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GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

April 4, 1997

*Honolulu Harbor Tank Farm*

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
JERRY M. MATSUDA  
GLENN M. OKIMOTO

IN REPLY REFER TO:  
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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

TO: GARY GILL, DIRECTOR  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM: KAZU HAYASHIDA *K.H.*  
DIRECTOR OF TRANSPORTATION

SUBJECT: FINDING OF NO SIGNIFICANT IMPACT FOR TANK FARM  
DEMOLITION AND PIPELINE REMOVAL NEAR PIER 32,  
HONOLULU HARBOR, OAHU - JOB H. C. 1933

In accordance with Act 241, SLH 1992, we have completed the formal Draft Environmental Assessment 30-day review period. We have not received any adverse comments and have determined that this project will not have a significant environmental effect. Therefore, we are filing a Finding of No Significant Impact (FONSI). Please publish this notice in the April 23, 1997 OEQC Bulletin.

Enclosed are the original and four (4) copies of the FONSI and a completed OEQC Bulletin Publication Form.

Should you have any questions, please contact Carter Luke of our Harbors Division at 587-1959.

Enc. - Project Description (Disk - File Descript.wpd - WP 6.0) - Please Rtn.

c: Mr. Norman Kawachika  
SSFM Engineers

45

1997-04-23-0A-PEA-Honolulu Harbor

APR 23 1997

Tank Farm Demolition & Pipeline Removal **FILE COPY**  
FINAL

ENVIRONMENTAL ASSESSMENT  
AND  
FINDING OF NO SIGNIFICANT IMPACT

**TANK FARM DEMOLITION AND PIPELINE REMOVAL  
NEAR PIER 32, HONOLULU HARBOR**

**OAHU JOB H.C. 1933**

Honolulu District, Island of Oahu

Tax Map Key: 1-5-35:11

Proposing Agency:

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HARBORS DIVISION  
79 SOUTH NIMITZ HIGHWAY  
HONOLULU, HAWAII 96813

Responsible Official:



Kazu Hayashida  
Director

4/7/97

Date

Prepared By:

Edward K. Noda and Associates, Inc.  
615 Piikoi Street, Suite 300  
Honolulu, Hawaii 96814

April 1997

This document is prepared pursuant to Chapter 343, HRS and the Administrative Rules, Title 11, Chapter 200, of the Hawaii Department of Health.

## NOTICE OF DETERMINATION

**PROPOSING AGENCY:** State of Hawaii, Department of Transportation, Harbors Division, is the applicant for the Proposed Project. Mr .Kazu Hayashida is the Director of the State of Hawaii, Department of Transportation.

**ACCEPTING AUTHORITY:** Department of Transportation - Harbors Division

**BRIEF DESCRIPTION OF THE PROPOSED ACTION:** The Proposed Action (*Proposed Project*) consists of the demolition of the aboveground tanks, related above ground appurtenances, existing structures, and drainage structures at the tank farm located near Pier 32, Honolulu, Harbor. The Tax Map Key for the project site is 1-05-35:11. Upon demolition, the site will be graded and paved to prevent runoff onto adjacent properties

**DETERMINATION:** Finding of No Significant Impact

**REASONS SUPPORTING DETERMINATION:** This Final Environmental Assessment and Determination was prepared pursuant to: Chapter 343, Hawaii Revised Statutes; the Hawaii Department of Health, Administrative Rules, Title 11, Chapter 200; and following public review of the Draft Environmental Assessment. The Proposed Action will not: cause significant impacts to the environment or surrounding properties; degrade air or water quality; and affect social welfare or public health. There will be no conflict with the long-term environmental goals of the State, and will not involve a commitment to a larger action. It will conform to all existing land uses and will not affect neighboring activities in the area. The Proposed Action will allow DOT-Harbors Division to beneficially use the site upon demolition of the structures. The DOT-Harbors Division will comply with all applicable existing Federal, State and local rules and regulations in the design and construction of this Proposed Action. The evaluation of the "Significance Criteria" presented in the Hawaii Department of Health, Administrative Rules, 11-200-12, is presented in Section 5.0 of this Environmental Assessment.

