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IN REPLY REFER TO:

NOV 24 1993
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

November 24, 1993

HAR-EP 1653.94

To: Brian J. J. Choy, Director
Office of Environmental Quality Control

From: *SR* Rex D. Johnson
Director of Transportation 

Subject: NEGATIVE DECLARATION FOR PIER 35 FUEL
AND EQUIPMENT WASH FACILITY

In accordance with Act 241, SLH 1992, we have completed the formal environmental assessment 30-day review period for the subject project. No comments were received from the public. We have determined that the project will not have significant impacts on the environment. Based on the foregoing, we are filing this Negative Declaration.

Enclosed are the original and four copies of the Negative Declaration and a completed OEQC form for publication in the OEQC Bulletin.

Should you have any question, please contact Elton Teshima at 587-1880.

Encs.

1993-12-08-OA-*FEA-Hawaii Stevedores Inc. Pier 35 Fuel and
Equipment Wash Facility* DEC - 8 1993

RESNA
Working To Restore Nature

**Environmental Assessment
Hawaii Stevedores Inc.
Fuel and Equipment Wash Facility
Pier 35, Honolulu Harbor, Oahu**

Submitted to:

**State of Hawaii
Department of Transportation
Harbors Division
Honolulu, Hawaii**

Prepared for:

**Hawaii Stevedores, Inc.
P.O. Box 2160
Honolulu, Hawaii 96805-2160**

Prepared by:

**RESNA-Hawaii
99-1086B Iwaena Street
Aiea, Hawaii 96701**

November 1993

**Environmental Assessment
Hawaii Stevedores Inc.
Fuel and Equipment Wash Facility
Pier 35, Honolulu Harbor, Oahu**

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**Environmental Assessment
Hawaii Stevedores Inc.
Fuel and Equipment Wash Facility
Pier 35, Honolulu Harbor, Oahu**

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1.0 Applicant Information

Applicant: Hawaii Stevedores, Inc.
P.O. Box 2160
Honolulu, Hawaii 96805-2160

Fee Simple Owner: State of Hawaii

Leasehold Owner: Hawaii Stevedores, Inc.
P.O. Box 2160
Honolulu, Hawaii 96805-2160

Lease Expiration: December 31, 2025 (32 years remaining)

Approving Agency: State of Hawaii
Department of Transportation
Harbors Division
79 S. Nimitz Hwy.
Honolulu, Hawaii 96813

Proposed Project: Improvements to existing stevedoring equipment maintenance shop yard to provide a vehicle fuel and equipment wash facility with engineered systems to minimize adverse environmental impacts and comply with environmental protection regulations including NPDES.

Project Location: Pier 35
965 N. Nimitz Highway
Honolulu, Oahu, Hawaii

Project Area: 4725 square feet (approximately)

Tax Map Key: 1-5-34 : 7

Existing Zoning: I-3

Existing Approved Use: Stevedoring Equipment Maintenance Facility

Surrounding Land Use: Industrial and Commercial

2.0 Agencies Consulted

The following agencies and departments were consulted in conjunction with the preparation of this environmental assessment. No negative responses were received from the agencies consulted. Preliminary approval was indicated by the agencies and departments as noted below. Final approval from the City and County of Honolulu Building Department is expected in the near future.

<u>Agency or Department</u>	<u>Preliminary Approval</u>
State of Hawaii	
1. Department of Transportation, Harbors Division	X
Planning Section	X
Property Management Section	
2. Department of Health	X
3. Fire Prevention Bureau	X
City and County of Honolulu	
1. Fire Department	X
2. Department of Land Utilization	X
3. Department of Public Works	X
Wastewater Management Division	X
Engineering Division	
4. Building Department	X
5. Board of Water Supply	X

3.0 Project Description

3.1 Location and Current Use

The project site is in the Iwilei district of Honolulu on the island of Oahu. The project site is shown on the Site Location Map presented as Figure 1. The project location is shown on the Project Location Map presented as Figure 1A. Current uses in the vicinity of the proposed facility consist primarily of industrial, transportation, and warehousing operations in conformance with industrial zoning classifications.

The State of Hawaii is the fee simple owner of the project site and adjacent properties at Pier 35. Hawaii Stevedores Inc. (HSI) is the leasehold property owner with a master lease for the project site with 32 years remaining. Current permitted uses at the property consist of administrative offices and maintenance operations. Approximate area of the overall site is 72,470 square feet (sf). Structures at the project site consist of two metal-frame pre-engineered structures constructed during the early 1960's. Building A, nearest Nimitz Highway has approximately 31,200 sf under roof and provides administrative office and warehouse space for several tenants. Building B, adjacent to the proposed facility, has approximately 11,760 sf under roof and supports stevedoring equipment maintenance operations.

