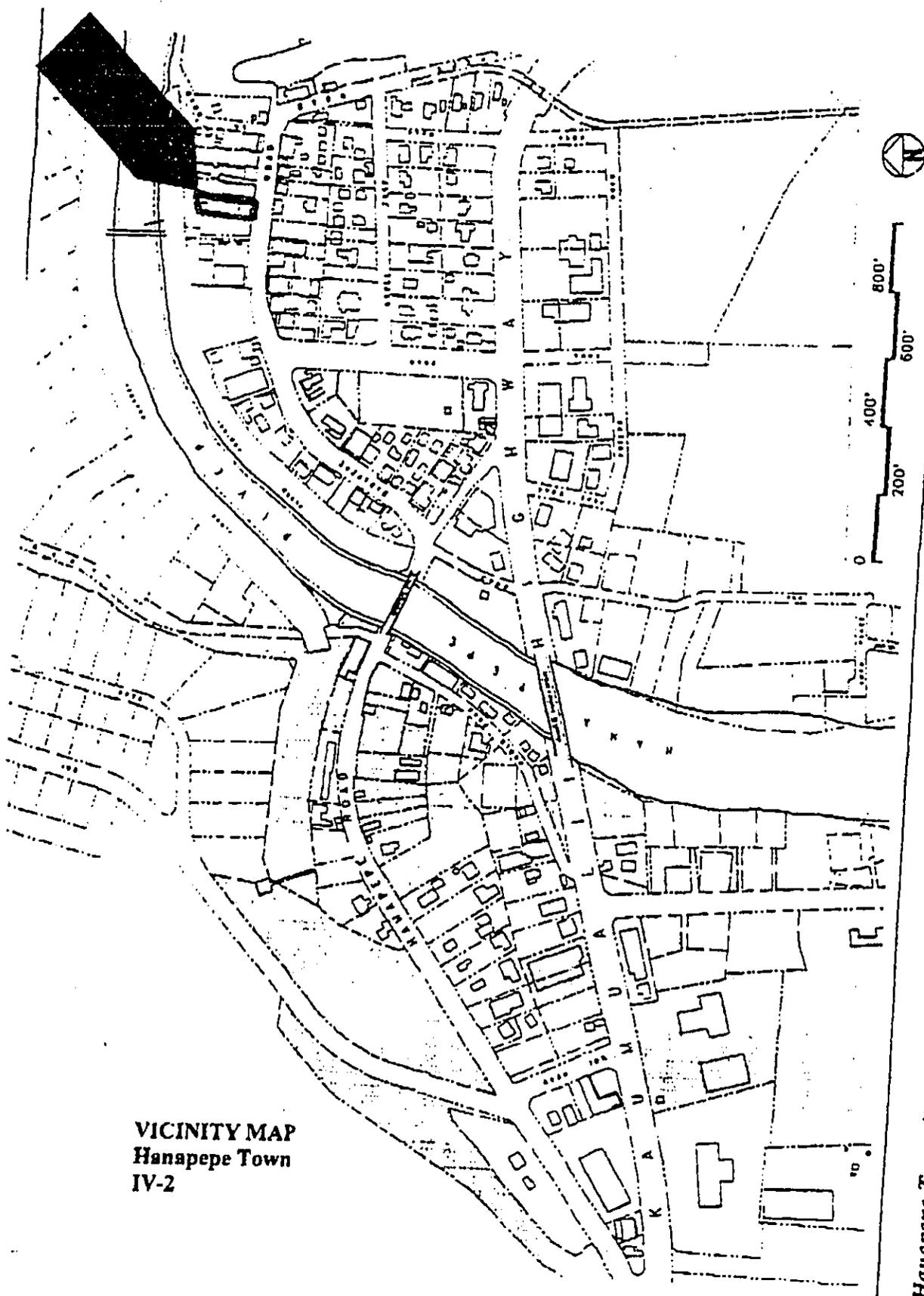
## OFFICES OF COMMUNITY ASSISTANCE

<b>AGENCY ON ELDERLY AFFAIRS</b> 4444 Rice Street, Suite 105 Lihue HI 96766 Telephone: (809) 241-6400 Fax: (808) 241-6409		<b>KAUAI COUNTY HOUSING AGENCY</b> 4193 Hardy Street Lihue HI 96766 Telephone: (808) 241-6444 Fax: (808) 241-6815		<b>TRANSPORTATION AGENCY</b> 4396 Rice Street, Suite 104 Lihue HI 96766 Telephone: (808) 241-6410 Fax: (808) 241-6429	
Date:	November 6, 2001				
To:	Jeyan Thirugnanam				
Company:	OEQC				
Telephone:	(808) 586-4185				
Fax Number:	(808) 586-4186				
From:	Bernie Tangalin <i>Bernie</i>				
Agency:	Kauai County Housing Agency				
Subject:	Final EA - Historic Hanapepe Pool Hall Restoration				
Number of Pages:	6 includes cover page      If you do not receive the indicated number of pages, please call: 241-6865				

**Message:**

Here are the maps that were deleted from the final EA for the above project. Sorry. If you find anything else missing, please call me. I am in my office today and tomorrow. Thank you very much. This is my first time try at this. Thanks for your patience.



