

REF:PB:MA



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621

HONOLULU, HAWAII 96809

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File No: Cдуа OA-3057D

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

MEMORANDUM

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

TO: Genevieve Salmonson, Director
Office of Environmental Quality Control

FROM: Harry Yada, Acting Administrator *[Signature]*

SUBJECT: Finding of No Significant Impact (FONSI) for the FINAL ENVIRONMENTAL ASSESSMENT by the Winner's Camp Foundation for a proposed renovation of structures for use as a Winner's Camp facility at Kamehame Ridge at Hawaii Kai, Oahu. [TMK 1-3-9-10:001]

The Department of Land and Natural Resources has reviewed the Final Environmental Assessment for the subject project. We have come to a Finding of No Significant Impact (FONSI) determination. Please publish notice for this FEA in the December 8, 2001 issue of The Environmental Notice. Enclosed are four copies of the Final Environmental Assessment.

Should you have any questions, please contact Masa Alkire of our planning staff at 587-0385.

165

DEC - 8 2001

2001-12-08-DA-FEA-

FILE COPY

Final Environmental Assessment

Winners' Camp - Kamehame Ridge

A Renovation Project

Honolulu, Hawaii

Tax Map Key (1)3-9-10: Parcel 01

Accepting Agency

Department of Land and Natural Resources, Land Division

Prepared For: Winners' Camp

Prepared By: Community 2010

November 2001

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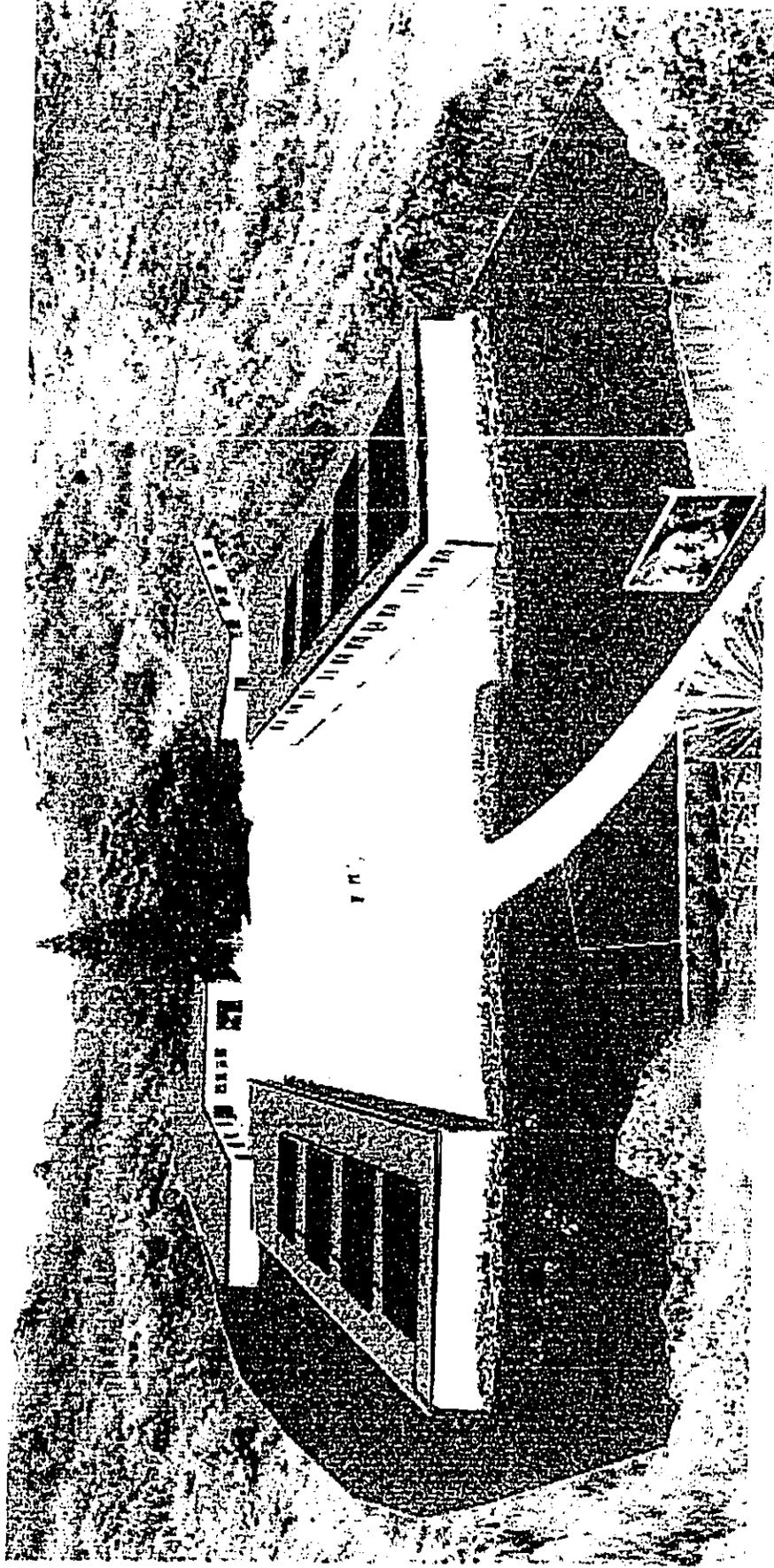
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APPENDICES

Appendix A	Copy of 40-Year Lease between Winners' Camp and Kamehameha School Bernice Pauahi Bishop Estate for the use of the site on Kamehame Ridge
Appendix B	Hawaii Natural Heritage Program Assessment of the Site for Rare Flora & Fauna
Appendix C	Winners' Camp Community Support & Comments
Appendix D	Recent Articles on the Hawaii Kai Winners' Camp Site
Appendix E	Comments and Responses to the Draft EA



Winners' Camp Site ~ Computers Enhanced

Project Summary Winners' Camp - Kamehame Ridge

This Final Environmental Assessment (EA) is prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and the rules and regulations of the Office of Environmental Quality Control (OEQC). An application has been submitted to the State of Hawaii Department of Land and Natural Resources (DLNR) for land use in the State Land Use Conservation District. When awarded, Winners' Camp 501(c)(3) non-profit foundation will renovate the four existing buildings on said property. The land and buildings will be used to house and produce enrichment programs for island teens, their parents and their teachers.

The proposed "Winners' Camp Kamehame Ridge" will be remodeled on 3.5 acres of TMK:3-9-10-01, located in the general sub-zone of the conservation district, the former Nike Camp, and missile site above Hawai'i Kai. This campsite is comprised of four existing buildings totaling approximately fifteen thousand square feet under roof. Three of these buildings were the camps' sleeping quarters and one building was the former kitchen and eating area.

The Winners' Camp Foundation plans to renovate the site with monies raised from the community and with volunteer labor. There is no set contractor's price on the work. Volunteers will accomplish most of the work for this renovation project. Also, Winners' Camp is asking suppliers for donations of windows and doors. A proposed estimated cost to repair this campsite is approximately \$250,000. The value of the completed renovations is approximately \$1,200,000 for the repaired buildings and \$750,000 for the existing improvements on site. Therefore, the final repair costs are well under 50 percent of the replacement costs.

The site has been used as a campsite since 1962. It has buildings designed as perfect sleeping quarters and has two completely plumbed kitchens and four communal bathrooms as well as two semi-private bathrooms. The existing placement of the buildings, size of the site, and remote and safe location is a perfect fit for Winners' Camp.

Access does not adversely affect the Hawai'i Kai homeowners as all staff, youth participants and parents are transported in passenger vans to the site. The staff stays on site for ten days and the students remain for seven days consecutively during each camping period.

The Hawai'i Kai Neighborhood Board approved the use of the site. Maunalua Associates, Inc., supports the use for the Winners' Camp Program. Council Member John Henry Felix, Senator Sam Slom, and all Hawai'i Kai residents who were presented with the proposed use of the property wholeheartedly approve this educational project. Other supporters of this project include Senator Fred Hemmings, Bob Fishman of the Hawaii Tourism Authority, Linda Coble who is the District Governor of Rotary representing Rotary Clubs across the state, Representative Barbara Marumoto, Mayor Jeremy Harris, the Jaycees of Hawaii, the Lion's Club, all branches of the armed services, Judge Michael Town, and eight thousand past graduates of Winners' Camp programs.

Renovations will begin when we receive our permit from DLNR.

SUMMARY SHEET

**Applicant/
Developer:** Winner's Camp Foundation
P. O. Box 241018
Honolulu, HI 96824
Contact: Delorese Gregoire, Founding Director
Phone: (808) 306-8008

Accepting Agency: State of Hawaii Department of Land & Natural Resources
P. O. Box 621
Honolulu, HI 96809
Contact: Dean Y. Uchida, Administrator
Phone: (808) 587-0446

EA Preparer: Community 2010
1154 Fort Street, Suite 412
Honolulu, HI 96813
Contact: Mike Klein
Phone: 371-2567

Tax Map Key: 3-9-010:001 (a portion of)

Location: Kamehame Ridge, Hawaii Kai, Honolulu, Hawaii

**Current Property
Owner:** Kamehameha Schools Bishop Estate,
Lease of 40 years to Winners' Camp Foundation

Area: 3.12 acres

Existing Land Use: Vacant

**State Land Use
Classification:** Conservation

**Development Plan
Land Use Map:** Preservation

Zoning: P-1

Existing Buildings: Approximately 15,000 sq. ft. within 4 One-story Vacant Buildings

Anticipated

Determination: Finding of No Significant Impact (FONSI)

Public Agencies, Private Companies & Residents Consulted in the Summary:

State of Hawaii

Department of Land and Natural Resources, Land Management Division
Department of Land and Natural Resources, State Historic Preservation Division
Department of Education
Representative Barbara Marumoto
Senator Sam Slom
Senator Fred Hemmings
University of Hawaii, Environmental Center
University of Hawaii at Manoa, Hawaii Natural Heritage Program

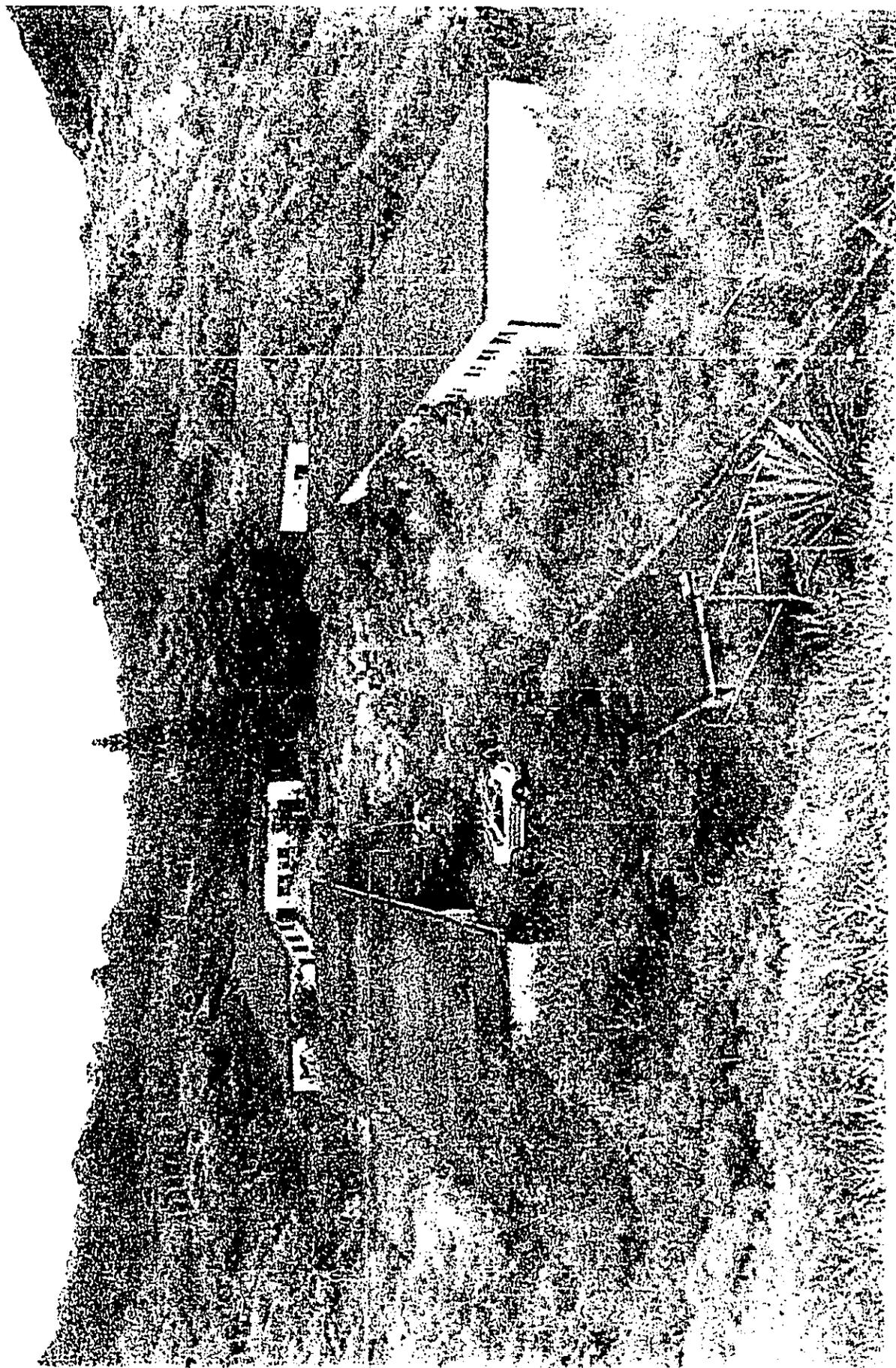
City and County of Honolulu

Board of Water Supply
City Council, Councilmember John Henry Felix
Department of Planning and Permitting
Department of Parks and Recreation
Honolulu Police Department
Honolulu Fire Department
Mayor Jeremy Harris
Neighborhood Board No. 1 (Hawaii Kai) c/o Neighborhood Board Commission

Private Companies, Agencies, or Residents of Hawaii Kai

Academy of the Pacific
Bob Fishman of the Hawaii Tourism Authority
Coalition for a Drug-Free Hawaii
First Hawaiian Bank
Friends of the Children's Advocacy Center
Friends of Foster Kids
Girl Scout Council of Hawaii
Hawaii-American Water Company, Wastewater (sewer)
Hawaiian Electric Company, Inc.
Hawaii Intergenerational Community Development Association
Iolani Schools
Judge Michael Town
Junior League of Hawaii
Kamehameha Schools
Linda Coble, District Governor of Rotary
Maunalua Associates, Inc.
Merimed Foundation

Mid-Pacific Institute
Mothers Against Drunk Drivers
Napali Haweo Association of Homeowners'
Punahou Schools
Sacred Hearts Academy
Small Business Hawaii
Students Against Drunk Drivers
The Jaycees of Hawaii
The-Lion's-Club





1. INTRODUCTION AND PROJECT DESCRIPTION

1.1 Introduction

Winners' Camp is a leadership program for young adults 12 to 17 years of age. This non-profit educational foundation has successfully taught more than 8,000 young adults over the past 16 years. The program provides leadership skills which have proven to last well into adulthood, and is recognized and supported by many civic organizations such as the Girl Scouts, Mothers Against Drunk Drivers, Rotary, Lions Club, and many more.

For the past 16 years, the program has not had a permanent home, but has used other campsites such as Kahili Mountain Park on Kauai. Since the majority of the attendees and the organizations that support Winners' Camp reside on Oahu, therefore a permanent site was sought for on this island.

On September 1, 2000, Winners' Camp Foundation entered into a 40-year license to exclusive use of the land that is the subject parcel. Once renovations are completed, the campsite will be used approximately once every two months for ten days and once every month for one, two and three day training sessions. All attendees and staff will be transported to the site in passenger vans. Once attendees arrive at the campsite, they do not leave the area until the closing day that is geared especially for parents. This will reduce the amount of traffic through the residential community located approximately one mile from the campsite.

Generally, sixty young adults and twenty staff members attend each camp session. After Department of Land and Natural Resources permit approval, two on-site staff, one caretaker and one cook will reside year round to keep up the grounds and to keep the site safe from vandalism and trespassers. The existing buildings and surrounding area are perfectly matched in size and purpose to meet our needs as we provide these services.

1.2 Project Description

This project is at the top-most part of Kamehame Ridge in Hawaii Kai and is located in the general sub-zone of the conservation district. The area was originally developed in 1961 as a Nike Missile launch site and included staff quarters. The site is comprised of four existing cement block buildings totaling approximately fifteen thousand square feet under roof. Three of these buildings were the camps' sleeping quarters and one building was the former kitchen and eating area. All buildings are structurally sound, but cosmetic renovations need to be made to erase graffiti, replace windows, and clean up the surrounding landscape of trash and debris.

1.3 Project Location

The site is located on Kamehame Ridge, a high natural projection that separates Hawaii Kai on the southeastern part of Oahu and Waimanalo on the northeastern windward side of Oahu. The roads up to the campsite are on the Hawaii Kai side of the ridge, and in no easy access down to Waimanalo

from the top of the ridge. The property consists of 3.12 acres, located in a natural depression, on conservation land in a P-1 Preservation, General District. (Reference Exhibit 1-1, Location Map)

1.4 Project Need

For over sixteen years, Winners' Camp has enjoyed the status of being the only independent motivational program for young adult leaders in Hawai'i. Private schools offer similar types of camps for their student body, however these are not open to the public. Hawai'i has a large population of teenagers who deserve to have an opportunity to discover and use the leadership skills taught at Winners' Camp. When teens are taught to make better choices, studies show that they become better, more successful adults. Many teens who participate in the Winners' Camp programs return later as adult team leaders and trainers. More and more schools and civic organizations are turning to Winners' Camp for the training of their teachers, administrators, students and parents.