Recently, improvements were constructed at Building B to provide maintenance shop, storage, office, and work areas. The proposed action involves construction of a vehicle fuel and equipment wash facility adjacent to Building B to provide stevedoring equipment support services. The facility is designed and constructed with systems to prevent deleterious impacts to the environment. The project area consists of approximately 4725 sf.

3.2 Project Description

The intent of the project is to provide improved operations support capability at the HSI maintenance facility. The fuel and equipment wash facility will be equipped with state-of-the-art environmental protection systems designed to prevent adverse impacts to the environment and comply with environmental regulations including the National Pollutant Discharge Elimination System (NPDES). The facility will consist of a central fuel station and a wash bay with an integral wash water recirculation system. The facility will be located near the southwest portion of the project parcel. A plan showing the facility layout is presented as Figure 2.

The equipment wash facility will consist of a 25 ft by 40 ft wash bay with a high-pressure hot water cleaning station. The pressure wash system will be installed adjacent to the water treatment system. A central trench drain will collect all fluid incidental to the wash bay. The drain directs fluid to an engineered wastewater treatment and recycling system. The treatment system is specifically designed for industrial wash applications and provides the following treatment capabilities:

- Oil and grease separation and recovery;
- Solids separation and removal; and
- Volatile organic compound (VOC) removal.

Water recovered from the treatment system is stored in a 500 gallon storage tank for reuse resulting in no substantial net consumption or discharge of water from the facility. Waste materials are collected in the treatment system for disposal in accordance with environmental regulations.

Liquefied propane gas (LPG) is used to power forklift equipment and heat pressure wash water. LPG will be stored in a 2,000 gallon tank installed at the southern portion of the facility. The LPG tank will be adjacent to a 7 ft high CMU wall and protected by 6-inch diameter steel pipe bollards.

The fuel facility will be located on a 25 ft by 30 ft, 8-in thick concrete slab adjacent to the wash facility. The slab will slope to drain towards the wash facility trench drain so that fluid incidental to the slab will be recovered and processed through the treatment system. The fuel facility will consist of the following components:

1. 8,000 gallon underground storage tank (UST) fuel storage system;

The 8,000 gallon UST split-compartment (2,000 gallons gasoline/6,000 gallons diesel) storage system will be installed under the fuel facility slab. The UST system incorporates state-of-the-art design components intended to prevent leakage. For example, the UST will be installed so that it is fixed to the underside of the fuel facility slab, instead of being supported by under-tank fill. This design is intended to minimize differential tank/piping movement due to settlement that could result in leakage. Additionally, the UST system features a steel primary tank and a 200 mil fiberglass outer tank designed to provide double-wall containment and prevent release of tank contents to the environment.

The UST system is equipped with a system that continuously monitors conditions within the primary tank and the secondary containment tank. The system will signal an alarm if a leak into the secondary containment tank is detected. The UST tank system is engineered in accordance with Underwriter's Laboratory (UL) specifications.

A groundwater monitoring well is located approximately 40 ft from the UST and could be used to collect groundwater samples if warranted.

2. 1,000 gallon above-ground storage tank (AST) waste oil storage system;

The 1,000 gallon waste oil AST will consist of a steel primary tank with a high density polyethylene secondary containment liner. To provide additional protection, the tank system

is encased in 6-inch thick, monolithically poured reinforced concrete. The waste oil tank is engineered in accordance with UL specifications.

3. Fuel dispenser island;

Fuel dispensers will be installed on a 6-inch elevated concrete pad at the eastern portion of the facility. Fuel dispensers will be designed and installed in conformance with applicable DOT and Fire Department regulations.

4. Storage area for petroleum and maintenance-related products;

Storage for drummed petroleum products will be provided within the fuel facility slab area. Products will be stored on pallets and covered to minimize exposure to weather. The storage area is sloped toward the wash facility and any spills or leaks of product will drain to the wash facility collection drain for processing through the treatment system.

4.0 Description of the Affected Environment

4.1 Project Area

The project site is zoned for waterfront industrial uses (I-3) and is bounded on the north by Nimitz Highway and Citywide Transportation Company vehicle baseyard to the east. Pier 35 and Kapalama Basin are to the west, and remnants of a scrap yard are to the south. Uses in the vicinity consist primarily of industrial, transportation, and warehousing operations.

4.2 Geology and Hydrogeology

The project area is on the coastal plain of southeastern Oahu. The plain is formed on the eroded flanks of the extinct Koolau volcano and is composed primarily of sedimentary rock collectively referred to as caprock.

Groundwater from the caprock aquifer is not used as drinking water but does provide nonpotable supplies for industrial use and irrigation. Mink and Lau (1987) classify groundwater from the caprock aquifer beneath the site as nonpotable, not ecologically vital, moderately saline, replaceable, and with a moderate vulnerability to contamination. The project site is seaward of the underground injection control (UIC) boundary.