**CONTACT PERSON:**

**NAME:** Mr. Carter Luke

**ADDRESS:** DOT-Harbors Division  
79 S. Nimitz Highway  
Honolulu, Hawaii 96813

**TELEPHONE NUMBER:** 587-1959

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**SECTION 1.0**  
**GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS**

**1.1 INTRODUCTION**

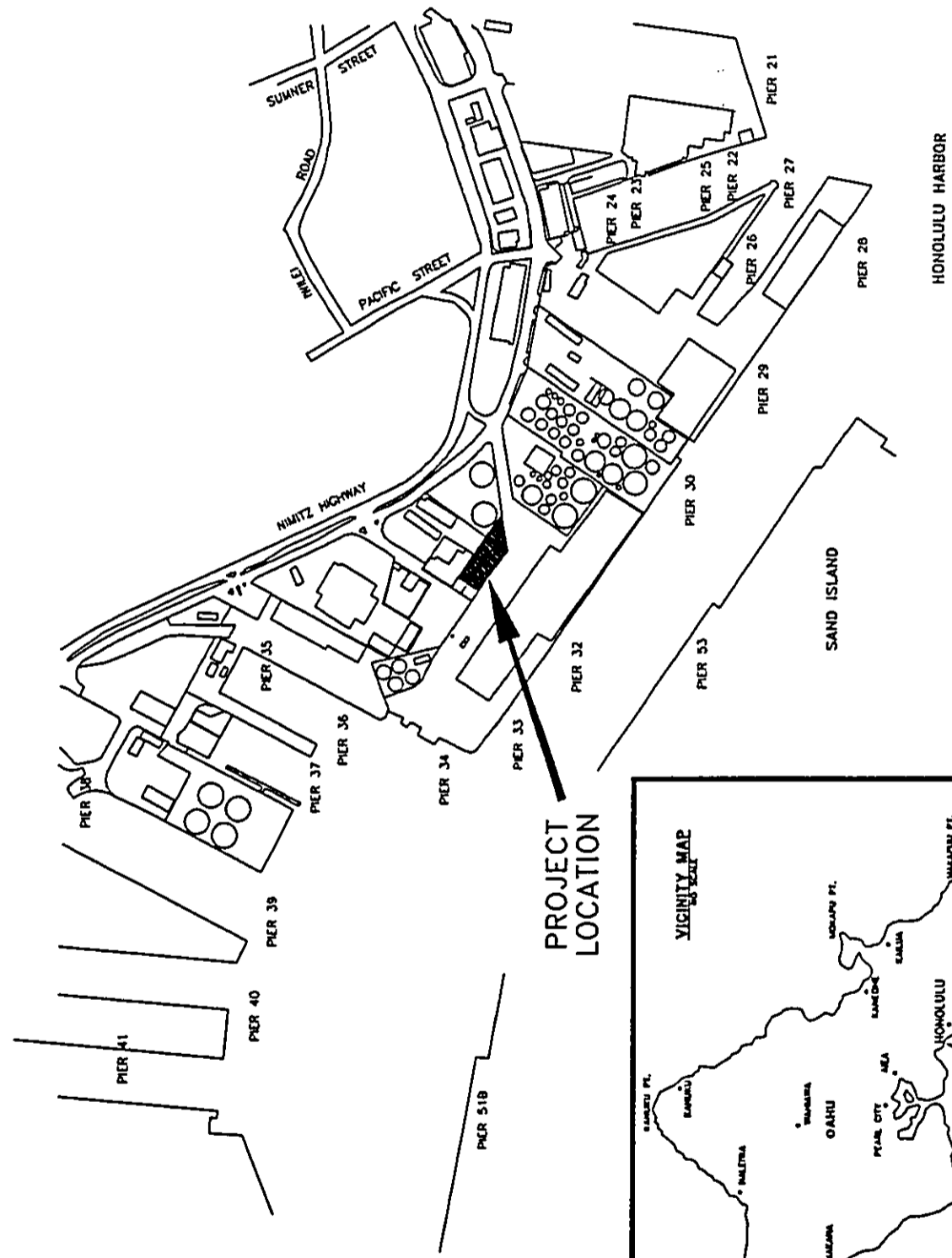
This Environmental Assessment is prepared in compliance with the procedures and rules of the Hawaii Revised Statutes (HRS), Chapter 343 and the Hawaii Department of Health, Administrative Rules, Title 11, Chapter 200. The Proposed Project is located within Honolulu Harbor, near Pier 32, Honolulu, Oahu, Hawaii (See Figure 1). The site is known as the "Pauley Petroleum Tank Farm" and is Tax Map Key (TMK) 1-05-35:11. The Proposed Project calls for the demolition of the tanks, buildings, related above ground appurtenances, related underground pipelines, and drainage structures by the Hawaii Department of Transportation, Harbors Division (DOT-HAR). Upon removal of the structures, the site will be cleared, graded and secured.