Unfortunately, Winners' Camp programs have always been conducted on borrowed or leased facilities. The major part of the tuition received for the camps was spent on these facilities rather than paying the trainers and staff. The original Winners' Camp programs began at Timberline Camp in Makakilo. After a year the camp was forced to move because the owners needed to use the property for other reasons. The next site was Camp Mokuleia on the north shore, but each year a huge tent city had to be erected to house everyone. One summer camp was held at Waimea Falls Park, but that necessitated the use of electric generators and portable toilets. Another camp was held at Camp Oloman, but the adjacent field was used for loud parties, whose participants tried to "visit" the campers. Other camps have been held at the Sheraton Makaha, the Kauai Beachboy Hotel, and the Outrigger Hotel on Kauai. For the past two years, Winners' Camp has been held at Kahili Mountain Park on Kauai. The major downside has been that when the affiliated schools locally and on the mainland needed the camp facility, Winners' Camp was canceled on short notice.

With this dedicated site, Winners' Camp will be easily able to provide six camps a year, plus conduct two and three days mini seminars and training programs for teachers, parents, and staff throughout the year. (Reference Exhibit 1-2, Current Photograph of Location Prior to Renovation)

1.5 Public Agencies and Private Companies Contacted

On Tuesday, September 26, 2000, the Hawai'i Kai Neighborhood Board No. 1 voted to support renovations at the Old Nike Missile Campsite to become the new permanent home of Winners' Camp.

In addition, numerous other public and private companies and individuals have contributed their support to this project, including:

State of Hawaii

Department of Land and Natural Resources, Land Management Division
Department of Land and Natural Resources, State Historic Preservation Division

Department of Education
Representative Barbara Marumoto
Senator Sam Slom
Senator Fred Hemmings
University of Hawaii, Environmental Center
University of Hawaii at Manoa, Hawaii Natural Heritage Program

City and County of Honolulu

Board of Water Supply
City Council, Councilmember John Henry Felix
Department of Planning and Permitting
Department of Parks and Recreation
Honolulu Police Department
Honolulu Fire Department
Mayor Jeremy Harris
Neighborhood Board No. 1 (Hawaii Kai) c/o Neighborhood Board Commission

Private Companies, Agencies, or Residents of Hawaii Kai

Academy of the Pacific
Bob Fishman of the Hawaii Tourism Authority
Coalition for a Drug-Free Hawaii
First Hawaiian Bank
Friends of the Children's Advocacy Center
Friends of Foster Kids
Girl Scout Council of Hawaii
Hawaii-American Water Company, Wastewater (sewer)
Hawaiian Electric Company, Inc.
Hawaii Intergenerational Community Development Association
Iolani Schools
Judge Michael Town
Junior League of Hawaii
Kamehameha Schools
Linda Coble, District Governor of Rotary
Maunalua Associates, Inc.
Merimed Foundation
Mid-Pacific Institute
Mothers Against Drunk Drivers
Napali Haweo Association of Homeowners'
Punahou Schools
Sacred Hearts Academy
Small Business Hawaii
Students Against Drunk Drivers
The Jaycees of Hawaii
The-Lion's-Club

1.6 Project Schedule and Cost

The Winners' Camp Foundation plans to renovate the site with monies raised from the community and with volunteer labor. There is no set contractor's price on the work. Volunteers will accomplish most of the work for this renovation project. Also, Winners' Camp is asking suppliers for donations of windows and doors. A proposed estimated cost to repair this campsite is approximately \$250,000. The value of the completed renovations is approximately \$1,200,000 for the repaired buildings and \$750,000 for the existing improvements on site. Therefore, the final repair costs are well under 50 percent of the replacement costs.

2. DESCRIPTION OF THE EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

2.1 Geology and Soils

The geology of the proposed site consists of post-erosional lavas and basalt deposits. The site slopes approximately 15% from the front to the gate of the leased area. The campsite is near level for the area that surrounds the four existing buildings with slopes under 2%.

This project site is located at the southeastern upper-end of Koolau and its geomorphology and subsurface conditions are directly related to glacio-eustatic fluctuations of sea levels during the Pleistocene Epoch. During the late Pleistocene Epoch, volcanic activity was renewed on Koolau with eruptions of the Honolulu Volcanic Series. Eruptions along the Koko Fissure deposited pyroclastic material consisting of tuff and cinder in portions of the valleys cut into the southeastern end of Koolau.

Based on the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" by the United States Department of Agriculture, the predominant soil type is Koko series silt loam (KsB) as shown on the Soil Unit Map, Plate 3. This soil type is described as dark reddish brown or dark brown silt loam, or clay loam that has subangular blocky structure. The clay is covering the hard basalt and mud rock common with this area.

2.2 Climate

Hawaii Kai has a climate that is subtropical. The project site at the upper-most part of Kamehame Ridge, receives abundant sunshine during most of the year. Northeasterly trade winds are the prevailing winds during most of the year. Average annual rainfall for Oahu is approximately 24 inches, while the average annual rainfall for this location is 30 inches. Average daily temperatures range between the high 70's to the high 80's. This project will not alter the existing climatic conditions.

2.3 Flood Hazard

Because this project's geographical location is one of the highest points of land on Oahu, there is no known flood hazard. This campsite is not part of a designated flood area.

2.4 Flora and Fauna or Feral Mammals

Vegetation on the site consists predominantly of species indigenous to the state. This vegetation includes 'ilima (*Sida fallax*), 'uhaloa (*Waltheria indica*), 'akulikuli (*Sesuvium portulacastrum*), and kipukai (*Heliotropium curassavicum*). In addition, examples of several other common plant species are found on or near the site, including buffelgrass (*Cenchrus ciliaris*), 1 to 2 ft. tall, scattered patches of kiawe tree (*Prosopis pallida*), 8 to 15 ft. tall, swollen fingergrass (*Chloris barbata*), and Australian saltbush (*Atriplex semibaccata*). Vegetation cover is currently more than 90%. A flat area was bulldozed for the four existing buildings in the early 1960's when the U.S. Military first built the original Nike Missile site. Outside of this man-made flat area, the surrounding topography exhibits various degrees of slope, ranging from 15% to more than 75%.

A report was prepared by the Hawaii Natural Heritage Program, Center for Conservation Research and Training, University of Hawaii at Manoa. The report shows that there have been reported findings of a rare plant species, *Lipochaeta lobata* var *lobata*, on Maunalua summit ridge, near the junction with Kamehame Ridge at the 787' to 1100' elevation. This species has a global rank of G2T2 (less than 20 current populations left in the world), and was last observed in that area more than 20 years ago on 11/09/1976. Please note that this plant has no designated federal status, and may not still exist in that location. The report further notes that no other rare species are located in the vicinity of our project area.

2.5 Archaeological/Historical Resources

The proposed site at the top of Kamehame Ridge does not encompass any historic sites, and at this time there are no foreseeable impacts to historic sites located within the immediate area of the site. (Reference Exhibit 2-1, DLNR, Historic Preservation Sites Letter)

2.6 Energy and Conservation Resources

During renovation of this proposed project, reduction of energy resource usage was a prime concern, in keeping with the principles of Winners' Camp to teach civic responsibility to our youth. Several alternative energy and energy saving measures will be incorporated in the renovated design of the buildings and campsite, including energy-efficient lighting, ultra-low flush toilets, and flow restricted shower heads. The camp will promote all possible forms of energy conservation, and responsible recycling of waste. Energy use will be kept to a low minimum during periods between regularly scheduled camping dates.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamohala Boulevard
Kapolei, Hawaii 96707

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

November 29, 2000

Delorese Gregoire
Founding Director
Winners' Camp P. O. Box 241018
Honolulu, Hawai'i 96824

LOG NO: 26447 ✓
DOC NO: 0011EJ02

Dear Ms. Gregoire:

SUBJECT: Chapter 6E-42 Historic Preservation Review -Winners' Camp Foundation Use of
Lease Land at Former Nike Camp and Missile Site on Kamehame Ridge
Maunaloa, Kona, O`ahu
TMK: 3-9-010:001

Thank you for the opportunity to comment on the proposed *Winners Camp Foundation* facility at the former Nike Camp and Missile Site on Kamehame Ridge. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division. Sara Collins and Elaine Jourdane of our staff also conducted a field inspection of the site.

A review of our records shows that there are no known archaeological sites at this location. The area has been extensively disturbed during the construction of the former Nike Camp and Missile site and no archaeological resources are likely to be found. According to you, the former Nike Camp buildings will be renovated and used for the Winner's Camp facility. Our Architecture Branch indicates that, although the buildings are over fifty years old, they are not considered significant historic structures.

Therefore, we believe that the reuse of the former Nike Camp and Missile Site facility will have "no effect" on significant historic sites.

Should you have any questions regarding archaeological issues, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027. For any questions regarding architectural issues please call Carol Ogata at 692-8032.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

EJ:jk

Exhibit 1-4 Letter, Department of Land and Natural Resources,
Historic Preservation Division

2.7 Traffic and Traffic Mitigation Measures

Traffic in the surrounding area and nearby homeowner access will be impacted minimally by approval of this project because individual transportation to the site will be discouraged. All staff, youth participants and parents will be transported in passenger vans to the site from public parking areas in Hawaii Kai. The staff stays on site for ten days and the students remain for seven days consecutively during each camping period, during which there will be little or no traffic originating or terminating at the campsite.

2.8 Noise and Air Quality

In light of the fact that all major necessary structures already exist on the site, no significant adverse impacts on either noise or ambient air quality are anticipated either during the renovation phase or afterwards, during the proposed use phase of the project.

2.9 Surface Water and Drainage

The current acceptable surface water and drainage conditions are expected to be unchanged by this proposed renovation of the existing site.

2.95 Visual and Aesthetics Character

The proposed project will provide a clean and open feeling to the actual campsite area - an area which is now substantially overgrown with weeds and potentially dangerous refuse caused by past acts of vandalism. The surrounding views and vistas of the hillsides and ocean below will be unchanged. Because the campsite is located in a depression it is not visible from any residential area in Hawaii Kai or from the Waimanalo Beach area on the other side of the Koolau Mountain Range.

3.0 PUBLIC FACILITIES AND SERVICES IMPACT FROM PROJECT

3.1 Site and Public Drainage

Due to the extreme lateral slope in the surrounding area, drainage flows will be naturally be handled by the Koolau Mountain Ranges. An existing drainage pipe and concrete system behind the campsite will remain in place. No additional drainage off-site is anticipated when this campsite is renovated.

3.2 Board of Water Supply

The current water delivery system, which includes pumps and a water storage area, although adequate for the needs of the campsite, is in need of repair during the renovation process. It is

anticipated, however, that after repair, this system will bring city water up to the proposed site from the existing water line taps in the residential area below the campsite.

3.3 Septic Tank

This site has an existing septic tank that is adequate for the proposed population of campers. The septic tank was overbuilt for the military use in the early 1960s.

3.4 Solid/Waste

All solid waste will be picked up by the City and County of Honolulu. Winners' Camp will make special arrangements for the trash to be picked up from a site at the lower gate. This site will be easily accessible to the new automated trucks. If this is not possible, Winners' Camp will contract with a private company to dispose of all solid wastes off-site.

3.5 Hawaiian Electric Company and Verizon Telephone

Electrical and telephone service is available from Hawaiian Electric and Verizon Telephone companies. Hawaiian Electric and Verizon have sufficient power and telephone capacity to service the minimal needs of the campsite.

3.6 Police, Fire Department, Hospitals and Health Care

The City and County of Honolulu Police Department will provide standard protection services to the general area. In addition, adequate lighting, fences and on-site security personnel will enhance the overall security of the campsite and nearby surrounding areas.

Commercial fire protection including fire extinguishers, smoke alarms, and other means will be installed throughout the inhabited site area. City and County Fire Department can provide fire protection for the entire proposed project site.

Kapiolani Medical Center for Women and Children, Straub Clinic & Hospital, Inc., and the Queen's Medical Center are located approximately 12 - 14 miles from the proposed development. Queen's Health Care, Kaiser Permanente and Straub all have clinics within Hawaii Kai which are adequate to service the expected minimal medical care needs of the campers and staff who will stay from time to time at the site.

In addition, on-site minor medical care will be provided by a registered nurse or similarly qualified health professional whenever the population of on-site attendees exceeds 20 persons. This on-site medical care coverage is expected to be adequate for more than 95% of the medical needs of Winners' Camp attendees, volunteers and visitors.

3.7 Recreation and Facilities

The proposed project itself will provide an important form of recreation facilities. In addition, the surrounding Hawaii Kai and East Honolulu area are home to some of the largest parks and recreational facilities on Oahu. With two to three miles of the proposed project is Kuliouou Beach Park, Paiko Lagoon Wildlife Sanctuary, Maunalua Bay Beach Park, Hanauma Bay Beach Park, Koko Head District Park, Sandy Beach, Sea Life Park, and Makapua Point. There are also many other smaller parks and recreation areas throughout Hawaii Kai which are accessible to the public. Along with these parks are the marina facilities located in three nearby commercial centers. Boating, skiing, kayaking and fishing are all plentiful and accessible in Hawaii Kai, and more than adequate to serve the recreation needs of this project. Winners' Camp attendees, volunteers and visitors will not generally be using recreational areas since they will be occupied with the camp activities.

3.8 State Schools and Library

Hawaii Kai has three elementary school - Koko Head, Hahaione and Kamilo Iki. Kaiser High School is also located on Lunalilo Home Road. There should be no impact from the Winners' Camp project development, since projected attendees will be only temporary visitors, attending Camp during times of the year that school is not in session, such as during the summer, on weekends, evenings and holidays.

The public library is located at Lunalilo Home Road and Koko Marina Shopping Center. This large facility is not expected to be impacted by this proposed project since Camp attendees will not be allowed to leave the campsite for the duration of camp periods, and will not be involved in projects which will require the resources of the State Library.

4.0 SOCIO-ECONOMIC CONDITIONS AND PROJECT IMPACTS

4.1 Social Consideration

Upon approval and completion of this project, Winners' Camp will use the campsite on Kamehame Ridge to continue its long-running and successful leadership programs for young adults age 12 to 17. This program has graduated more than 8,000 youth over the past 15 years, and the leadership skills earned by these graduates have proven to last well into adulthood. Many of the past attendees return year after year to participate in community service projects all over the islands. Winners' Camp is not involved with children at risk or teenagers with drug related problems. Youth from all social-economic backgrounds and academic prowess participate to learn self-esteem building skills, positive communication skills, and strong team building skills which they can then apply to their "real-world" lives.

Finally, each Winners' Camp specifically sets aside at least one day for both the parents and their teenage attendees to each learn positive parent-child communication skills. These skills empower

the students who attend at a time in their lives when they often feel frustrated and helpless, and are searching for ways to feel in control of their lives. The positive tools learned and reinforced at Winners' Camp will serve these students again and again throughout their lives, and will positively affect the lives of those they come into contact with day to day.

4.2 Economic Considerations

Winners' Camp will provide more than just a campsite facility. The educational opportunities for youth, parents and educators which will be available at this new site should the project be approved, would largely not be available if Winners' Camp did not have this permanent site.

Renovation of the site will provide jobs for skilled tradesmen, and community service volunteer opportunities for many others. The proposed project appears to have a positive impact on the economic conditions in Hawaii Kai. Therefore, when this site is renovated and in use, there will be no negative economic considerations.

5.0 LAND USE POLICIES

5.1 State Land Use

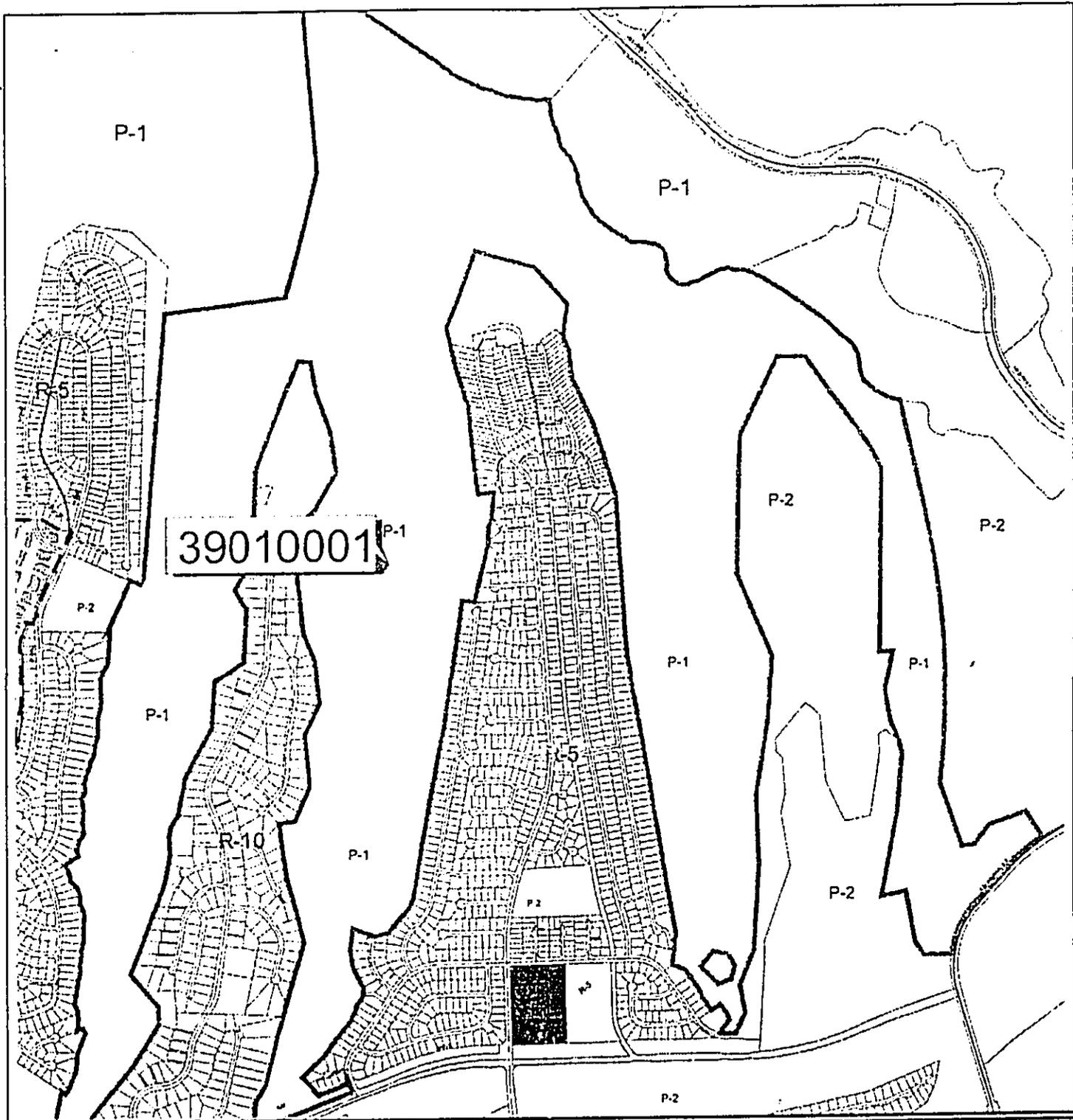
The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all lands in the State into four land use districts: Urban, Agricultural, Conservation and Rural. This proposed project site is designated within the Conservation District, General (G) subzone. Therefore the proposed project is consistent with the Conservation, General subzone classification.

