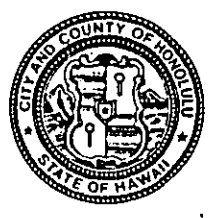


Local Motion Retail
Bldg.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RECEIVED

'97 OCT 16 P12:31

JAN NADE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

97/ED-003 (DT)

October 13, 1997 ^{OFF. OF} QUALITY CONTROL

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner/
Applicant : Local Motion, Inc.
Agent : Peter Vincent, AIA & Associates
Location : 1950 Kalakaua Avenue, Waikiki, Oahu
Tax Map Key : 2-6-14: 01
Request : Waikiki Special District Permit
Proposal : Construct a three-story retail building
Determination : A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN NADE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

g:ppd\oeqlocal.djt

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1997-11-08-OA- FEA- Local Motion
Retail Building

NOV 8 1997

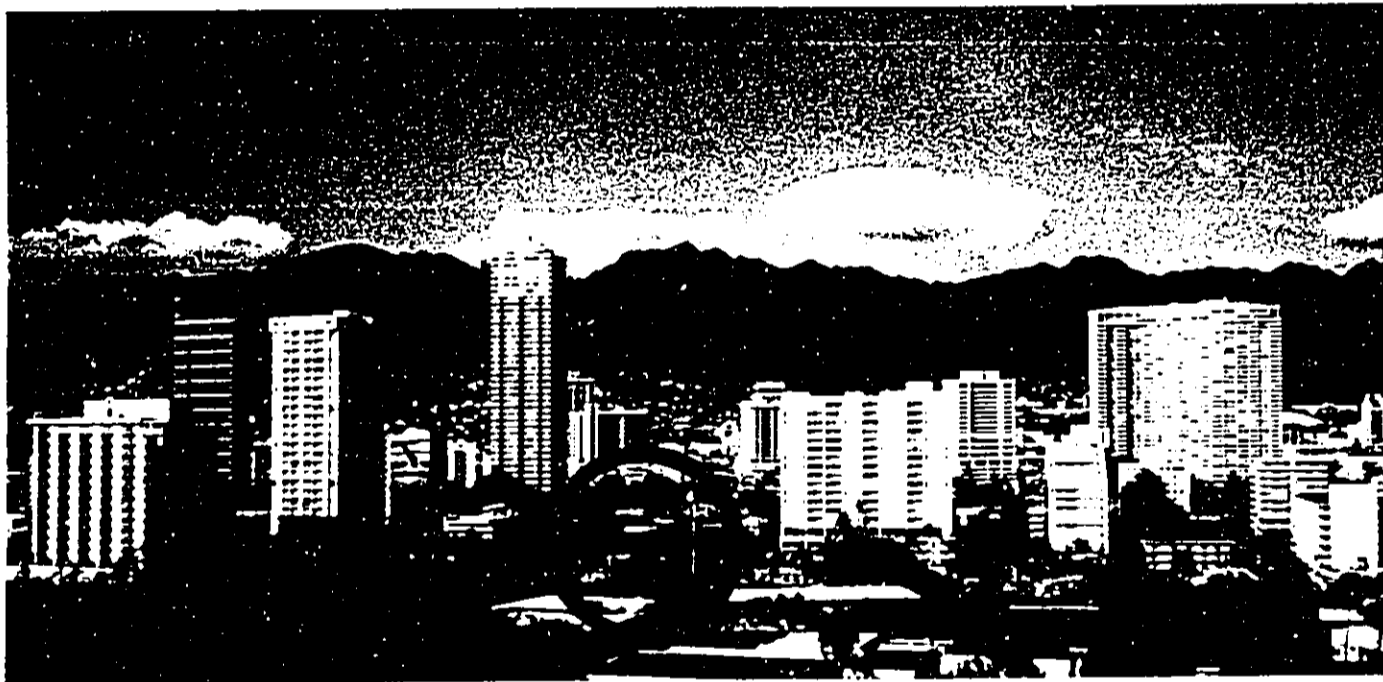
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DEPT. OF CITY & COUNTY OF HONOLULU

HRS Chapter 343
Final Environmental Assessment

Proposed Retail Building at
1958 Kalakaua Avenue
Honolulu, Hawaii
TMK: 2-6-14:001



Prepared for:
Local Motion, Inc.

Compiled by:
Peter Vincent, AIA & Associates
1021 Smith Street, Penthouse
Honolulu, Hawaii 96817

(808) 524-8255

Peter Vincent

AIA

& Associates

1997 OCT -3 PM 4:11

1021 Smith Street, Penthouse
Honolulu, Hawaii 96817
Tel: 808-524-8255
Fax: 808-523-3419

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

3 October 1997

Ms. Jan Sullivan, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

**SUBJECT: HRS Chapter 343 Environmental Assessment Determination -
Proposed Local Motion Retail Building
1958 Kalakaua Avenue, Waikiki, Honolulu, Hawaii
TMK: 2-6-14:001**

Dear Ms. Sullivan,

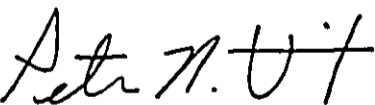
On behalf of Local Motion, Inc., we are submitting herewith for your review and approval five (5) sets of a Final Environmental Assessment for the proposed construction of a three-story retail building in Waikiki at the above location.

Based on the minimal impact to the site and surrounding area, we respectfully request your determination of a Negative Declaration / Finding of No Significant Impact, pursuant to HRS 343 and Hawaii Administrative Rules, Title II, Chapter 200, Environmental Impact Statement Rules.

Please contact me should you have any questions or require additional information.

Sincerely,

PETER VINCENT, AIA & ASSOCIATES


Peter N. Vincent, AIA

enclosure

**Proposed Retail Building At
1958 Kalakaua Avenue
Honolulu, Hawaii**

INDEX

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- II. PROJECT DESCRIPTION**
- III. ENVIRONMENTAL CHARACTERISTICS**
- IV. EXHIBITS**
 - Proposed Building Plans
 - Photo-montage Renderings
 - Site Photo Key Map
 - Site Photos
 - FIRM
 - Memorandum from Austin, Tsutsumi & Associates, Inc.
 - Report from Dames and Moore
- V. APPENDIX**
 - Comments and Responses to the Draft EA

I. GENERAL INFORMATION

A. APPLICANT

Local Motion, Inc.
424 Sumner Street
Honolulu, Hawaii 96817
523-7873

B. RECORDED FEE OWNER

Local Motion, Inc.
424 Sumner Street
Honolulu, Hawaii 96817
523-7873

C. AGENT

Peter Vincent, AIA & Associates
1021 Smith Street, Penthouse
Honolulu, Hawaii 96817
524-8255

D. APPROVING AGENCY

City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

E. AGENCIES CONSULTED IN MAKING ASSESSMENT

BHP Gas Company
Board of Water Supply
Department of Land Utilization
Department of Public Works
Department of Transportation Services
Department of Wastewater Management
GTE Hawaiian Telephone
Hawaiian Electric Company
Oceanic Cable

II. PROJECT DESCRIPTION

A. GENERAL DESCRIPTION

Local Motion, Inc., a homegrown Hawaii surfing retailer selling surfboards and surfing accessories, is seeking to establish a flagship store in Waikiki to complement its ten existing retail stores on Oahu and Maui. The proposed three-story structure will have retail at the ground and second levels and lease area on the third level. Seventeen on-site parking stalls are proposed along with two loading stalls.

Visitor access for the store from Kalakaua Avenue will be extensively landscaped with outdoor seating available to store patrons and the general public. Access from the parking area is also provided.

B. SITE DESCRIPTION

The site, on the north (mauka) side of Kalakaua Avenue, is bound to the west by Niu Street (separated by a vacant lot) and to the east by Pau Street. The Tax Map Key (TMK) is (1) 2-6-14:001. The area of the site is 18,861 square feet. Currently the site is vacant.

The site was occupied by Dollar Rent A Car until April 7, 1997, when the business relocated due to the pending sale of the property. The site structures consisted of a one story building, used as Dollar's rental office and car wash facility, with an adjacent warehouse structure, previously leased by a moped company. The remainder of the site was utilized as parking. All structures were demolished in May 1997 in preparation for proposed new construction activities.

Prior to Dollar Rent A Car occupying the site, the site was developed by Jimmy's Chevron Service station in 1956.

C. PROPOSED OPERATIONS

Normal hours of operation are anticipated to be 9:00 a.m. to 11:00 p.m. seven days a week.

D. TIMETABLE AND COST

The estimated construction start is early 1998 with completion in mid 1998. The estimated construction cost is \$ 2 million.

E. LAND USE / ZONING

The City and County of Honolulu (C&C) amended the Land Use Ordinance with Ordinance No. 96-72, which was signed by the Mayor and went into effect December 18, 1996. The ordinance amends the provisions of the Waikiki Special District of the Land Use Ordinance and is referred to as the "WSD." The purpose of the WSD is to "implement portions of the development plan for the Waikiki special area; establish design standards promoting a Hawaiian sense of place; and provide land use requirements supporting...prosperous commercial center and stable community."

The adoption of the WSD created several positive revisions to the requirements for the development of the site. In determining the zoning requirements, Peter Vincent, AIA & Associates (PVA) met with Patrick Seguirant, Chief, Urban Design Branch, Department of Land Utilization on March 13 and again on April 3, 1997 to confirm our findings.

The site was previously split zoned, with the major portion being Resort Commercial (13,861 s.f.) and the remainder being Apartment (5,000 s.f). The WSD rezoned the entire lot to Resort Commercial, making it more viable for commercial development.

F. WAIKIKI GATEWAY DESIGNATION

The site is identified in the WSD as a "Waikiki Gateway," defined as an area with special design consideration for open space and architectural treatment. In response to the project's "Waikiki Gateway" designation, a landscape concept was developed which both utilizes indigenous Hawaiian planting materials and is in harmony with the significant surrounding landscaped environment. The coconut trees that "march" down the Ala Moana Boulevard median strip terminate into an informal grove of coconut trees in the front yard of the store. A lush tropical open area is created on Kalakaua Avenue, where benches and other public amenities are provided.

The property's Ewa side along Kalakaua Avenue and the mauka side along Pau Street are defined by monkeypod trees which extend the park-like atmosphere of Fort DeRussy to the mauka side of Kalakaua Avenue, creating a green gateway into Waikiki.

III. ENVIRONMENTAL CHARACTERISTICS

A. SURROUNDING USES

The site is located on Kalakaua Avenue at the terminus of Ala Moana Boulevard in Waikiki and is therefore highly visible for both vehicular and pedestrian traffic. The site faces Fort DeRussy, comprised of several low structures and a park type of environment. The site is also adjacent to residential (low and high-rise buildings), and restaurant uses.

There is considerable pedestrian traffic going both directions along Kalakaua Avenue and also Ala Moana Boulevard toward the site. Two major recent projects are on the Ala Wai Canal side of the site, which will ultimately and significantly increase pedestrian traffic by the site. One is the Waikiki Landmark, which has been vacant since it's construction, however recently approximately half of the residential units have been sold and there is increased commercial activity. The second and more major of the two projects is the Hawaii Convention Center, currently under construction.

B. TOPOGRAPHY AND SOILS

The topography of the site is relatively flat at approximately six feet above mean sea level. An Environmental Report, prepared by Dames & Moore, dated January 27, 1997, indicates that the site is "underlain by fill material consisting of light brown silty sand with coral fragments to approximately 1 to approximately 4 feet below ground surface. The fill material was underlain by a gray sandy clay to approximately 6 feet below ground surface, grading to a gray silty coralline sand to the total depth of the investigation (typically 8 feet below ground surface)."

C. UNDERGROUND STORAGE TANK REMOVAL

Two 60-gallon underground storage tanks (USTs) were identified at the site (formerly Jimmy's Service station) as part of the owner's due diligence investigation. Dames and Moore was contracted to supervise the removal of these tanks and all impacted soil and groundwater. This work has been accomplished and is summarized in a report, titled "Underground Storage Tank Closure and Soil Remediation," which is included in the Appendix of this document.

D. FLOOD ZONE CLASSIFICATION

The site is located in a Zone AO (Depth 2) flood zone, per the Flood Insurance Rate Map (FIRM), Panel 120, dated September 4, 1987. This flood zone is created by infrequent flooding of the Ala Wai Canal. A copy of a portion of the FIRM is included in the Appendix. The ramifications of the site being located in this particular flood zone are relatively minor, however the proposed new building will be required to be elevated a minimum of two feet above existing grade or be flood proofed at the flood elevation level.

E. FLORA/ FAUNA

The site does not contain any endangered or threatened species. The site has been used for commercial purposes; there is no existing vegetation on the site.

F. NOISE

Because of the site's location on a major roadway (Kalakaua Avenue), the ambient noise level from the traffic is quite high. It is not anticipated that the proposed improvement for this property will have a significant impact upon the existing noise condition.