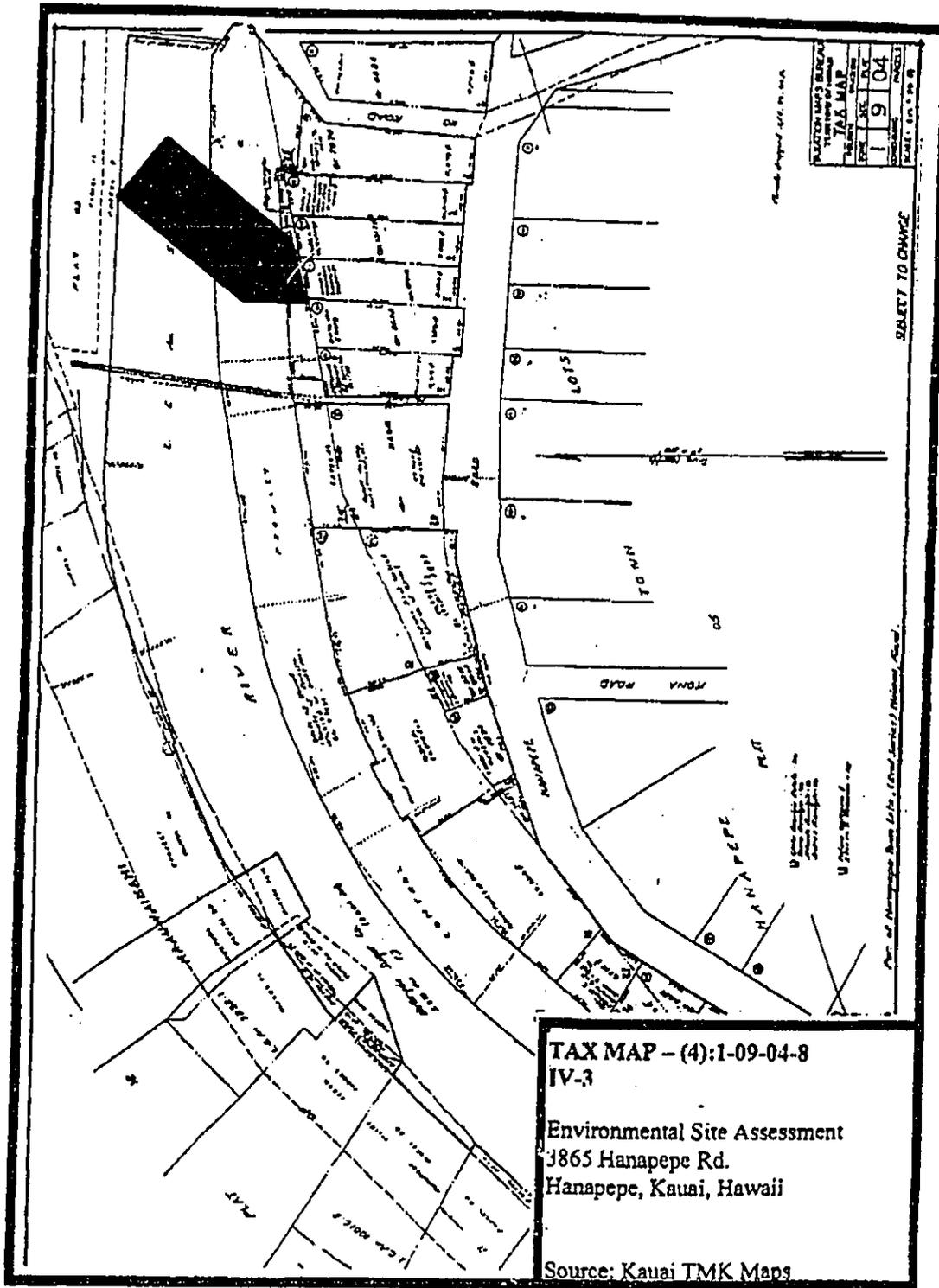


VICINITY MAP  
Hanapepe Town  
IV-2

Hanapepe Town Revitalization Program

III - 3

Existing Controls and Plans





FINAL ENVIRONMENTAL ASSESSMENT

HISTORIC HANAPEPE POOL  
HALL RESTORATION

OWNED BY JOANNA F. CAROLAN

Prepared by the  
OFFICES OF COMMUNITY ASSISTANCE  
HOUSING AGENCY

T.M.K. 4:1-09-04-8  
HANAPEPE, KAUAI, HAWAII

Submitted Pursuant to Chapter 343, HRS

Responsible Official: Matilda A. Yoshioka Date: 10/24/01  
Matilda A. Yoshioka  
Director, OCA

Responsible Official: Kenneth N. Rainforth Date: 10/24/01  
Kenneth N. Rainforth  
Executive on Housing, OCA

October, 2001

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## CHAPTER I

### INTRODUCTION

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#### A. General Information

In 1992, the owner, Joanna Forbes Carolan, purchased a .224 acre commercial property located at 3865 Hanapepe Road, Hanapepe, Kauai, Hawaii on the south side of the island in the old, historic portion of Hanapepe Town. The owner intends to renovate one of the three buildings on the property, which was previously the Hanapepe Pool Hall. The building was constructed sometime between 1927 and 1938 and was initially operated as a Chinese noodle shop, then as a pool hall for a number of years. The original owner was the Chang Family (Edith Hui Chang). The property was sold to Gwen Hamabata in 1989. Three years later it was sold to Ms. Carolan.

The Historic Hanapepe Pool Hall building was damaged in Hurricane Iniki and the previous owner did not rebuild. As a result, Hanapepe is in danger of losing its only building listed on both the National & State Historic Registers. Currently, the property is not actively used for commercial purposes. The buildings are dilapidated and unfit for human occupancy. In its current condition, the Historic Hanapepe Pool Hall building is an eyesore to the town. The building is currently being protected by a plywood wall along the entire front of the building in order to keep it from falling over onto the street and injuring passing pedestrians.

The owner has requested Community Development Block Grant funds in addition to her own funds to renovate the Historic Hanapepe Pool Hall building. The rehabilitation of a prominent building in Old Hanapepe Town and the relocation of a hand-painted ceramic business and gallery to Hanapepe could help attract other small businesses to the area, attract other investors to Hanapepe, and/or stimulate other property owners with structures in disrepair to rehabilitate their buildings.

- B. Proposing Agency:  
Offices of Community Assistance:  
Housing Agency  
4193 Hardy Street  
Lihue, Kauai, Hawaii 96766

## CHAPTER II

### PURPOSE OF THE PROJECT

---

The purpose of the Historic Hanapepe Pool Hall Restoration project is to rehabilitate and restore the Historic Hanapepe Pool Hall building to its original appearance, ensuring the building will be an asset to the community both visually and as a State & National Registered Historic Building. Once rebuilt, Banana Patch Studio (BPS), a thriving hand-painted ceramic business, will expand and relocate to Hanapepe. The project will not only retain jobs but will also create new jobs predominately for low skilled, low-and-moderate-income persons. BPS job training will provide opportunities for promotion and skills for economic advancement. BPS will offer ceramic workshops to the community and provide a museum area with historic educational information.

## CHAPTER III

### HISTORIC HANAPEPE POOL HALL RESTORATION

#### A. Project Location

The property address is 3865 Hanapepe Road in the old, historic portion of Hanapepe, Kauai, Hawaii. The total area of the property is approximately .224 acres.

According to the U.S. Geological Survey 7.5 minute topographic map of the area (Hanapepe Quadrangle), the property is located at approximately 21° 54' 51.8" North latitude and 159° 35' 21.8" West longitude.

#### B. Project Description

The owner intends to rehabilitate and restore the Historic Hanapepe Pool Hall building to its original appearance, ensuring that the building will be an asset to the community both visually and as a State and National Registered Historic Building.

Construction activities will include clearance and removal of any unusable and unsalvageable parts of the Pool Hall building, that is, wood framing, siding or windows that are not salvageable for reuse in the rehabilitation and restoration of the building. Restoration to interior of the commercial, non-historic part of the Pool Hall building will include the men's and women's handicapped accessible ramps, handrails and restrooms (ADA compliant), ceiling, flooring, lights, fans and fixtures, etc.

Once rebuilt, the Banana Patch Studio (BPS) will expand and relocate its existing hand-painted ceramic business to Hanapepe.

The rehabilitation and restoration of the commercial building will help provide small businesses with long term spaces, create jobs by attracting small businesses to the area, create an appealing visitor destination and scenic stop by retaining the area's historic identity, and provide commercial opportunities and services for Hanapepe residents.

## CHAPTER IV

### DESCRIPTION OF THE ENVIRONMENT

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#### A. Land Classification and Zoning

Although the property is zoned General Commercial, the property is currently not being used for commercial purposes.

#### B. Physical Features

1. Topography: The property is located in the town of Hanapepe on the island of Kauai in the State of Hawaii approximately 0.35 miles from the Pacific Ocean at Hanapepe Bay. The property consists of a single parcel of land identified by TMK (4) 1-9-4-:08. The property is along the bank of the Hanapepe River and the coastal plain south of the mountains that are in the center of the island.
2. Climate: Annual rainfall amounts to 25 to 40 inches. Average temperatures in the region range from the 60's to the low 90's (degree Fahrenheit). Temperature differences between day and night are about 15 degrees. The prevailing direction of the trade winds is from the northwest at between 10 and 15 miles per hour.
3. Soils: Maps and soils descriptions are from the Soils Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, by the U.S. Department of Agriculture Soil Conservation Service. They state that there is one type of soil in the subject area, which is the Pakala clay loam. This series consists of well-drained soils on alluvial fans and bottoms lands on the island of Kauai.

#### C. Flora and Fauna

The site has been utilized commercially for many decades. The land is highly disturbed and the existence of endangered species in the project area is unlikely.

According to the Hawaii Natural Diversity Database, there have been no rare species or ecosystems within the vicinity of the project. Considering the past commercial activity and the proximity of the residential neighborhood, threatened or endangered birds are not expected to frequent the site.