5.2 City and County of Honolulu - General Plan

Adopted in 1977 and amended by the City Council in 1992, the General Plan for the City and County of Honolulu represents a plan for the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. This proposed project is not inconsistent with the objectives of the General Plan.

5.3 City and County of Honolulu - Development Plan

The Development Plan (DP) for the City and County of Honolulu provides a relatively detailed framework for implementing the objectives and policies of the General Plan on Oahu. Eight Development Plans have been adopted covering the entire island. Each Development Plan ordinance consists of Common Provisions applicable to all Development Plan areas, Special Provisions for each area, Land Use Map, and Public Facilities Map. Consequently, DP Land Use Maps depict land use patterns that are consistent with the objectives and policies of the General Plan.



Location Map

678 0 678 1356 Feet

ARCVIEW 3.2
 HONOLULU LAND INFORMATION SYSTEM
 COPYRIGHT CITY & COUNTY OF HONOLULU
 ALL RIGHTS RESERVED 2001
 DATA DOES NOT REPLACE SITE SURVEYS

Prepared By: DEPARTMENT OF PLANNING AND PERMITTING
 City & County of Honolulu

Date Prepared: 07/09/2001

Exhibit 5-1 Existing Zoning Map

For this proposed project, the East Honolulu DP for Land Use Map designates this property as Preservation. Since the campsite already exists and is potentially an allowable use in the Preservation District. Therefore, this proposed project is not inconsistent with the East Honolulu Development Plan.

5.4 City and County of Honolulu - Land Use Ordinances and Zoning

Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies for the City and County of Honolulu. These policies include Oahu's General Plan and Development Plans. Any changes to the LUO are done through the zoning ordinance which is included on zoning maps for the City. This project is an existing project within the Preservation District, P-1. The State of Hawaii has jurisdiction over all P-1 parcels and therefore the City and County of Honolulu would not be the agency for review of this proposed use. (Reference Exhibit 5.1, Existing Zoning Map)

5.5 Special Management Area

This proposed project is not located within a Special Management Area (SMA), as defined by Chapter 205A, Hawaii Revised Statutes. Therefore, no SMA permit is required by the Department of Land Utilization pursuant to Ordinance No. 84.4.

6.0 ALTERNATIVES TO THE PROPOSED ACTION

6.0 No Action Alternative

The "no action" alternative would mean that this site with the existing buildings would remain vacant, susceptible to destruction by vandals, to use by drug abusers, and other unsavory activities near an upper-middle class residential area. Without the on-site supervision this project would include, threat of fire caused by illegal campfires or fireworks is a very real possibility and danger to the nearby residential neighborhood. Furthermore, the "no action" alternative would again leave Winners' Camp without a permanent site, making it increasingly more difficult in these tight economic times to provide a quality program at an affordable cost.

6.2 Alternative Concepts & Locations

The only other known project that was previously explored for this site in the recent past was a shelter for homeless cats. This proposal was rejected by the owners of the site as a poor use of the existing facilities.

No other locations were considered for this proposed Winners' Camp project, because this site so closely represents the perfect location for these long-running programs.

7.0 DETERMINATION WITH SUPPORTING FINDINGS & REASONS

7.1 Determination, Findings & Reasons Supporting Determination

Based on the Significance Criteria in section 11-200-12, items (1) to (13) are discussed for the proposed Winners' Camp Renovation Project, referred to as "Project."

- (1) This Project does not involve an irrevocable commitment to loss or destruction of any natural or cultural resource. A preliminary review by the Department of Land and Natural Resources, State Historic Preservation Division has indicated that the proposed campsite renovation, as described, will have "no effect" on significant historic sites.
- (2) The Project does not curtail the range of beneficial uses of the environment for the State of Hawaii residents. The proposed project site is part of a vacant former military site that is currently unused and has been subject to multiple acts of destructive vandalism. Development of the site will not displace any structures or activities, and will not detract from the function or use of the environment.
- (3) The Project does not conflict with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders. This project proposal has been prepared according to State and County guidelines, plans, policies and has been found to be in compliance with all relevant provisions.
- (4) The Project does not substantially affect the economic or social welfare of the community or state. For Hawaii's youth, parents and educators, both the economic and social welfare of the community will be enhanced when Winners' Camp is completed, consequently no adverse affects to the community are envisioned.
- (5) The Project does not substantially affect public health. Factors affecting public health, including air quality and noise levels were assessed and determined to be only minimally affected or unaffected by the construction and use of the proposed senior project. Appropriate mitigation measures for short-term, construction related impacts to noise levels, air quality, and water quality - if any - will be followed by the project contractor.
- (6) This Project does not involve substantial secondary impacts, such as population changes or effect on public facilities.
- (7) The Project does not involve a substantial degradation of environmental quality. After reviewing the air and water quality, noise levels, and land use associated with

the construction of this proposed project, it has been determined that the proposed project will not substantially degrade environmental quality.

- (8) This project is not inconsistent with the recently revised East Honolulu Development Plan. Also, this development is consistent with the State of Hawaii land use adopted under a master plan for this area in the early 1960's. It will not result in cumulative effects or involve commitment for larger actions that have not already been planned for.
- (9) The Project does not substantially affect a rare, threatened, or endangered species or its habitat.

Past activities included the original purpose of the camp, that was used as a launch site for Nike Missiles during the Cold War. Since the end of the Cold War in the 1980's, this purpose is no longer applicable.
- (10) This Project does not detrimentally affect air or water quality or ambient noise levels other than slightly during renovation. Short-term impacts to air quality and ambient noise levels may result for a very short period of time during construction, but most likely will not occur since no major structures will be built or heavy equipment will be used. Any minimal disturbances will cease when renovation activities are completed. No sources of surface water occur in the project area, and renovation of the proposed project site will not involve activities or future planned uses that would ordinarily impact ground water sources.
- (11) This Project will not affect or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plane, tsunami zone, beach erosion-prone area, geographically hazardous land, estuary, fresh water, or coastal waters. All structure renovations proposed for this project will meet or exceed City and County of Honolulu Department of Planning & Permitting, Building Division requirements for seismic, drainage on the site and recommended hurricane construction techniques.
- (12) This Project will not substantially affect scenic vistas and view planes identified in county or state plans or studies. Under this proposed renovation plan, no new structures will be built and existing structures will not be heightened, therefore no visual planes will be affected in any way.
- (13) This Project will not require substantial energy consumption, but will require normal electric power from Hawaii Electric Company. Energy consumption will be reduced through the use of new low-flush toilets, flow restrictors in shower heads, and various other commonly accepted methods of conservation. Hawaiian Electric Company has

sufficient capacity to service the moderate needs of the proposed Winners' Camp Project.

7.2 Findings & Determination

This Environmental Assessment (EA) was prepared for review in accordance with the Chapter 343, Hawaii Revised Statutes. Based on this review, it is anticipated that the Winners' Camp renovation project will have no significant adverse impact on the environment. As such, a **Finding of No Significant Impact** (FONSI) for the proposed action is warranted.

7.3 Reason Supporting Determination

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 12 of Title 11, Chapter 200, this assessment has determined that the Winners' Camp Renovation Project will have no significant adverse impact to water quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habits. Generally, the renovation of the former military Nike Missile campsite will not involve the loss or destruction of any natural or cultural resource. Also, the proposed Project will not curtail the beneficial uses of the environment as the site is currently vacant and subject to destructive acts of vandalism. Also, the project does not conflict with long-term environment policies, goals, and guidelines of the State of Hawaii. Possible temporary impacts associated with the renovation activity of the site can be adequately mitigated.

The proposed Winners' Camp Renovation Project will not affect public health or involve a substantial degradation of the environmental quality. Since no major structures will be built or added to the site, constructions impacts to noise, air quality and traffic are expected to be very minimal. No adverse affects on rare, threatened or endangered flora or fauna from the renovation of this proposed project are anticipated. And finally, no substantial affect on the scenic vistas and view planes have been identified by the county or state plans or other studies done by the City and County of Honolulu.

Appendix A

**Copy of 40-Year Lease between Winners' Camp and Kamehameha School
Bernice Pauahi Bishop Estate**

LICENSE AGREEMENT

License No. 139-55

THIS LICENSE AGREEMENT is dated this ____ day of OCT 12 2000, 2000, but effective September 1, 2000, (the "Effective Date"), made by and between **THE TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP**, (the "Licensor") whose principal place of business and post office address is 567 South King Street, Honolulu, Hawaii 96813 and **WINNERS' CAMP FOUNDATION**, a Hawai'i nonprofit corporation, (the "Licensee"), with its principal place of business in Honolulu, Hawai'i, and whose post office address is P.O. Box 241018, Honolulu, Hawai'i 96824.

WITNESSETH:

WHEREAS, the parties have agreed that the Licensee shall be allowed to utilize the property (the "Licensed Area"), consisting of 3.12 acres, more or less, located at Kamehame Ridge, Hawai'i Kai, Oahu being a portion of Tax Map Key (1) 3-9-010-001 (the "Land"), more particularly shown on the sketch attached hereto and made a part hereof as Exhibit "A", together with non-exclusive rights to use the existing roadways for ingress and egress purposes;

NOW, THEREFORE, the parties hereto, in consideration of the premises and of the covenants herein contained, hereby mutually agree to the following terms and conditions:

1. Term. The term of this License Agreement shall be for a period of two (2) years commencing on the Effective Date and continuing up to and including August 31, 2002, (the "Initial Term").

2. Option to Extend Term. Licensee shall have the option to extend the term for an additional thirty-eight (38) years, up to and including August 31, 2040, (the "Extension Period"), immediately following the Initial Term, on the same terms, covenants and conditions as contained in this License Agreement. This option to extend shall be upon the following conditions:

- (a) Licensee shall deliver to Licensor written irrevocable notice of Licensee's intent to extend the term no later than three (3) months prior to the expiration of the Initial Term;
- (b) Licensee shall have obtained any and all governmental approvals and permits required for Licensee's use of the Licensed Area;
- (c) Licensee shall be personally and actively operating its educational center in the Licensed Area;
- (d) Licensee shall have maintained its non-profit status;

- (e) Licensee shall have been, throughout the term of this License Agreement, and shall be at the time Licensee exercises the option to extend and at the time of the commencement of the Extension Period, in full compliance with all of the terms and conditions of this License Agreement and not in default of any of the provisions stated herein; and
- (f) This License Agreement shall be in full force and effect at the time of the exercise of the option to extend as well as upon the commencement of the Extension Period.

If Licensee fails to exercise the option to extend in strict compliance with the time, manner and conditions set forth in this paragraph 2, the option shall have no further force and effect.

3. License Fee. Licensee has a right to use the Licensed Area. For Licensee's use of the Licensed Area, Licensee shall pay to the Licensor an annual license fee of ZERO AND NO/100 DOLLARS (\$0). In lieu of payment of the license fee, Licensee shall permit Licensor's students and/or teachers to participate in Licensee's activities on the Licensed Area at no cost. The number of Licensor's students and/or teachers that may participate in Licensee's activities each year will be as provided in Exhibit "B".

4. Use. This License is being entered into with Winners' Camp Foundation, as Licensee, specifically because Licensor recognizes and wishes to support the efforts of said Foundation in furthering its educational mission, a mission that Licensor believes is compatible with Licensor's own mission. Accordingly, it is of the essence of this License and the utmost importance to Licensor that the Licensed Area be used and occupied solely as an educational center to house the activities of Winners' Camp Foundation. Licensee shall cause the property to be utilized for Licensee's educational program for teenagers and adults and for no other purpose or purposes. Licensee shall not engage in any activities that would cause Licensee to lose its tax-exempt status. Licensee shall not cause any use or cause any act to be done in or about the Licensed Area which is illegal, unlawful or violates any covenant affecting the Licensed Area.

5. Additional License Fee. Licensee will also pay to Licensor, as additional license fee, within ten (10) days after the date of mailing or personal delivery of statements therefor, (a) all costs and expenses including reasonable attorneys' fees paid or incurred by Licensor but required to be paid by Licensee under any covenant herein contained or paid or incurred by Licensor in enforcing any of Licensee's covenants herein contained, in protecting themselves against any breach thereof, in remedying any breach thereof, in recovering possession of the Licensed Area or any part thereof, in collecting or causing to be paid any delinquent license fees, taxes or other charges hereunder payable by Licensee, or in connection with any litigation (other than condemnation proceedings) commenced by or against Licensee to which Licensor shall without fault be made parties, and (b) a reasonable fee for reviewing and processing any request by Licensee for Licensor's consent or approval, which fee shall be a flat-rate service charge as established by the policy of Licensor then in effect or a sum equal to all

costs and expenses paid or incurred by Licensor, including without limitation reasonable fees of attorneys and other consultants retained by Licensor and the costs of Licensor's regular salaried staff in connection therewith, whichever is greater. If Licensee shall become delinquent in the payment of its license fee or other payments required hereunder to be made by Licensee to Licensor, Licensee will also pay to Licensor as an additional license fee, interest thereon from the respective due dates thereof until fully paid at the rate of 12% per year.

6. General Excise Tax. Licensee will pay to Licensor as an additional license fee, at the time and together with each payment of its license fee, or other charge required hereunder to be made by Licensee to Licensor which is subject to the Hawaii general excise tax on gross income or any successor or similar tax, an amount which, when added to the license fee, or other charge (whether actually or constructively received by Licensor), shall yield to Licensor after deduction of all such taxes payable by Licensor with respect thereto, a net amount equal to that which Licensor would have realized therefrom had no such tax been imposed.

7. Taxes and Assessments. Licensee will also pay to Licensor as additional license fee, at least ten days before the same become delinquent, all real property taxes and assessments of every description to which the Licensed Area or any part thereof or improvement thereon, or Licensor or Licensee in respect thereof, are now or may during said term be assessed or become liable, whether assessed to or payable by Licensor or Licensee provided, however, that with respect to any assessment made under any betterment or improvement law which may be payable in installments, Licensee shall be required to pay only such installments of principal together with interest on unpaid balances thereof as shall become due and payable during said term, and that such taxes shall be prorated as of the dates of commencement and expiration respectively of said term. If at any time during said term there shall be assessed against the Licensed Area or any part thereof or any improvement thereon or any fees payable to Licensor therefor or against Licensor in respect thereof any new taxes (other than federal or state net income taxes or any other taxes existing at the commencement of said term) which are in substitution for real property taxes or are in lieu of increase thereof, Licensee will also pay to Licensor as additional license fee at least ten days before the same become delinquent, all such new taxes. Licensee will also pay any and all conveyance taxes imposed by the State of Hawaii in respect to this License Agreement. In the event that there shall be more than one licensee of Licensor on the Land, Licensor shall have the right to allocate the real property taxes and any other taxes payable by Licensee under this License Agreement among such licensees, including the Licensee, in a fair and equitable manner. Such allocation by Licensor shall be final and binding on Licensee.

8. Rates and Other Charges. Licensee will pay directly before the same become delinquent all utility charges including water and sewer rates, garbage rates and other charges and outgoings of every description to which the Licensed Area or any part thereof or improvement thereon, or Licensor or Licensee in respect thereof, may during said term be assessed or become liable, whether assessed to or payable by Licensor or Licensee.

9. No Assignment. This License Agreement is not a lease and cannot be mortgaged and any attempt to mortgage this License Agreement shall be deemed null and void.

Licensee shall not assign, allow any other person to use or otherwise give any person any interest or interests in this License Agreement (including a security interest or lien rights) voluntarily or involuntarily, without the prior written consent of Licensor. Any of the foregoing without the prior written consent of Licensor shall be null and void and shall result in the immediate termination of this License Agreement.

10. Improvements Required By Law. Licensee will at its own expense during the term of this License Agreement maintain and make any and all necessary repairs required by law to be made to the Licensed Area, and shall abide by all Federal, State and local laws, statutes, ordinances, rules and regulations pertaining to its operations and to the installation, maintenance and/or operation of its improvements.

11. Restoration, Repair and Maintenance. Licensee will at its own expense from time to time and at all times during said term substantially restore, repair, maintain, amend and keep all buildings and any other improvements now or hereafter built or made on the Licensed Area with all necessary reparations and amendments whatsoever in good and safe repair, order and condition, reasonable wear and tear and destruction by unavoidable casualty not herein required to be insured against.

12. Inspection. Licensee will permit Licensor and their agents at all reasonable times during said term to enter the Licensed Area and examine the state of repair and condition thereof, and Licensee will repair and make good at its own expense all defects required by the provisions of this License Agreement to be repaired by Licensee of which notice shall be given by Licensor or their agents within 30 days after the giving of such notice or such other reasonable time as may be specified therein. If for any reason Licensee shall fail to commence and complete such repairs within 30 days after the giving of such notice or such other reasonable time as may be specified therein, Licensor may, but shall not be obligated to, make or cause to be made such repairs and shall not be responsible to Licensee or anyone claiming by, through or under it for any loss or damage to the occupancy, business or property of any of it by reason thereof, and Licensee will pay to Licensor on demand and as additional license fee all costs and expenses paid or incurred by Licensor in connection with such repairs.