**1.2 EXISTING CONDITIONS**

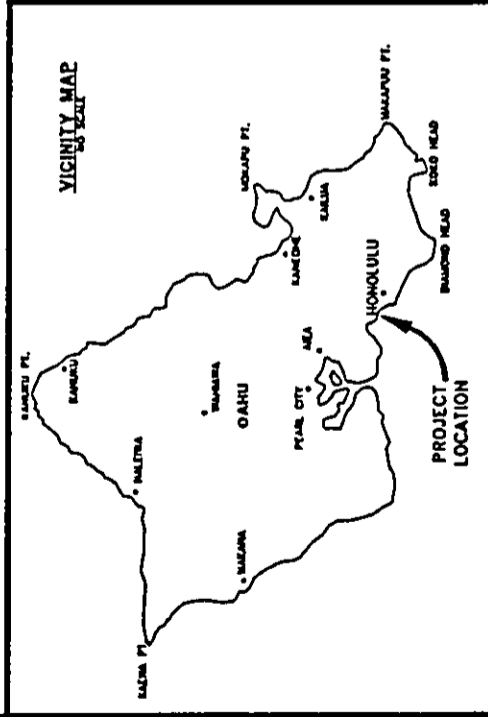
The property is owned by the State of Hawaii, and is controlled by its Department of Transportation, Harbors Division. From 1961, the DOT-HAR has leased the site to Shell Oil. Shell Oil sublet the site to Pauley Petroleum, which later become Hondo Oil Co. Until early 1994, Pauley Petroleum/Hondo Oil Co. used the Tank Farm to store and distribute asphalt products. During 1994, Hondo Oil sublet the site to AllState Industrial and Marine Cleaning, Inc. and AllWaste of Hawaii Limited, for the storage and processing of bilge and wash water from various sources. AllWaste of Hawaii Limited has emptied and cleaned its tank, and vacated the site. AllState Industrial and Marine Cleaning, Inc. is in the process of emptying its contents from the tanks. By mid-1997, AllState Industrial and Marine Cleaning, Inc. will have cleaned its tanks and vacated the site. At that time, the site will be vacant and secured.

The Tank Farm encompasses an area of approximately 0.833 acres in the Iwilei area of Honolulu. The site is relatively flat at an elevation of approximately seven (7) feet above Mean Lower Low Water (MLLW). The land is currently zoned I-3, "Waterfront Industrial District," by the City and County of Honolulu, and is designated "Urban" in the State of Hawaii Land Use classification. It is neighbored by the Nimitz Shell Oil Company facility to the east, by DOT-HAR warehouses to the south, and by Hawaiian Electric Co, Inc. to the north. To the west, the property owners include Castle & Cooke, Inc., Chevron, U.S.A. and the DOT, Airports Division.

The Tank Farm consists of seven steel tanks as shown on Figure 2. The sizes of the above ground storage tanks are shown in Table 1-1. In addition, the site includes the associated piping, oil heaters, walkways, a truck scale control house, two underground storage tanks (one 10,000-gallon tank and one 15,000-gallon tank), CMU walls, and chain link fencing.