D. Infrastructure and Utilities

1. Water: There are 11 wells located within a mile of the property and a public water supply well located approximately 1 mile to the north east. All of the drinking water well sites are located hydrologically upgradient of the subject property, therefore the site is note likely to impact the quality of water at these resources.
2. Wastewater: Wastewater will be piped to the Eleele Wastewater Treatment Plant about 1-1/2 miles from the project site. The 8" line, which is 6" in lateral and 7' deep, will run from the right side of the project property to the sewer main located in Hanapepe Road right of way. The lines were installed sometime in 1990-1991.
3. Power and Telecommunications: There is electrical power, telephone and cable TV in Hanapepe Town. The main lines are located on Hanapepe Road right-of-way. Existing capacity is adequate to serve the projects electrical and communications demands.

E. Flood Hazard

The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) for Kauai County, Hawaii, Community Panel Number 150002 0186, map revised September 30, 1995 indicates that the subject property is located in a zone that is undetermined for its flood potential, however it is located out of the 100 year flood zone.

The berm built along the Hanapepe River that is located immediately to the north of the property is designed to protect the area from flooding. The coastal area located to the south of the property towards Hanapepe Bay is subject to 100-year flood potential from storm events and ocean swells to an elevation of 9 feet. The site is at an elevation of approximately 15 feet.

F. Hazardous Materials

A Phase I Environmental Site Assessment for the project site was conducted by Kauai Environmental, Inc. in December 2000. The investigation included specific items such as present and historical uses of the property; signs of gross surface contamination, the presence of hazardous materials and wastes; above ground and underground storage tanks and other indications of the presence of chemical contamination.

The Phase I Environmental Assessment did not reveal the presence of any adverse environmental conditions that would present significant environmental liability to the property owners that would affect the manner in which future development of the site may occur.

There are three underground storage tank sites (USTs) listed in the State of Hawaii list of registered Underground Storage Tanks located within a quarter of a mile of the site, but none of these USTs are expected to cause any adverse environmental conditions at the subject property due to the fact that all are located down gradient of the property.

There are five leaking USTs identified within a half of a mile of the subject property, but they are not likely to cause any adverse environmental conditions on the subject property due to their distance to the site and the sites are down gradient of the subject property.

A lead-based inspection was performed for the subject property. This inspection included an elevation of lead concentration in paint and in surface soils around the property in order to determine if any special procedures are required during the demolition and construction phase.

The Phase I Environmental Assessment concluded that although lead-based paint was present in the building, it is highly unlikely that the debris would be considered hazardous waste. This is due to the fact that there is little paint on the structure and the weight of the debris will dilute the lead content of the waste.

None of the samples collected from the surface soils exceeded the action level of 2000mg/kg that would require remediation of surface soils.

Proper work practices and engineering controls must be implemented during the demolition and construction phase of the project.

G. Maps

Map of Kauai.....	IV-1
Vicinity Map: Hanapepe Town.....	IV-2
Tax Map 4:1-09-04-8.....	IV-3
Federal Emergency Management Agency FIRM Map.....	IV-4
Soils Survey Map of Kauai.....	IV-5

## CHAPTER V

### PROBABLE IMPACTS AND MITIGATIVE MEASURES

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#### A. Short Term Impacts

1. Construction: There will be a temporary increase in noise due to the construction.
2. Employment: The project will create and retain about eight jobs for low and moderate income residents.
3. Economic: Construction will have a positive impact on the Island economy and Kauai's unemployment rate. The projected costs of the project will provide opportunities for local contractors to bid on the construction work.

#### B. Long Term Impacts

1. Visual: The existing property includes three Dilapidated structures, all of which are dilapidated and unfit for human occupancy. The buildings represent a liability to the property and may be considered to be a public nuisance as children or other trespassers may be injured while entering the building. The rehabilitation and restoration of the commercial building will create an appealing visitor's destination and scenic stop by preserving the area's historic identity.

#### C. Mitigative Measures

In the short term, during construction, measures will be taken to minimize impacts such as increased traffic, noise and dust. Measures will include specific construction hours to minimize noise, plans to reduce the impacts of the construction traffic, and dust screens and periodic site watering to reduce dust particles in the air. All construction and related activities will comply with applicable federal, state and county regulations.

A long term impact of the project will be some increased traffic on Hanapepe Road, which should be minimal. The existing sidewalk will be improved to help foot traffic.

The project will be a visual asset to the community. The property has been vacant and dilapidated for many years. The scale of the proposed development will be in character with the surrounding buildings. The entire property will be landscaped and irrigated.

## CHAPTER VI

### ALTERNATIVES TO THE PROPOSED PROJECT

#### A. No Action Alternative:

The No Action alternative involves no changes to the site. For many years, this commercial property has not had any business activity. It is an eye-sore to the community with its dilapidated buildings being held up by bracing. The property is the only one in Hanapepe Town that is listed on both the State and National Registers of Historic Places and therefore must be protected in order to preserve the historic character of Hanapepe Town. The project will create jobs and attract more visitors to Hanapepe.

If the project does not go forward, the property will continue to be an eye-sore in the community and to visitors; the buildings will deteriorate even more to a point where it would be unsalvageable; and jobs would not be created.

#### B. Alternative Development Options:

Alternatives to the proposed development plan include the following:

1. The property site was in commercial use for many years until its abandonment, so it would depend on the need to draw the visitors to Hanapepe Town.

CHAPTER VII

AGENCIES AND ORGANIZATIONS CONSULTED

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State Agencies

1. Department of Land and Natural Resources  
Historic Preservation Division 2000
2. Disability and Communication Access Board 2000

County of Kauai Agencies

3. Department of Water 2001
4. Department of Public Works 2001
5. Planning Department 2001

Private Consultant Reports

6. Kauai Environmental, Inc. 2000

## CHAPTER VIII

### FINDINGS AND DETERMINATION

Significance Criteria: According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed project will not cause any irrevocable loss of natural or cultural resources. Since 1927, the site has been used commercially, first as a noodle shop and then as a pool hall until its closure. Viewplanes are not impacted and there will be no blockage of mountain or ocean views.

As previously noted, the project site is listed on both the State and National Registers of Historic Places, but according to the DLNR-SHPD, the proposed use will not detract from the historic character of the town. Should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phase, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

2. Curtails the range of beneficial uses of the environment:

The subject property has not been utilized for many years. The restoration will allow the property to again be used commercially. The site is within the commercial core of Hanapepe town.

3. Conflicts with the State's long-term environmental policies and guidelines as expressed in Chapter 343, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

The proposed development is consistent with the Environmental Policies established in chapter 343, HRS, and the National Environmental Policy Act.

4. Substantially affects the economic or social welfare of the community or state;

The building's deteriorated condition detracts from the charm of Hanapepe, nicknamed Kauai's Biggest Little Town. The restoration will benefit the community of Hanapepe, the island of Kauai and visitors. The project will create jobs by attracting small businesses in the area to renovate their currently deteriorated buildings. The proposed project will not negatively or significantly alter existing residential areas, nor will it encourage unplanned population growth.

5. Substantially affects public health;

During the construction period there will be minor impacts to air quality and noise levels. After completion of the construction work, these will be insignificant or not detectable. The positive aspects of the proposed project in the areas of economic and social benefits of the community are greater than the "no action" alternative.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities;

It is unlikely that the existence of a new commercial business will have any impact on population, except for the expected increase in daily visitors to the site.

7. Involves a substantial degradation of environmental quality;

For a number of years, the property has been vacant, deteriorating to a point that all but the façade of the building is salvageable. The rehabilitation will provide jobs to the area and improve the commercial site that will attract more visitors, while preserving the historic character of the town.

8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger action;

The restored Hanapepe Pool Hall building may have the potential to provide a positive cumulative effect to retain current jobs and create new low-to-moderate income jobs in Hanapepe for at least the next five years.

9. Substantially affects a rare, threatened or endangered species or habitat;

No endangered plant or animal species are located on or around the project site.