13. Surrender. At the end of said term Licensee will peaceably deliver up to Licensor possession of the Licensed Area, together with all equipment and buildings, including any other improvements, upon or belonging to the Licensed Area, by whomsoever made, in good and safe repair, order and condition, except as otherwise expressly provided in paragraph 12 hereof; provided, further, that if Licensee is not then in default under this License Agreement, Licensee may thereupon remove any removable or salvageable equipment which can be removed without material damage to the Land or building. The foregoing covenant of Licensee shall survive the expiration of said term.

14. Holding Over. If Licensee shall remain in possession after the expiration or sooner termination of this License Agreement, all the terms, covenants, and agreements of this License Agreement shall continue to apply and bind Licensee so long as Licensee shall remain in

possession, insofar as the same are applicable, except that if Licensee remains in possession without Licensor's written consent, the license fee shall be \$100,000.00 per year, prorated on a daily basis for each day that Licensee remains in possession. In addition, Licensee shall continue to pay all other charges to be paid by Licensee under this License Agreement, in the same amounts and at the same times and manner as were payable during the term of this License Agreement, as the same may have been extended; provided however, that if any amounts are billed on a less frequently than monthly basis, Licensee shall pay these amounts in monthly installments of one-twelfth (1/12th) of the amount of such amount payable by Licensee on an annual basis immediately prior to expiration or termination of this License Agreement. Licensee shall also be liable to Licensor for any damages resulting from failure to surrender possession. If Licensee remains in possession with Licensor's written consent, such tenancy shall be from month-to-month, terminable by either party by not less than twenty-five (25) days' prior written notice.

15. Construction. Licensee will not construct or place any buildings or structures, fences or walls, or other improvements on the Licensed Area, nor make or suffer any additions to or structural alterations of the basic structure of any buildings, nor change the grading or drainage thereof, without the prior written consent of Licensor. Any such construction or alterations shall be done under the supervision of a licensed architect or structural engineer and in accordance with complete plans, specifications and detailed plot plans therefor prepared by such an architect or structural engineer and first approved in writing by Licensor. No such approval by Licensor shall be deemed a warranty or other representations on their part that such plans, specifications or detailed plot plans or the building or buildings, or other improvements therein described are legal, safe or sound prior to commencing any construction of new buildings on the Licensed Area.

Licensee shall cause all drawings and specifications, and shall cause to be performed, the construction of all improvements, including signage, in accordance with all applicable laws, ordinances and regulations of all duly constituted authorities, including, without limitation, Title III of the Americans with Disabilities Act of 1990 (the "ADA"), 42 U.S.C. 12181-12183, 12186(b)-12189, the ADA Accessibility Guidelines promulgated by the Architectural and Transportation Barriers Compliance Board, the public accommodations title of the Civil Rights Act of 1964, 42 U.S.C. 2000a et. seq., the Architectural Barriers Act of Rehabilitation Act of 1968, 42 U.S.C. 4151 et. seq., as amended, Title V of the Rehabilitation Act of 1973, 29 U.S.C. 790 et seq., the Minimum Guidelines and Requirements for Accessible Design, 36 C.F.R. Part 1190, and the Uniform Federal Accessibility Standards, as the same are in effect on the date hereof and may be hereafter modified, amended or supplemented (all such laws, ordinances, regulations and guidelines regarding access collectively called "Public Accommodations Laws").

Licensee shall furnish Licensor evidence that all governmental approvals necessary to commence construction have been obtained, including, without limitation, a building permit. Licensee shall provide Licensor with evidence satisfactory to Licensor that funds are available and/or committed to Licensee sufficient to pay for 100% of the total direct and indirect costs of constructing such alterations, additions or improvements. Licensee shall deposit with Licensor copies of performance and labor and material payment bonds for not less than 100% of the total cost of such construction, naming Licensor and such other persons as Licensor may direct, as their interest may

appear, as co-obligees. Such bonds shall be in form and amount and with surety satisfactory to Licensor. In addition to any other insurance required under this License Agreement, during any construction Licensee and/or its contractor shall maintain the comprehensive general liability insurance policy and other insurance policies required under this License Agreement, which policies shall be satisfactory to Licensor in form, content and amount of coverage, insuring Licensor, Licensee and such other parties as Licensor shall specify, against loss or damage to third parties or their property from hazards normally insured against in the construction industry with respect to construction of the type to be undertaken by Licensee. Licensee shall deliver to Licensor certificates of insurance certifying that such insurance is in full force and effect.

16. Compliance with the Americans with Disabilities Act. Notwithstanding Licensor's review of such drawings and specifications, and whether or not Licensor approves or disapproves such drawings and specifications, Licensee and not Licensor shall be responsible for compliance of such drawings and specifications and of the construction with all Public Accommodations Laws. Licensee shall pay, indemnify and hold Licensor harmless against all costs and expenses (including reasonable attorney's fees), losses, damages (including foreseeable or unforeseeable consequential damages) and liabilities incurred by Licensor which may arise out of or may directly or indirectly be attributable to Licensee's (a) failure to comply with any Public Accommodations Law or any other applicable governmental law, rule or regulation; (b) Licensor's investigation and handling (including the defense) of Licensee's failure to comply with any Public Accommodations Law or any other applicable governmental law, rule or regulation, whether or not any lawsuit or other formal legal proceeding shall have been commenced in respect thereof, (c) any amounts assessed against Licensor pursuant to any Public Accommodations Law based upon Licensor's ownership of the Licensed Area and the land, and (d) Licensor's enforcement of this paragraph, whether or not suit is brought therefor. All the above amounts shall constitute additional rent and payable on demand with interest at the rate provided in paragraph 4.

17. Fire and Other Casualty Insurance. Licensee will at Licensee's own expense at all times during said term keep all equipment and buildings, including any other improvements on the Licensed Area insured against loss or damage by fire and other causes of loss included in the standard ISO Special Coverage Form. The policy shall be with an insurance company authorized to do business in Hawaii, in an amount as near as practicable to the full replacement cost thereof (which amount Licensee will review as to sufficiency at least annually and, if insufficient, will increase), and shall be in the joint names of Licensor and Licensee as each of their interest may appear. Licensee will pay all premiums on such insurance when due, and will deliver to Licensor a copy of the policy or a certificate of insurance within thirty (30) days after execution of this License Agreement and will provide copies of renewal policies or certificates of insurance prior to the renewal date of such insurance. The policy shall contain a clause that the insurer will not cancel or reduce coverages without first giving Licensor thirty (30) days prior written notice. In every case of loss or damage to Licensee's equipment or buildings, including any other improvements, all proceeds of such insurance (excluding the proceeds of any rental value or use and occupancy insurance of Licensee) shall be used with all reasonable speed by Licensee for rebuilding, repairing or otherwise reinstating the same equipment or buildings, including any other improvements in a good and substantial manner according to the original plan and elevation thereof or such modified

plan conforming to laws and regulations then in effect as shall be first approved in writing by Licensors, and Licensee will make up from its own funds any deficiency in the insurance proceeds. If Licensee's equipment or buildings, including any other improvements on the Licensed Area shall during the last two years of said term be destroyed or damaged to an extent exceeding 50% of the actual cash value thereof immediately prior to such casualty, and the insurance proceeds are insufficient for restoring Licensee's equipment and buildings, Licensee may at its option within 30 days after such casualty notify Licensors in writing of its intention to surrender this License Agreement, and Licensors shall, within 30 days after receipt of such notice, advise Licensee in writing of their acceptance of such surrender, in which case Licensee shall, within 60 days after receipt of such acceptance, cause all debris and remains of damaged equipment or buildings, including any other improvements to be removed from the Licensed Area under a contract therefor first approved in writing by Licensors and surrender to Licensors this License Agreement free and clear of any encumbrances and all interests of Licensee in the remaining insurance proceeds and thereby be relieved of all further obligations hereunder, it being understood that if Licensors shall fail to so advise Licensee of their acceptance of such surrender or their election to restore such equipment or buildings, including any other improvements as hereinafter provided, such failure shall be deemed to constitute acceptance of such surrender.

18. Liability Insurance. Licensee shall, during the term of this License Agreement, keep in full force and effect, commercial general liability insurance with respect to the Licensed Area and any business operated by Licensee on the Licensed Area. This insurance shall be provided by an insurance company authorized to do business in the State of Hawai'i, and shall provide coverages on an "occurrence" basis (not on a "claim made" form) and shall provide limits not less than the following:

General Aggregate Limit	\$2,000,000.00
Personal Injury Limit	\$2,000,000.00
Each Occurrence Limit	\$1,500,000.00

Licensee shall name Licensors as additional insureds. The policy shall contain a clause that the insurer will not cancel or change the insurance without first giving Licensors thirty (30) days prior written notice. A copy of the policy or a certificate of insurance shall be delivered to Licensors within thirty (30) days after the execution of this License Agreement, and Licensee will provide certificates of insurance or, upon request, copies of such insurance policies, prior to the renewal date of any such insurance.

19. Workers' Compensation and Employers' Liability. Licensee shall maintain workers' compensation insurance with minimum limits as required by HRS Chapter 386 and regulations thereunder for all employees of Licensee. Limits for employers' liability insurance shall not be less than \$100,000 each accident; \$500,000 disease-policy limit; and \$100,000 disease-each employee.

20. Licensee's Personal Property. Licensee shall insure and keep insured all personal property of Licensee, in, on or upon the Licensed Area. Such insurance shall insure against

loss from fire and other causes of loss provided for in the standard ISO Special Coverage Form. Any policy proceeds shall be used for the repair or replacement of any personal property damaged or destroyed unless this License Agreement shall cease and terminate under the provisions hereof.

21. Preservation of Historic and Archaeological Sites. The Licensee shall take every reasonable precaution to preserve and leave unaltered all places, if any, of historic and/or archaeological interest, including without limitation structures and sites listed on the Hawaii State Register of Historic Places and/or the National Register of Historic Places, ponds, reservoirs, heiau, altars, agricultural terraces, lo'i, walls, auwai, house platforms, imu, petroglyph sites, cemeteries; and all objects, if any, of historic and/or archaeological interest, including without limitation antiquities and specimens of Hawaiian or other ancient art or handicraft which may be found in or on the Premises. Upon the discovery of such objects or of any human remains in or on the Premises, the Licensee will leave the same untouched and will immediately notify the Licensor of the type and location of such discovery.

22. Indemnity. Licensee will indemnify and hold Licensor harmless from and against all claims and demands for loss or damage, including property damage, personal injury and wrongful death, arising out of or in connection with the use or occupancy of the Licensed Area by Licensee or any other person under Licensee, or any accident or fire on the Licensed Area or any nuisance made or suffered thereon, or any failure by Licensee to keep the Licensed Area in a safe condition, and will reimburse Licensor for all their costs and expenses including reasonable attorneys' fees incurred in connection with the defense of any such claims, and will hold all equipment or buildings, including any other improvements and personal property belonging to Licensee on the Licensed Area at the sole risk of Licensee and shall save Licensor harmless from any loss or damage thereto by any cause whatsoever.

23. Default and Defeasance. This License Agreement is upon the express condition that if Licensee shall fail to pay said license fee or any part thereof within fifteen (15) days after the same becomes due and payable, whether the same shall or shall not have been legally demanded, or shall fail to observe and perform faithfully any of its covenants or agreements herein contained performable by the payment of money (other than the payment of license fee) and such default shall continue for 30 days after a statement therefor given by the obligee to Licensee, or shall fail to observe or perform faithfully any of its other covenants or agreements herein contained and such default shall continue for 30 days after written notice thereof given by Licensor to Licensee, or shall abandon the Licensed Area, or if this License Agreement or any estate or interest of Licensee hereunder shall be sold under any attachment or execution, Licensor may at once re-enter the Licensed Area or any part thereof in the name of the whole and, upon or without such entry, at their option terminate this License Agreement, without service of notice or legal process and without prejudice to any other remedy or right of action for arrears of license fee or other charges or other breach of contract. If Licensee shall fail to observe or perform any of its covenants herein contained, Licensor at any time thereafter and without notice may, but shall not be obligated to, observe or perform such covenant for the account and at the expense of Licensee, and all costs and expenses incurred by Licensor in observing and performing such covenant shall constitute additional license fee and shall bear interest at the rate of 12% per year.

24. Condemnation. If the whole of the Licensed Area shall be taken by any public authority under the power of eminent domain, then the term of this License Agreement shall cease as of the day possession is taken by such public authority and all license fees shall be paid up to that date. All compensation and damages payable or to be paid for or by reason of such taking shall be payable or to be the sole property of Licensor. If only a part of the Licensed Area shall be taken under eminent domain, this License Agreement shall terminate as to the portion taken and unless this License Agreement shall be terminated, as hereinafter provided, it shall continue in full force and effect as to the remainder of the Licensed Area.

If the remainder of the Licensed Area cannot be used for the purpose for which Licensee has been using the Licensed Area, Licensee shall have the option, to be exercised within thirty (30) days after the filing of such eminent domain action, of canceling this License Agreement effective as of the date the condemning authority shall take possession.

Licensee shall have the right to claim and recover from the condemning authority, but not from Licensor, such compensation as may be separately awarded or recoverable by Licensee in Licensee's own right on account of any cost or loss to which Licensee might be put in removing Licensee's fixtures and equipment.

25. Valuation. In the event of any condemnation of all or any portion of the Land, no person having any interest in the Licensed Area or in the condemnation thereof or the award therefor, shall claim that the value of the Land or the valuation of the Land is affected by the amount of licensed fee (i.e., \$0.00 per annum), which is a special agreement made by Licensor with Winners' Camp Foundation, on a non-commercial, non-market value basis, because of the special shared mission between Licensor and Winners' Camp Foundation, and which has no relationship to the fair market value of the Land.

26. Hazardous Waste. Licensee shall keep and maintain the Licensed Area including without limitation the groundwater on or under the Licensed Area, in compliance with, and shall not cause or permit the Licensed Area or any portion thereof to be in violation of, any federal, state or local laws, ordinances or regulations, now or hereafter in effect, relating to environmental conditions, industrial hygiene or Hazardous Materials (as hereinafter defined), on, under or about the Licensed Area including without limitation the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., the Clean Water Act, 33 U.S.C. Section 1251, et seq., the Clean Air Act, 42 U.S.C. Section 7401, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601 through 2629, the Safe Drinking Water Act, 42 U.S.C. Sections 300f through 300j, and any similar state and local laws and ordinances and the regulations now or hereafter adopted, published and/or promulgated pursuant thereto (collectively the "Hazardous Materials Laws").

Licensee shall not use, generate, manufacture, treat, handle, refine, produce, process,

store, discharge, release, dispose of or allow to exist on, under or about the Licensed Area any flammable explosives, radioactive materials, asbestos, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials, including without limitation any substances defined as, or included in, the definition of "hazardous substances", "hazardous wastes", "hazardous materials", or "toxic substances" under the Hazardous Materials Laws (collectively "Hazardous Materials"), except in strict compliance with all applicable Hazardous Materials Laws. Furthermore, Licensee shall not allow to exist on, under or about the Licensed Area any underground storage tanks or underground deposits.

Licensee shall immediately advise Licensor in writing of (i) any and all enforcement, clean up, removal, mitigation remediation or other governmental or regulatory actions instituted, contemplated or threatened pursuant to any Hazardous Materials Laws affecting the Licensed Area, (ii) all claims made or threatened by any third party against the Licensee or the Licensed Area relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials (the matters set forth in clauses (i) and (ii) above are hereinafter referred to as "Hazardous Materials Claims"), (iii) the Licensee's discovery of any occurrence or condition on the Licensed Area which could subject Licensee, Licensor or the Licensed Area to any restrictions on ownership, occupancy, transferability or use of the Licensed Area under any Hazardous Materials Laws.

Licensor shall have the right to join and participate in, as a party if it so elects, any settlements, remedial actions, legal proceedings or actions initiated in connection with any Hazardous Materials Claims and to have its reasonable attorneys' fees incurred in connection therewith paid by the Licensee. Licensee shall be solely responsible for and shall indemnify and hold harmless Licensor and its employees, agents, successors and assigns from and against any loss, damage, cost, expense or liability directly or indirectly arising out of or attributable to the use, generation, manufacture, treatment, handling, refining, production, processing, storage, release, threatened release, discharge, disposal or presence of Hazardous Materials, on, under or about the Licensed Area by or through Licensee including without limitation: (a) the costs of any required or necessary repair, cleanup or detoxification of the Licensed Area, and the preparation and implementation of any closure, remedial or other required plans; and (b) all reasonable costs and expenses incurred by Licensor in connection therewith, including without limitation reasonable attorneys' fees.

Licensee will indemnify Licensor against and hold Licensor harmless from all costs and expenses (including reasonable fees of legal counsel), losses, damages (including foreseeable or unforeseeable consequential damages) and liabilities incurred by Licensor which may arise out of or may be directly or indirectly attributable to (a) the use, generation, manufacture, treatment, handling, refining, production, processing, storage, release, discharge, disposal or presence of any Hazardous Material on, within, under or about the Licensed Area, (b) Licensor's investigation and handling (including the defense) of any Hazardous Materials Claims, whether or not any lawsuit or other formal legal proceeding shall have been commenced in respect thereof, and (c) Licensor's enforcement of this License Agreement, whether or not suit is brought therefor. The provisions of

paragraph 24 of this License Agreement shall survive the termination of this License Agreement.

If requested by Licensor at the end of the license term Licensee, at its sole cost and expense, shall cause a Phase I Environmental Survey of the Licensed Area to be conducted of the property by a competent and experienced environmental engineer or engineering firm and shall provide a copy of such Survey to the Licensor in order to confirm Licensee's compliance with the covenants contained in this paragraph.

27. No Wetlands. Licensee shall not create any wetland on the Licensed Area or the land or use the Licensed Area in such a manner as to subject the land or any portion thereof to wetlands regulations or the jurisdiction of the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service or any other federal, state or county agency regulating and controlling wetlands, without the prior written consent of Licensor.