G. HISTORICAL/ ARCHAEOLOGICAL/ CULTURAL RESOURCES

The subject property has been previously excavated for commercial uses, including a gas station with six State-registered underground storage tanks. The area where the building is proposed has, to a large extent, been excavated recently to remove soil. It is unlikely that any significant historic or cultural remains exist at the subject property.

H. WATER RESOURCES

The Ala Wai Canal is less than 500 feet northeast of the site, and the Pacific Ocean is approximately 2,400 feet southwest of the site (USGS, 1983). Groundwater was encountered at approximately five feet bgs during the investigation and remediation activities. The shallow groundwater aquifer beneath the site is classified as a basal, unconfined, non-volcanic aquifer which belongs to the Palolo Aquifer System of the Honolulu Sector. The aquifer is considered replaceable and has the potential of being developed. The groundwater in the aquifer is not a drinking water source due to its moderate salinity and high vulnerability to contamination.

The aquifer is not considered to be ecologically important. The lower underlying basaltic aquifer is a confined aquifer and provides domestic supplies (Mink, 1990). In both aquifers, groundwater flow is anticipated to be southerly towards the ocean (USGS, 1983). -(excerpt from Dames & Moore report in the Appendix of this document)

The subject property is completely paved in keeping with its usage as a service station and a car rental lot. Existing storm water runoff sheet flows into the existing municipal drainage collection system on Kalakaua Avenue and Pau Street and discharges into the ocean. No increase in runoff is anticipated due to the addition of over 5,000 square feet of planting areas and the resultant decrease in impermeable paved surfaces. Parking lot runoff will be directed into the planting areas where possible.

I. TRAFFIC

A meeting was held with the following Traffic Engineers of the City and County of Honolulu Department of Transportation Services, Planning / Programming Branch, Traffic Engineering Division on March 17, 1997: Melvyn Hirayama, Claude Matsuo, Ernest Nogawa and Daniel Lopez, Jr., during which the following was discussed:

1. The long range traffic plan of the C&C is to widen Kalakaua Avenue to allow two way vehicular traffic from the intersection of Kuhio Avenue and Kalakaua Avenue.
2. Vehicular entry to the site from Kalakaua Avenue traffic heading Diamond Head (as currently exists) will be allowed, provided the entry drive is one-way only (no exit to Kalakaua).
3. Entry and exit from Pau Street will be allowed (as currently exists).
4. The curb cuts should be located as far from the intersection of Kalakaua and Pau as possible.
5. Loading must be accomplished entirely on the property; trucks must be able to enter "head first" and exit "head first," without requiring trucks to maneuver on the street.
6. Consideration should be given to visibility of vehicles and pedestrians from vehicles exiting the site to Pau Street.

The traffic concerns raised have been incorporated into the proposed site plan.

J. UTILITIES

There is a 10 foot wide utility easement that runs through the site in the mauka/makai direction which contains a sewer line, an abandoned waterline, telephone cables and electric lines. These utilities are summarized in a Memorandum and accompanying exhibits from Austin Tsutsumi & Associates (ATA), civil engineers, in the Appendix of this report.

There is also a Hawaiian Electric Company pull box and electric cables within another easement, running in the Ewa/Diamond Head direction. This easement is no longer necessary, as it previously served parcels of land that have subsequently been consolidated in the subject lot, and has recently been canceled.

K. WASTEWATER

ATA filed a Sewer Connection Application to the C&C on March 18, 1997. Written approval that the sewer system is adequate for an 8,500 sf retail building was received on March 31, 1997. According to Department of Wastewater Management policy, the approval is valid for two years after the approval date, whereby construction plans must be completed and submitted within the two year period. Construction must commence within one year following approval of the plans.

In their review of the Draft EA proposal for a 13,600 sf building, DWWM concluded that 560 lineal feet of 10-inch sewer line in Kalakaua Avenue is inadequate to accommodate a project of the proposed size without a relief sewer line. They stated that there is no project currently scheduled to relieve this sewer line.

A meeting was held on 9/15/97 with Kenneth Sprague, DWWM Director, to discuss the situation. As a result of this meeting DWWM issued a follow-up letter confirming their earlier approval for 8,500 sf of retail space. The Applicant is in the process of further researching the issue and may develop a plan to upgrade the sewer line pending the outcome of this effort.

L. SOCIO-ECONOMIC ENVIRONMENT

On a long-term basis, the proposed improvement may cause a slight increase of employment opportunities in the Waikiki region. The proposed improvement will not have a significant impact upon employment opportunities, nor will it have a significant impact upon local population levels.

M. VISUAL IMPACT

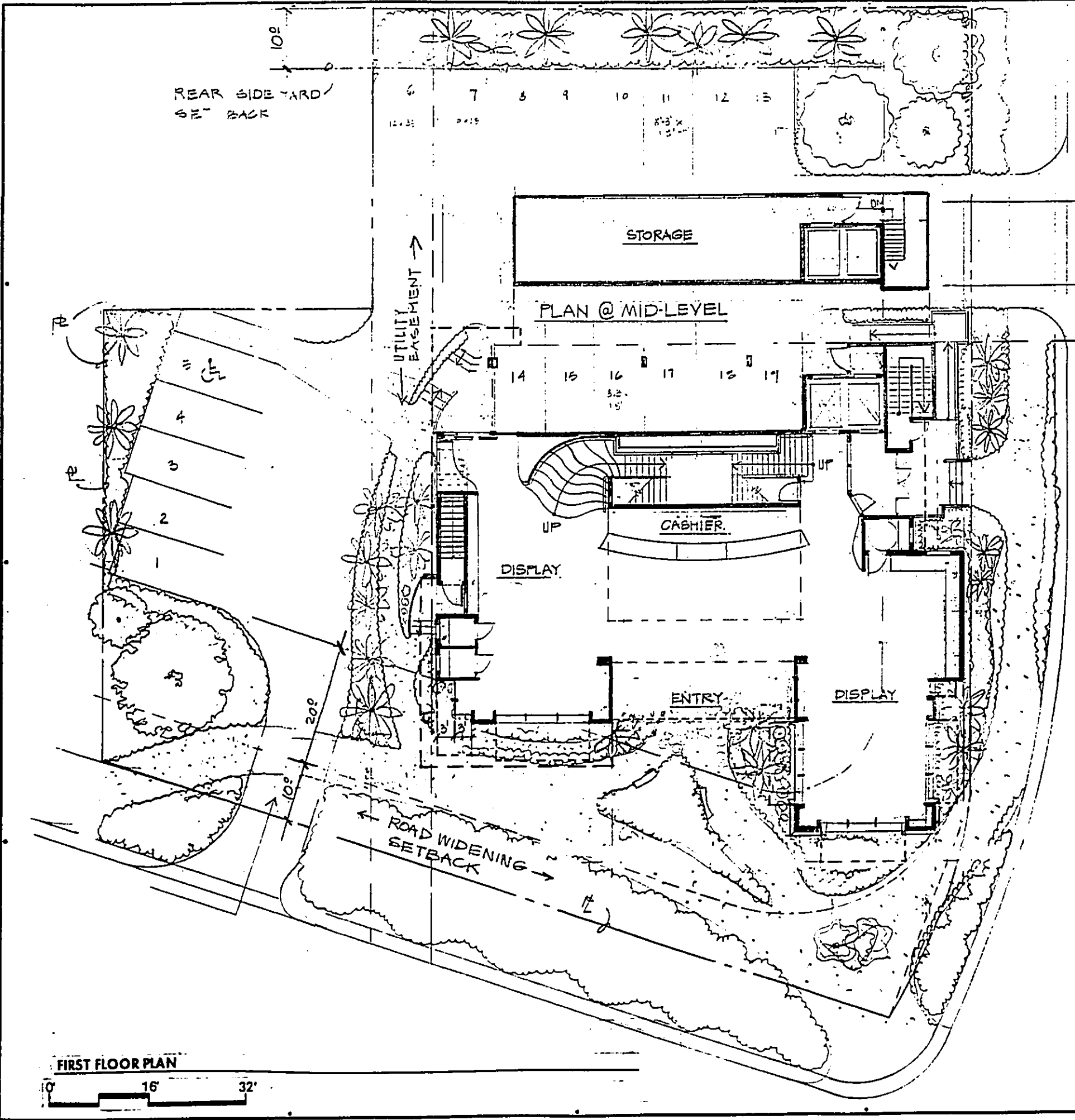
The project site lies within the Honolulu City and County's Fort DeRussy mauka-makai view corridor. The vast majority of properties in the Waikiki Special District are allowed to have buildings which are 220 feet to 350 feet high. Allowable building heights in the Fort DeRussy view corridor are substantially lower, ranging from 65 feet to 130 feet. The proposed building is less than 65 feet tall (about the height of numerous trees in the Fort DeRussy Park property). The visual impact of this building has been further mitigated through the use of a strategically-placed, low, landscaped open space/parking area along the property's Kalakaua Avenue frontage. The proposed project preserves and protects significant mauka and makai views through the view corridor in keeping with the LUO guidelines.

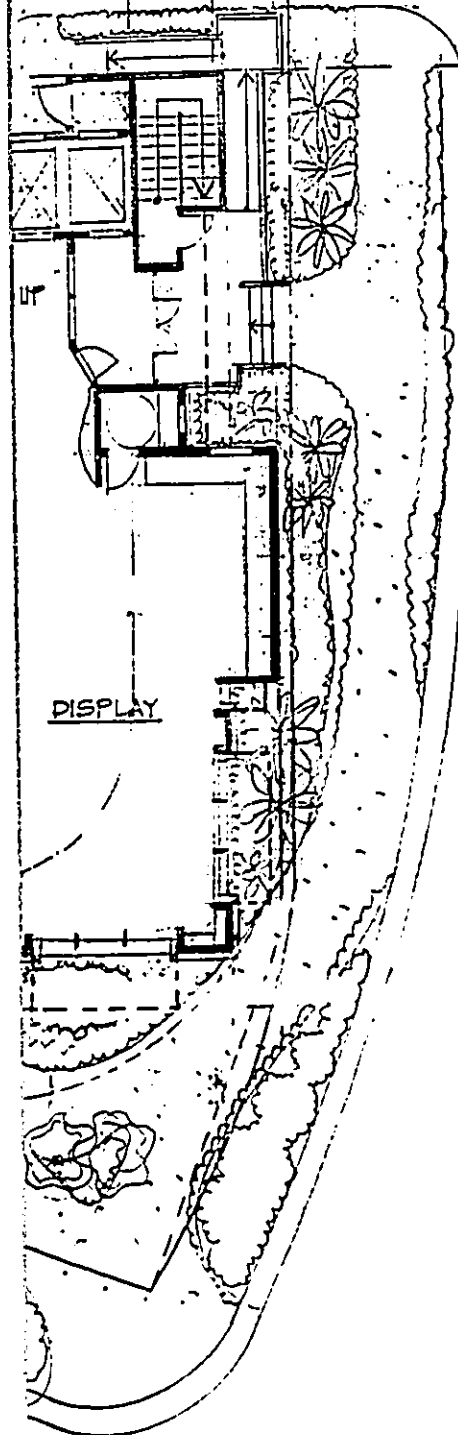
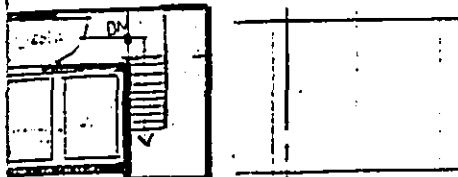
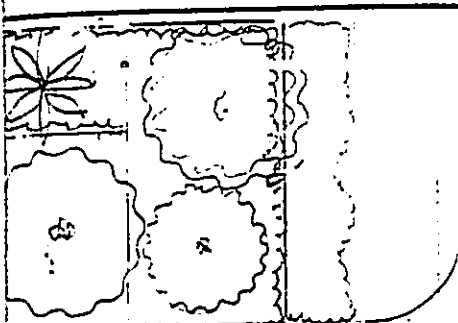
Private views from adjacent high-rise and low-rise buildings will be greatly enhanced through the proposed project's introduction of extensive landscaping to the site and the use of visually attractive architectural elements, such as the sloping roof. The pedestrian level experience will be improved by the introduction of architectural features which complement Hawaii's tropical environment. Extensive use is made of "natural" materials (wood, verdigris copper, stucco, cast stone), lanais, interior spaces open to the outdoors, trellises and human-scaled architectural elements.

Urban design and the project's aesthetics will be considered in greater detail by the Department of Land Utilization during the Waikiki Special District review period.