PROJECT  
LOCATION

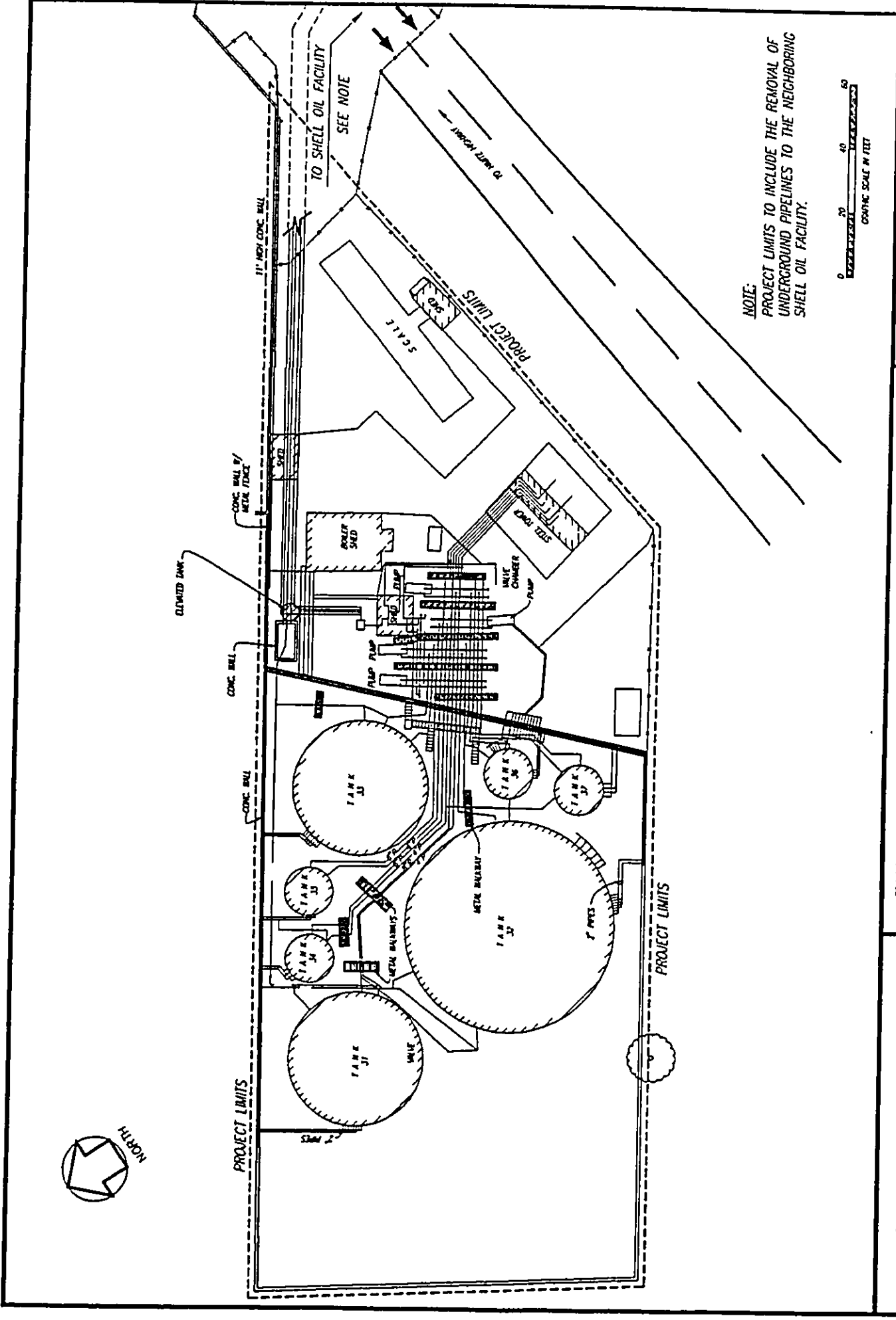


TANK FARM DEMOLITION AND PIPELINE REMOVAL  
NEAR PIER 32, HONOLULU HARBOR  
OAHU - JOB H.C. 1933  
ENVIRONMENTAL ASSESSMENT

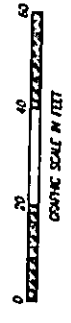
PROJECT  
LOCATION  
MAP

FIGURE  
1

Edward K. Noda  
and Associates, Inc.



NOTE:  
PROJECT LIMITS TO INCLUDE THE REMOVAL OF  
UNDERGROUND PIPELINES TO THE NEIGHBORING  
SHELL OIL FACILITY.



  
Edward K. Noda  
and Associates, Inc.

TANK FARM DEMOLITION AND PIPELINE REMOVAL  
NEAR PIER 32, HONOLULU HARBOR  
OAHU - JOB H.C. 1933  
ENVIRONMENTAL ASSESSMENT

SITE PLAN

FIGURE

2



Due to the conclusion of the asphalt operations, the piping and lower portions of the tanks are not in operation and are filled with hardened asphalt products.

The two underground storage tanks (UST) were used by Shell Oil Company from approximately 1963 to 1977 to store the soil fumigant Nemagon (dibromochloropropane or DBCP) (Reference 1). The Department of Health, Hazard Evaluation and Emergency Response Branch (HEER) records indicate that the tanks were emptied and filled with concrete, in the 1980's, and remain buried. HEER records indicate that the tanks are not known to have leaked. HEER has recently stated that at this time no further action is necessary as the USTs are closed in place (Reference 6). The Department of Health, Underground Storage Tank Section records indicate that two smaller USTs which were used to store Diesel fuel on site. One UST had a storage volume of about 4,000 gallons, and the other had a storage volume of about 2,000 gallons. These two smaller USTs have been removed from the site and officially closed (Reference 2).

Table 1-1  
Size of the  
Above Ground Storage Tanks

<u>TANK NUMBER</u>	<u>VOLUME (barrels)</u>	<u>DIAMETER (feet)</u>	<u>HEIGHT (feet)</u>
31	15,000	42	64
32	37,825	64	64
33	15,000	42	64
34	500	15	16
35	500	15	16
36	1,000	15	32
37	1,000	15	32

The soils in and around the Tank Farm are known to be contaminated with petroleum products. The remediation effort for this contaminated soil is being studied as part of a regional study, the "Honolulu Harbor Area-wide Contamination Project." The Iwilei portion of this project includes the Tank Farm, and extends from Pier 17 through Pier 38 in Honolulu Harbor. The Department of Health (DOH) is currently in the process of gathering information regarding the extent of the contamination in the Honolulu Harbor area (Reference 3).

A survey completed in October 1996 (Reference 4), shows that tanks are insulated with a layer of fiber-material which is protected with a layer of transite paneling. The fiber-material was found to be non-asbestos containing, but the transite panels are considered a non-friable asbestos containing material, if intact. There is about 10 linear feet of pipe insulation which is considered a friable asbestos containing material. In addition, the paint used on the structures contains lead.