28. No Landfills or Dumps. Licensee shall dispose of all garbage, refuse, Hazardous Materials, industrial solid or other wastes, inert material, and any other waste generated on the Licensed Area in an appropriate permitted disposal facility, except that composting and spreading of compost throughout the Licensed Area shall not be considered disposal of solid waste on the Licensed Area.

29. Permits and Notices. Licensee shall at its own expense be solely responsible for obtaining any governmental zoning classification, approval or consent required by law for or in connection with Licensee's operations hereunder and shall also give any notices necessary or incidental to said operations.

30. Survey. Within six (6) months of the Effective Date, Licensee shall provide to Licensor a metes and bounds survey and boundary map for the Licensed Area prepared and certified by a professional land surveyor registered to practice in the State of Hawaii.

31. Liens. Licensee shall not permit any liens to be attached to the improvements or the Licensed Area.

32. Successors. All of the covenants, agreements, provisions, terms and conditions contained in this License Agreement shall apply to, inure to, and be binding upon Licensor, Licensee, and its successors, successors in trust and assigns.

33. Disclaimer of Warranties. The provisions of this License Agreement constitute, and are intended to constitute, the entire agreement of the parties to this License Agreement, and no terms, conditions, warranties, promises or undertakings of any nature whatsoever, express or implied, exist between the parties, except as herein expressly set forth.

34. Non Waiver. The waiver by Licensor of any breach of any term, covenant or condition herein contained, shall not be deemed to be a waiver of such term, covenant or condition of any subsequent breach of the same or any other term, covenant or condition herein contained. The

subsequent acceptance of any license fee or other sums due hereunder by Licensor shall not be deemed to be a waiver of any preceding breach by Licensee of any term, covenant or condition of this License Agreement, other than the failure of Licensee to pay the particular license fee or other amount so accepted, regardless of Licensor's knowledge of such preceding breach at the time of acceptance of such license fee or other amount. No covenant, term or condition of this License Agreement shall be deemed to have been waived by Licensor unless such waiver is in writing, signed by Licensor.

35. Licensee's Assumption of Risk Regarding Restriction on Use.

Notwithstanding any provision to the contrary, Licensee expressly acknowledges and agrees that by accepting this License Agreement upon the terms and conditions provided herein, Licensee has agreed to assume all risks relating to any restriction on the use of the Licensed Area arising out of, or relating to, any governmental land use and zoning laws, the building code, or the design of the improvements comprising the property. If, for any of the foregoing reasons or causes, Licensee is unable to use the Licensed Area for the purposes set forth in paragraph 4, Licensee's sole remedy shall be to terminate this License Agreement, and upon such termination and the payment of any outstanding sums owed by Licensee to Licensor, Licensee shall be relieved of any further obligations to Licensor under this License Agreement. In no event shall Licensee have any recourse against Licensor for any claims for damages, loss of profits or other general or consequential damages arising out of the termination of this License Agreement due to the reasons or causes set forth in this paragraph. This release of liability has been expressly bargained for by Licensor in agreeing to issue this License Agreement to Licensee upon the terms and conditions contained herein, and Licensee acknowledges that Licensee has been advised by its legal counsel of the consequences of this release of liability in favor of Licensor. This release of liability shall accordingly be liberally construed in favor of Licensor to effect the intention of the parties in entering into this License Agreement.

36. Trustees Not Personally Liable. This License Agreement has been approved or executed by the Trustees of the Estate of Bernice Pauahi Bishop in their fiduciary capacities as said Trustees, and not in their individual capacities. No personal liability or obligation under this instrument shall be imposed or assessed against said Trustees in their individual capacities.

37. Paragraph Headings. The headings of paragraphs herein are inserted only for convenience and reference and shall in no way define or limit the scope or intent of any provision of this License Agreement.

38. No Interest in Real Property. Licensee agrees that Licensee does not and shall not claim at any time any real property interest in the land owned by Licensor or any landlord-tenant relationship with Licensor by virtue of this License Agreement or its occupancy or use of the Licensed Area. THIS LICENSE AGREEMENT IS NOT A LEASE.

39. Severability. If any term of this License Agreement or any application thereof shall be invalid or unenforceable, the remainder of this License Agreement and any other application of such term shall not be affected thereby.

40. Entire Agreement. This License Agreement and the Exhibit attached hereto and forming a part hereof set forth all the covenants, promises, agreements, conditions and understandings between Licensee and Licensor concerning the Licensed Area and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this License Agreement shall be binding upon Licensor or Licensee unless reduced to writing and signed by them.

41. No Partnership Intended. It is expressly understood that Licensor does not intend and shall not, in any way or for any purpose whatsoever, become a partner of Licensee in the conduct of its business, or otherwise, or joint venturer or a member of a joint enterprise with Licensee pursuant to this License Agreement.

42. Notices. All notices, requests, demands or documents which are required or permitted to be given or served hereunder shall be in writing and personally delivered, or sent by registered or certified mail addressed as follows:

To Licensor:

567 South King Street, Suite 200
Honolulu, Hawaii 96813
Attention: Neil Hannahs, Director – Land Asset Division

To Licensee:

P.O. Box 241018
Honolulu, Hawai'i 96824

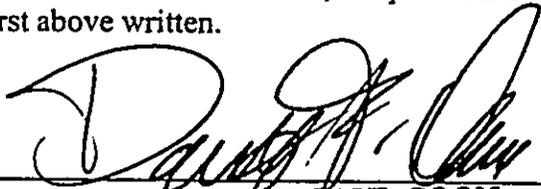
The addresses may be changed from time to time by the addressee by serving notice as heretofore provided. Service of such notice or demand shall be deemed complete on the date of actual delivery as shown by the addressee's registry or certification receipt or at the expiration of the third day after the date of mailing, whichever is earlier in time. Rejection or other refusal to accept, or inability to deliver because of changed address of which no notice was given, will constitute receipt of the notice or other communication.

43. Consents of Parties. Except as otherwise set forth in this License Agreement, where the consent of either party is required under the terms of this License Agreement, such consent shall not be unreasonably withheld.

44. Subdivision. If at any time during the term of this License Agreement any governmental authority shall require that the Licensed Area be legally subdivided in order for this License Agreement to be kept in effect, Licensee agrees to undertake, at its sole cost and expense all the steps necessary to obtain a legal subdivision of the Land. If the Licensee fails to effect the required subdivision within the time permitted by the complaining governmental authority, this License Agreement shall terminate.

45. Roadway Maintenance. Licensor shall maintain all roadways affording access from a government road to the Licensed Area over which Licensee does not have exclusive access. Licensor may assess Licensee and all other lessees, licensees, and tenants who have use of such roadways the actual cost of maintaining and repairing such roadways. Licensee shall promptly pay Licensee's prorated cost of such assessments during the term of this License Agreement. Licensee shall have the responsibility of maintaining all roadways over which Licensee has exclusive use during the term of this License Agreement.

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.



DAVID PAUL COON



FRANCIS AHLOY KEALA



RONALD DALE LIBKUMAN
TRUSTEES OF THE ESTATE OF
BERNICE PAUAAHI BISHOP

By 

Name:

Its 

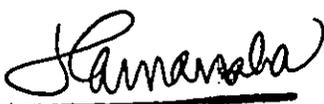
Funding Director

By _____
Name:

Its _____

“Licensor”

“Licensee”



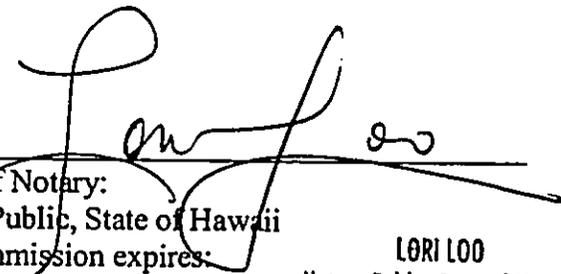
Legal Group

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this _____ day of OCT 12 2000, 2000, before me

personally appeared DAVID PAUL COON, FRANCIS AHLOY KEALA

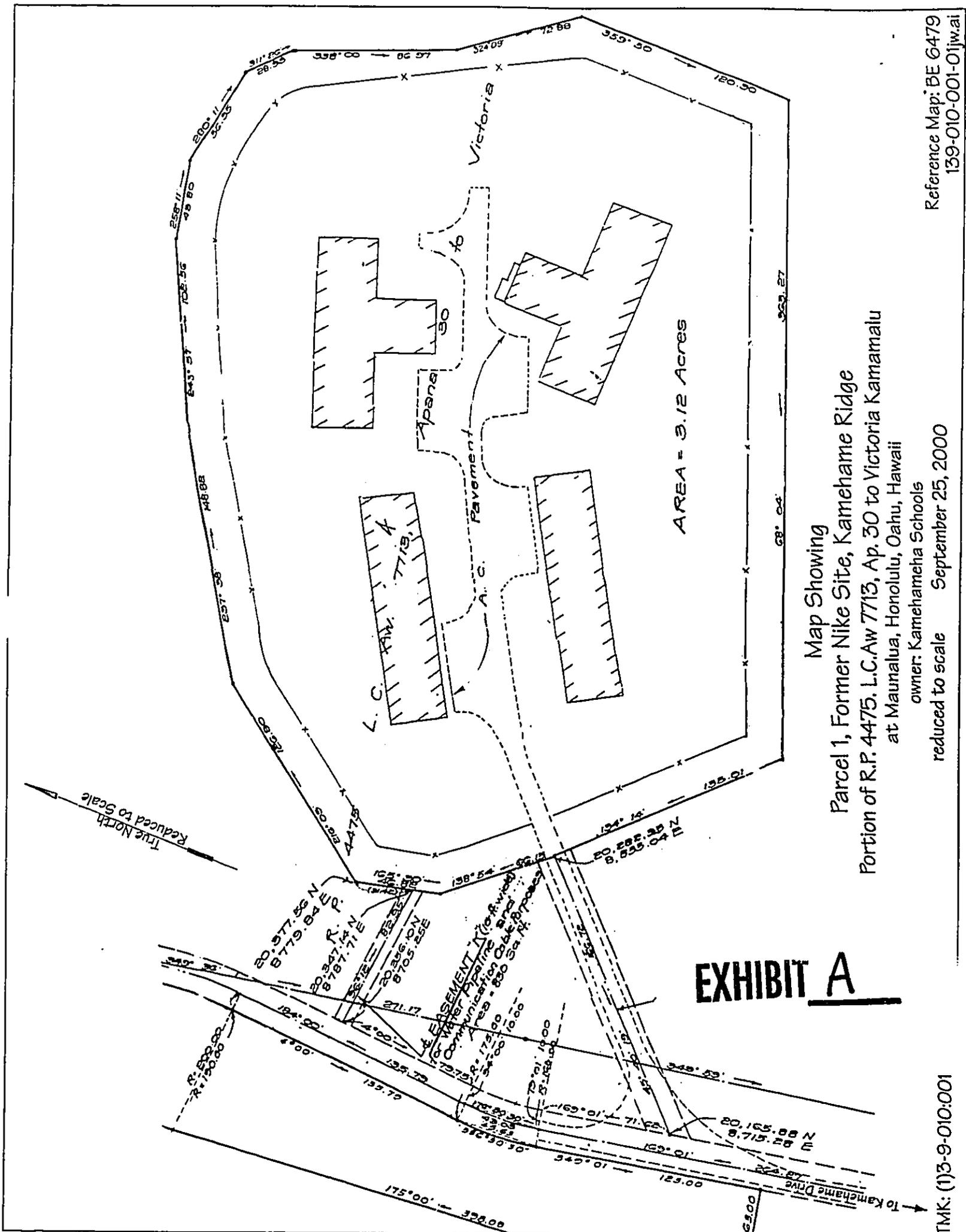
and RONALD DALE LIBKUMAN, three of the Trustees of the Estate of Bernice Pauahi Bishop, to me known to be the persons described in the foregoing instrument and who did say that such persons severally executed the foregoing instrument as their free act and deed as such Trustees.


Name of Notary:
Notary Public, State of Hawaii
My Commission expires:

LORI LOO
Notary Public, State of Hawaii
My commission expires February 27, 2001

License No. 139-55





Map Showing
 Parcel 1, Former Nike Site, Kamehame Ridge
 Portion of R.P. 4475, L.C. Aw 7713, Ap. 30 to Victoria Kamamalu
 at Maunaloa, Honolulu, Oahu, Hawaii
 owner: Kamehameha Schools
 reduced to scale September 25, 2000

Reference Map: BE 6479
 139-010-001-01jw.ai

TMK: (1)3-9-010:001

Winners' Camp, Kamehame Ridge

Year	No. of Students		Total Value Per Year	Year	No. of Students		Total Value Per Year
1	20	\$ 980	\$ 20,000	27	42	\$ 3,485	\$ 147,927
2	21	\$ 1,029	\$ 21,600	28	44	\$ 3,659	\$ 159,761
3	22	\$ 1,080	\$ 23,328	29	45	\$ 3,842	\$ 172,542
4	22	\$ 1,134	\$ 25,194	30	46	\$ 4,034	\$ 186,345
5	23	\$ 1,191	\$ 27,210	31	48	\$ 4,236	\$ 201,253
6	23	\$ 1,251	\$ 29,387	32	49	\$ 4,447	\$ 217,353
7	24	\$ 1,313	\$ 31,737	33	50	\$ 4,670	\$ 234,742
8	25	\$ 1,379	\$ 34,276	34	52	\$ 4,903	\$ 253,521
9	26	\$ 1,448	\$ 37,019	35	53	\$ 5,148	\$ 273,803
10	26	\$ 1,520	\$ 39,980	36	55	\$ 5,406	\$ 295,707
11	27	\$ 1,596	\$ 43,178	37	56	\$ 5,676	\$ 319,363
12	28	\$ 1,676	\$ 46,633	38	58	\$ 5,960	\$ 344,913
13	29	\$ 1,760	\$ 50,363	39	60	\$ 6,258	\$ 372,506
14	29	\$ 1,848	\$ 54,392	40	61	\$ 6,571	\$ 402,306
15	30	\$ 1,940	\$ 58,744	41	63	\$ 6,899	\$ 434,490
16	31	\$ 2,037	\$ 63,443	42	65	\$ 7,244	\$ 469,250
17	32	\$ 2,139	\$ 68,519	43	67	\$ 7,606	\$ 506,790
18	33	\$ 2,246	\$ 74,000	44	69	\$ 7,987	\$ 547,333
19	34	\$ 2,358	\$ 79,920	45	70	\$ 8,386	\$ 591,119
20	35	\$ 2,476	\$ 86,314	46	73	\$ 8,805	\$ 638,409
21	36	\$ 2,600	\$ 93,219	47	75	\$ 9,246	\$ 689,482
22	37	\$ 2,730	\$ 100,677	48	77	\$ 9,708	\$ 744,640
23	38	\$ 2,867	\$ 108,731	49	79	\$ 10,193	\$ 804,211
24	39	\$ 3,010	\$ 117,429	50	81	\$ 10,703	\$ 868,548
25	40	\$ 3,161	\$ 126,824	51	83	\$ 11,238	\$ 938,032
26	41	\$ 3,319	\$ 136,970	52	86	\$ 11,800	\$ 1,013,075

EXHIBIT B

Appendix B

Hawaii Natural Heritage Program Assessment

CHAR & ASSOCIATES

Botanical/Environmental Consultants

4471 Puu Panini Ave.
Honolulu, Hawaii 96816
(808) 734-7828

January 2000

BOTANICAL RESOURCES ASSESSMENT FORMER NIKE CAMP AND MISSILE SITE KAMEHAME RIDGE, O'AHU

INTRODUCTION

A survey of the botanical resources found on the former Nike site (TMK: 3-9-010:001) was conducted on 29 December 2000. The former Nike Camp buildings will be renovated and used for the Winner's Camp facility. A survey was also made of the water tank area located upslope of the Nike Camp; a new water tank will be located adjacent to the existing water tank.

The primary objectives of the survey were to:

- 1) provide a description of the vegetation on the Nike Camp site and the water tank area;
- 2) search for threatened and endangered species as well as species of concern; and
- 3) identify areas of potential environmental problems or concerns and propose appropriate mitigation measures.

The plant names used in this report follow Wagner *et al.* (1990). More recent name changes follow those reported in the Hawaii Biological Survey series (Evenhuis and Miller 1995-1998; Evenhuis and Eldredge 1999-2000).

DESCRIPTION OF THE VEGETATION

Nike Site: The Nike Camp site is located below the ridge line in an excavated bowl area; the site was extensively disturbed during the construction of the facility. Since its closure, the site has become overgrown.

The majority of the site is overgrown with clumps of Guinea grass (Panicum maximum) and scattered koa haole shrubs (Leucaena leucocephala). Pitted beardgrass (Bothriochloa pertusa) and comb hyptis (Hyptis pectinata) are locally common in some places. Other weedy species observed on the site include Christmas berry shrubs (Schinus terebinthifolius), creeping indigo (Indigofera hendecaphylla), sensitive plant or puahilahila (Mimosa pudica), weed verbena (Verbena litoralis), Bidens alba var. radiata, guava (Psidium guajava), and sourgrass (Digitaria insularis).

On the rocky back wall of the site, a few native plants are found; these are the kawelu or 'emoloa grass (Eragrostis variabilis), huehue vine (Cocculus orbiculatus), and 'uhaloa (Waltheria indica).

A few of the plants used for landscaping the facility are still present on the Nike site. A few large banyan trees (Ficus sp., F. elastica), Cook pine (Araucaria columnaris), and octopus tree (Schefflera actinophylla) are found on the site. Other plantings include mock orange (Murraya paniculata), hibiscus cultivars (Hibiscus rosa-sinensis), golden-fruited palm (Chrysalidocarpus lutescens), wedelia (Spagneticola trilobata), ti (Cordyline fruticosa), Agave sp., laua'e fern (Phymatosorus scolopendria), and Pleomele fragrans. Low mats of Bermuda grass or manienie (Cynodon dactylon) are found around the parking lot and buildings.