Average annual precipitation at the site is approximately 30 inches. Surface water flows to catch basins off-site and enter the municipal drainage system. Northwest of the site, the Kapalama Stream/Drainage Canal flows south into Kapalama Basin. Kapalama Basin and adjacent waterways lead to the Pacific Ocean approximately one mile south of the site.

The U.S. Department of Agriculture (USDA, 1972) classifies soil at the site as mixed fill land. This soil type occurs mostly in urban Honolulu and consists primarily of dredging spoils and material from other sources used as fill. The project site is relatively flat with an elevation of approximately +6 ft msl.

5.0 Probable Impacts of the Proposed Action and Mitigation Measures

5.1 Traffic and Parking

The major east/west arterial street serving the Iwilei project area is Nimitz Highway which consists of three lanes in each direction. Exclusive left turn lanes are provided at major intersections and at the access road to Pier 35. In addition, the site can be accessed from the Nimitz Highway/Pier 32 intersection.

A variety of vehicle types support existing uses in the project area. No significant additional traffic loads are anticipated as a result of construction of the project. Off-street parking will be provided for facility employees and visitors.

5.2 Water Supply

Water is supplied to the project site by a municipal system owned and managed by the Honolulu Board of Water Supply (BWS). Most consumption of water at the site will be for drinking and sanitation. The equipment wash facility will be equipped with a water treatment and recycling system which will minimize consumption of water for facility process operations.

5.3 Wastewater System

The project site is serviced by the City and County of Honolulu existing municipal sewer system via an 8-inch line in the adjoining property. Sewer connections from the facility will be made to an existing 4-inch line serving the project site. In the event that the treatment system storage capacity of 500 gallons is exceeded, during a period of heavy rain for example, the wash facility sump is equipped with a pump to direct excess treated water to the sewer. However, only sanitation discharge to the sewer is anticipated during normal facility operations.

5.4 Stormwater Drainage

Stormwater incidental to the fuel and wash facility will be contained within the concrete pad areas, directed to the central trench drain, and recycled through the treatment system. Incidental

stormwater can be collected and stored for use as wash water. During periods of heavy rainfall, wash operations at the facility will be suspended and stormwater incidental to the facility pad areas will be treated and stored for reuse as wash water. If the 500 gallon system storage capacity is exceeded, treated stormwater would be discharged to the sanitary sewer.

5.5 Local Hydrogeology and Groundwater Protection

Engineering controls and containment will be provided to ensure that no releases of contaminants or materials occur that could impact groundwater quality. During a previous environmental investigation at the site, no petroleum hydrocarbons or volatile organic compounds (VOC) were detected in groundwater sampled from five on-site monitoring wells (HLA, 1991). Since industrial uses near the site include petroleum product storage and handling operations, groundwater from the monitoring wells will be sampled and analyzed periodically to detect possible contamination.

Groundwater from the caprock aquifer in the area of the project site is not utilized as a source of drinking water. Hawaii Department of Health (DOH) Underground Injection Control Maps identify the nearest drinking water source water wells at BWS Kalihi Pump Station approximately eight-tenths of a mile north of the site. Groundwater gradients typically indicate flow from north to south in the area, therefore operations at the facility are not expected to affect groundwater quality in the vicinity of the wells.

5.6 Air Quality

Vehicle and equipment operations at the facility will be in conformance with permitted industrial uses and Hawaii Administrative Rules (HAR), Title 11, Chapter 60, Air Pollution Control. No excess emissions are expected as a result of facility operations.

5.7 Noise

Noise levels during operation of the facility will be consistent with permitted industrial uses. Noise generated at the facility will not exceed the maximum number of decibels allowed for each octave band as set forth in Land Use Ordinance Section 3.100-2, Subsection B or DOH allowable noise levels as specified in Chapters 11-42 and 11-43, HAR.

5.8 Flood Hazard

Construction and operation of the facility will not significantly alter topography or drainage patterns in the project area. No increase of flood hazard is anticipated.

5.9 Historical and Archaeological Resources

The project site was originally created by filling shoreline areas in the 1920's when wharf facilities were constructed at Honolulu Harbor. No historical or archaeological resources are known to exist at the site.

5.10 Biological Resources

The project site is in an industrial area that has been improved substantially over the years with a variety of structures. No biological habitats of endangered species are known to exist at the site.

5.11 Scenic Resources

The overall appearance of the project area is industrial. The variety of nearby industrial operations and structures ensures that the appearance of the facility will be consistent with the industrial surroundings. The appearance of the facility will not detract from scenic resources.

5.12 Recreational Resources

The project site is in an active industrial area. The nearest recreational resource is Sand Island Beach Park approximately nine-tenths of a mile to the southeast. The facility will not be visible from the Park and will not interfere with recreational activities.