10. Detrimentally affects air or water quality or ambient noise levels;

The project does not require an installation permit, operating permit or indirect source permit under local pollution control agency rules. There are no air quality issues.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone areas, geologically hazardous land, estuary, freshwater, or coastal areas;

The proposed project site is located outside of the 100-year flood zone. A berm build along the Hanapepe River is located immediately to the north of the property and is designed to protect the area from upstream river flooding. The site is at an elevation of approximately 15 feet. It is not in or near any environmentally sensitive or geologically hazardous area.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies;

The property is essentially flat, surrounded by more flat land. On Kauai, there are no tall buildings, so view planes to the mountains are unobstructed.

13. Requires substantial energy consumption.

The size and scope of the project will not have a measurable impact on energy supplies.

CHAPTER IX

REFERENCES

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Federal Emergency Management Agency: FIRM Flood Insurance Rate Maps, Kauai County, Hawaii, Panel 150002 0186, map revised September 30, 1995.

Kauai Environmental, Inc: Phase 1 Environmental Assessment

U.S. Department of Agriculture Soils Conservation Service: Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii

CHAPTER X

TABLE OF EXHIBITS

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Site Plan.....A  
Letter from State of Hawaii DLNR/SHPO.....B  
Phase 1 Environmental Site Assessment.....C  
Letter of Support.....D  
National and State Register of Historic Places Listing.....E

EXHIBIT A  
SITE PLAN

SITE PLAN

Hanapepe River

Hanapepe  
Swinging Bridge

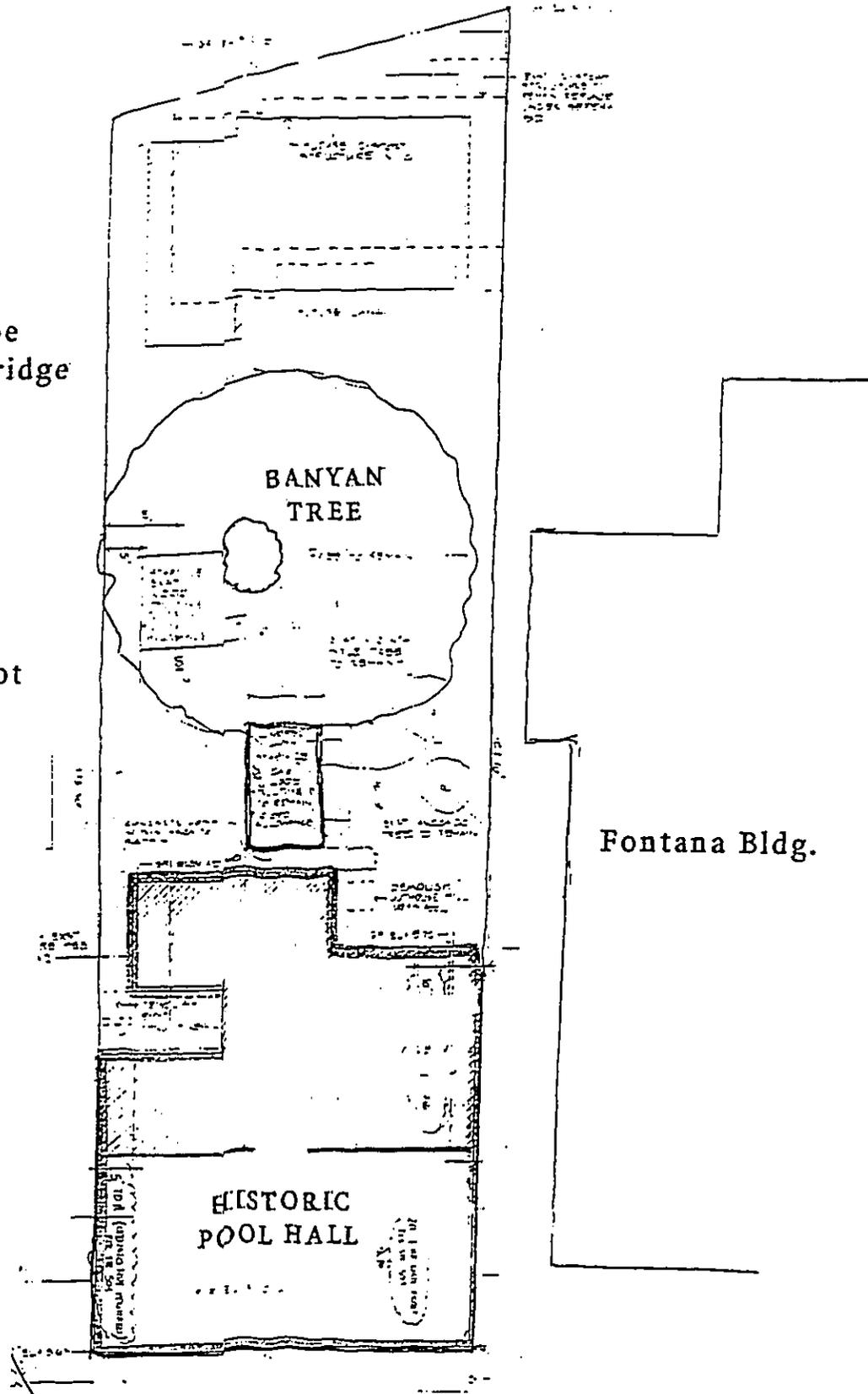
Ajimura Lot

BANYAN  
TREE

Fontana Bldg.

HISTORIC  
POOL HALL

Hanapepe Road



**EXHIBIT B**

**Letter from DLNR/SHPO**

BENJAMIN J. CAYetano  
GOVERNOR OF HAWAII



TIMOTHY S. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
JANET I. KAWELU

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakunihewa Building, Room 555  
501 Kamehaha Boulevard  
Honolulu, Hawaii 96807

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

May 8, 2000

Mr. Don Lutao  
Building Department  
County of Kauai  
4444 Rice Street  
Lihue, Kauai 96766

LOG NO: 25416  
DOC NO: 0005co01  
Architecture

Dear Mr. Lutao:

SUBJECT: Chapter 6E Review  
Hanapepe Pool Hall  
TMK 1-9-04:08, Hanapepe, Kauai

We are writing to you in regards to proposed changes, by the prospective owner, to the restoration and remodel of the Hanapepe Pool Hall, drawings dated 7/26/94. It is our understanding that the structure is missing some of the original parts still present in 1994. The intent of the applicant is to retain the historic character of the structure and put the building back in use. Following are the items identified proposed variance from the original and our comments:

1. Per the drawings, all reusable siding will be salvaged for reuse. Unfortunately, since more of the original siding has deteriorated, or is no longer salvageable, we have requested that the owner reuse any original siding salvaged on the front wall. If there is not enough the wall would be finished with in-kind material. All other walls may use a substitute material which has the same appearance, double wall construction may be used.
2. The few remaining windows, are no longer salvageable, owner plans to use a wood window of the same size and design. We concur with replacement windows.
3. Since the integrity of the interior has been severely compromised, where 1x6 T&G is specified, a substitute material may be used.

We believe that these changes should not further detract from the historic character of the Hanapepe Pool Hall, and are important in preserving the historic character of the town. Should you have any questions please contact Carol Ogata at 692-8032.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

CO:jk

Post-It® Fax Note	7671	Date	5/11	# of pages	1
To	W. Lutao	From	Historic		
Co./Dept.					

EXHIBIT C

Phase 1 Environmental Site  
Assessment  
by Kauai Environmental, Inc.