1958 KALAKAUA AVENUE
FINAL ENVIRONMENTAL ASSESSMENT

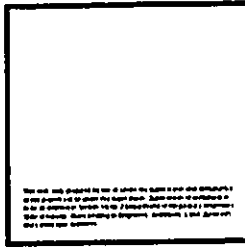
EXHIBITS





LOCAL MOTION
1958 KALAKAUA AVENUE
WAIKIKI

BUILDING ALLOWABLE AREA (FAR)	45,000 SF
1ST FLOOR AREA	4,192 SF
STORAGE/OFFICE AREA	1,000 SF
2ND FLOOR AREA	4,368 SF
3RD FLOOR AREA	4,030 SF
BUILDING AREA TOTAL	13,590 SF
PARKING	
REQUIRED	1/800 SF = 17 STALLS
PROPOSED	
STANDARD	16
H/C	1
LOADING	2
TOTAL PROPOSED	19



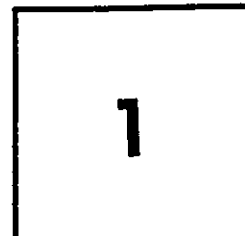
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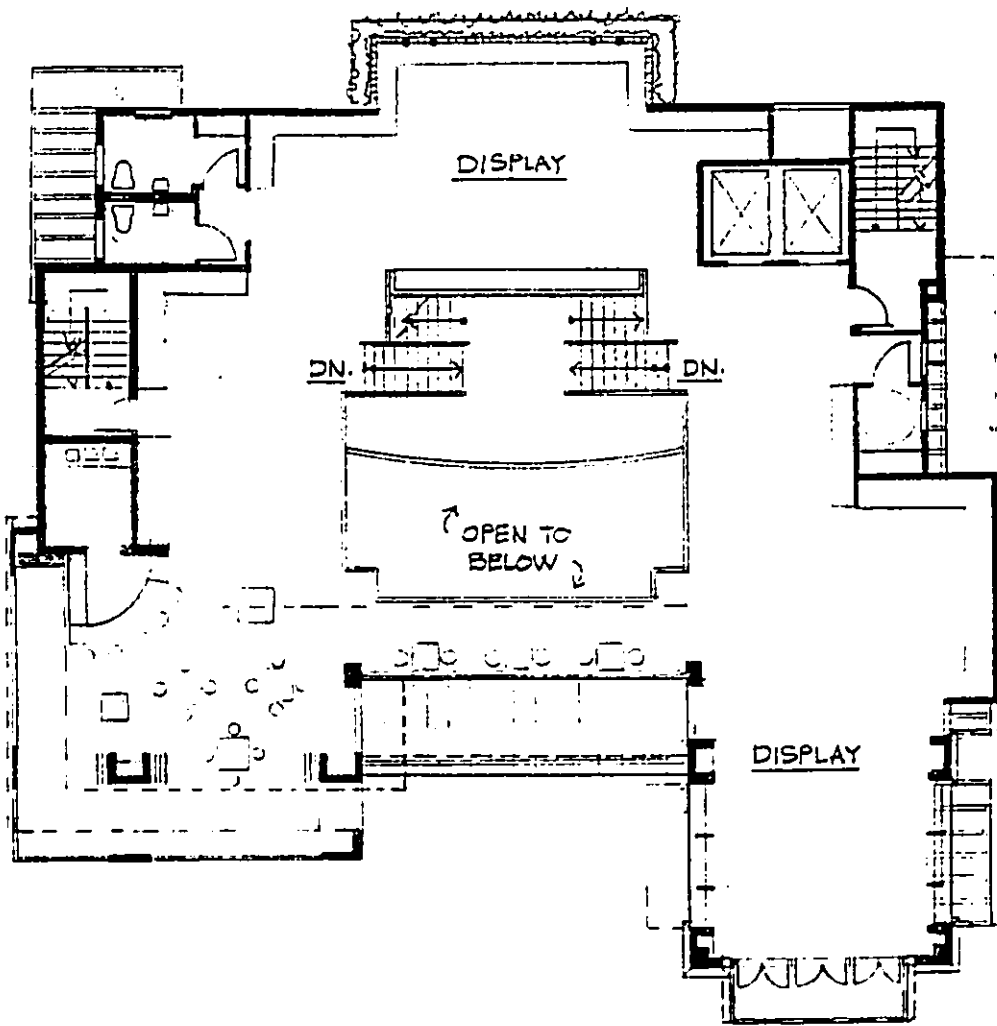
Peter Vincent AIA
& Associates, Architects
1021 Smith Street, Penthouse
Honolulu, Hawaii 96817
(808) 524-8255...Tel
(808) 523-3419...Fax

Local Motion
1958 Kalakaua Avenue
Waikiki

Date
11 July 1997

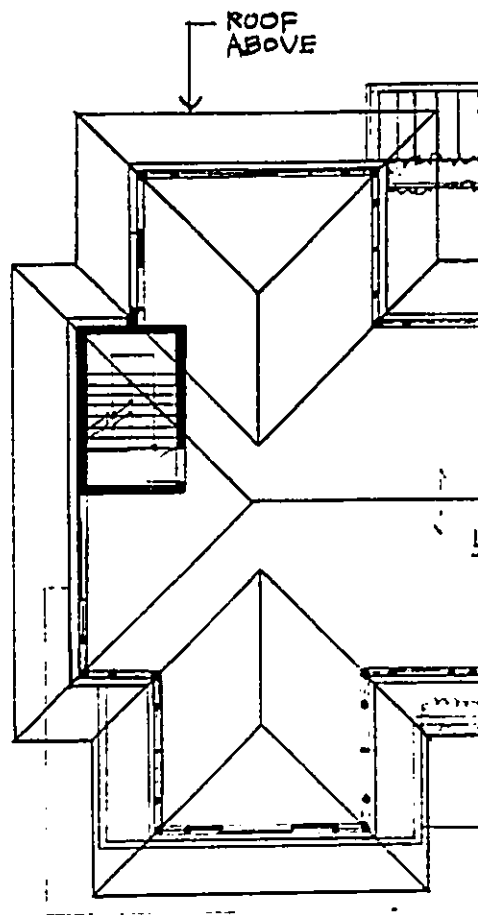
Drawing





SECOND FLOOR PLAN

0' 16' 32'



THIRD FLOOR PLAN

0' 16' 32'

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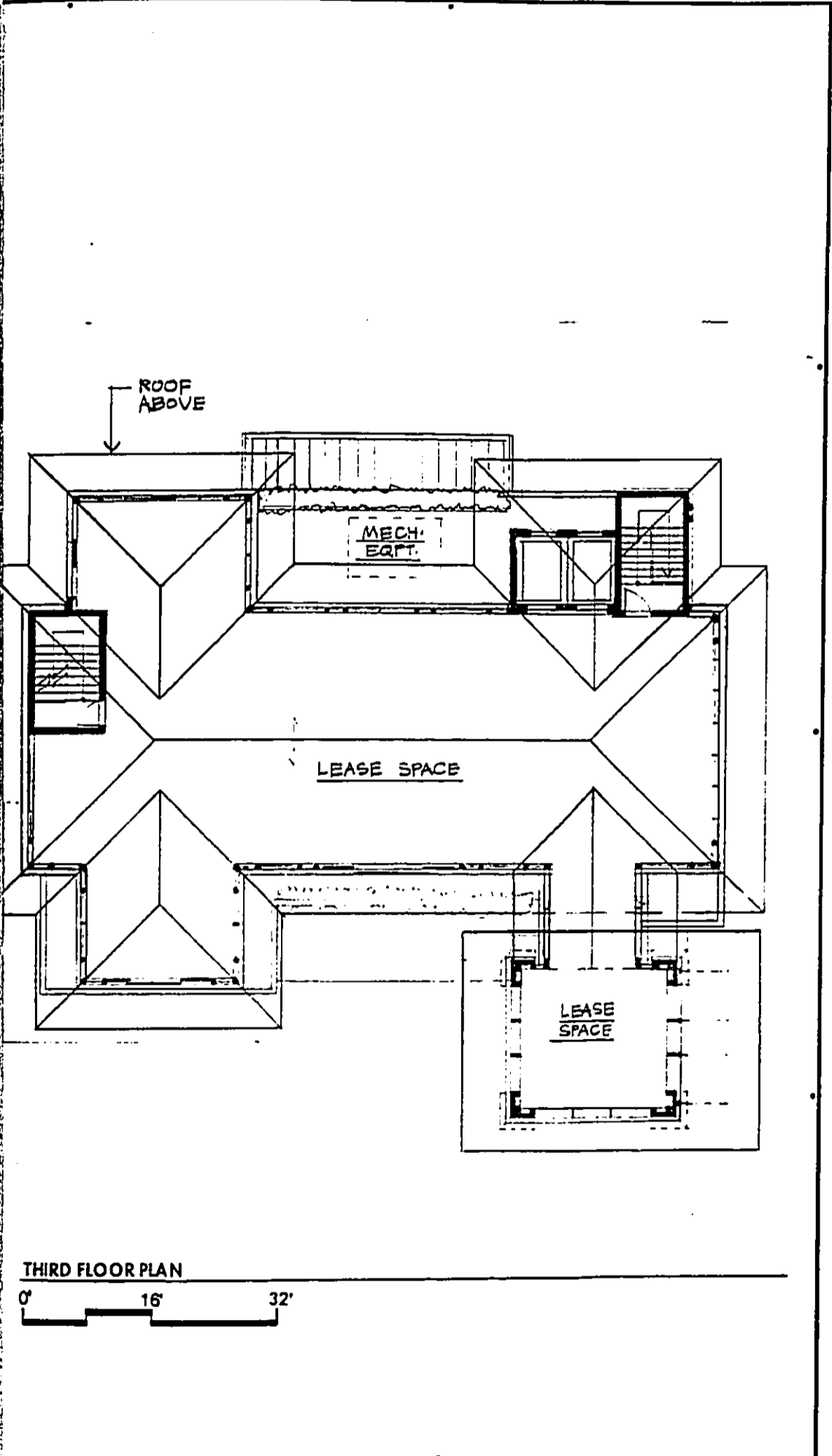
Revisions:

**Peter Vincent AIA
& Associates, Architects**
1021 Smith Street, Penthouse
Honolulu, Hawaii 96817
(808) 524-8255... Tel
(808) 523-3419... Fax