6.0 Alternatives to the Proposed Action

6.1 Project Alternatives

Project alternatives involve unsatisfactory practices such as steam cleaning and washing equipment on piers resulting in uncontrolled runoff to Honolulu Harbor. Other alternatives such as cleaning equipment manually by wiping with absorbent material creates solid waste handling and disposal problems.

Alternatives to the UST system would require above-ground fuel storage. An AST fuel storage containing the volumes required would occupy a large portion of the site resulting in inefficient use of the property.

The proposed project utilizes state-of-the-art systems to prevent the release of hazardous materials to the environment and comply with environmental protection regulations.

6.2 Site Alternatives

The project site is located at the Hawaii Stevedores Inc. equipment maintenance facility which is leased from the State of Hawaii Harbors Department and approved for the intended use. Alternate project locations are economically unfeasible because the fuel and equipment wash facility is most efficiently located at the equipment maintenance facility where the support services are required.

6.3 No Action Alternative

The no action alternative would impede compliance with current environmental regulations. The facility is designed to comply with NPDES regulations which require control and treatment of process waste water prior to discharge. No action could result in hazardous materials being released to the environment.

7.0 Determination and Findings Supporting Determination

7.1 Determination

No significant adverse environmental impacts are anticipated as a result of construction and operation of the Pier 35 Fuel and Equipment Wash Facility. Therefore, no environmental impact statement is required.

7.2 Findings Supporting Determination

HAR Title 11, Chapter 200, Environmental Impact Statement Rules specify significance criteria to evaluate whether an action may have a significant effect on the environment. The relationship of the proposed project to the criteria is discussed below. An action may be determined to have a significant effect on the environment if it:

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

The project site is zoned for industrial use and a variety of industrial operations exist within the site vicinity. There are no natural or cultural resources in the site vicinity that would be impacted by the proposed project.

2. **Curtails the range of beneficial uses of the environment;**

The project is consistent with current and historic uses at the project site. No significant impact to beneficial uses of the environment is anticipated.

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions, or executive orders;

The project does not conflict with long-term state environmental policies or goals. On the contrary, the project incorporates state-of-the-art environmental protection systems designed to prevent deleterious impacts to the Hawaii environment and comply with environmental protection regulations.

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

The project will improve economic and social welfare for the community and state by providing economic opportunity during the design, construction, and operation of the facility. Additionally, since the majority of consumer and commercial products are shipped to Hawaii via sea, improvements to waterfront freight-handling operations and maintenance could have an indirect effect of reducing the economic impact of compliance with environmental regulations.

5. Substantially affects public health;

The project has the potential to have an indirect positive effect on public health by providing a facility at which fueling and equipment washing operations are conducted with specific design safeguards to prevent the release of hazardous materials to the environment.

6. Involves substantial secondary impacts such as population changes or affects public facilities;

The project will not result in substantial secondary impacts such as population changes or impacts to public facilities. Existing municipal water, sewer, drainage, and transportation systems are adequate to service the project.

7. Involves a substantial degradation of environmental quality;

The project will not result in substantial degradation of environmental quality. Whereas uncontrolled vehicle fueling and equipment washing can result in substantial quantities of hazardous materials being released to the environment, the intent of the project is to provide a facility at which engineered systems and controls minimize environmental impact and comply with environmental regulations including the National Pollutant Discharge Elimination System (NPDES).

- 8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment of larger actions;**

The project has no cumulative adverse affect on the environment and does not involve a commitment of larger actions. The project is consistent with permitted uses at the site and is intended to provide an increased measure of environmental protection.

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

No rare, threatened, or endangered species or habitats are known to exist at the site.

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

No detrimental impacts to air or water quality or ambient noise levels are anticipated as a result of the project. Improvements to water quality may result due to containment of hazardous materials within the facility and wash water recycling. During construction and operation of the facility, state regulations enforcing air, water, and noise level standards will be strictly adhered to.

- 11. Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;**

The project is within a coastal area within a tsunami inundation zone but does not create additional hazard. The use is consistent with existing land use regulations for the site.

8.0 Partial Equipment Inventory

Equipment	Manufacturer/ Model	Description
Wash water treatment and recycling system	RGF Environmental Systems Ultrasorb Model ST	Processes used wash water to remove petroleum products, metals, solvents, detergents, and solids. Recycles and stores cleaned wash water for reuse.
Pressure washer	Aaladin Industries Inc. Model 3423	2,300 psi hot water/pressure washer.
8,000 gallon split-compartment fuel UST	Trusco Tank Inc. <i>Supertank</i>	Double wall construction, UL Listed steel primary tank, 200 mil fiberglass outer tank.
1,000 gallon waste oil AST	Trusco Tank Inc. <i>Supervault</i>	Steel primary tank UL listed in accordance with UL 142. 30 mil polyethelene secondary containment liner. 6 inch thick concrete encasement.
Tank monitor system	Gilbarco Inc.	Monitors tank inventory and interstitial space between double-walled tanks. Triggers alarm in event of leak detection.