EXHIBIT D

Letters of Support

MARYANNE W. KUSAKA  
MAYOR



PLANNING DEPARTMENT

DEE M. CROWELL  
PLANNING DIRECTOR  
SHEILAH N. MIYAKE  
DEPUTY PLANNING DIRECTOR  
TELEPHONE (808) 241-6677  
FAX (808) 241-6699

December 14, 2000

Offices of Community Assistance  
Kauai County Housing Agency  
Community Development Block Grant Program  
4193 Hardy Street  
Lihue, HI 96766

Re: Historic Hanapepe Pool Hall Building

To Whom It May Concern:

The Kauai Historic Preservation Review Commission (KHPRC) is in support of the rehabilitation of the "Hanapepe Pool Hall" building. This structure was originally built in 1926 and is listed on both the State and National Registers of Historic Places. The pool hall is also one of the few significant buildings remaining on the westside of Kauai that has survived Hurricanes Iwa and Iniki.

The KHPRC is established by County ordinance and its mission includes:

Protecting, preserving, perpetuating, promoting, enhancing and developing the historic resources of the County of Kauai;

Retaining and enhancing those unique qualities which contribute to the character of a historic district in order to preserve property values, attract visitors and residents, and provide new business and commercial opportunities; and

Assuring that the development and the alteration and improvement to old structures and uses, within a historic district are compatible with the existing character and style of the district, and create harmony in style, form, color, proportion, texture and material between buildings of historic design and those of more modern design.

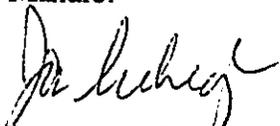
Kapule Building • 4444 Rice Street, Suite 473 • Lihue, Kauai, Hawaii 96766  
AN EQUAL OPPORTUNITY EMPLOYER

Office of Community Assistance  
Hanapepe Pool Hall  
Page 2

The proposal to rehabilitate the historic "Pool Hall" building is an excellent opportunity for the County to implement and fulfill the above mentioned objectives by offering financial incentives to the private sector. As such, this project will serve as another shining example of County leadership in promoting historic preservation and economic revitalization.

Please select the Hanapepe Pool Hall rehabilitation project as a recipient of the CDBG assistance program.

Mahalo.



Jon Schlegel, Chairperson  
Kauai Historic Preservation Review Commission  
County of Kauai



KAUAI HISTORICAL SOCIETY  
ESTABLISHED 1914

December 5, 2000

Offices of Community Assistance  
Kauai County Housing Agency  
Community Development Block Grant Program

Re: Historic Hanapepe Pool Hall Building

To Whom It May Concern:

The Kauai Historical Society advocates for historic preservation and supports the project of restoring and rehabilitating the Hanapepe Pool Hall Building to its original appearance. This structure, which is listed on both the State and National Register of Historic Places, is of historic significance and its restoration will bring economic rewards to the community along with adding to the historic character of Hanapepe Town.

The Society requests that the Community Development Block Grant Program give the owner, Ms. Joanna Carolan of Banana Patch Studio, your full extent of funding that is possible to proceed with this worthwhile project of restoring the Hanapepe Pool Hall.

Sincerely,

Mary A. Requilman  
Director

# HAWAII

Kaua'i Visitors Bureau

December 18, 2000

Offices of Community Assistance  
Kaua'i County Housing Agency  
Community Development Block Grant

To Whom It May Concern:

I'd like to offer my support for the proposed project by Joanna Carolan for the restoration of the Historic Hanapepe Pool Hall building and the relocation/expansion of the Banana Patch Studio.

I am pleased to see that Hanapepe Town has taken steps to provide opportunities for residents and visitors alike to experience the West Side. The restoration of the Historic Hanapepe Pool Hall building would not only benefit the Hanapepe area, but the island as a whole. Additionally, visitors are looking for interaction with the island and many times would like to take home a "piece of Kaua'i", which I believe this project could provide.

I hope you will look favorably upon this project. Should you have any questions regarding this letter, please don't hesitate to contact me.

Sincerely,



Susan A. Kanoho  
Executive Director

4334 Rice Street, Suite 101, Lihue, Hawaii, USA 96766  
Telephone: 1-(808) 245-3971 Facsimile: 1-(808) 246-9235  
Website: <http://www.kauaivisitorsbureau.org>

Hanapepe Economic Alliance, Inc.  
P.O. Box 936  
Hanapepe, HI 96716  
<hea@hanapepe.com>  
(www.hanapepe.com)

# Hanapepe Economic Alliance, Inc.

December 8, 2000

Offices of Community Assistance  
Kauai County Housing Agency  
Community Development  
Block Grant Program

To whom it may concern:

The Hanapepe Economic Alliance, Inc. is writing in support of the application for funding by Joanna Carolan for the restoration of the Historic Hanapepe "Pool Hall" building and the relocation and expansion of the Banana Patch Studio.

The Hanapepe Economic Alliance is a non-profit Merchants/Community Association dedicated to the economic revitalization and historic preservation of Old Hanapepe Town. We have been working since 1996 to improve the economic situation of Hanapepe. The efforts of Joanna Carolan are consistent with the charter of the Association and is applauded by the Board of Directors as well as the membership as a whole.

We feel strongly that the Hanapepe Pool Hall restoration will be an important key to the revitalization of this historic area. The physical location of this structure is such that it is visible from all areas of town, and it's present blighted condition detracts from the charm of "Kauai's Biggest Little Town". Many visitors come to Hanapepe to experience the suspension walking bridge which traverses the Hanapepe River and is located close to the Pool Hall structure as well.

The Historic Hanapepe Pool Hall building is listed on the National and State Historic Registers. Reconstruction of this building would benefit the community of Hanapepe, the island of Kauai and the increasingly important visitors.

Relocation of the Banana Patch Studio to the restored building will be an asset for Hanapepe Town as well. This small village survives in the shadows of the megastores in Lihue only by offering unique and special items found nowhere else on Island. The Banana Patch Studio offers hand painted ceramics both wholesale and retail and is the type of product that will complement existing product lines presently offered in town.

The Association strongly supports the restoration project proposed by Joanna Carolan, and welcomes her as a member of the Association and an asset to the community of Hanapepe.

Mahalo Nui Loa

  
Lewis W. Shortridge, PhD

*Kauai's Biggest Little Town*

.....



**KAUAI PRODUCTS COUNCIL**  
P.O. BOX 3660 ~ LIHUE, KAUAI, HI 96766  
Phone 823-8714 Fax 332-9311  
e-mail lid@gte.net

December 20, 2000

Officers of Community Alliance  
Kaua'i County Housing Agency  
County Development Block Grant Program

Re: Support for Hanapepe Pool Hall Restoration

Ro Whom It May Concern:

This letter is to confirm the support from the Kaua'i Products Council (KPC) for the proposed restoration of the Hanapepe Pool Hall building and the relocation of Banana Patch Studio to Hanapepe. KPC encourages and supports the expansion of products "Made on Kaua'i". Our years of involvement with the marketing and promotion of Kaua'i products, reflects a boost in island economy by keeping Kaua'i dollars on Kaua'i.

KPC was established in 1988 to offer support services and a joint marketing approach to the promotion of Kaua'i products. Banana Patch Studio, a member of the KPC, is truly a success story. Joanna Carolan of Banana Patch Studio is a former Vice-President of the KPC. During her tenure, she was instrumental in coordinating and organizing the attendance of Kaua'i's representation of product makers at a variety of off island product trade shows. We fully back the opportunity to restore and preserve the heritage locations on our island. Additionally, we are pleased that one of our members, Joanna Carolan, is stepping forward with her expertise and business knowledge to enhance both this location and her business. This is definitely a winning combination.