Local Motion
1958 Kalakoua Avenue
Waikiki

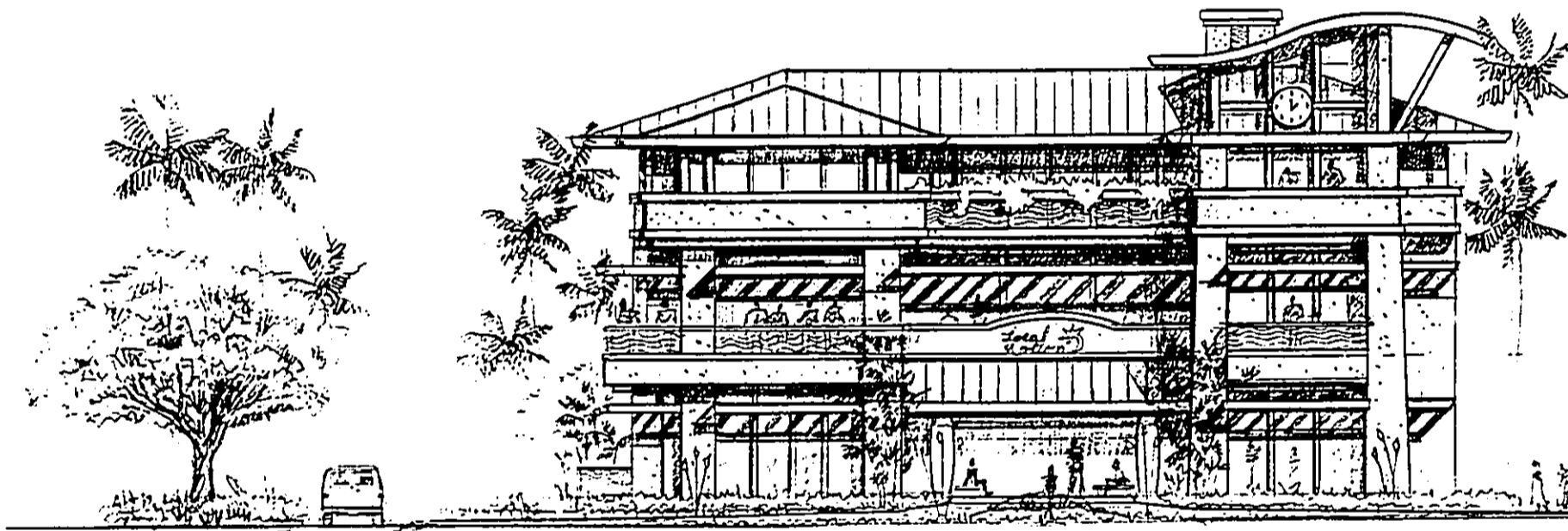
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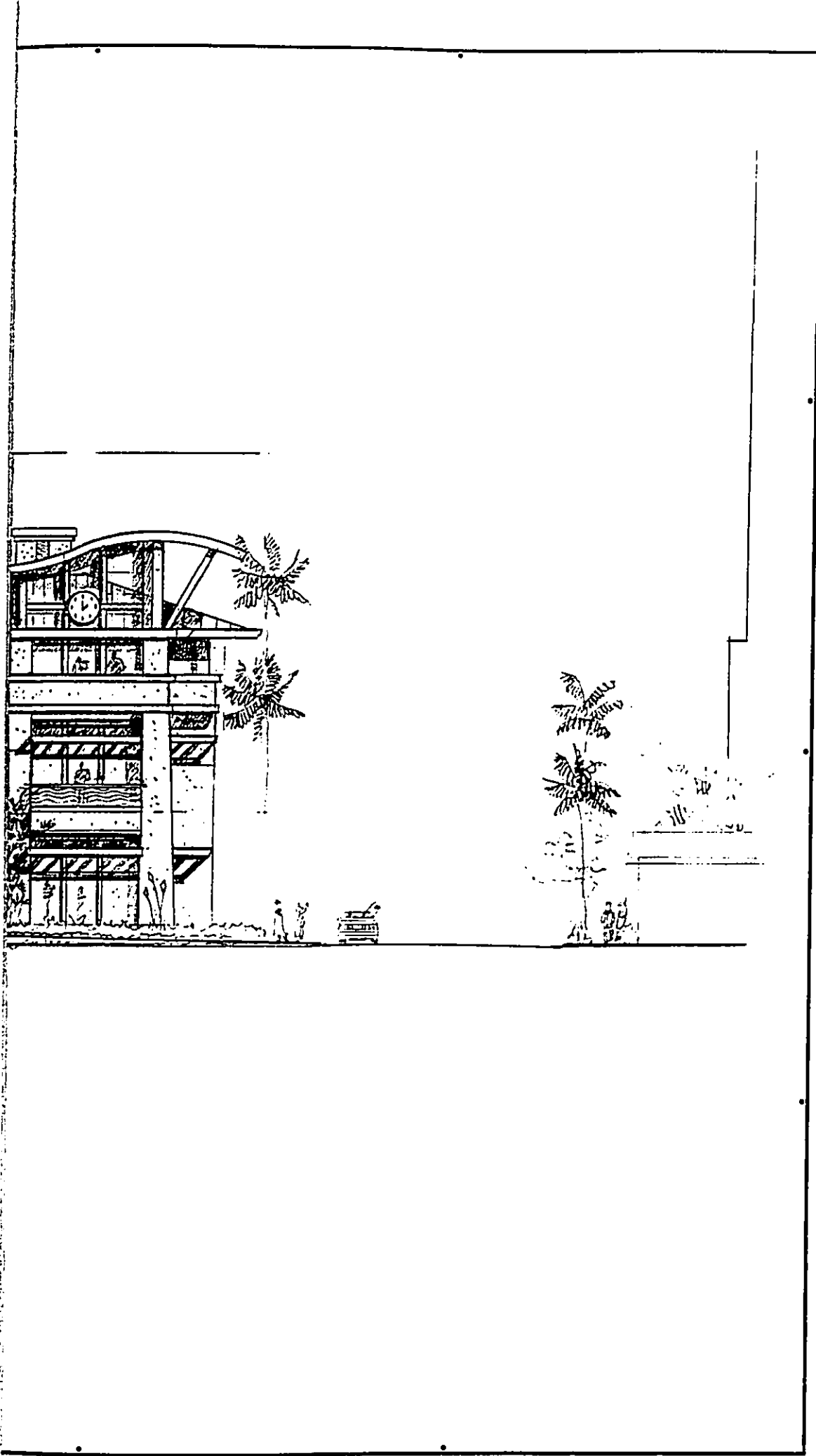
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MAXIMUM BUILDING HEIGHT = 65' - 0" ABOVE FINISH GRADE



KALAKAUA AVENUE (MAKAI) ELEVATION

0' 16' 32'



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Revisions:

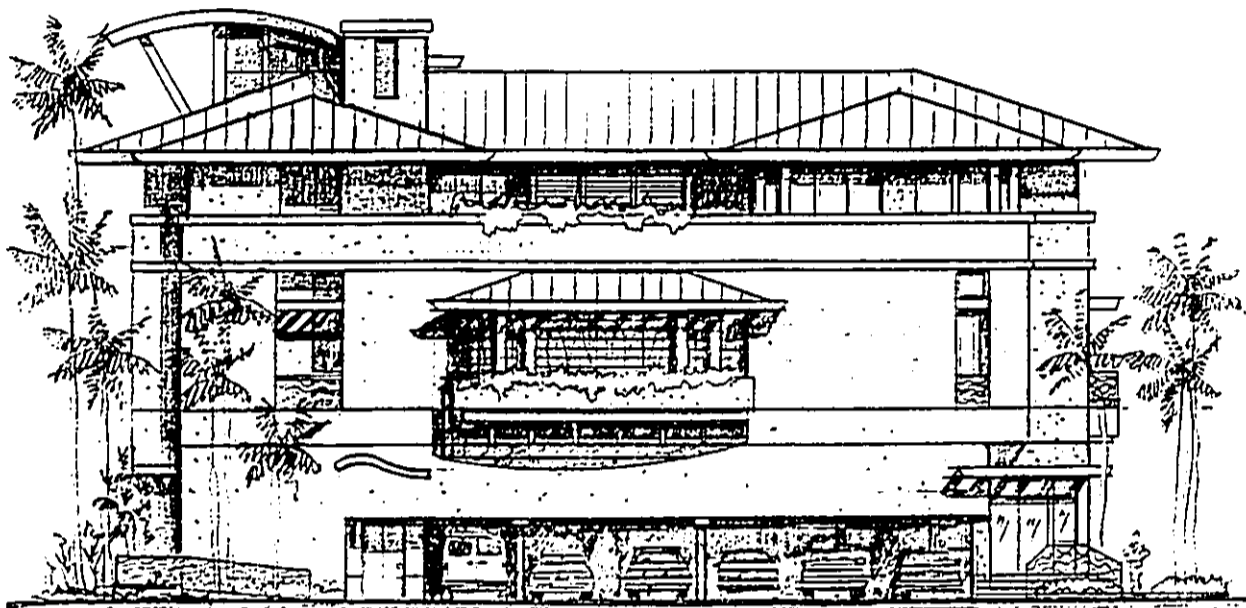
**Peter Vincent AIA
& Associates, Architects**
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Honolulu, Hawaii 96817
(808) 524-8255...Tel
(808) 523-3419...Fax

Local Motion
1958 Kalakoua Avenue
Waikiki

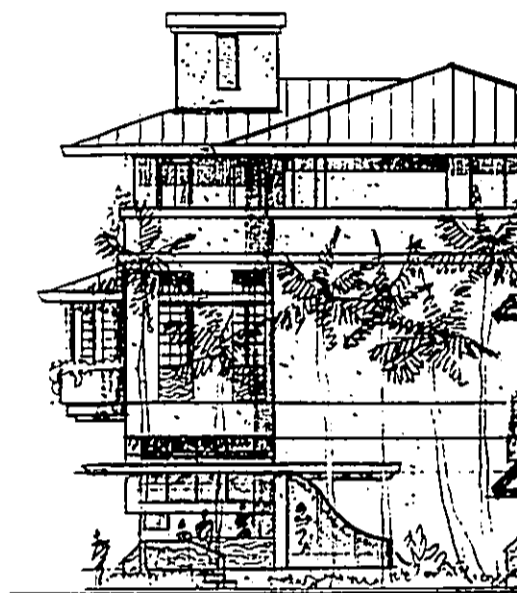
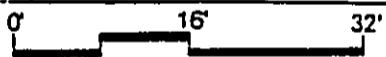
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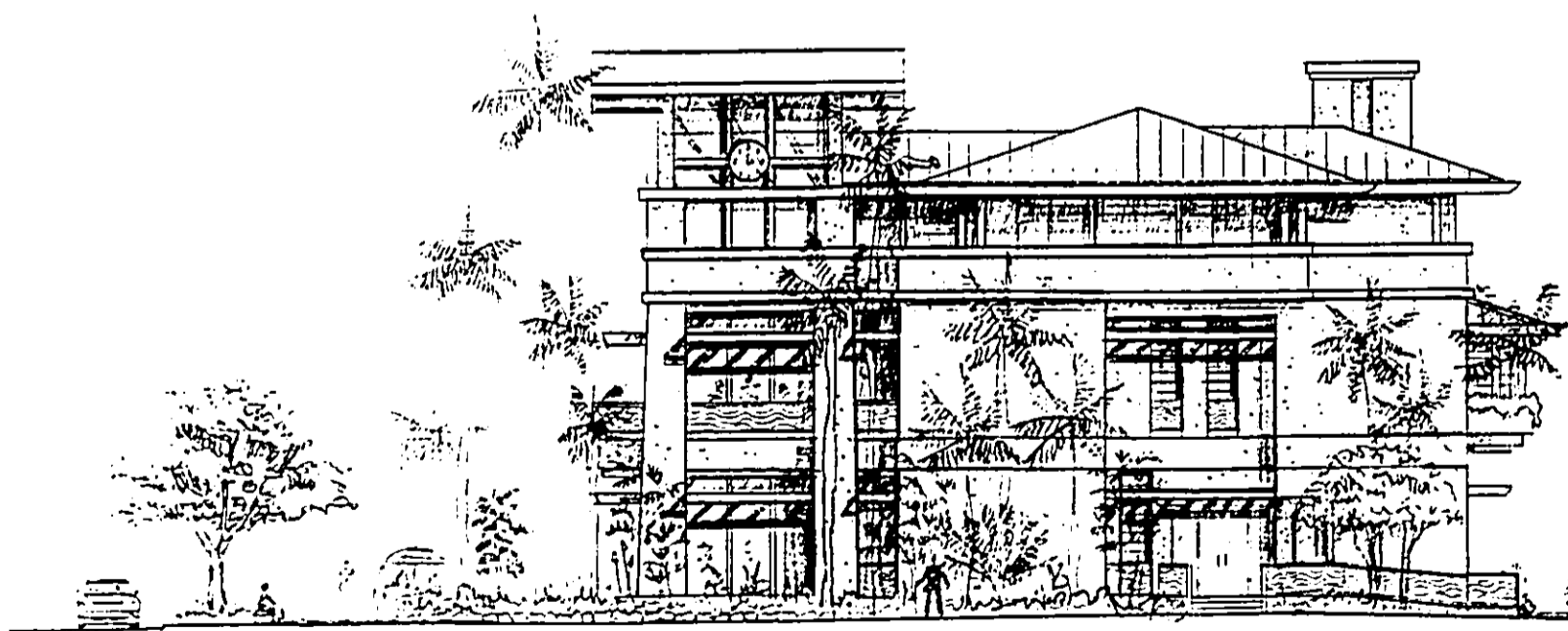
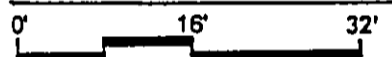
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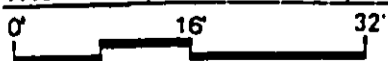
MAUKA ELEVATION