## SECTION 2.0 ALTERNATIVES

### 2.1 PROPOSED PROJECT

The Proposed Project or the *recommended alternative* consists of the demolition of the above ground storage tanks, associated above ground and underground piping, the existing structures, above ground appurtenances, and drainage structures. The two underground storage tanks will be left in place. In addition, excavation will be limited to the removal of the underground sections of the pipe and drainage structures. The underground pipes and utility lines which extend beyond the project boundary will be terminated and capped at the DOT-Harbors Division property line.

Upon the completion of the demolition, the site will be graded to maintain the existing drainage patterns. The existing drainage system is not operational, consists of several drain inlets and pipes, and will be removed. Temporary erosion control measures will be used during the construction period. Other engineering controls will be used to remove the asbestos containing material on-site and to dispose of the materials which have lead containing paint. In addition, applicable engineering methods will be in-place to dispose of the waste material from the site. These methods will be coordinated with the DOH and consistent with all applicable Federal, State and local rules and regulations.

The Proposed Project will be funded through the State of Hawaii, Department of Transportation, Harbors Division. The Proposed Project construction is scheduled to begin in mid to late 1997. The Proposed Project will require a grading permit from the City and County of Honolulu.

### 2.2 NO ACTION

This alternative assumes that no action will be taken regarding the demolition of the existing structures and grading of the site at the DOT Harbors tank farm located near Pier 32. Upon the removal of the contents of the tanks by AllState and AllWaste, the site would be secured to discourage trespassers or illegal use. The site will be left as is and will continue to deteriorate. If not renovated or repaired, the existing tank insulation and panels will continue to dislodge and pose a potential safety and health hazard.

SECTION 3.0  
DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL  
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

**3.1 LAND USE AND REGULATORY STATUS**

The property is owned by the State of Hawaii and controlled by its Department of Transportation, Harbors Division. The site is currently being used for the processing and storage of bilge water by AllState Industrial and Marine Cleaning, Inc., and will be vacated by mid-1997. The area has a State Land Use classification of "Urban" and is zoned I-3, "Waterfront Industrial District" by the City and County of Honolulu. The Department of Transportation, Harbors Division waterfront facilities are exempt from the Special Management Area (SMA) Ordinance.

The surrounding land use is industrial and harbor related activities including the storage of petroleum products and warehousing. The land directly to the north of the site is owned by private corporations, including Hawaiian Electric Co. and Castle and Cooke, Inc., and Shell Oil Company owns the lands directly to the east. The remaining lands, that border the site, are owned by the State of Hawaii, and leased to various users for harbor and industrial/commercial related activities. The area surrounding the site is also zoned I-3 and has a land use designation of Urban.

**Impact Analysis.** Both the *No Action* and the *Proposed Project* will have no-impact on the City and County Zoning or the State Land Use designation. In both alternatives, the land use is intended to remain in industrial use. At this time, DOT-HAR has no specific use planned for this site.

The Proposed Project will require a grading permit from the City and County of Honolulu.

**3.2 GEOLOGICAL CHARACTERISTICS**

The island of Oahu is composed largely of the weathered remnants of two extinct shield volcanos - Waianae and Koolau. The younger shield, Koolau, was built by extrusion of lavas of the Koolau Volcano Series and forms the majority of the eastern two-thirds of the island.

The site is situated on the Honolulu Coastal Plain which is a thick sedimentary wedge that has accumulated on the southernly flank of Koolau and overlies the older Koolau lavas. This sedimentary wedge is composed of interbedded marine sediments, coral reef materials,

alluvial sediments, and volcanic tuff, ash and cinder from eruptions of the later Honolulu volcanic series.

The exposed surface soils at the site are classified in a soil survey by the U.S. Department of Agriculture as Filled Land (FL), mixed fill, consisting of tan to light brown sand and gravel with some silt and clay. This filled material has been dredged from adjacent harbor development or hauled from nearby areas.

**Impact Analysis.** The *No-Action* alternative would not have any impact on the geology of the area.

The *Proposed Project* will require some excavation and grading of the existing filled material. The surface grading will be performed on the entire site, while the excavations will be limited to those areas with underground pipelines and drainage structures. The earthwork and grading activities will be designed to maintain the existing drainage. The *Proposed Project* will not have a significant adverse impact to the geology of the area.

### 3.3 HYDROLOGICAL CHARACTERISTICS

The site overlies sediments that form a "caprock" or confining layer over an underlying basal aquifer in Koolau Basalts. The site is situated in an area with little or no ground water recharge. Ground water occurring in this portion of the caprock is saline and is not exploited for drinking water purposes. The slope of the ground water table is negligible and the primary driving mechanism for ground water transport is tidal fluctuation.