Water Tank Site: A leveled, bulldozed area is found immediately adjacent to the existing water tank. The vegetation on this site consists of low mats of pitted beardgrass and golden beardgrass or manienie 'ula (Chrysopogon aciculatus). Scattered through this grassy area are small shrubs of guava and lantana (Lantana camara). Other weedy, mostly annual plants found here include smooth rattlepod (Crotalaria pallida), Natal redtop grass (Melinis repens), comb hyptis, partridge pea (Chamaecrista nictitans), nettle-leaved vervain (Stachytarpheta urticifolia), etc.

Bordering the grassy area is a dense thicket of Christmas berry and koa shrubs. A few 'ulei shrubs (Osteomeles anthyllidifolia) form a low, woody tangle, 2 to 3 ft. tall, around the border.

DISCUSSION AND RECOMMENDATIONS

The proposed project will take place on an already extensively disturbed area. The vegetation on the site consists primarily of Guinea grass and koa haole scrub which has invaded the former Nike Camp facility. A few remnant landscape plantings also still persist on the site. On the proposed water tank site the vegetation consists of a level, grassy area which has been bulldozed in the past. Almost all of the plants on the Nike site and the water tank site are introduced or alien species. Introduced species are all those plants which were brought to the Hawaiian Islands by humans, intentionally or accidentally, after Western contact, that is, Cook's arrival in the islands in 1778.

A few native plants occur on the two sites. These are the 'uhaloa, huehue, 'ulei, golden beardgrass, 'ulei, and kawelu. The kawelu is endemic, that is, it is native only to Hawai'i. The others are indigenous, that is, they are native to Hawai'i and elsewhere. A rare nehe species (Lipochaeta lobata var. lobata) was observed in 1976 in the vicinity of the project site -- Maunaloa summit

ridge, junction with Kamehame ridge 787-1,1000 ft. elevation (Hawai'i Natural Heritage Program database). No plants of the nehe were observed on the Nike site, water tank site, or in the scrub vegetation immediately adjacent to these two sites.

None of the plants observed during this survey are considered threatened and endangered species or species of concern (U.S. Fish and Wildlife Service 1999). All of the plants can be found in similar environmental habitats throughout the Hawaiian Islands.

Given these findings, the proposed reuse of the Nike facility and the construction of a new water tank should not have a significant negative impact on the botanical resources. There are no botanical reasons to impose any restrictions, conditions, or impediments to the proposed uses.

LITERATURE CITED

- Evenhuis, N.L. and S.E. Miller, editors. 1995-1998. Records of the Hawaii Biological Survey. Bishop Museum Occasional Papers Nos. 41-56.
- Evenhuis, N.L. and L.G. Eldredge, editors. 1999-2000. Records of the Hawaii Biological Survey. Bishop Museum Occasional Papers Nos. 58-64.
- U.S. Fish and Wildlife Service. 1999. U.S. Fish and Wildlife Service species list, plants. March 23, 1999. Pacific Islands Ecoregion Office, Honolulu, HI.
- Wagner, W.L., D.R. Herbst, and S.H. Sohmer. 1990. Manual of the flowering plants of Hawai'i. 2 vols. University of Hawai'i Press and Bishop Museum Press, Honolulu, HI. Bishop Museum Special Publication 83.

Hawaii Natural Heritage Program

University of Hawaii at Manoa
Center for Conservation Research and Training



•Mailing: 3050 Maile Way, Gilmore 409• Honolulu, Hawaii •96822• PH: (808) 956-3744 •FAX (808) 956-4001

November 15, 2000

Delorese Gregoire
Winners' Camp Foundation
P.O. Box 241018
Honolulu, Hawaii 96824

Dear Ms. Gregoire,

Enclosed is the rare species information you requested for your project site. According to our database there has been a few recordings of a rare plant species in the area. I've attached a map for your information. At Dot #82 (highlighted in yellow), is the mapped location. The information is as follows:

Species name: *Lipochaeta lobata* var *lobata*

Global rank: G2T2 (means that there are less than 20 current populations left in the world)

Federal Status: None.

Last Observation: 1976-11-09

Source: Specimens located at Bishop Museum.

Location Description: Maunalua summit ridge, junction with Kamehame Ridge 787-1100 feet elevation.

There are no other rare species in the vicinity of your project area. It appears that this area may not have been surveyed for some time. The plant may or may not still exist there. Only a biological survey can ultimately determine the extent of the biological resources of the area.

I hope this information proves useful for your project. If you have any further questions, you may contact me at 956-3744.

Sincerely,

Roy Kam

Data Manager

Hawaii Natural Heritage Program

Center for Conservation Research and Training

Notice

The Hawaii Natural Heritage Program database is dependent on the research and observations of many scientists and individuals. In most cases this information is not the result of comprehensive site-specific field surveys, and is not confirmed by the Heritage staff. Many areas in Hawaii have never been thoroughly surveyed, and new plants and animals are still being discovered. Database information should never be regarded as final statements or substituted for on-site surveys required for environmental assessments. Data provided by the Heritage Program do not represent a position taken by The Center for Conservation Research and Training or The Nature Conservancy of Hawaii. Heritage information is only for the intended use of the individual or organization who requested it. It may not be distributed in any way without the consent of the Hawaii Natural Heritage Program.

Please cite the Heritage Program and primary sources in all documentation and reports.

Hawaii Natural Heritage Program, Center for Conservation Research and Training, University of Hawaii at Manoa
3050 Maile Way, Gilmore 409, Honolulu, Hawaii 96822

HAWAII NATURAL HERITAGE PROGRAM *Nov. 2000*

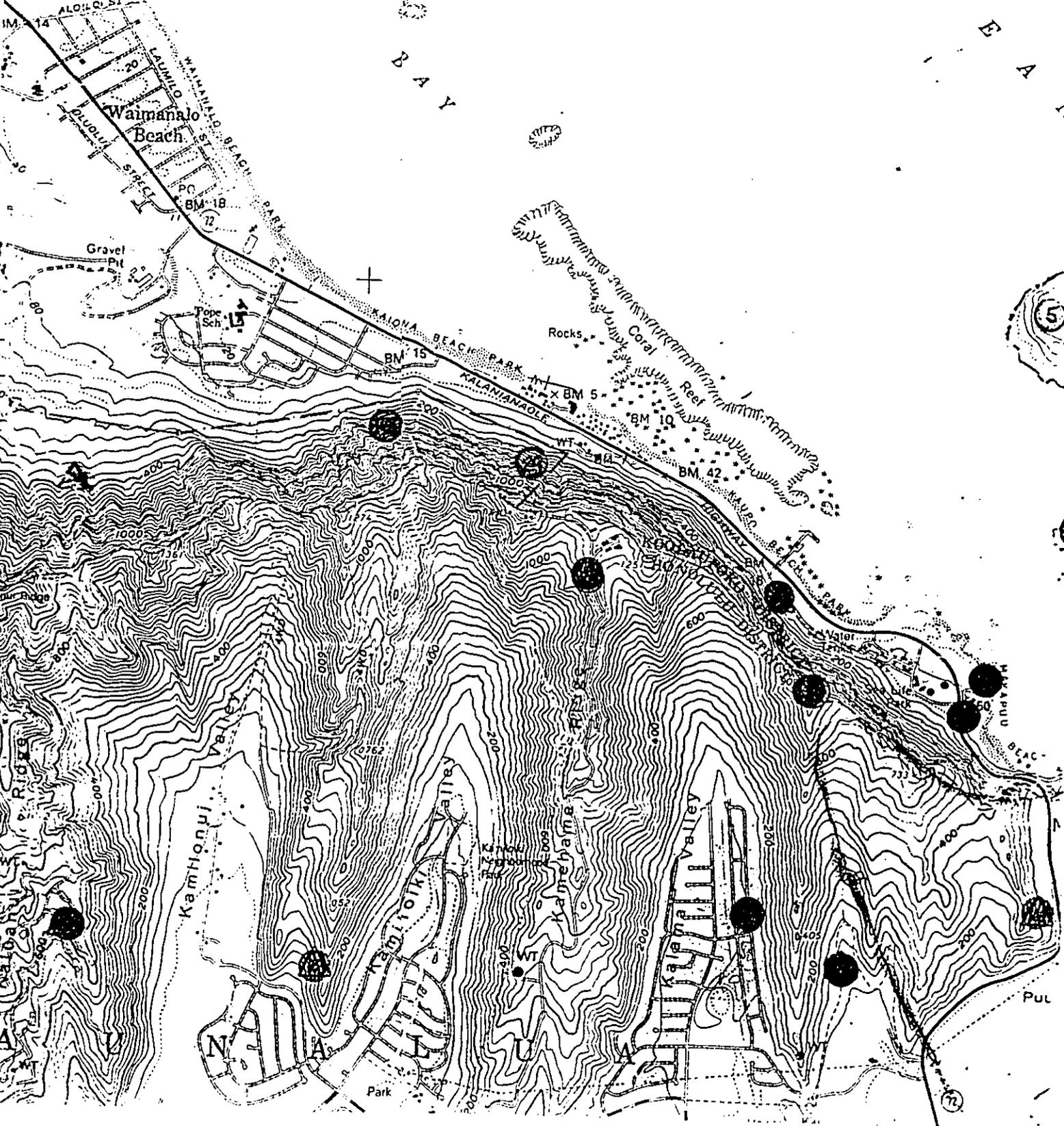
W A I M A N A L O

O C E A N

MANALO BAY RECREATION AREA

Waimanalo Beach

BAY



Appendix C

Winners' Camp Community Support & Comments

**HAWAII KAI NEIGHBORHOOD BOARD NO. 1
MINUTES OF REGULAR MEETING
TUESDAY, SEPTEMBER 26, 2000
PAGE 6**

stated that she circulated petitions opposing the project and expressed dismay asking why the Board has waited to have a presentation on the halau until the eve of a City Council vote on the proposed project. Renee Ching, head coach - Hui Nalu Canoe Club pointed out that Hui Nalu along with 35 other canoe clubs plans to utilize the halau and added that the public is welcome. EHCC member Kevin Kekona cited that Hui Nalu has been an exemplary steward of Maunalua Bay Beach Park. Project Champion Steve Hirano expressed his thanks to the Board for facilitating this community dialogue.

Rodgers moved and Stanford seconded that the Board support the canoe halau construction project as presented.

Discussion followed: Clark stated his support for Speck's motion as a reasonable compromise, however, he stated that the Board would make a major mistake if they took a position in support of placing the canoe halau at the end of Maunalua Bay Beach Park. Speck spoke in support of the project stating that the halau will service the youth. Acting Chair White also spoke in support of the project as a reasonable one.

The motion carried 10-3-0. Ayes: Carter, Frias, Houghton, Kirchner, Livingston, Rodgers, Speck, Stanford, Wallace, White. Nays: Clark, Gelmer, Welhouse. Abstention: None.

Vice Chair White relinquished the chair to Rodgers.

NEW BUSINESS

Does the Board want to hold their next scheduled meeting on October 31, 2000 (Halloween)? Welhouse moved and Livingston seconded for the Board to hold their meeting on Monday, October 30, 2000. Discussion followed: Speck, Welhouse and White objected. The motion was withdrawn.

Rodgers moved and Carter seconded for the Board to meet on Tuesday, October 24, 2000. The motion carried 11-2-0. Nays: Clark, Welhouse.

Board's position on the renovation of the Old Nike Missile Campsite located on top of Kamehame Ridge: Livingston moved and White seconded for the Board to support renovations at the Old Nike Missile Campsite. Discussion followed: Both Mike Klein and Delores Gregorie spoke in support of renovations of this camp site which would include replacing the existing water tank with a new water tank approximately 200 feet above the camp site along the current roadway. The camp site and existing or new water tank are not visible from any of the homes in Hawaii Kai or Waimanalo. The motion carried 12-1-0. Nays: Clark.

Board's position regarding the Koko Head District Park Master Plan: Deferred.

East Honolulu Police District Station: Deferred.

COMMITTEE REPORTS

Planning and Zoning: White submitted a written report for attachment to the minutes.

There were no other committee reports.

ANNOUNCEMENTS: Chair Rodgers announced the following: (1) The next Neighborhood Board meeting is scheduled for Tuesday, October 24, 2000, at Hahaione Elementary School Cafeteria starting at 7:00 p.m. (2) Broadcasts of the Hawaii Kai Neighborhood Board No. 1 meetings are on the first and third Tuesdays of each month starting at 9:00 p.m., on Oiele Channel 54.

ADJOURNMENT: The meeting adjourned at 10:24 p.m.

Submitted by,

Jamal Siddiqui

The Senate
The Twenty-First Legislature
of the
State of Hawaii

STATE CAPITOL
HONOLULU, HAWAII 96813



June 6, 2001

Ms. Delorese Gregoire
Winners' Camp Foundation
P.O. Box 241018
Honolulu, HI 96824

Dear Delorese:

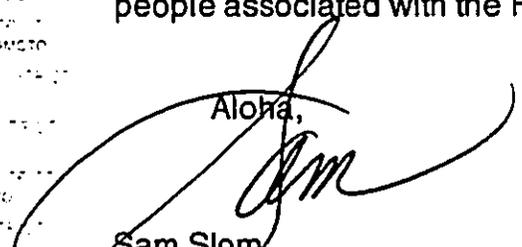
May I add both my congratulations and welcome to you and Winners' Camp for your decision to build and operate a permanent facility in the Hawaii Kai area atop Kamehame Ridge.

Winners' Camp has been a shining example of a program that works and is a major community resource for our teens and their parents. You represent a unique community treasure and we are fortunate that you chose to be our neighbor.

The rehabilitation of the land for your facility will be an added benefit to our community and I will be most happy to personally join others who have volunteered to help make the transformation a speedy reality.

Please let me know how else I may be of assistance to you and the good people associated with the Foundation.

Aloha,


Sam Slom
8th Senatorial District
Minority Leader

COLLEEN HANABUS
MATT MATSUYAMA
BRIAN KANNO
ROBERT GUNDA
SCB NAKATA
ECC HOGUE
FRID HEMMIGE
PAUL T. KAWANOE



ROTARY INTERNATIONAL
"Service Above Self"

Linda Coble, PHF
Governor 2000-01
District 5000

June 4, 2001

Delorese Gregoire
Founding Director, Winners' Camp
888 Akiu Place
Kailua, Hawaii 96734

Dear Delorese,

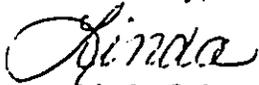
As a Rotarian and longtime volunteer, I have watched the growth of Winners' Camp and applauded the transformation of the youths emerging from this outstanding program. The Rotary Club of Honolulu and other clubs throughout our Rotary District have recognized the importance of this esteem and values building opportunity offered to teenagers and their families, and they have supported the program's development throughout the year.

I congratulate those who had the wisdom to create an environment for Winners' Camp participants atop Kamehame Ridge, in Hawaii Kai. I have visited the site and can see how ideal the location will be for the focused, secured approach Winners' Camp takes with its young clients. I lived in the shadow of the ridge for 13 years, I can think of no better use for the property.

My husband Kirk Matthews and I look forward to volunteering our time at Winners' Camp in the future, and we will especially enjoy serving with others in a environment that is worthy of a program, that really does make a difference in our community.

Best of luck as you build for the future of Winners' Camp and the young people of Hawaii.

Sincerely,


Linda Coble

June 4, 2001

Sam and Linda Cluney
635 Kapaia St.
Honolulu, HI 96825

Winners' Camp Foundation
P.O. Box 241018
Honolulu, HI 96824

Dear Delorese,

As residents of Hawaii Kai for 32 years we would like to welcome Winners' Camp to our neighborhood! This dynamic program for the youth of Hawaii is invaluable for both the recipients and the community. We think of it as positive training for our future community leaders.

The facility on Kamehame Ridge between Hawaii Kai and Kalama Valley is ideal. We are happy that they have found a permanent home and we support and approve this addition to East Honolulu.

Sincerely,

Handwritten signatures of Sam and Linda Cluney in cursive script.

Sam & Linda Cluney

Ms. Delorese Gregoire, Director
Winners Camp Foundation
P.O. Box 241018
Honolulu, HI 96824

Dear Delorese:

We are very happy that the Kamehameha Schools has given you permission to use the land on the top of Kamehame Ridge. Your program is the best use for that abandoned missile sight.

As 30 year residents of Waimanalo, we are pleased to have you as neighbors. Our two daughters, Jackie and Kelsie are graduates of your program and we know first hand what a great positive impact you have on teenagers. We are very proud of them because of the skills they learned and the support they were given at your camp.

Congratulations on your new home for Winners Camp. Let us know if there is anything we can do to support you in making the place ready for the next camp.

Aloha,

Mike & Kate Muller
Mike and Kate Muller



5339 KALANIANA'OLE HIGHWAY, HONOLULU, HAWAII 96821

REV. DOUGLAS R. OLSON, PASTOR
OFFICE 377-5477
FAX 373-7233

June 5, 2001

Winners' Camp Foundation
P.O. Box 241018
Honolulu, Hawaii 96824

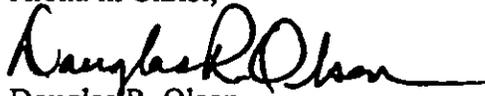
Dear Delorese and Winners' Camp Ohana,

This letter is to congratulate you on procuring the abandoned Nike Missile Site on the top of Kamehame Ridge.

As the pastor of Calvary by the Sea Lutheran church I have first hand experience of the quality of programs that Winners' Camp produces for youth and their families. I wholeheartedly endorse your operating your one week leadership seminars at Kamehame. As Hawaii Kai residents, my family and I support Winners' Camp operating in our Hawaii Kai community.

God bless and keep you and continue your good works.

Aloha in Christ,


Douglas R. Olson
Pastor



June 12, 2001

Delorese Gregoire
Winner's Camp Foundation
P.O. Box 241018
Honolulu, Hawaii 96824

Dear Delorese:

Congratulations on your new location above Kamehame Ridge as a permanent home for Winner's Camp. I'm sure your organization will be great caretakers of that property as witness by the tremendous clean up having already occurred.