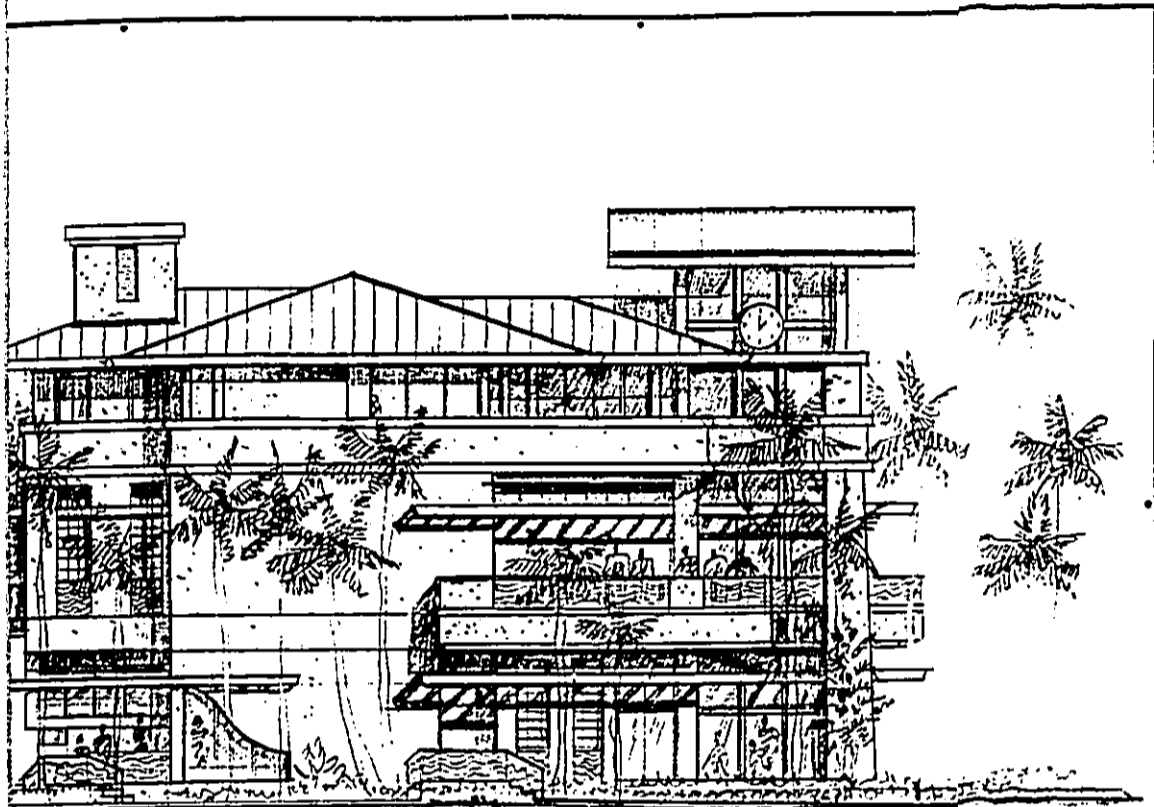


EWA ELEVATION

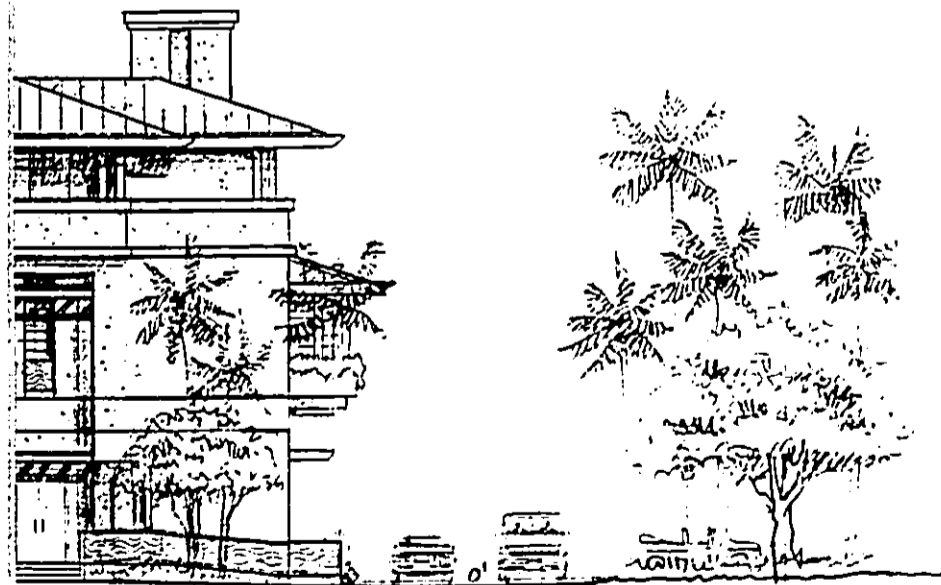
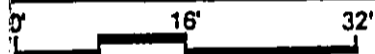


PAU STREET (DIAMOND HEAD) ELEVATION





EWAELEVATION



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Revisions:

**Peter Vincent AIA
& Associates, Architects**

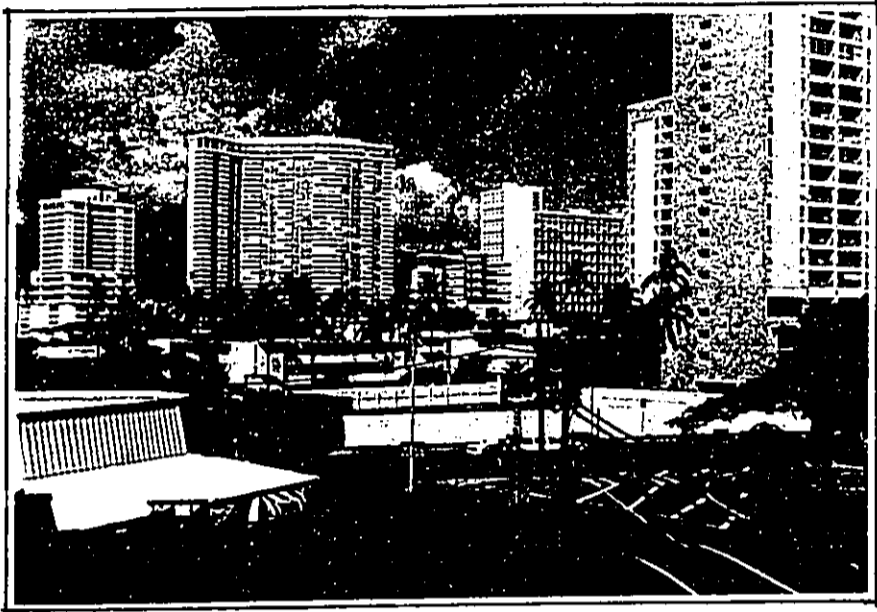
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Local Motion
1958 Kalakaua Avenue
Waikiki