Sincerely,

Teresa A. Daher  
President

Mr. Robert Ozaki  
Robert's Jewelry  
3837 Hanapepe Road  
Hanapepe, HI 96716

Offices of Community Assistance  
Kauai County Housing Agency  
County Development Block Grant Program

December 14, 2000

To Whom it May Concern:

I am writing to support the rehabilitation and restoration of the Hanapepe Pool Hall building by Joanna Carolan owner of Banana Patch Studio.

The restoration of this building will be an asset to the town. The building currently is unusable and in its current state is not benefitting the town.

The State of Hawaii and the the Hanapepe town plan as we proposed 45 to 50 ago, called for all buildings along Hanapepe Road to be set-back in line with each other. I understand Joanna Carolan has been in communication with historical departments regarding the issue of set-back. I give her my full support in this.

Sincerely,



Robert Ozaki  
Owner  
Robert's Jewelry

Mr. Clyde Ajimura  
c/o Aloha Spirits  
3864 Hanapepe Road  
Hanapepe, HI 96716

Offices of Community Assistance  
Kauai County Housing Agency  
County Development Block Grant Program

December 15, 2000

RE.: Support for Pool Hall Restoration

To Whom it May Concern:

I support the restoration of the Hanapepe Pool Hall building by Joanna Carolan, and the relocation of her business to Hanapepe.

In September 2000, the Ajimura Hanapepe Partnership signed 2-year lease agreement with Ms. Carolan for the lease of 3857 Hanapepe Road, the property next to the Pool Hall, in order to help give easier access to the Pool Hall building for clean-up, tree-trimming and construction.

If the Pool Hall building were restored I feel it would be an asset to the town.

Sincerely,



Mr. C. Ajimura  
Hanapepe Ajimura Partnership

**Ms. Barbara Fontana  
4069 Oni Place  
Kalaheo, HI 96741**

Offices of Community Assistance  
Kauai County Housing Agency  
County Development Block Grant Program

RE.: Support of Restoration of Hanapepe Pool Hall Building and relocation of  
Banana Patch Studio

December 6, 2000

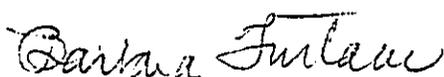
To Whom it May Concern:

I am writing in support of the restoration of the Hanapepe Pool Hall building by Joanna Carolan, owner of Banana Patch Studio, and the relocation of Banana Patch Pottery Studio, to this location. I believe both the restoration of the historic building and the addition of a new business would be beneficial to Old Hanapepe Town.

I am the owner of the property (TMK #1-9-004-007) adjacent to the Hanapepe Pool Hall lot. I would be pleased to see something positive done with the Pool Hall structure; in its current state it is unsafe and unattractive.

I have seen the artist's rendering and the architectural plans of the proposed restoration and give the project my full support.

Sincerely,



Barbara Fontana

Ms. Fran Acoba  
Skintique  
1000 Highway, Suite A13  
Hanalei, HI 96766

Offices of Community Assistance  
Kauai County Housing Agency  
County Development Block Grant Program

RE.: Letter of Support for "Pool Hall" Building Restoration

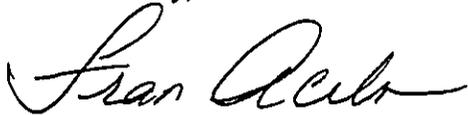
December 16, 2000

To Whom it May Concern:

I am writing to support the restoration of the Hanapepe "Pool Hall" building by Joanna Carolan, owner of Banana Patch Studio. I understand once the building has been restored Banana Patch Studio will relocate to Old Hanapepe Town. I believe this would greatly benefit the community of Hanapepe, and Kauai as a whole. I know other business owners in Hanapepe who have been anxiously waiting for this building to be restored.

I have been in business on Kauai for 15 years. I have known Joanna Carolan since she began Banana Patch Studio 9 years ago and fully support this undertaking by a fellow business woman.

Sincerely,



Fran Acoba  
Owner  
Skintique

EXHIBIT E

National and State Register of  
Historic Places Listing

National and State Register of Historic Places

SITE NUMBER	SITE NAME	TAX MAP KEY	HAWAII REGISTER	NATIONAL REGISTER
30-09-24	30-09-24	1-9-01:20	06/03/81	
30-09-25	Taro Terraces	1-5-01:02	06/03/81	
30-09-26	Kikiaola (Kiki-a-'ola) (Menehune Ditch)	1-5-01:02 1-6-01:28,45	09/14/84	11/16/84
30-09-40	Lewaula Heiau	1-5-01:01	06/03/81	
30-09-49	Hanapepe Salt Pans	1-8-08:43	09/30/88	
30-09-50	Hanapepe Complex 50	1-8-08:01,84	09/30/88	
30-09-3037	30-09-3037	1-9-01:20	06/03/81	
30-09-3169	Wahiawa Petroglyphs	2-2-01:07	09/30/88	
30-09-9313	Charles Gay House	1-6-01:29	09/14/84	11/01/84
30-09-9389	HANAPEPE TOWN LOTS Multiple Property: (demolished sites removed 2/24/96)			
	Hanapepe Lot No. 11B	1-9-05:53	08/31/91	
	Obatake's, Lot No. 21A	1-9-05:41	08/31/91	
	Hanapepe Lot No. 18	1-9-04:08	08/31/91	10/13/93
	Hanapepe Lot No. 49	1-9-11:08	08/31/91	

CHAPTER XI

SUPPLEMENTAL DOCUMENTS

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Cost Estimate and Funding Sources.....A  
Environmental Assessment Checklist.....B  
Pictures of Project Site.....C

**EXHIBIT A**

**Cost Estimate & Funding  
Sources**

COST ESTIMATE AND FUNDING SOURCES:

Funding has been secured from the Community Development Block Grant (CDBG) Program in the amount of \$200,000 as well as \$232,122 from the County of Kauai's Economic Development Revolving Funds. Construction is projected for December 2001 and expected to be completed within twelve months or December 2002.

**EXHIBIT B**

**Environmental Assessment  
Checklist**

**Environmental  
Assessment Checklist**

Project Name and Identification No. KEKAHA GARDENS PARK IMPROVEMENTS

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires more Study	5 Needs Mitigation	6 Required Project Mitigation	7  Source or Documentation (Note date of contact or page reference) Additional material may be attached.
<b>Land Development</b>							
Conformance With Comprehensive Plans and Zoning	X						Complies with Hawaii State Plan, County General Plan Kauai County Code.
Compatibility and Urban Impact		X					The improvements for historical preservation will be compatible with the scale and needs of the Hanapepe community.
Slope	X						Site is slightly sloped in the range of flat to 2% grade.
Erosion	X						Minor impact during short-term construction period mitigated.
Soil Suitability	X						USDA Soil Conservation Service, Soil Survey of the Islands of Hawaii.
Hazards and Nuisances. Including Site Safety	X						Project not located near manmade hazards or airport clear zone.
Energy Consumption	X						Project energy requirements are nominal. Power source is Kauai Electric.
<b>Noise</b>							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						Normal rural and commercial noise levels.