As a resident of, and business operator in Hawaii Kai, I would like to take this opportunity to welcome you and your foundation to our community. I'm aware of the work you have done over the years, and hope as a result of your new location more children from our community can experience the positive influence of your organization.

Thank you for the business you have provided my company over the years. I look forward to continuing our relationship.

Best of luck!

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian K. Zinn".

Brian K. Zinn
President

Papyrus, Inc.
dba Bubbies Homemade Ice Cream and Desserts
7192 Kalaniana'ole Hwy. Suite D103
Honolulu, HI 96825

June 6, 2001

Winners Camp

Aloha,

It is my pleasure to support Winners Camp in Hawaii. As a small business owner I see first hand the effects of low self-esteem and confidence in the work place. I am also familiar with the results of the Winners Camp process of instilling life-long measurable improvements in these areas.

I look forward to working with the Winners Camp staff in producing valuable and valued community members.



Winton Schoneman
President
Papyrus, Inc

A REEF Adventure

June 12, 2001

Ms. Delorese Gregoire
Winners Camp
P. O. Box 241018
Honolulu, HI.

Dear Delorese:

Welcome to Hawaii Kai! We are delighted that you are going to be using the property above Kamehame Ridge. As a parent owning a business in Hawaii Kai, I know the good that your camp program does first hand from having sent my sons during the summer.

I know the *integrity and safety* you promote in producing Winner's Camp and expect you to be an asset to our community.

Best Regards,


Kathleen Takahashi
Vice President

Koko Marina Center
7192 Kalaniana'ole Hwy., D204A ~ Honolulu, HI. 96825
Phone: (808) 395-6133 Fax: (808) 395-6158

Appendix D

Recent Articles on the Hawaii Kai Winners' Camp Site

Winning manor

By Stephanie Kendrick



Photos by Ken Ige, Star Bulletin

Delorese Gregoire surveys the work to be done at the old Army barracks that will become the permanent site of Winners' Camp. Graffiti covers the walls and scraps of wood and tile litter the floor, but the basic structures are sound, and the layout is perfect, says Gregoire.

After 15 years of helping teens Winners Camp has found a home, but it's a real fixer-upper.

DELORESE Gregoire is standing at the mountaintop, and she can see the Promised Land.

To the nonvisionary, her Eden looks like four ramshackle buildings at the top of Kamehame Ridge in Hawaii Kai. To Gregoire it is the perfect home for Winners Camp, the teen enrichment program she began 15 years ago. The nonprofit program, which offers one-week social, academic and personal enrichment training for young people, has won national recognition and boasts 8,000 graduates, many of whom return as teachers. But its ability to grow has been hampered by the headache of finding a site for each camp. "It was horrendous," said Gregoire. "My energy is taken up each camp in getting a site. "We'd have everything set up to use a place and then their group would decide they have to use it." She and her army of volunteers once created a tent city in the meadow at Waimea Falls Park because another site canceled at the 11th hour.

A STORY OF WINNERS



Photo By Craig T. Kojima, Star-Bulletin

A red velvet heart is a tool given to teens in the Winner's Camp Program. It is used as a signal to tell parents they need to talk. Winners Camp alumni and their parents talk about what the program has meant to them.

So last year she gave up everything, all income-producing work, all outside stresses, to concentrate on finding a home for Winners Camp. And then she stood up in front of her fellow Rotarians at the Rotary Club, Honolulu chapter, and made a declaration.

"In the year 2000, I declared I would break ground for Winners Camp.

Dec. 16th we broke ground," said Gregoire. It was her 54th birthday.

As a result of the Rotary Club meeting, Gregoire was introduced to Paul Cathcart, senior asset manager for Kamehameha Schools, whose area of influence includes the 3.5-acre site of a former Army barracks at the top of Kamehame ridge. For years it was used to support a Nike missile installation. "It's been pretty much vacant since the Army left in the mid '60s," said Cathcart. Winners Camp made a pitch for the property, which was endorsed by faculty members familiar with its work. "When the package was presented to the trustees they thought it was a terrific idea," said Cathcart.

In lieu of rent, Winners Camp has agreed to include Kamehameha students and teachers in its programs in exchange for a 40-year license to use the property.

"There's an educational benefit to the school," said Cathcart.

"Having a physical presence up there will also improve the security of the site," he said.

Though the area is closed to unauthorized vehicle traffic, there is ample evidence of vandalism on the property. "We feel there will be some stability given to that ridge site. It is a unique ecosystem and a group like Winners Camp, they're just the perfect stewards for a site like that," he said.

Gregoire certainly agrees. Delight radiated from her 5-foot, 4-inch frame as she stretched her arms within the crumbling compound. She asked, without pausing a nanosecond to doubt the answer, "So can you just see it?!"

The first two buildings will house classrooms and dorms, she said as she stepped through an empty hole that used to be a doorway and onto cracked remnants of a linoleum floor. The dorm with the ocean view will house a classroom for introspective exercises.

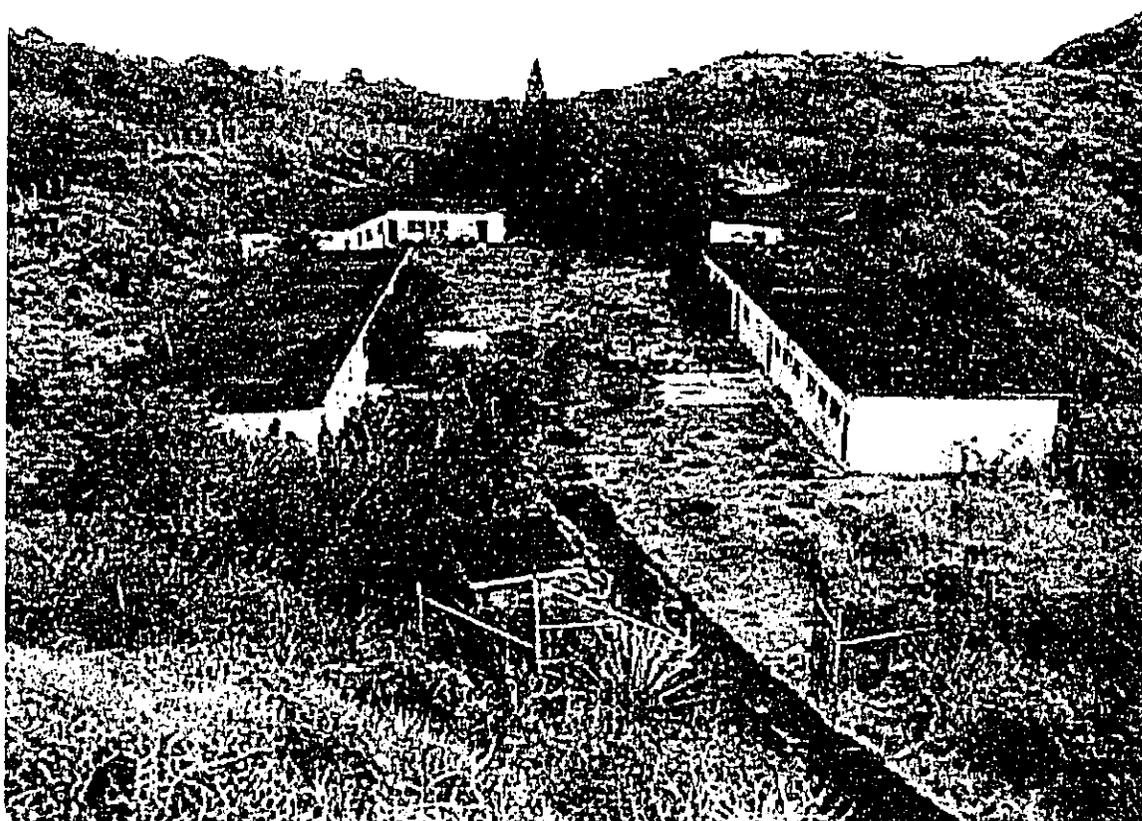
"Look at this view!," she exclaimed, pointing through holes that used to be windows.

"That's why this room isn't the academic room, this is the touchy-feely room."

Two buildings at the compound's rear will house offices, live-in staff and support services. One already bears the rusted remains of a large kitchen.

The excitement Gregoire musters for the project ahead is not born of any naivete. She's seen the ugly side of life, and knows the power of a positive vision. "I lived in 13 foster homes and was abused badly," said Gregoire. Born in Salem, Mass., she grew up all over New England. "What is Salem famous for? Witches. I'm a good witch," said Gregoire, who is not one to dwell on the negative. "We have a saying in camp, 'Be bitter or be better,' and I chose better." When she was 8 years old, she saw an Arthur Godfrey show filmed in Hawaii on television. "I said, 'I'm going to move there.' "

Photo By Ken Ige, Star-Bulletin



A dilapidated former Army barracks atop Kamehame Ridge in Hawaii Kai will become the first permanent home for Winner's Camp, a teen enrichment program. The four buildings will be used for dorms, classrooms and staff housing.

And as soon as she was 18, she did. Her first job was serving cocktails at Tahitian Lanai. While she was free of the foster care system, she hadn't yet found her path. Then 15 years ago, she signed up for a "Money and You" course. "I wanted to make more money. That was my goal. I had this idea that if I made a lot of money I would be good enough. I was always told I wasn't good enough. Even my parents didn't want me. "We learned to turn off our negative internal dialogue and turn on positive affirmations. And that's what we learn at camp." Before the course concluded, she realized just money was not that interesting once she was OK with herself. She also knew where her true path led. "I said, 'Wow, I wish I'd learned this when I was a teen-ager.' That was the epiphany. I wanted to live my life with integrity and I wanted to teach teen-agers that by being their word they could reach their full potential."

Winners Camp was born. But, like Gregoire, it spent its childhood without a home. "For it to live in perpetuity, it's got to be more than just me to live on. It's got to have a home," she said. And with the support of Rotarians, churches, parents, alumni and others in the community, she's looking to get a lot accomplished through elbow grease. "We have a lot of volunteers coming up and helping clean up the site," she said. "The military has already helped us clean it up tremendously. "Right now it doesn't look like much," she said. "We're going to need money. We're going to need support to get this up and running by this summer." She shrugged off skepticism of such ambitious plans with another tenet of Winners Camp: "If it's to be it's up to me," said Gregoire, beaming.

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Monday, February 12, 2001



PhotosBy Craig T. Kojima, Star-Bulletin

Dr. Maryellen Markley, right, and daughter Maria Simich, hold the red velvet heart that they use as a communication tool.

Winners Camp brings lasting change to many

By Stephanie Kendrick
Star-Bulletin

Maria Simich was always a good, smart kid, according to her mom, Maryellen Markley. But the older -- and taller -- she got, the more she dreaded going to school. At the age of 12, she was 5-feet, 10-inches tall and her self-esteem was at a low point.

"You know, I'm a psychologist and it broke my heart," said Markley, director of the All Star Sports and Therapy Center.

Taking the advice of family friends, Markley encouraged her daughter to attend Winners Camp. It made such a difference in her life, Simich began volunteering as a peer counselor at her school and goes back to Winners Camp as a teen leader.

"You learn a lot of skills you don't get anywhere else," said Simich.

And her academic life blossomed.

"After Winners Camp she gets up in front of the class and she talks and her teachers are just wowed," said Markley.

"Before, she knew the answers, but she was just afraid, you know, 'what if I make a fool of myself.'"

"It just has been a life changing experience for her," said Markley, who is now on the organization's board.

Adult and peer leaders work with teens at Winners Camp in hands-on exercises designed to foster teamwork, personal responsibility and leadership.

Amber Moorehead, now a senior at Kalaheo High School, credits Winners Camp with helping her improve her grades and her relationships with family and friends.

She attended Winners Camp at 14, just after finishing her freshman year with a 1.6 grade point average.

The first quarter of her sophomore year ended on a higher note, 3.8. She's held steady at 3.5 since.

"We learn goal-setting tools. They give us the tools we need to ensure success in our lives," said Moorehead, who now staffs Winners Camp programs.

Ignacio Fleishour is another Winners Camp alum who comes back to work with teens. Now 28, he was dealing with heavier issues than low grades and poor self esteem when Work Hawaii sent him to Winners Camp at the age of 16.

"Before I went to camp I was headed down a pretty bad road," said Fleishour.

He was living in Waianae with four younger brothers, no mother and a father who was dying of cancer. It was his task to provide for the family.

"I learned some skills, how to cope, how to choose a better path," said Fleishour. "It just gave me a lot of motivation to do a lot of good things."

Fleishour now works full-time for Aloha Petroleum while working on his business degree. His father has since died and three years ago one of his brothers was shot and killed by a roommate. But while life hasn't gotten much easier, he credits the skills he learned at Winners Camp with keeping him on that better path.

"Ever since I first went I've been going back," he said, because he loves watching the campers evolve.

"It's the potential that every person has and when they realize that themselves, it gives you chicken skin," he said.

"Any child, whether they're a struggling student or a straight-A student, they're going to get something out of Winner's Camp," said Jim Myers, a member of the Winners Camp board of directors.

His daughter, Brittany, attended camp when she was 15 and has been going back to teach for 10 years.

"Academically, she was a bright student; she just didn't know how to apply herself. The camp really turned her around," he said. "You know it was only a week and I was just amazed at what she was able to do in a week."

Myers, vice president of group publishing at Honolulu Publishing, is impressed with the practical approach of Winners Camp.

"Winners camp uses a lot of the techniques that you find in management training," he said, including team and character building exercises.

"If I had two applicants sitting in front of me that had skills that were identical, I'd probably pick the one who'd been through Winners Camp," he said, because of what that says about their leadership skills and values.

Pam Chambers, president of Pam Chambers & Associates, makes her living providing motivational and communication training for professionals. She also is on the Winners Camp board

So what makes Winners Camp work?

"Delorese (Gregoire, founder of Winners Camp) knows how to put together a program that involves all of the modalities of learning," said Chambers, including the physical, spiritual, emotional and intellectual.

"There's such a fast-paced variety of what goes on in the camp, there's not a dull moment," she said.

"It provides leadership opportunities for all the camp graduates," who are welcome to return as leaders, said Chambers. "If someone does that two or three times in a row, it just can't not work."

Parents, alumni and board members all had virtually the same response to the question: Can Gregoire meet her goal of having Winners Camp up and running at the new site by this summer?

Markley's sentiments reflect those of the group: "I think if anyone can do it, she can," she said.

"It'll take some money, but what it'll take more than that is a bunch of volunteers, people to go and help us clean up the site.

"I can't think of a better use for that old missile site. I think it will be the happiest place in town."

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<http://starbulletin.com>

HONOLULU

NEWS

Honolulu News On-Line • Volume 2, Number 2 • February, 2001



Delorese Gregoire (front row, holding shovel) and friends!

A heart for teenagers

by Ellen R. Marsden

There's no place like a home. Just ask Delorese Gregoire, who grew up in a series of abusive foster homes. Winners' Camp, a leadership organization for teens that she founded 15 years ago, has been similarly homeless. But now, instead of moving from place to place, holding camp at schools and organizations on Oahu and Kauai when they are not using their own facilities, Winners' Camp will soon have a permanent home on Oahu thanks to the Kamehameha Schools.

In exchange for their students and teachers participating in the Winners' Camp program, The Kamehameha Schools, whose mission is "Education is Our Business," have awarded Winners' Camp a 40-year license to use the three-and-a-half acre piece of land located on top of Kamehame ridge in Hawaii Kai. The ridge is a former Nike missile site, and the view at the top is inspiring with Waimanalo, the whole windward side and Honolulu in sight.

To find a permanent location, Delorese and the Winners' Camp Board of Directors created a "home team" of friends of Winners' Camp (there have been 8,000 graduates over the past 15 years). They spoke about the need for a home whenever they could to whomever would listen. One person on the home team spoke about it with a member of the Sunset Rotary Club at just the right time.

"The Rotary Club member was working with the Kamehameha Schools on another project," Delorese recalled, "and he saw this vacant camp and wanted me to come and see the property. He was setting me up as we drove up to it: 'This has been abandoned for ten years.' The minute I reached the property, I had chicken skin all over my body. It just felt perfect! And yes, it's all run down; it's been vandalized horribly - every single sink, every toilet, every wall. But the structure is there. When you see it, you can visualize all these teenagers; you can see all these families," she said, eyes shining.

How did Delorese make her dream a reality? By taking to heart what she teaches at Winners' Camp. "We have a saying, F O C U S, Follow One Course Until Successful, and I did," she said. "At the beginning of the year 2000 I set a goal: that I would break ground within a year. And I gave up everything. I gave up all income-producing and stress-related work. I gave up my car, I gave up everything material and just focused 100 percent on getting land. And lo and behold, it worked."

Despite needing to raise nearly a million dollars to restore the site, Delorese is firm in her goal to open camp in August of this year. So far there has been an outpouring of community support for the project, and the military, Rotary, Elks, Winners' Camp graduates and local churches, among others, have volunteered to help. More help is needed, especially financial support.

Delorese has come a long way, both literally and figuratively, from her childhood years on the East Coast. A person of determination from early on, Delorese remembers being eight years old when she resolved to come to Hawaii. She was watching Arthur Godfrey on television doing a show from Hawaii. He was playing the ukulele and the combination of the music, the smiling people and the beautiful surroundings convinced her that this was where she belonged. True to

her plan, she arrived here after high school and can imagine living nowhere else. "Hawaii," she explained, "has been very good to me."

It is ironic how Winners' Camp came into being. It was during a seminar on making money that Delorese, who now believes that "integrity is everything," realized it wasn't making more money that would make her happy; it was making a difference in young people's lives that really mattered to her. It is because her own childhood was very difficult and painful (and the mistakes she made because of that pain) that she has particular empathy for teenagers. Rather than turn inward from the hurt, Delorese turned outward with the need to help. She summed it up: "We have a saying at camp, 'Be bitter or be better.' I can be bitter about that whole thing, or I can be better. And I choose better."