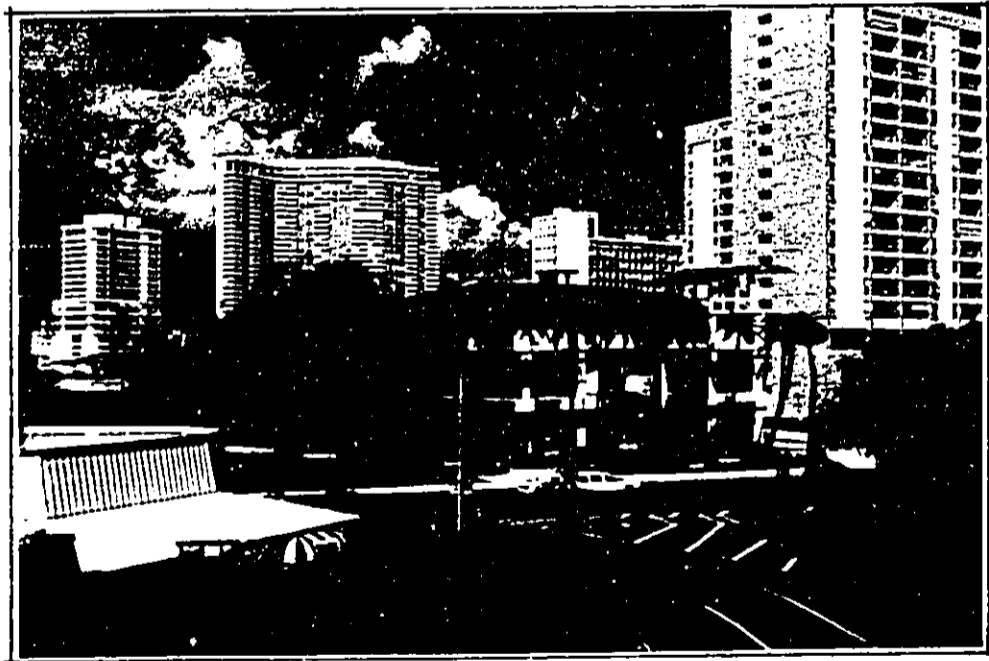
Date:
11 July 1997

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CURRENT



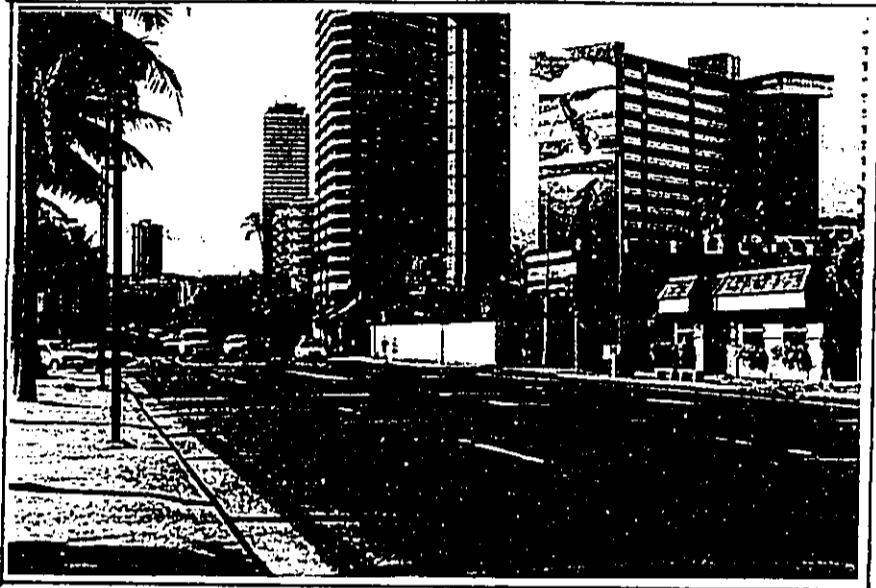
PROPOSED



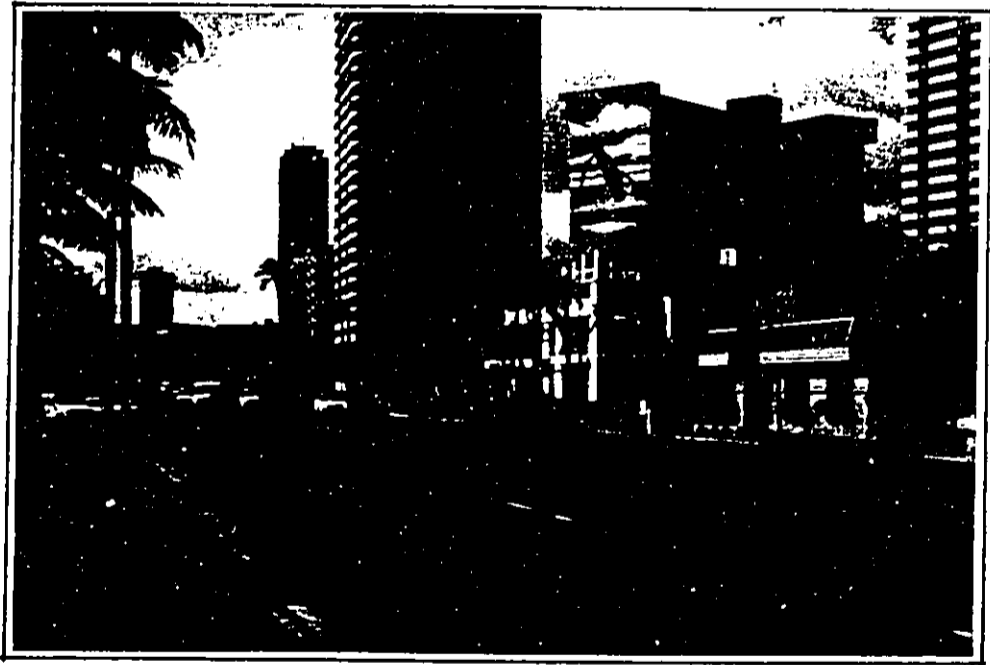
Local Motion Hawaii

PHOTO MONTAGE

Peter Vincent, AIA & Associates



CURRENT



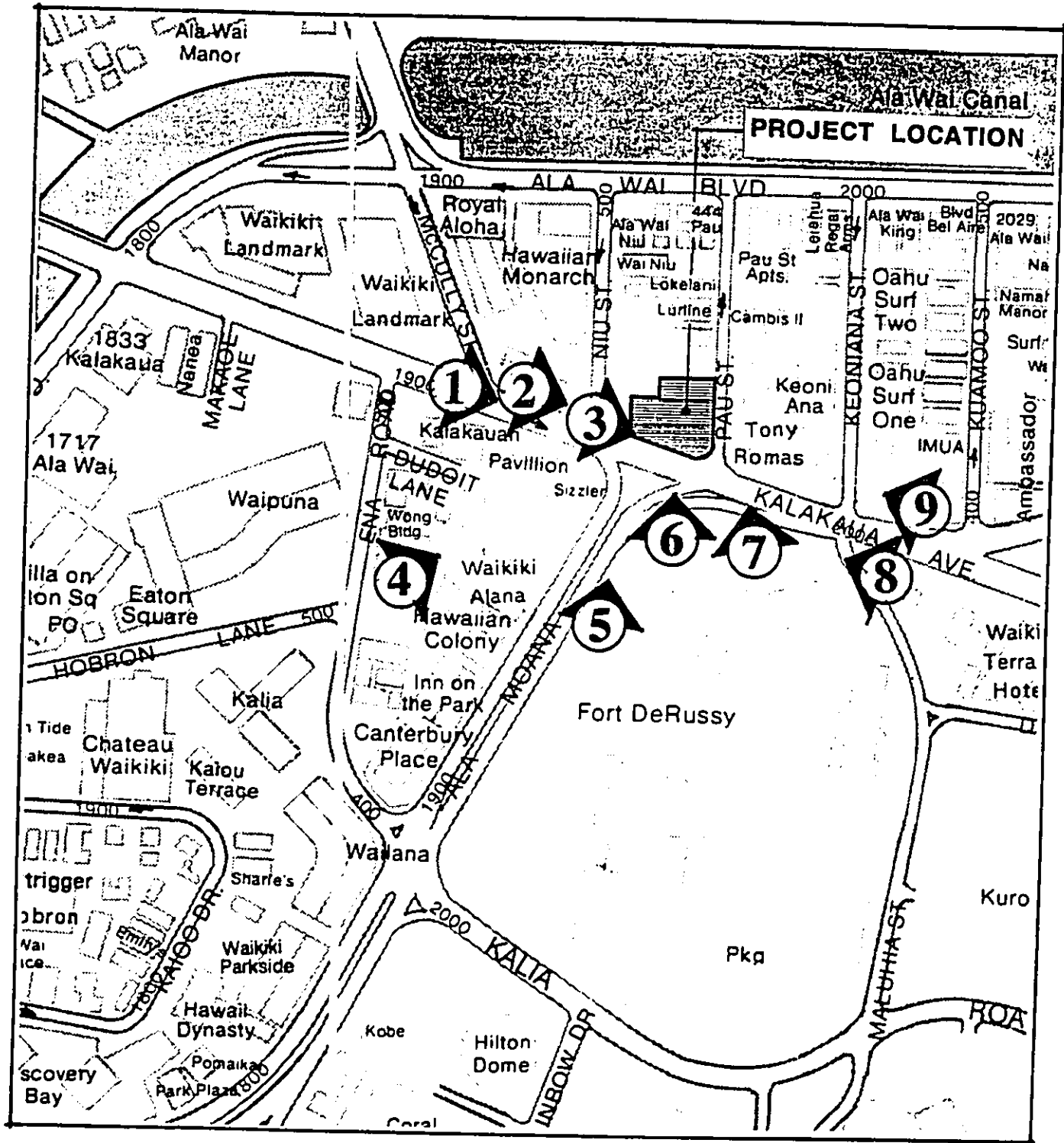
PROPOSED



Local Motion Hawaii

PHOTO MONTAGE

Peter Vincent, AIA & Associates



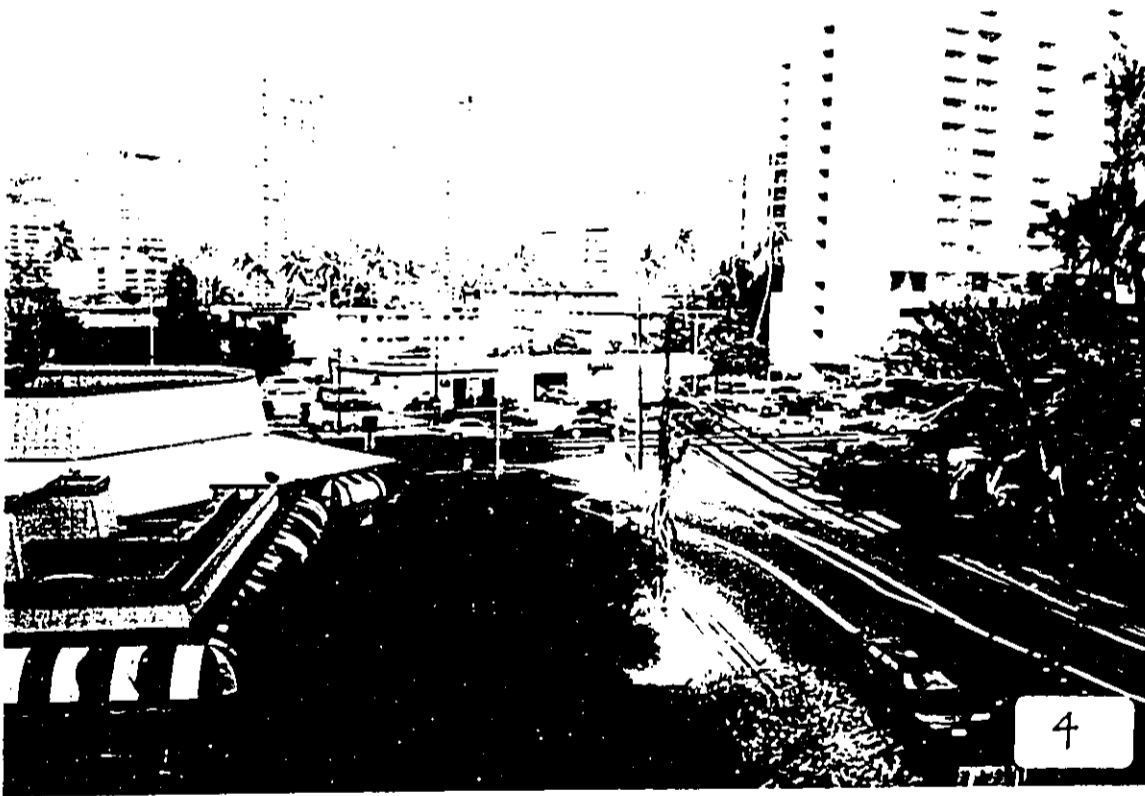
SITE PHOTO KEY MAP
 1958 Kalakaua Avenue

Peter N. Vincent, AIA & Associates
 April 1997



SITE PHOTOS

Peter N. Vincent, AIA & Associates
April 1997



SITE PHOTOS

Peter N. Vincent, AIA & Associates
April 1997



SITE PHOTOS

Peter N. Vincent, AIA & Associates
April 1997



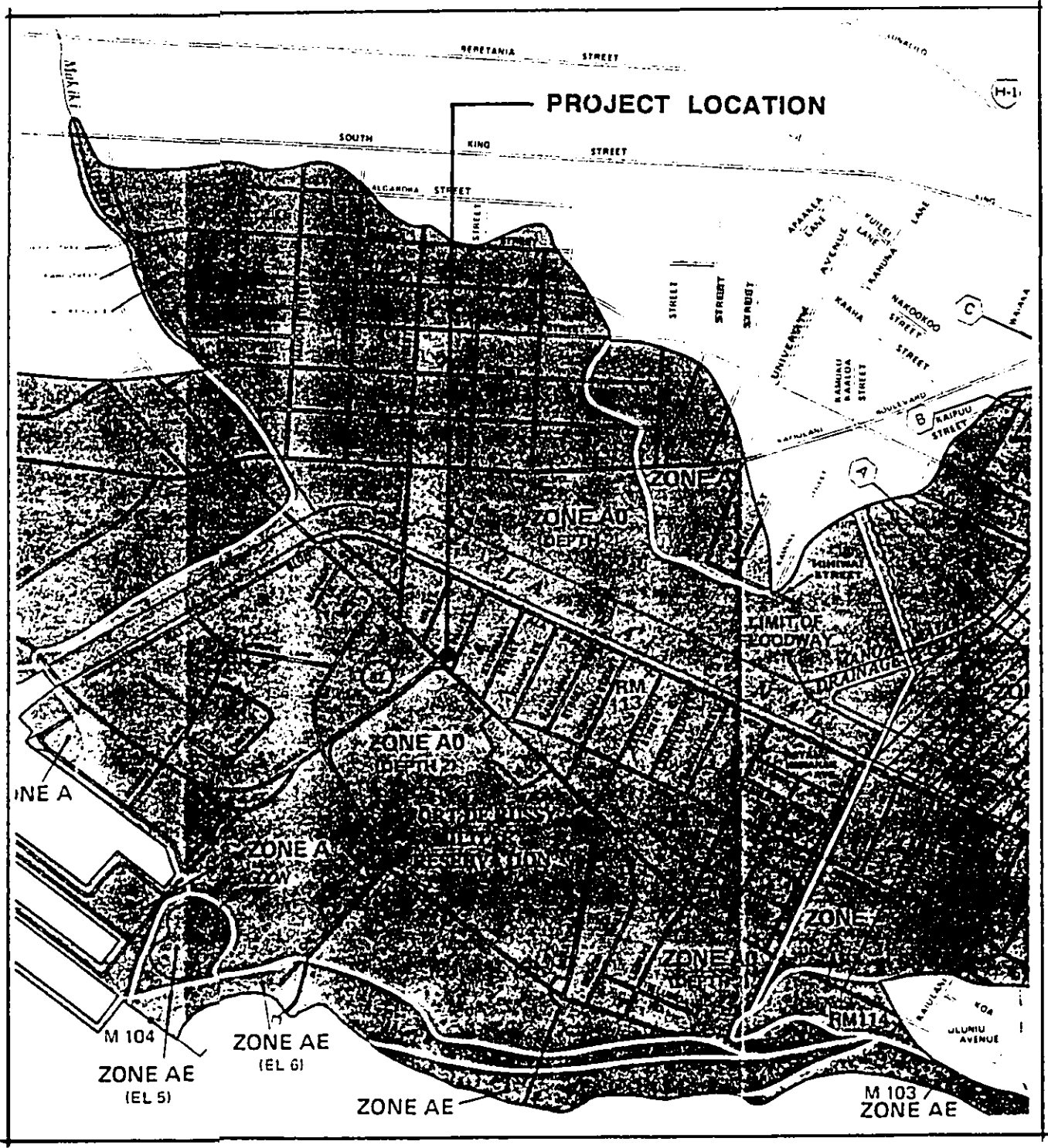
SITE PHOTOS

Peter N. Vincent, AIA & Associates
April 1997



SITE PHOTOS

Peter N. Vincent, AIA & Associates
April 1997



FIRM
1958 Kalakaua Avenue

Peter N. Vincent, AIA & Associates
April 1997



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#0-97-19

MEMORANDUM

DATE: April 16, 1997
TO: Peter Vincent - Peter N. Vincent, AIA
FROM: Ivan Nakatsuka - ATA
PROJECT: Local Motion - Waikiki
SUBJECT: Due Diligence

The following agencies have been contacted to determine if any utilities are located within the property for the proposed Local Motion Store at 1958 Kalakaua Avenue.

Department of Wastewater Management (DWWM): There is a 6" sewerline, within the 10-foot wide easement which cuts through the lot. This sewerline connects to the City's 10" sewerline that runs along the mauka sidewalk of Kalakaua Avenue. There is no City sewerline within Pau Street. (See Attachment 'A'.) A Sewer Connection Application was submitted to the City on March 24, 1997. The City has determined that the capacity of the 6" sewerline is adequate.

Board of Water Supply (BWS): There is an abandoned 6" waterline within the 10 foot easement. (See Attachment 'B') The lots previously serviced by this waterline are now serviced from 8" waterlines located within Pau and Niu Streets.

BHP Gas Company: There are no gas lines located within the property. A 6" gas main, located approximately 15 feet from the property line, runs along Kalakaua Avenue. A 2" gas main, located approximately 10 feet from the opposite property line, runs along Pau Street.

GTE Hawaiian Telephone: Telephone cables are located within the 10 foot easement to service lots on the Ewa side of Pau Street and on the Diamond Head side of Niu Street. (See Attachment 'C'.) Service is also provided to the properties fronting Ala Wai Boulevard, but the cables do not extend all the way to Ala Wai Boulevard. A pull box, located in the easement and within the property, provides service to both sides of the property.

A manhole is located outside of the property where the 10 foot easement meets Kalakaua Avenue. Cables runs along Kalakaua Avenue and Pau Street, adjacent to the

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PHONE (808) 533-3548 • FAX (808) 528-1287

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII • HILO, HAWAII

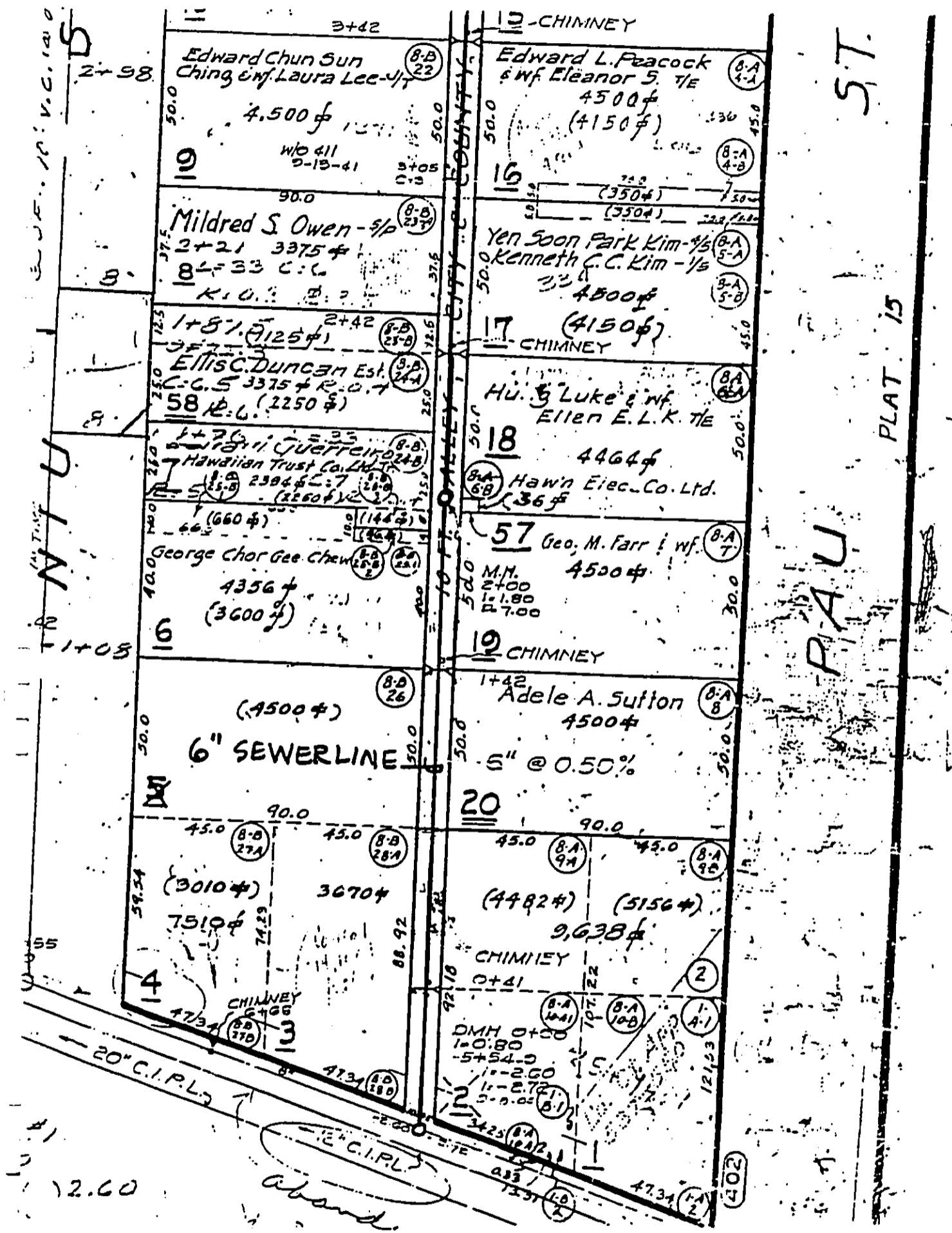
MEMORANDUM
Subject: Due Diligence
April 16, 1997

property. A pull box is located near the corner of Kalakaua Avenue and Pau Street, and another pull box is located on Pau Street, adjacent to the property.