9.0 References

1. Fort Armstrong Container Terminal, Ltd. (FACT), June 1992, *Environmental Assessment for Fort Armstrong Container Terminal Improvements at Pier 1, Honolulu Harbor, Oahu.*
2. Harding Lawson Associates, July 1991, *Environmental Site Assessment, Hawaii Stevedores, Inc., Pier 35, 965 N. Nimitz Highway, Honolulu, Oahu, Hawaii.*
3. Mink, J.F. and Lau, S.L., 1987, *Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii, Technical Report no. 179*, Water Resources Research Center, University of Hawaii.
4. U.S. Soil Conservation Service, 1972, *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, U.S. Department of Agriculture.

10.0 Review of Draft Environmental Assessment Review and Comments

During the 30-day Review and Comment Period, one comment was received regarding the Draft Environmental Assessment for the Pier 35 Fuel And Equipment Wash Facility as summarized below.

Comment Originator: Mr. Brian J.J. Choy, Director
Hawaii Office of Environmental Quality Control (OEQC)

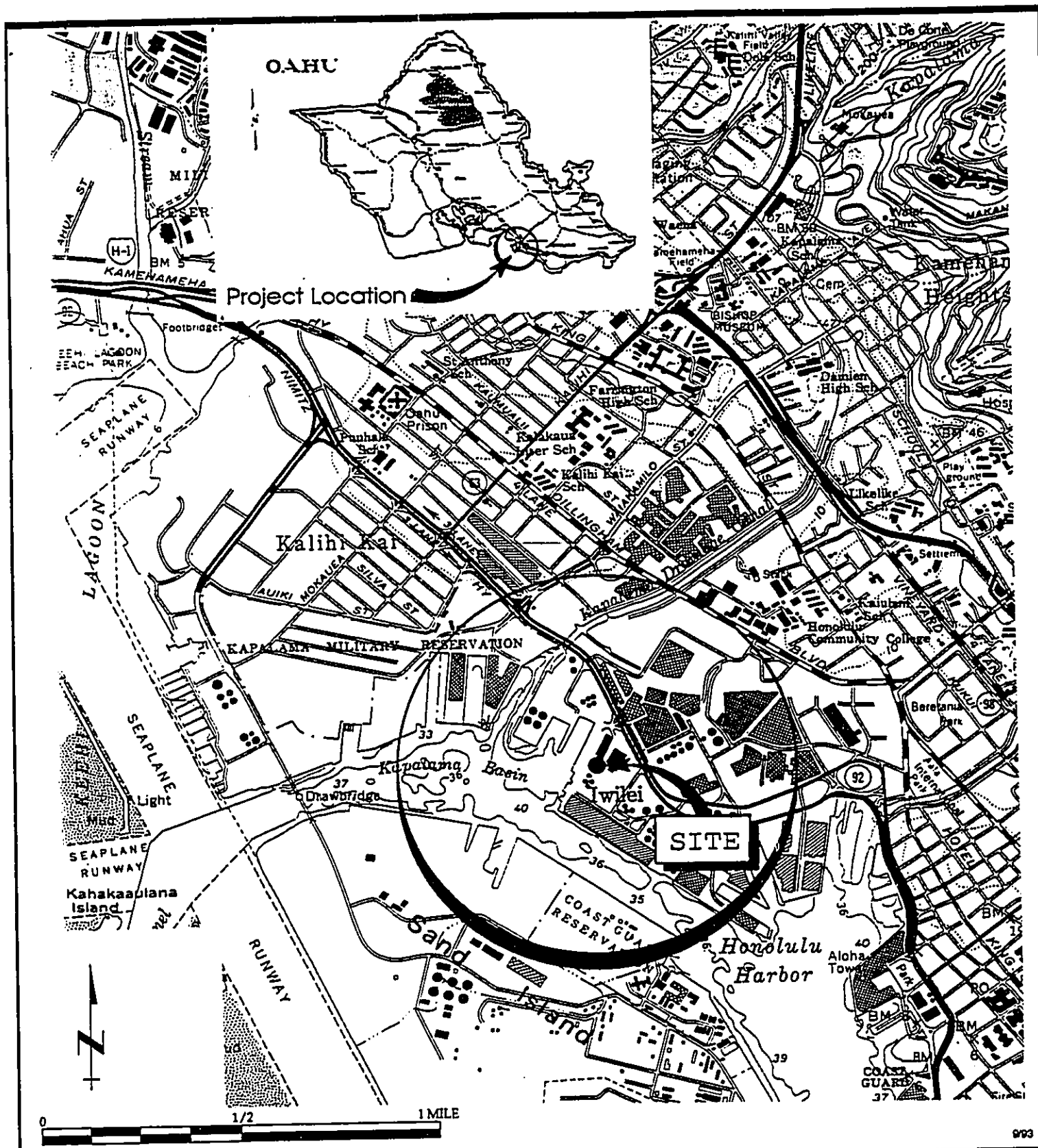
Date of Comment: October 18, 1993

Summary: The OEQC requested that the applicant (HSI) contact the Hawaii Department of Health, Hazardous Waste Section of the Solid and Hazardous Waste Branch regarding potential regulatory requirements for the 1,000 gallon above-ground waste oil storage tank if the tank contents consisted of hazardous materials as defined by Part 261, Title 40, Code of Federal Regulations.