Recognizing that the teen years are often confusing, frustrating and lonely, she, with the help of her business partner at Hawaii Study Tours, established the non-profit Winners' Camp Foundation, a week-long leadership training program that helps young adults 13–17 realize their worth and potential. As teens question their world and their place within it, Winners' Camp gives them tools to make better choices in life by developing their thinking, skills, talents and values.

While Winners' Camp focuses on teens, an integral part of the camp is Parents' Day, in which parents are familiarized with the week's events and go through an intensive training of their own. If being a teenager these days is difficult, being a parent today has enormous challenges as well. With a permanent home for Winners' Camp, Delorese is planning to offer more programs for parents and families. But teens will remain Winners' Camp's primary focus.

Acquiring this new home is not the end of the story; it's just the end of a chapter. Having offered Winners' Camp on Kauai for the last 10 years, Delorese would like to establish a permanent home there as well. And then? "Maybe I can reach out to teenagers all over the world," she said. And with her vision and drive, she probably will.

The next camp is during Spring Break in Kauai March 26th to April 1st. For more information call 366-8008, or visit the Winners' Camp website at www.winnerscamp.com

Nā Kama'āina: Delorese Gregoire spent most of her life believing in possibilities. Now, she teaches teens to do the same. **Profile Derek Paiva • Photographer Lew Harrington**

In Dreams



Few children set goals at age 8, but for Delorese Gregoire, childhood dreams were her only escape from life in a series of abusive foster homes.

"I didn't even know television existed until I was 8," says Gregoire. "The first program I saw was Arthur Godfrey doing a show from Hawai'i. People were smiling, dancing hula and it was all so beautiful. I promised myself that I would move to Hawai'i as soon as I turned 18. When the abuse was happening, I dreamed I was there."

True to her dream, Gregoire landed in Hawai'i right after high school. She had \$50 in her pocket, no home, family or friends to speak of, but enough optimism to believe she'd make it. She was soon taken in by a local family and experienced unconditional love for the first time. A series

of jobs, from cocktail waitress to teaching foreigners English, culminated with her owning her own business, Hawai'i Study Tours. Ultimately, Gregoire learned that a large part of her success came through taking responsibility for her life and losing her victim mentality.

With that in mind, Gregoire started Winner's Camp, a week-long program that helps teenagers do the same—believe in themselves and overcome obstacles. Activities emphasize trust, goal-setting and the importance of communication with family. In addition, participants learn techniques to excel in school.

"Teenagers are making this incredible passage from child to adult in the most complex of times," says Gregoire. "Winner's Camp gives them the tools to get through that passage."

As Winner's Camp celebrates its 13th year in August, Gregoire's goal is to incorporate camp programs into the state education system and establish a permanent learning center. Daunting tasks, but don't tell her that. "I live in possibility," she smiles.

PAI

Appendix E
Comments and Responses to the Draft EA

REF:PB:MA



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

File: OA-3057D
Acceptance Date: 9-19-2001
180 Day Exp. Date: 3-18-2002

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

NOV 07 2001

Delorese Gregoire
Winner's Camp Foundation
PO Box 241018
Honolulu, HI 96824

Subject: Comment letters for Winner's Camp Foundation Conservation District
Use Application (CDUA) for Kamehame Ridge, Oahu [TMK (1) 3-9-10:001].

Dear Ms. Gregoire:

Attached to this letter are the comments of substance that the Land Division received regarding your CDUA application. Please reply to the questions raised in these letters and send a copy of your response to both the Land Division and to the agency who authored the letter. It would help expedite the processing of your application if the Land Division received copies of your responses by November 26, 2001.

The Land Division Planning Branch also has queries regarding this application. First, our Department understands that the facility in question is a Formerly Used Defense (FUD) site. Has any testing to determine if the site is free of hazardous wastes or residues occurred? Second, the Land Division has received some queries on if the applicant is aware of cost sharing on access road maintenance. Have you contacted the FAA real estate office regarding any obligations regarding the maintenance of the road. Please respond to our questions by November 26, 2001.

Thank you for your cooperation in this matter. If there are any questions regarding this issue please contact Masa Alkire of our Planning Branch at 587-0385.

Aloha,

A handwritten signature in black ink, appearing to read "Harry Yada", written over a horizontal line.

Harry Yada
Acting Administrator

WINNERS CAMP

Life Skills Training for Teenagers
Personal and Academic Success

FOUNDING DIRECTOR

Delores Gregoire

HONORARY DIRECTORS

Carole Kai
Carole Kai Charities
Benjamin Cayetano
Governor, State of Hawaii

BOARD OF DIRECTORS

Pauline Becker
President/Treasurer
Delores Sandvold
Vice President
Lani Yukimura
Secretary
Dr. David Bess
Chunmay Chang
Dr. Maryellen Markley
Miho Morikawa
Jim Myers
Claude Thompson
Directors

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Bridget Dwyer
Tinker Gravelle
Joshua Komer
Amber Moorhead
Tiara Nichols
Mara Pavich
Koa Yukimura

PARENT ADVISORS

Kate & Mike Muller
Rosemary & Norbert Smith
Ron & Kathy Takahashi
Peter & Lani Yukimura

PROFESSIONAL ADVISORS

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Coalition for a Drug Free Hawaii
Friends of the Children's Advocacy
Friends of Foster Kids
Girl Scout Council of Hawaii
MADD & SADD
Marimad Foundation
Rotary Club of Honolulu
Shannon Smith Scholarship Fund

November 16, 2001

Harry Yada, Acting Administrator
State Of Hawai'i
Department of Land And Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawai'i 96809

Dear Mr. Yada:

Mahalo for the review of our Conservation District Use Application (CDUA), for the Winners' Camp Kamehame Ridge campsite.

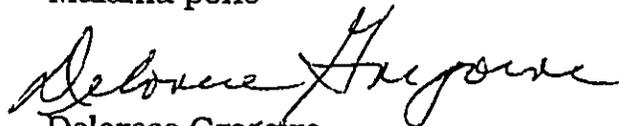
The following is our response to your queries regarding our CDUA application.

The site was built and used as administration buildings and barrack housing and mess hall. No launch pads, launcher's or weaponry were contained at this administrative site. The site was used by the Army as a Nike site up until around 1970. It was then taken over and cleaned up by the Army National Guard. Its most recent clean up and renovations were made in the eighties by the Honolulu Police Department Witness Protection Division. To the best of our knowledge the site is clean.

According to our license agreement with the Kamehameha Schools, we have been in contact with the existing parties that use the access road up to the site. We have agreed to work together to maintain the road and the vegetation along side the road. The U.S.S. Navy has sent volunteers on our behalf to clean and clear the roadside three times since we obtained our license to use this campsite.

Thank you for your attention to this matter. If you have any further questions please contact me directly at 306-8008.

Malama pono



Delores Gregoire
Founding Director

REF:PB:MA RECEIVED
LAND DIVISION



2001 SEP 25 A 10:20

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

SEP 19 2001

File Number: OA-3057D
Acceptance Date: 9-19-2001
Expiration Date: 3-18-2002
SUSPENSE DATE: 21 Days from
stamped date

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

MEMORANDUM

TO: Oahu Land Agent, Engineering, Historic Preservation Division
Dept. of Forestry and Wildlife

FROM: Harry Yada, Acting Administrator 
Land Division

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) – Departmental Permit

APPLICANT: Winner's Camp Foundation

FILE NO.: OA-3057D

REQUEST: Renovation of four structurally sound buildings at a former military facility.

LOCATION: Kamehame Ridge, Hawaii Kai, Oahu

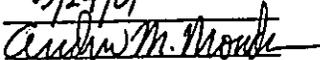
PUBLIC HEARING: YES ___ NO X

Attached to this memo is a copy of the subject CDUA and Draft Environmental Assessment. We would appreciate your review and comment on this CDUA by the suspense date noted above.

Should you require additional information, please contact Masa Alkire of our Planning Branch at 587-0385. If no response is received by the suspense date, we will assume there are no comments.

Comments Attached
 No Comments

Date: 9/24/01

Signed: 

ANDREW M. MONDEN, CHIEF ENGINEER

01-SEP-2001 10:20 AM

REF:PB:MA RECEIVED
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AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
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DEPARTMENT OF LAND AND NATURAL RESOURCES

DEPT. OF LAND &
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P.O. BOX 621
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SEP 19 2001

MEMORANDUM

TO: Oahu Land Agent, Engineering, Historic Preservation Division
Dept. of Forestry and Wildlife

FROM: Harry Yada, Acting Administrator *[Signature]*
Land Division

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) – Departmental Permit

APPLICANT: Winner's Camp Foundation

FILE NO.: OA-3057D

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LOCATION: Kamehame Ridge, Hawaii Kai, Oahu

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Comments Attached
 No Comments

Date: 9/24/01
Signed: *[Signature]*

ANDREW M. MONDEN, CHIEF ENGINEER

CDUA-3057D-01-001

Comments

The applicant proposes to utilize the existing septic tank and four (4) leaching wells for the disposal of wastewater. It is our understanding that the existing waste disposal system was constructed in the early 1960s by the military. The project site is within the "No Pass" zone established by the Honolulu Board of Water Supply, where no ground disposal of wastewater is permitted. It is recommended that the use of the existing waste disposal system and required modifications shall be approved by the State Department of Health and Honolulu Board of Water Supply.

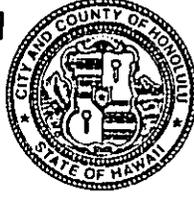
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

RECEIVED
LAND DIVISION
100 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 527-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

2001 OCT 10 P 12:47

JEREMY HARRIS
MAYOR

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII



RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2001/CLOG-3953(ry)

October 8, 2001

Mr. Harry Yada, Acting Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Yada:

Subject: Conservation District Use Application (CDUA OA-3057D)
Winner's Camp Foundation Renovation of Former Military Facility,
Kamehame Ridge, East Honolulu, Oahu
Tax Map Key 3-9-10: 1

We have reviewed the above application and have the following comments to offer:

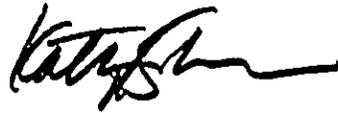
The East Honolulu Sustainable Communities Plan (SCP) has replaced the East Honolulu Development Plan (DP). The Final Environmental Assessment (FEA) should be comparing the project to the SCP rather than the superseded DP. The FEA should indicate how the project addresses the SCP's vision for East Honolulu. This vision revolves around two principal concepts: 1) the protection of the community's natural, scenic, cultural and historic resources; and 2) the improvement and replacement, where necessary, the region's aging infrastructure system, and to adapt the housing supply to address modest expected increases in residents.

In addition, the SCP establishes a Preservation Boundary for the protection of undeveloped land which is an important part of the region's open space fabric. The project is located within the Preservation Boundary of the SCP. The FEA should describe the project's consistency with the open space preservation and development policies of the SCP. In particular, the FEA should describe the project's impacts on the SCP's policies to promote access to mountain areas.

Mr. Harry Yada, Acting Administrator
Land Division
Department of Land and Natural Resources
October 8, 2001
Page 2

Thank for the opportunity to comment. If you have any questions, please contact
Raymond Young of our staff at 527-5839.

Sincerely yours,



for RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:lh
Doc 119827

WINNERS' CAMP

Life-Skills Training for Teenagers
Personal and Academic Success

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Delorese Gregoire

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Carole Kai Charities
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Governor, State of Hawaii

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Friends of the Children's Advocacy
Friends of Foster Kids
Girl Scout Council of Hawaii
MADD & SADD
Merimed Foundation
Rotary Club of Honolulu
Shamon Smith Scholarship Fund

November 16, 2001

Randall K. Fujiki, AIA
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Mahalo for reviewing our application to use the Former Military Facility, Kamehame Ridge, East Honolulu, Oahu Tax Map Key 3-9-10:1. The following are the answers to the comments you listed:

According to the East Honolulu Sustainable Communities Plan (SCP), we fit in and comply with all its precepts. We will not be adding any buildings or paving any roadways to the site. The site will maintain its current status with no historic sites or cultural resources. We will be enhancing the community by serving its youth and their families.

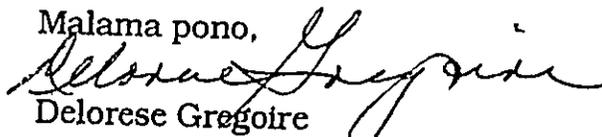
We have agreed to keep traffic to a minimum by escorting our students and families in passenger vans up to the site. We remain on site during the entire camp program. Staff remains ten days, students, seven days and parents one-full day session. We will be conducting six programs per year with no environmental impact on the neighboring community.

Open space preservation will be maintained as it is. Hikers will have the same access to mountain areas as they have always enjoyed. Scenic views will always be open and accessible.

When Winners' Camp applies for its building permits we will comply with all applicable waste systems modifications according to county regulations.

Mahalo for your concerns and attention to the Winners' Camp Foundation application.

Malama pono,



Delorese Gregoire
Founding Director WCF

BENJAMIN J. CAYETANO
GOVERNOR



RECEIVED
LAND DIVISION

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII 2001 NOV -9 A 9:02
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

November 7, 2001

Messrs. Harry Yada and Masa Alkir
Department of Land and Natural, State of Hawai'i
Land Division
P.O. Box 621
Honolulu, Hawai'i 96809

Mr. Mike Klein
Community 2010
1154 Fort Street, Suite 412
Honolulu, Hawai'i 96813

Ms. Delorese Gregoire
Winner's Camp
P.O. Box 621
Honolulu, Hawai'i 96824

Dear Ms. Gregoire and Messrs. Yada, Alkire and Klein:

We have reviewed your draft environmental assessment (DEA) for the Winner's Camp at Kamehame Ridge at the former Nike Missile Site, Tax Map Key (1) 3-9-10, parcel 1, in the district of Honolulu on the island of O'ahu. We offer the following comments for your consideration and response

- (1) **HAZARDOUS WASTE:** Please consult with the Office of Hazard Evaluation and Emergency Response of the Department of Health and the Department of the Army as to past hazardous waste and/or toxic material uses at the site and the status of cleanup, if applicable.
- (2) **CULTURAL IMPACTS.** Although the document briefly discusses historic and archaeological considerations, a brief assessment of impacts to cultural resources and cultural practices based on interviews with community members and cultural practitioners (such as gatherers, etc.) needs to be done. What impacts (if any) will the proposed action have on cultural practices and resources in the area? Chapter 343, Hawai'i Revised Statutes now requires that cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.
- (3) **GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAII:** We ask that you consider implementing some of the techniques discussed in the enclosed guidelines for sustainable building design.
- (4) **USE OF RECYCLED GLASS:** To promote the use of recycled materials in-state as found in section 103D-407, Hawai'i Revised Statutes, we ask that you consider using materials with minimum recycled glass content in the design.
- (5) **INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING:** We ask that you consider the use of native, indigenous and polynesian introduced plants in your landscaping.

If there are any questions, please call Leslie Segundo of my staff at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,


GENEVIEVE SALMONSON
Director

Enclosures

WINNERS' CAMP

Life Skills Training for Teenagers
Personal and Academic Success

November 16, 2001

Ms. Genevieve Salmonson, Director
Office of Environmental Control
235 south Beretaina Street Suite 702
Honolulu, Hawai'i 96813

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Friends of Foster Kids
Girl Scout Council of Hawai'i
MADD & SADD
Merimed Foundation
Rotary Club of Honolulu
Shannon Smith Scholarship Fund

Dear Ms. Salmonson:

Mahalo for the review of our draft environmental assessment (DEA) for the Winners' Camp Kamehame Ridge campsite.

The following is our response to your comments submitted for our consideration:

- (1) **Hazardous Waste:** The site was built and used as administration buildings and barrack housing and mess hall. No launch pads, launcher's or weaponry were contained at this administrative site. The site was used by the Army as a Nike site up until around 1970. It was then taken over and cleaned up by the Army National Guard. Its most recent clean up and renovations were made in the eighties by the Honolulu Police Department Witness Protection Division. To the best of our knowledge the site is clean.
- (2) **Cultural Impacts:** Up to date, no cultural practices have been performed or implemented on this area. Neil Hannahs of The Kamehameha Schools, representing the landlord reported that the landlord has received no request for access for cultural gatherings. Winners' Camp educational curriculum implements the teaching of Hawaiian Values and will always be sensitive to our culture of the Islands. Many well known Hawaiian Educators, Kupuna and Kumus have advised us and taught at our programs. Hawaiian history, culture and rituals have been an important part of our work since its inception in 1985. We will continue to make Hawaiian values taught by Hawaiians a key component to our curriculum taught at this new site. The site was Blessed by Kumu Thompson of Kamehameha Schools when we first received the license to use this site for forty years by the Kamehameha Schools. According to sources from the Kamehameha Schools an oral history of the site is not available and the site was not considered sacred or historical.

(3) Guidelines for Sustainable Building Design in Hawai'i: The current buildings were built by the military. The buildings are without any visually compelling design. According to the license we cannot add any new permanent structures. We will make every effort to improve the buildings aesthetically. Our goal is to repair the roofs to contain solar heating units to have a positive economical and environmental impact.. We will install energy efficient electrical appliances, lighting and plumbing. As we are a non-profit educational foundation, it is in our own best interest to convert to use "Smart Building" systems everywhere possible.

(4) Use of Recycled Glass: We are replacing all windows with used glass jealousies donated to us by contractors, builders and homeowners.

(5) Indigenous and Polynesian Introduced Plants for use in Public Landscaping: As we cannot re-build the site we will be using landscaping to enhance the entire grounds. Indigenous trees and plants are our highest priority. We have promises from several Landscaping firms to provide us with indigenous vegetation. These generous patrons of Winners' camp are also going to map out an architectural Hawaiian landscaping theme. Trees and Plants will be chosen that will require minimum water use. As an environmentally conscious organization, pesticides will be avoided at all cost. We will be using catchment water to water plants and maintain native vegetation. Mulch materials have already been donated by the truckloads and have been laid down to prevent soil erosion and dust storms.

If there are any questions, please call me directly at 306-8008. Mahalo for the opportunity to respond to your comments.

Malama pono,

Delorese Gregoire
Founding Director