Hawaiian Electric Company: There are 3-1/c #4 cables, which are located within the 10 foot easement. (See Attachment 'D'.) A pull box is located in the easement and within the property, and cables from this box service both sides of the property. Service to Lot 4 (previously Lot 5) and the top portion of the property (previously Lot 64) is also provided from these cables. (See Attachment 'E'.)

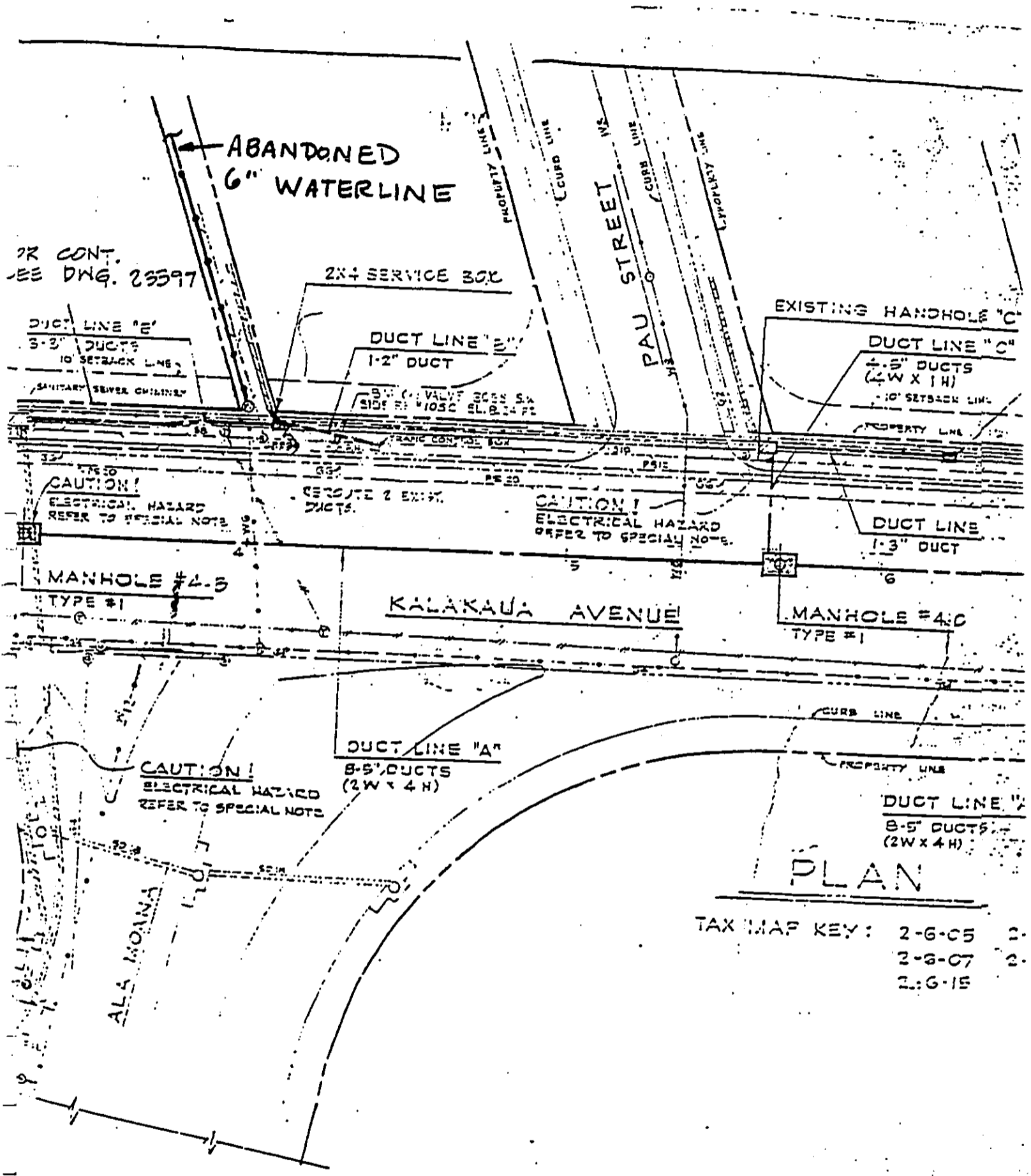
Oceanic Cable: Oceanic Cable has aerial cables on the ocean side of Kalakaua Avenue. They also have underground cables located with the Hawaiian Telephone cables in the 10 foot easement in the property, and along Kalakaua Avenue and Pau Street.

Please feel free to contact me, or Stan Watanabe, at 533-3646 if there is need for further discussion.



LOCAL MOTION - WAIKIKI MINAMI USA CORP.	DWWM SEWERLINES	ATTACHMENT A
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DOCUMENT CAPTURED AS RECEIVED

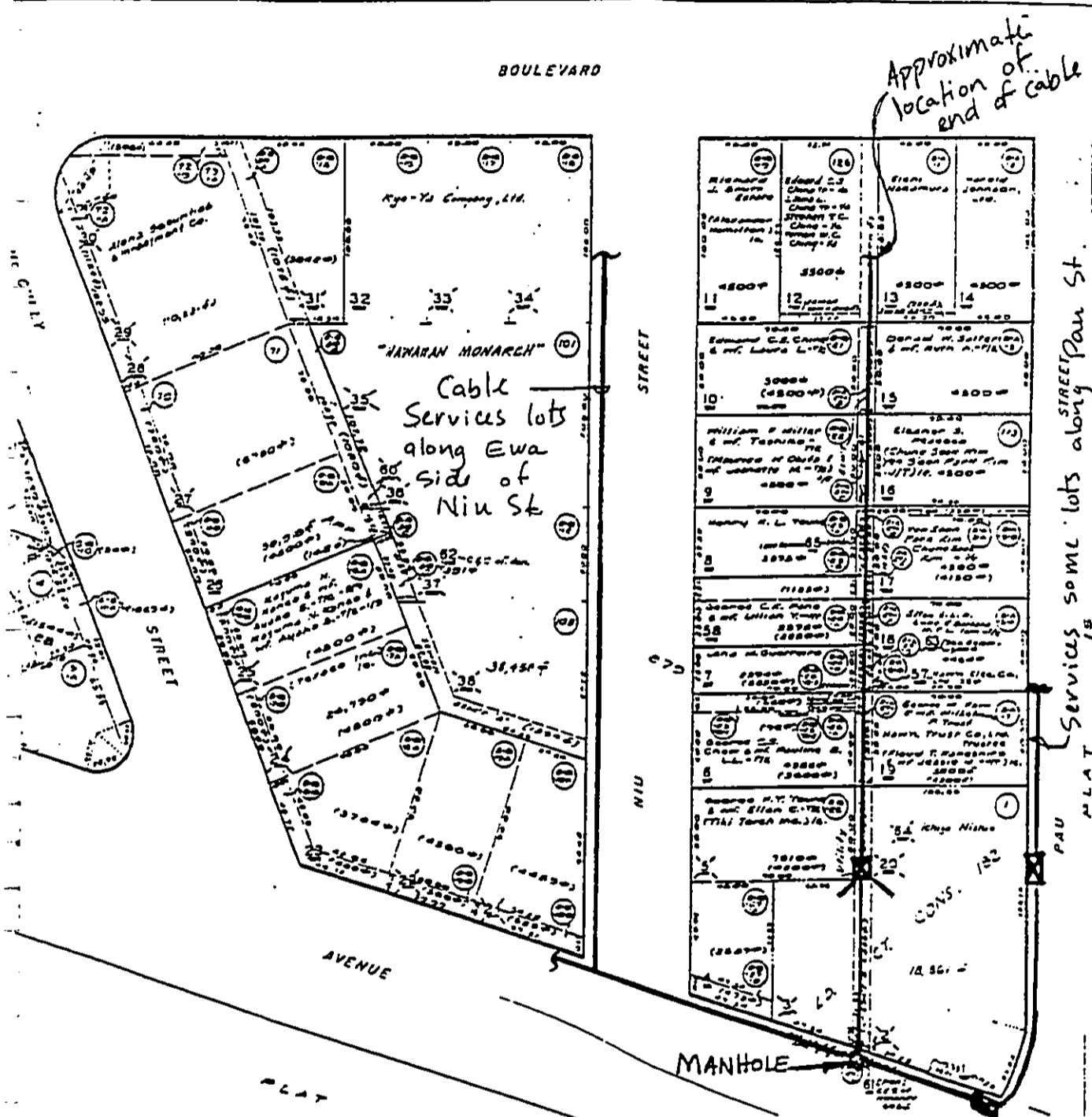


TAX MAP KEY: 2-G-05 2-
 2-G-07 2-
 2-G-15

LOCAL MOTION - WAIKIKI MINAMI USA CORP.	BWS WATERLINES	ATTACHMENT B
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SECTION 7



3/27/97
HAWAIIAN TEL

(Obtained from HTLO
Permit Section Office)

ALA MOANA

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

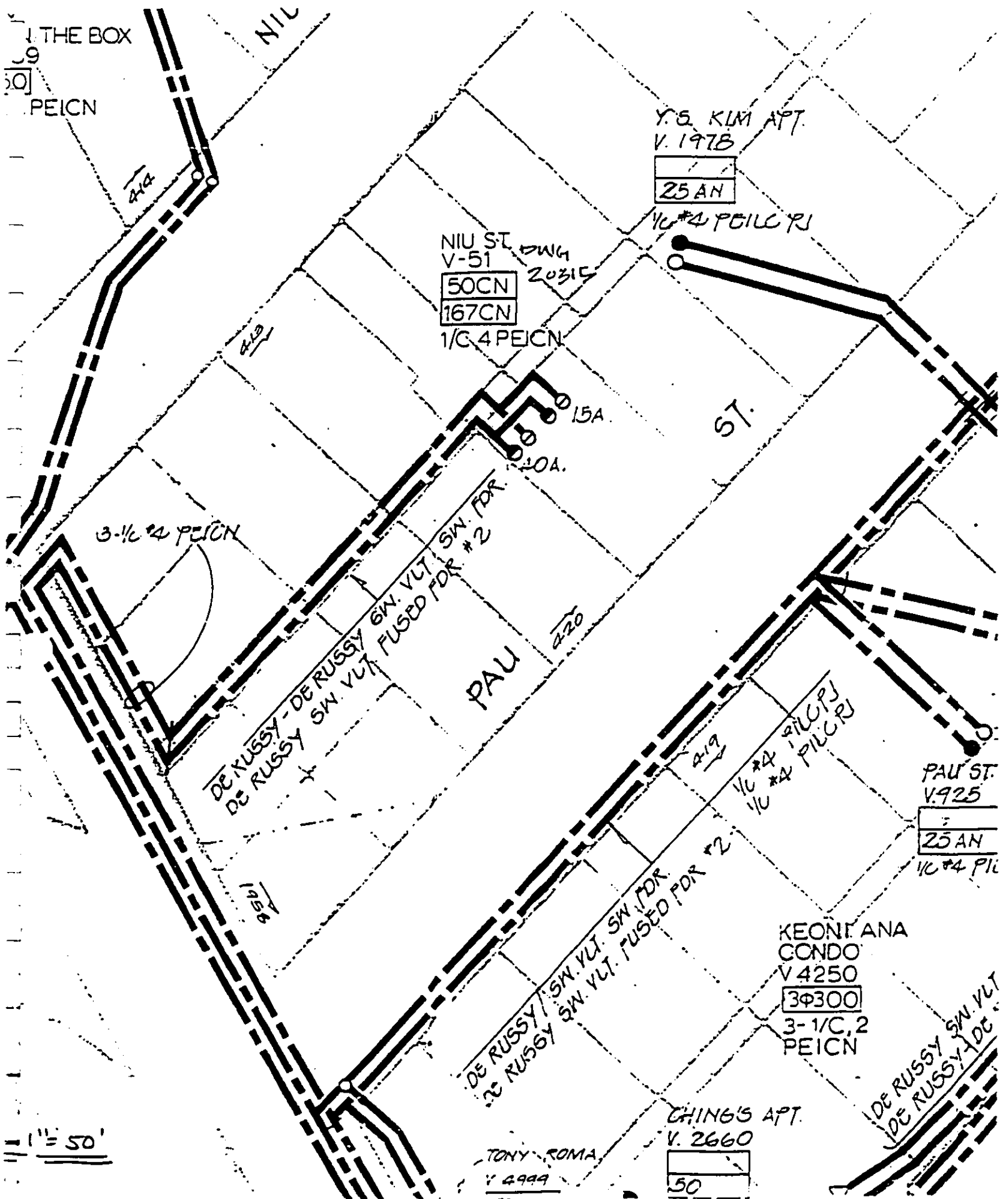
TAX MAP DIVISION

ZONE	SEC	PLAT
2	6	14

SCALE: 1 IN. = 40 FT.