The site is situated below (makai of) the Underground Injection Control Line in an area designated as exempted from being an underground source of drinking water by the Hawaii Department of Health. The nearest potable water wells are located approximately one and a half (1.5) miles up gradient of the site.

According to the FIRM Flood Insurance Rate Map, 15001 0115 C, September 28, 1990, the parcel is designated Zone X, "areas determined to be outside 500-year flood plain."

**Impact Analysis.** The *No-action* alternative will have no impact on the hydrological characteristics of the area. There is a potential for increasing the soil and ground water contamination from future use of the existing Tank Farm, if it is leased to a future tenant and operated in its present condition.

The *Proposed Project* will not impact the neighboring drainage systems. The existing on-site drainage structures will be removed. The runoff will be allowed to percolate into the

soil and the existing drainage patterns will be maintained. Any future use of the site will be required to implement engineering controls to comply with all applicable Federal, State and County rules and regulations to prevent further contamination of the soil and ground water. There will be no significant impact on the hydrological characteristics of the site.

### 3.4 BIOLOGICAL CHARACTERISTICS

There is very little vegetation on the site due to the extensive industrial use of the site. The existing vegetation consists of *miscellaneous grass species and an African Tulip Tree* on the south-west boundary. Since the land has been filled, there is no indigenous or native flora or fauna. There are no threatened, or endangered species or critical habitats near or on the project site.

**Impact Analysis.** Both the *No-action* and the *Proposed Project* alternatives will have no impact on threatened or endangered species.

The *Proposed Project* will require grading of the site which will remove all of the existing flora. This is not considered a significant adverse impact due to the sparse vegetation that presently exists.

### 3.5 PUBLIC SERVICES AND UTILITIES

The site has fire, police, electrical, sewer and water services provided. The City and County of Honolulu provides the fire, police, sewer and water services. Hawaiian Electric Company (HECO) supplies the electrical service through overhead lines. Telephone service is provided by GTE Hawaiian Tel (HawTel).

**Impact Analysis.** The *No Action* alternative will have no impact on public services or utilities.

The *Proposed Project* will require the termination of utilities to the site. It will not impact the fire and police services. Both HECO and HawTel will be responsible for the termination of their service to the project site. HECO will be removing their electrical transformers. The water and sewer service will be appropriately terminated at the property line. There will be no impact due to the proposed project on public services and utilities to the neighboring land owners and tenants.

### 3.6 HISTORIC AND ARCHAEOLOGICAL SITES

There are no known historic or archaeological sites on the project site (Reference 5). Since the Tank Farm has been built on filled land, there are no subsurface historic or archaeological sites.

**Impact Analysis.** There will be no impact by both the *No Action* and *Proposed Project* on historic and archaeological sites. In the event that the demolition and grading reveals any sites or burials, the Historic Sites Office of the DLNR will be notified immediately, and all construction work halted until a determination has been made of the site or find's value.

### 3.7 AESTHETICS AND VISUAL CONSIDERATIONS

The existing Tank Farm consists of seven tanks, of which three are 64 feet in height and are visible to the surrounding area and can be seen from the Nimitz Highway corridor. Unfortunately, due to the closing of Pauley Petroleum/Hondo Oil, the tanks, existing structures and pipelines are in disrepair. In addition, a number of the outer panels and insulation are missing and have not been replaced. Several areas of the tank roofs have rusted through and created large holes. The existing Tank Farm would be considered an eye-sore to some as it has deteriorated due to lack of adequate maintenance.

**Impact Analysis.** The *No Action* alternative would leave the existing Tank Farm as is and would continue to have the same visual impact as it does today. However, if no major maintenance is performed, the structure will continue to deteriorate and would be considered an adverse visual impact.

The *Proposed Project* will remove the structures from the project site and therefore remove the deteriorated tanks from view from the surrounding areas. This would be a beneficial impact to the visual characteristics. There are no structures planned at this time for the *Proposed Project* and therefore, architectural considerations are not warranted.

### 3.8 SOLID AND HAZARDOUS WASTE

At present, AllState Industrial and Marine Cleaning, Inc. is disposing of the bilge and wash water into the City and County wastewater system. This operation and occupancy of the site will end by mid-1997. Therefore, at that time there will be no further waste generated. The solid waste generated from the site is being disposed into a container and picked up by a local waste handler "Waste Management of Hawaii, Inc."

The lack of maintenance of the storage tanks have resulted in the loosening and falling of the insulation panels and fiber-backing. The panels are made of transite which is an asbestos containing material, whereas the fiber-backing is a non-asbestos material. The fallen panels represent an emergency spill under the Clean Air Act, National Emissions Standards for Hazardous Air Pollutants (NESHAP).