Response: The 1,000 gallon above-ground waste oil storage tank is intended for temporary storage prior to disposal of waste crankcase oil and transmission fluid drained from equipment during servicing. Such products do not constitute a hazardous waste, and hazardous material as defined by Part 261, Title 40, Code of Federal Regulations will not be stored in the tank. Tank contents will be periodically collected, tested, and disposed of by an approved disposal contractor in compliance with applicable regulations.

On October 20, 1993, HSI's representative contacted Ms. Gracelda Simmons of the Hawaii Department of Health, Hazardous Waste Section of the Solid and Hazardous Waste Branch to discuss the planned use for the 1,000 gallon above-ground waste oil storage tank as described above. Ms. Simmons indicated that the planned use was in accordance with applicable environmental regulations.

11.0 Figures



EXPLANATION

Map reference: USGS Topographic Map, 7.5 minute series, Honolulu quadrangle

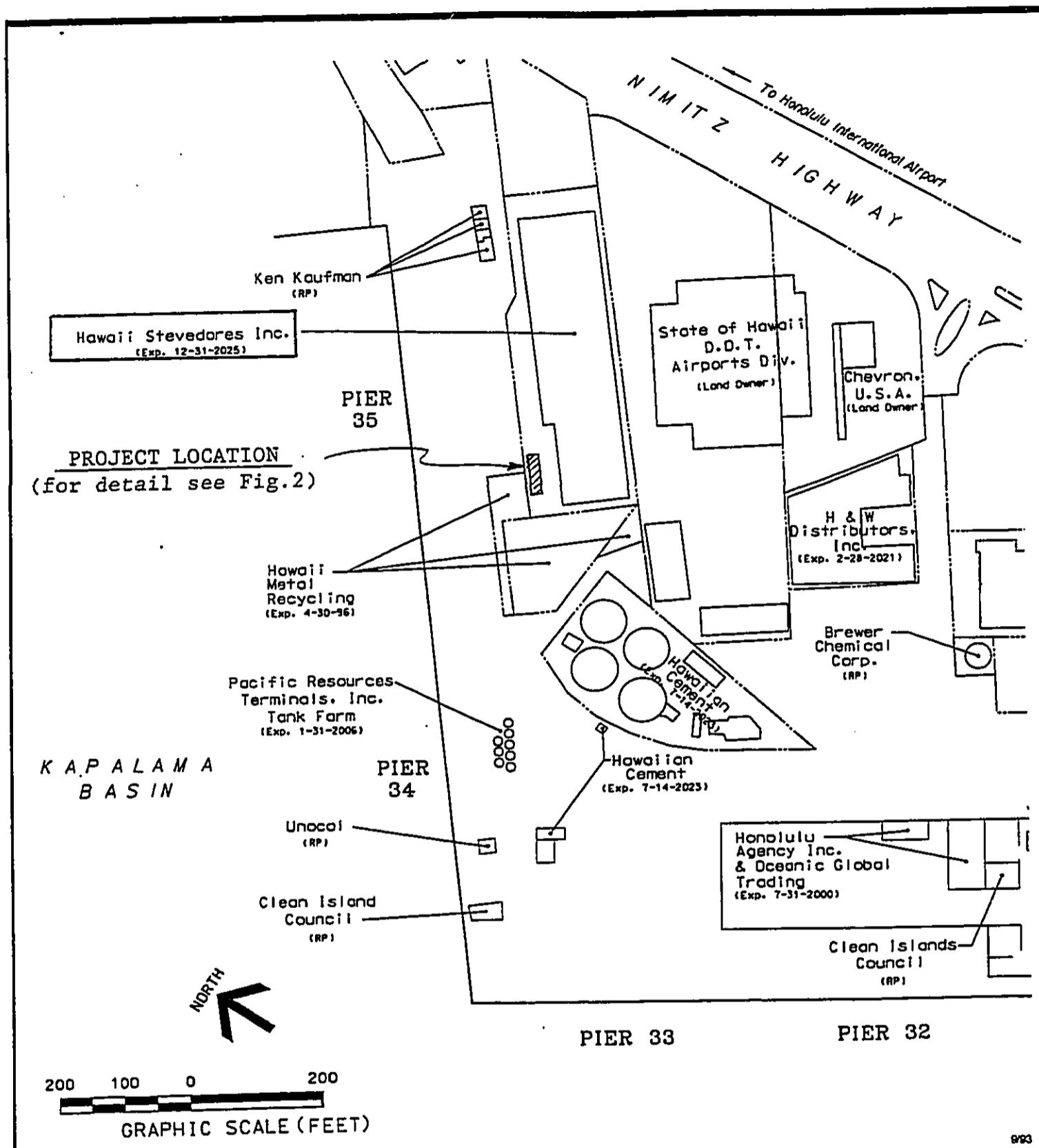
Site Location Map
 Hawaii Stevedores Inc.
 Fuel and Equipment Wash Facility
 Pier 35, Honolulu Harbor, Oahu