**Environmental  
Assessment Checklist**

Project Name and Identification No. KEKAHA GARDENS PARK IMPROVEMENTS

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires more Study	5 Needs Mitigation s Mitigation	6 Required Project Mitigation	7  Source or Documentation (Note date of contact or page reference) Additional material may be attached.
<b>Air Quality</b>							
Effects of Ambient Air Quality on Project and Contribution to Community Pollution levels	X						Project not exposed to power plants, sugar mills or heavy volumes of vehicular traffic that emit pollutants that threaten Federal or State air quality standards. Fugitive dust generation will be mitigated during construction.
<b>Environmental Design and Historic Values</b>							
Visual Quality- Coherence, Diversity, Compatible Use, and Scale		X					The renovations will improve the ambient conditions of the town
Historic, Cultural, and Archaeological Resources		X					The property is listed on the National and State Register of Historic Places. Proposed changes will not detract from the historic character of the building. (see attached SHPO letter).
<b>Socioeconomic</b>							
Demographic/ Character Changes	X						The project will support current and future commercial growth.
Displacement	X						The project will not cause displacement.
Employment and Income Patterns		X					Construction will provide minor increase of business to local contractors. At least 5.5 FTE will be hired in the next 5 years.
<b>Community Facilities and Services</b>							
Education Facilities	X						No Impact
Commercial Facilities		X					The project will help strengthen the commercial area by generating a new demand
Health Care/Social Services	X						No Impact

**Environmental  
Assessment Checklist**

Project Name and Identification No. KEKAHA GARDENS PARK IMPROVEMENTS

Impact Categories	1 No. Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires more Study	5 Needs Mitigation	6 Required Project Mitigation	7  Source or Documentation (Note date of contact or page reference) Additional material may be attached.
<b>Community Facilities and Services (Continued)</b>							
Solid Waste	X						Existing solid waste disposal system is adequate to service project
Waste Water	X						Existing waste water system is adequate to service project
Storm Water	X						Project site is gently sloped.
Water Supply	X						Public water supply is adequate to serve the project
Public Safety	X						There is adequate access to police services
Fire	X						There is adequate access to fire services
Emergency Medical	X						There is adequate access to emergency medical services
Open Space and Recreation	X						No impact
Recreation	X						No impact
Cultural Facilities	X						No impact
Transportation	X						No impact

**Environmental  
Assessment Checklist**  
(continued page 4)

Project Name and Identification No. KEKAHA GARDENS PARK IMPROVEMENTS

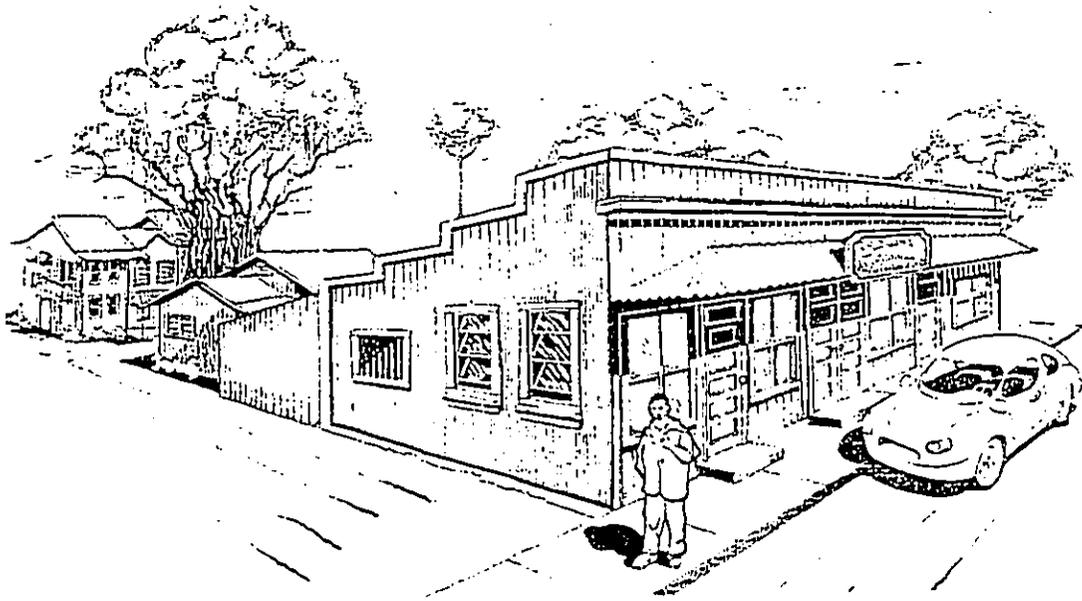
Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires more Study Potentially Adverse	5 Needs Mitigation	6 Required Project Mitigation	7  Source or Documentation (Note date of contact or page reference) Additional material may be attached.
<b>Natural Features</b>							
Water Resources	X						There are 11 wells located within 1 mile and located hydrologically upgradient of the site. No impact.
Surface Water	X						Project not situated near streams, reservoirs or ocean.
Floodplains	X						Property is outside of floodplain area (see FIRM map attached)
Wetlands	X						Property has no vegetation or topographical characteristics associated with wetlands.
Coastal Zone	X						Outside of SMA; no permits required
Unique Natural Features and Agricultural Lands	X						Project will not significantly use or displace agricultural pursuits.
Vegetation and Wildlife	X						The project is not within an area containing endangered species of animals or plants.

**EXHIBIT C**

**Pictures of Project Site**



HISTORIC HANAPEPE POOL HALL REHABILITATION  
AND RESTORATION PROJECT

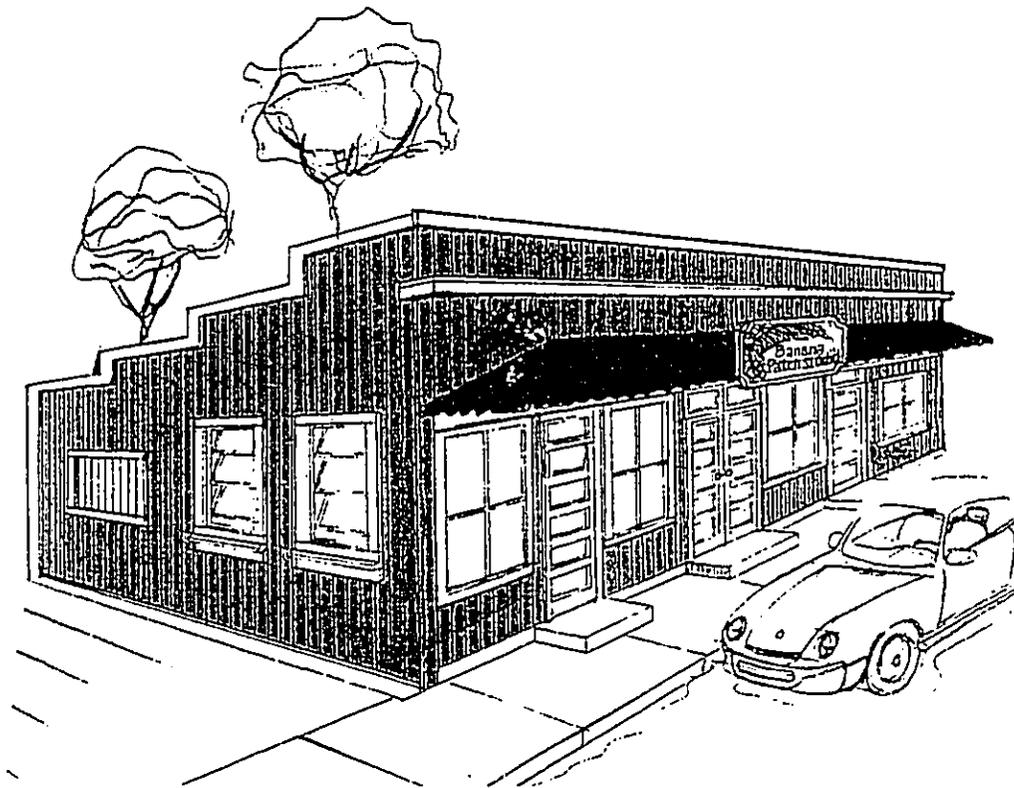




View of Property from Hanapepe Swinging Bridge Footpath



Historic Hanapepe Pool Hall Restoration



CHAPTER XII

RESPONSES TO COMMENTS AND QUESTIONS

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Letter from OEQC .....A  
Response to Comments and Questions.....B

**EXHIBIT A**

**Letter from OEQC**

BENJAMIN J. CAYETANO  
GOVERNOR



COUNTY OF KAUAI  
HUII INT AGENEY

GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
236 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4186  
FACSIMILE (808) 586-4186

October 8, 2001

Ms. Matilda Yoshioka, Director  
Offices of Community Assistance  
4193 Hardy Street  
Lihue, Hawaii 96766

Dear Ms. Yoshioka:

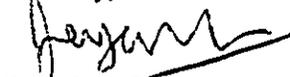
Subject: Draft EA for the Historic Hanapepe Pool Hall Restoration, Kauai

Thank you for the opportunity to review the subject document. We have the following comments and questions.