**Impact Analysis.** The *No Action* alternative would allow for the continued deterioration of the tanks, including the dropping of transite panels and fiber-backing material. The fallen transite panels, would be considered a emergency spill under NESHAP, and will be removed and disposed of in compliance with the applicable Federal and State rules and regulations.

The *Proposed Project* will generate solid waste and may generate hazardous waste. All demolition debris will be disposed of in compliance with Federal, State and local landfill requirements. The asbestos-containing materials will be removed following the applicable Federal and State rules and regulations. In addition, some of the structures are coated with lead containing paint, and the debris will be appropriately handled and disposed. The applicable rules and regulations will be incorporated into the design documents for this project. There will be no significant adverse impact caused by the Proposed Project.

### 3.9 SOCIO-ECONOMIC EFFECTS

Currently, the site will be closed by mid-1997, upon the completion of the bilge water operations by AllState Industrial and Marine Cleaning, Inc. The site is currently surrounded by industrial uses including other storage tanks for petroleum products, several industrial/commercial activities, storage of chemicals and warehousing.

**Impact Analysis.** Both the *No Action* and *Proposed Project* will not cause a shift in population, employment or relocation of Public Facilities.

The *No Action* alternative would not allow for a different use or other beneficial use of the site. At present, the tanks are in poor condition and can only be accessed from the top of the tanks. Unless the hardened asphalt product can be removed from the tank bottoms and pipelines, the system (tanks, pipelines, etc.) cannot be used in its entirety.

The *Proposed Project* would increase the number of future development options for the DOT-HAR, and thereby, increasing the potential for income to the DOT-HAR. In addition, the demolition will create short-term economic benefit for the State and County, through the construction industry.



## SECTION 4.0 SUMMARY OF ISSUES

Direct impacts of the Proposed Project at the subject property with subsequent grading at the site are as follows:

- Abatement of public safety concerns and environmentally hazardous site with respect to exposure to asbestos, and lead containing paint and potential PCB materials;
- Reclamation of a derelict Tank Farm for future beneficial use;
- A more aesthetically pleasing site;
- An increase in the local solid waste generated during demolition during construction;
- A short term beneficial impact for the construction industry; and
- A temporary increase in local noise, surface vehicular traffic, and air pollution due to construction personnel and equipment.

SECTION 5.0  
DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

The Proposed Project would not have any significant impact on the environment and, therefore, preparation of an environmental impact statement is not required. Therefore, this document constitutes a Notice of Negative Declaration/Finding of No Significant Impact for the Proposed Project (recommended alternative). It is compatible with existing and planned land uses and activities in the area. The applicant will comply with applicable statutes, ordinances and rules of the Federal, State, and City governments. The "Significance Criteria" Section 12 of the Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. *No irrevocable commitment to loss or destruction of any natural or cultural resource would result.* The areas affected by the Proposed Project consist primarily of previously disturbed fill land in an urban area that is within the boundaries of a Hawaii State Department of Health soil contaminated project. Sparse exotic flora exists on the site, providing little, if any, habitat for native wildlife. No significant natural resources would be destroyed or lost. No surface cultural remains were identified on site. If subsurface remains or sites are uncovered, work will stop and these resources will be evaluated by state archaeologists for their significance and a determination made as to their disposition.
2. *The action would not curtail the range of beneficial uses of the environment.* Instead, the proposed action would allow for the re-use of a site that is in need of remediation and reclamation.
3. *The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.* The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". Two broad policies are espoused: conservation of natural resources, and enhancement of the quality of life. With regard to the former, the Proposed Project does not consume significant natural resources. In regard to the latter, the Proposed Project will be designed to minimize various categories of potential environmental contamination, and it will benefit the people and environment of Hawaii in the future by improving on a site that has sustained considerable environmental degradation. The DOT-HAR will continue to work with the DOH to assess and mitigate the contaminated soil within the Honolulu Harbor area.