FIGURE

1

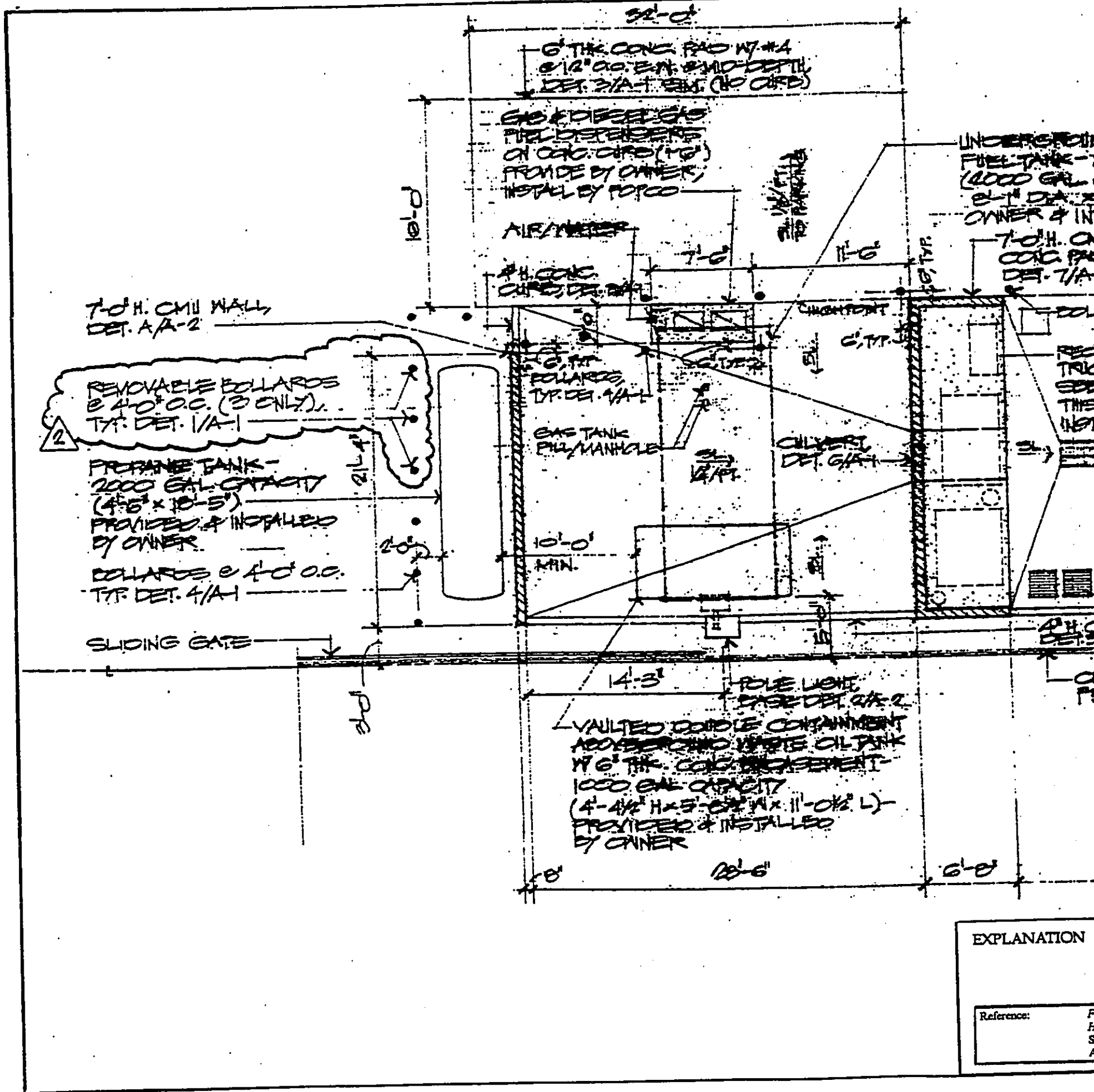
RENA HAWAII

16054.02



993

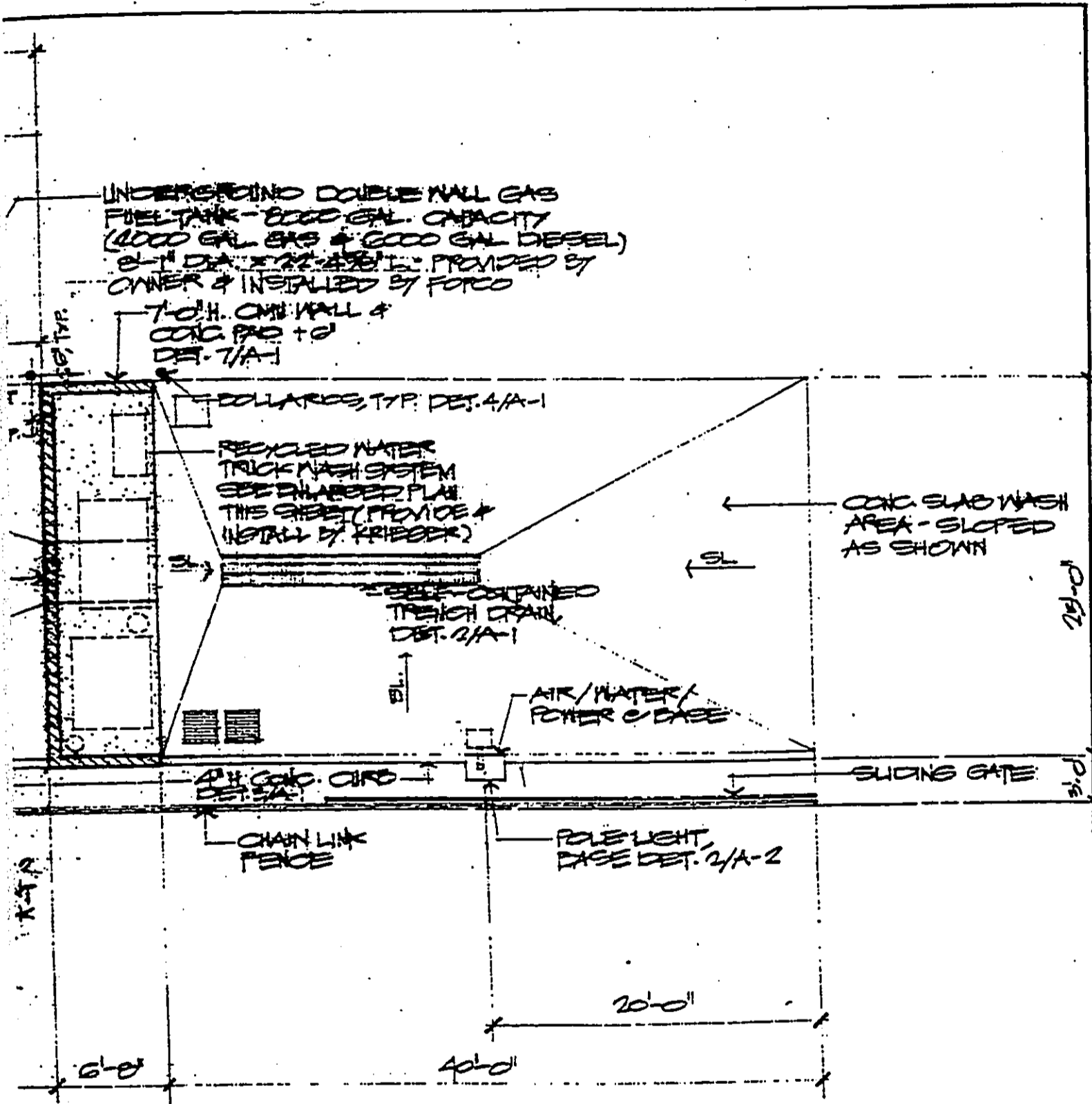
<p>EXPLANATION</p> <p>(RP) 30-DAY REVOCABLE PERMIT (EXP. 9-9-96) LEASE EXPIRATION DATE</p> <p>Reference: Piers 19-35 Development Plan, Honolulu Harbor, Oahu Engineering Concepts, Inc. 1993</p>	<p>Project Location Map</p> <p>Hawaii Stevedores Inc.</p> <p>Fuel and Equipment Wash Facility Pier 35, Honolulu Harbor, Oahu</p>	<p>FIGURE</p> <p>1A</p> <p>16054.02</p>
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EXPLANATION

Reference:

F
H
S
A



<p>EXPLANATION</p> <p>Reference: Fuel Dispensing and Wash Area for Hawaii Stevedores Inc. Sueda and Associates, Inc. August 1993</p>	<p>Hawaii Stevedores Inc. Fuel and Equipment Wash Facility Pier 35, Honolulu Harbor, Oahu</p>	<p>FIGURE 2 16054.02</p>
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