1. Please list all the permits and approvals that would be required for this project.
2. Please describe whether there is any asbestos present in the building. If so, list the mitigation measures to minimize any impacts.
3. We strongly recommend and support the preservation of the banyan tree on the property. Please describe the mitigation measures to protect the tree.
4. Please describe whether the property has been affected by flooding in the past. If so, list the mitigation measures to minimize future flooding.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

*for*   
Genevieve Salmonson  
Director

**EXHIBIT B**

**Response Letter to OEQC**

Maryanne W. Kusaka  
Mayor

Wallace G. Rezentes, Sr.  
Administrative Assistant



Matilda A. Yoshioka  
Director

Kenneth N. Rainforth  
Executive on Housing

OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

October 18, 2001

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

Dear Ms. Salmonson:

Attn: Jeyan Thirugnanam

**Subject: RESPONSE TO OEQC'S COMMENTS AND QUESTIONS  
DRAFT EA FOR THE HISTORIC HANAPEPE POOL HALL  
RESTORATION, KAUAI**

Thank you for the opportunity to respond to the following questions you have regarding the above project.

1. *Please list all the permits and approvals that would be required for this project.*

A building permit is the only permit required for this particular project.

2. *Please describe whether there is any asbestos present in the building. If so, list the mitigation measures to minimize any impacts.*

An Asbestos Inspection Report was completed on October 13, 2001 by David Gerow, of Kauai Environmental Inc. (See attached) According to the report, no materials on the property were suspected of containing asbestos and no special precautions are required to address asbestos materials during the demolition of the property or during the construction project.

If any suspect materials are identified during the demolition in areas that were not accessible during the inspection, those materials should be evaluated by a qualified asbestos inspector to determine if an asbestos hazard exists.



Development Section (808) 241 6444 FAX (808) 241 6815  
TDD (808) 241 6808

4193 Hardy Street  
Lihue Hawaii 96766

Section 8 (HUD) (808) 241 6440 FAX (808) 241 6456  
cok\_hsg@aloha.net

10/18/01

Page 2

3. *We strongly recommend and support the preservation of the Banyan tree on the property. Please describe the mitigation measures to protect the tree.*

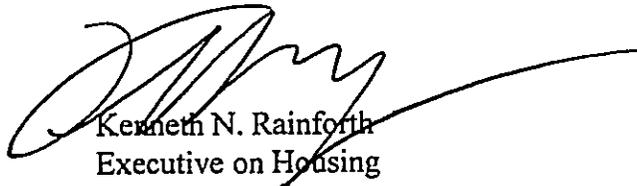
The Banyan tree is being trimmed and cared for and will be utilized as shade over the planned courtyard area of the project.

4. *Please describe whether the property has been affected by flooding in the past. If so, list the mitigation measures to minimize future flooding.*

According to Ms. Carol Bain of the Kauai Historical Society, since the flood levee was built in the early 1950's, the site has not been subjected to flooding. According to Mr. Robert Ozaki, a lifetime resident of Hanapepe and Mrs. Harue Okura, a resident of Hanapepe since 1946, the west part of Hanapepe Town did experience flooding, but there are no records to indicate any flooding at the subject property. The FIRM map for the Kauai County, Hawaii Panel 150002 0186 indicates that the subject property is located out of the 100 year flood zone.

If you need more information or have more questions, please call Bernie Tangalin at (808) 241-6865 or in writing to the address above.

Sincerely,



Kenneth N. Rainforth  
Executive on Housing

Attachment



# ASBESTOS INSPECTION REPORT

---

COMMERCIAL PROPERTY  
3865 HANAPEPE ROAD  
TAX MAP KEY (4)-1-9-04:08  
Hanapepe, Hawaii

OCTOBER 2001

Prepared for: Joanna Forbes Carolan  
Banana Patch Studio  
P.O. Box 840  
Lawai, Hawaii 96765

Prepared by:   
David Gerow, CIH, CSP  
EPA Accredited Lead Inspector

---

P.O. Box 1498 Lihue, Hawaii 96766

Tele. No. 808-821-2501

*Kauai Environmental, Inc.*

**Asbestos Inspection Report**  
**Hanapepe Commercial Property**  
**3865 Hanapepe Road**

**INTRODUCTION**

On October 13, 2001, David Gerow, an EPA accredited Asbestos Inspector, performed an inspection of the abandoned commercial property located at 3865 Hanapepe Road in the town of Hanapepe on the Island of Kauai, Hawaii. This inspection was designed to identify whether there was asbestos present in any building materials on the property.

The commercial property is proposed to be demolished and rebuilt as a commercial ceramics studio and retail gallery. The present structures will be removed and a new building will be constructed on the same site. The building currently on the site is listed as a historic building with the State of Hawaii and will be retained as much as possible to maintain the historic value of the property.

The objective of this asbestos inspection was to determine whether there are any asbestos containing building materials that would require removal prior to demolition or if there are any asbestos hazards on the property that may expose workers or the general public to asbestos fibers during the construction project.

**INSPECTION METHODS**

This asbestos inspection of the commercial property at 3865 Hanapepe Rd. was performed in accordance with inspection procedures specified in regulations passed by the Environmental Protection Agency and the State of Hawaii Department of Health. These regulations pertain to buildings undergoing demolition or construction activities.

During this inspection, all building materials present on the site were observed by an inspector with training, certification, and experience in the identification of asbestos containing building materials.

P.O. Box 1408 Lihue, Hawaii 96766

Tele No 808-651-3977

*Kauai Environmental, Inc.*

## **INSPECTION RESULTS**

### ***Building Types and Condition***

The subject property currently has three old dilapidated structures. Each is constructed of single walled wooden exterior walls with metal roofs. At the front of the property (along Hanapepe Road) is a wooden store front with wooden siding. The remnants of another structure attached to the back of the store front is partially present. This structure is also made of wooden framing and siding with a corrugated metal roof. At the back of the property along the Hanapepe River is the third structure. This building, a small two-story structure, was used either for storage or for a residence. This structure is also constructed of wood walls and flooring with metal roofing. There is also a significant amount of debris on the property. This debris consists of wooden framing members and siding and other building materials as well as trash and other debris.

No materials were noted that were suspected to contain asbestos. All of the building materials observed were either wood or metal that do not contain asbestos fibers. Due to the lack of any suspect materials, no samples of building materials were collected. No asbestos building materials were observed in any portion of this property that was accessible. Due to the dilapidated nature of the buildings on these buildings, it is not likely that there are any asbestos containing building materials in areas not accessible.

### ***Conclusions and Recommendations***

An asbestos inspection was performed on the commercial property at 3865 Hanapepe Road in the Town of Hanapepe, Kauai, Hawaii. This inspection included the evaluation of the building materials on the property for the presence of asbestos.

No materials were observed on the property that were suspected of containing asbestos. No samples were collected as no suspect materials were present.

No special precautions are required to address asbestos materials during the demolition of this property or during the construction project due to the fact that no asbestos containing building materials are present.

If any suspect materials are identified during the demolition in areas that were not accessible during the inspection, these materials should be evaluated by a qualified asbestos inspector to determine if an asbestos hazard exists.