4. *The economic or social welfare of the community or state would not be substantially affected.* The proposed actions will allow environmentally-sound development of the site, instead of the presence of a derelict Tank Farm that is a community welfare concern. Instead, the project will result in positive economic impacts without significant negative social consequences.
5. *The proposed action does not substantially affect public health.* The project will be performed under strict conformance to Environmental Protection Agency, Occupational Safety and Health Administration, and U. S. Department of Transportation regulations relating to the protection of public health. The removal and disposal of the asbestos and lead containing paint will be engineered to meet all applicable Federal, State and local rules and regulations. The contaminated soils will be handled as recommended in the Department of Health's regional program, the "Honolulu Harbor Area-wide Contamination Project" (Reference 3).
6. *No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.* The project will not result in any foreseeable changes or effects on population or public facilities.
7. *No substantial degradation of environmental quality is anticipated.* No major environmental impacts are expected. Short-term, construction noise, air quality and traffic will have a minor impact on the nearby surroundings. The Proposed Project will remove all asbestos and lead containing paint from the site, and will eliminate the future potential releases of asbestos and lead, and is a benefit to the environmental quality of the area. The removal of the aboveground storage tanks and pipelines will remove the potential of increasing the petroleum contamination of the soils and ground water in that area.
8. *The proposed action does not involve a commitment to larger actions, nor would the cumulative impacts result in considerable effects on the environment.* The proposed action is self-contained, relatively short-term, and of independent utility. Also, at this time, there are no significant nearby developments which could cause significant cumulative impacts.
9. *No rare, threatened, or endangered species or their habitats would be affected.* There are no rare, threatened, or endangered species or their habitat on the site or nearby. The site is located in an urban setting and is within an industrial area. The nearest area with endangered species would be Keehi Lagoon approximately 2.5 miles away.

10. *Air quality, water quality or ambient noise levels would not be detrimentally affected.* Grading and demolition efforts during this project may have the potential to affect air quality, water quality and ambient noise levels on a short-term. Engineering controls will be incorporated into the Proposed Project to minimize the impact, and to ensure that the impact is within regulatory requirements.
11. *The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.* The grading will maintain the existing drainage patterns. In addition, best management practices will be incorporated into the design.
12. *There will be no effect on scenic vistas or viewplanes identified in county or state plans or studies.* The demolition of the Tank Farm may be a benefit to the local aesthetics of the area.
13. *The Proposed Project will not require substantial energy consumption.* The majority of the energy used will be for construction purposes and will be a short-term impact. The Proposed Project will not require substantial energy consumption.

**SECTION 6.0  
CONSULTATION**

**6.1 PRE-ASSESSMENT CONSULTATION**

The following agencies, organizations, and utilities were consulted. Non-substantive (no comment) responses are indicated below with a single asterisk. Substantive responses are indicated below with a double asterisk, and reproduced following Section 6.2.

**STATE AGENCIES**

Department of Business, Economic Development and Tourism\*  
Department of Land and Natural Resources, State Historic Preservation Division\*\*

**UTILITIES**

Hawaiian Electric Co., Inc.\*

**ORGANIZATIONS**

Brewer Environmental Industries, Inc.\*  
Chevron U.S.A.\*  
Hakim Properties, Inc.\*  
H&W Distributors, Inc.\*  
Shell Oil Company\*

**6.2 RESPONSE TO PRE-ASSESSMENT CONSULTATION**

The responses are presented following this page.

**6.3 COMMENTS RECEIVED ON DRAFT ENVIRONMENTAL ASSESSMENT**

No comments were received during the Draft Environmental Assessment comment period.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

November 15, 1996 DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

Carter Luke  
State Department of Transportation  
Harbors Division  
79 S. Nimitz Highway  
Honolulu, Hawaii 96813

1837  
MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION

DIVISION

LAND MANAGEMENT

STATE PARKS

WATER AND LAND DEVELOPMENT

LOG NO: 18493 ✓  
DOC NO: 9611EJ05

Dear Mr. Luke:

**SUBJECT: Historic Preservation Review -- Tank Farm, Former Shell Oil Storage  
Iwilei, Kona, O'ahu  
TMK: 1-5-35:11**

We were asked by Edward K. Noda and Associates, Inc. to conduct a historic preservation review of the former Shell Oil Tank Farm storage area. We commented on October 31, 1996 (Log. No.18407/Doc. 9610ej29) that:

A review of our records shows that there are no known historic sites at the project location. This parcel is entirely composed of dredged land fill and is therefore unlikely to contain historic remains either on the surface or in the subsurface deposits. Therefore, we believe that this project will have "no effect" on historic sites.

Aloha

  
Don Hibbard, Administrator  
State Historic Preservation Division

EJ:jk

cc: ✓ Kevin Quinn, Edward Noda & Associates, Inc.

**SECTION 7.0  
REFERENCES**

1. Ecology and Environment, Inc., "CERCLA Site Screening Inspection for Shell Oil Company," Aug 15, 1989.
2. Department of Health, Underground Storage Tank Section, personnel communication.
3. Department of Health, DOT-Harbors Division and Hazard Evaluation and Emergency Response Branch, personal communication.
4. Edward K. Noda and Associates, Inc., "Asbestos Containing Material, Lead Paint and Polychlorinated Biphenyl Investigative Survey Report," October 1996.
5. State Historic Preservation Division, Letter Dated November 15, 1996.
6. Department of Health, Letter Dated March 7, 1997.