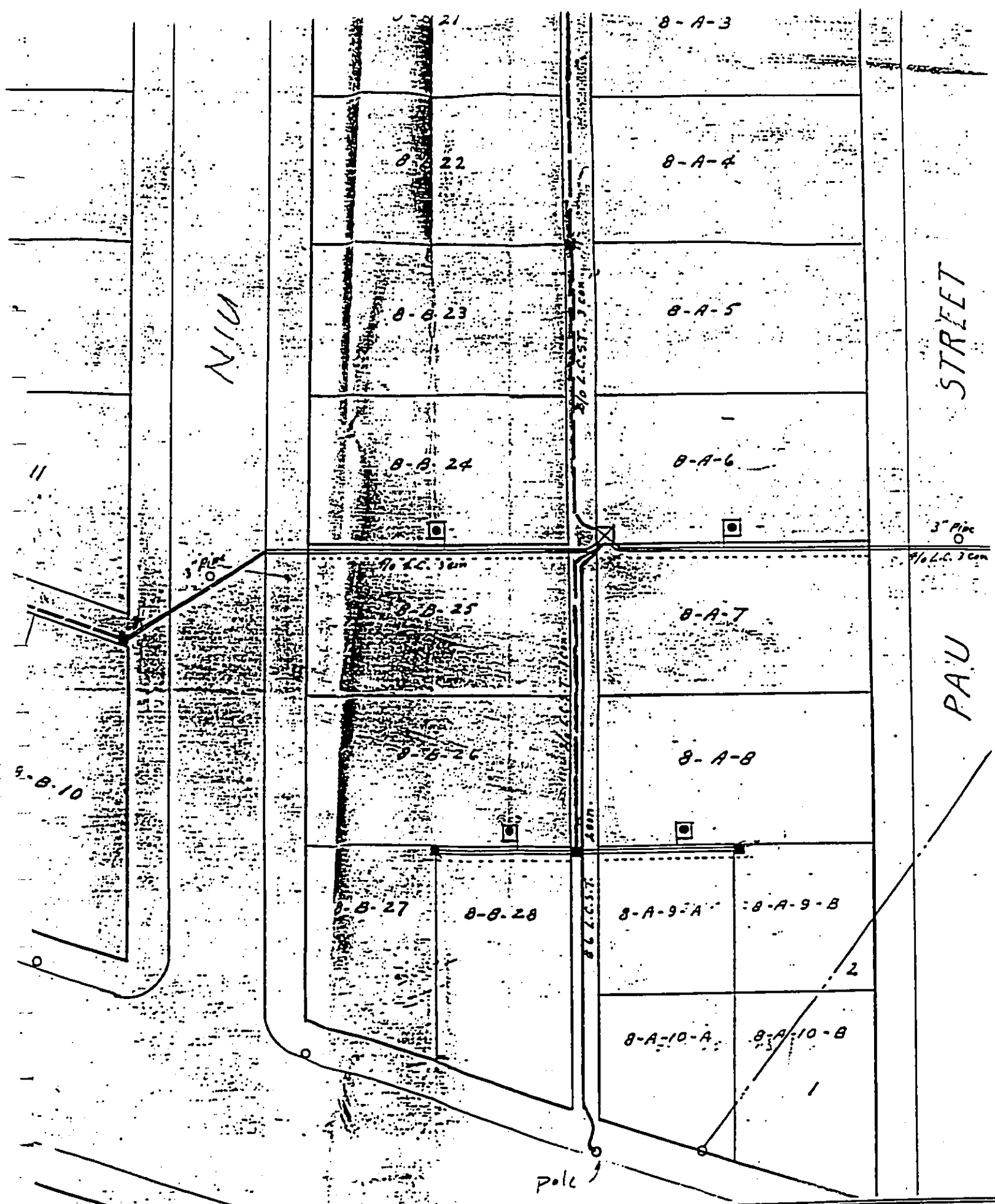
LOCAL MOTION - WAIKIKI MINAMI USA CORP.	GTE HAWAIIAN TEL CABLES	ATTACHMENT C
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LOCAL MOTION - WAIKIKI MINAMI USA CORP.	HAWAIIAN ELECTRIC CO. CABLES	ATTACHMENT D
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LOCAL MOTION - WAIKIKI MINAMI USA CORP.	HAWAIIAN ELECTRIC CO. CABLES	ATTACHMENT E
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DAMES & MOORE

A DAMES & MOORE GROUP COMPANY

**Underground Storage Tank Closure
and Soil Remediation
1958 Kalakaua Avenue
Honolulu, Oahu, Hawaii
For Local Motion Hawaii**

**Job Number 35371-003-011
July 22, 1997**

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(97HON-516.wpd:35371-002-011)

DAMES & MOORE

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Figure 1 Location Map
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Appendix A Manifests for UST and Waste Disposal
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EXECUTIVE SUMMARY

Two 60-gallon underground storage tanks (USTs) were identified at Local Motion Waikiki property located at 1958 Kalakaua Avenue in Honolulu, Oahu, Hawaii (Site). Upon discovery, the USTs were found to be full of fluid. During the removal of the USTs, one of the USTs ruptured and approximately 10 to 20 gallons of waste oil sludge was released. The released sludge was immediately recovered. After the USTs were removed, the excavation was over-excavated and groundwater in the excavation was skimmed to remediate the impacted soil and groundwater.

The USTs, residual waste oil, sludge, and all impacted soil and groundwater were disposed of properly. Laboratory results of the confirmation soil and groundwater samples indicate that all waste oil related constituents were below the State of Hawaii, Department of Health (DOH) Tier 1 Action Levels. Based on the laboratory data, it is Dames & Moores opinion that no further action is warranted for the USTs.

In addition, gasoline impacted soil identified during a previous investigation was excavated and removed from the site for thermal treatment. Groundwater in the former gasoline UST excavation was skimmed. Confirmation soil samples were collected and analyzed from the former gasoline UST excavation, and all gasoline related constituents from this area were below DOH Tier 1 Action Levels.

Both of the excavations have been back filled and compacted. Based on the results of the laboratory analyses and our site investigations, it is our opinion that no further action is necessary for either the waste oil USTs, or the impacted soil from the former gasoline UST area, and we recommend that site closure status be granted by the DOH.

1.0 INTRODUCTION

This report presents the results of Dames & Moore's Underground Storage Tank Closure and Soil Remediation conducted at 1958 Kalakaua Avenue, Waikiki, Oahu, Hawaii (Site). The Site is bound to the west and east by Niu Street and Pau Street respectively (Figure 1). Dames & Moore observed removal of two waste oil underground storage tanks (USTs) and soil remediation in the area that had been impacted by former gasoline USTs located at the Site. Locations of the USTs and soil excavation are depicted on Figure 2.

2.0 BACKGROUND

Part of the Site was formerly developed as Jimmy's Chevron Service station, at which reportedly six USTs were registered with the State of Hawaii, Department of Health (DOH). Four of these USTs (one 5,000-gallon unleaded gasoline UST, one 3,000 gallon super unleaded gasoline, one 3,000-gallon regular gasoline UST, and one 1,000-gallon waste-oil UST) were reported to the DOH as having been removed in December of 1986. A tank closure report for this site was not found on file with the DOH. The DOH records do not indicate that the other USTs (reportedly a 30-gallon and 70-gallon UST) were removed. According to DOH records, the two smaller USTs contained GST 46 hydraulic fluid.

In January 1997, Dames & Moore was hired by the Minami U.S. Corporation to perform a limited Phase 2 Environmental Site Assessment (ESA) to evaluate the potential for the presence of environmental impacts associated with historic land use of the Site. Soil and groundwater samples were collected in the vicinity of the former USTs. Evidence of petroleum hydrocarbon-impacted soil was found in the former UST area. Based on the data from the ESA, it appeared that a "hot-spot" area was present at the Site where benzene, ethylbenzene and total petroleum hydrocarbons (TPH) as gasoline exceeded the DOH Tier 1 Action Levels (DOH, December 1995).

To further evaluate directly exposure risk to human being, a Tier 2 Risk Assessment was performed by Dames & Moore in April 1997. The results Tier 2 Risk Assessment indicated that TPH gasoline, benzene, and ethylbenzene were not a concern at the Site based on leachability and the concentrations of those constituents that had been found in the soil and groundwater beneath the hot-spot location. Ethylbenzene and TPH gasoline were also not constituents of concern based on direct exposure considerations. Benzene was a potential direct exposure concern. The benzene impacted soil was apparently located within the former UST area of the Site, and was inferred to be of limited volume

within the former gasoline UST area. The results of the Tier 2 assessment indicated that it was possible that further action would be necessary to address benzene-impacted soil present at the Site.

3.0 PHYSICAL SETTINGS

The Site occupies approximately 18,000 square feet and is currently a vacant parcel. Most recent land use of the Site was primarily as a parking area for rental vehicles. Part of the site was developed with an automobile rental company office and car wash facility, with an attached subleased office area for a moped rental company. All structures were demolished in May 1997 in preparation of proposed new construction activities.

The Site is approximately 6-feet above mean sea level (MSL) (USGS, 1983). Dames & Moore's field investigation indicates that the Site is underlain by fill material consisting of light brown silty sand with coral fragments to approximately 1 to approximately 4 feet below ground surface (bgs). The fill material was underlain by a gray sandy clay to approximately 6.0 feet bgs, grading to a gray silty coralline sand to the total depth of the investigation (typically 8 feet bgs). Below the sandy clay layer was coralline gravel to an unknown depth.

The Ala Wai Canal is less than 500 feet northeast of the Site, and the Pacific Ocean is approximately 2,400 feet southwest of the Site (USGS, 1983). Groundwater was encountered at approximately 5 feet bgs during the investigation and remediation activities. The shallow groundwater aquifer beneath the Site is classified as a basal, unconfined, non-volcanic aquifer which belongs to the Palolo Aquifer System of the Honolulu Sector. The aquifer is considered replaceable and has potential of being developed. The groundwater in the aquifer is not a drinking water source due to its moderate salinity and high vulnerability to contamination. The aquifer is not considered to be ecologically important. The lower underlying basaltic aquifer is a confined aquifer and provides domestic supplies (Mink, 1990). In both aquifers, groundwater flow is anticipated to be southerly towards the ocean (USGS, 1983).

4.0 PURPOSE AND SCOPE OF SERVICES

The purpose of this project was to remove waste oil USTs and remediate the hot-spot in the area of former USTs at the Site. To achieve this objective, Dames & Moore performed the following services:

- Performance of limited geophysical survey to locate the USTs at the Site;
- Observation of removal of the USTs and remediation of impacted soil and groundwater;
- Collection and chemical analyses of confirmation soil and groundwater samples collected from the UST excavation and the hot spot excavation;
- Backfill of the excavations; and
- Preparation of this report.

5.0 FIELD METHODOLOGY

5.1 HEALTH AND SAFETY PLAN

The site-specific health and safety plan (HSP) prepared for previous the Phase 2 Site Investigation was used in the project to provide Dames & Moore worker safety for activities conducted at the Site. The plan identified and described potentially hazardous substances and conditions that were anticipated during the soil and groundwater investigation, specified protective equipment for onsite activities, and outlined measures to have been implemented in the event of an emergency. Dames & Moore onsite personnel reviewed the HSP prior to commencement of field activities. The HSP is maintained in the Dames & Moore project files.

5.2 LIMITED GEOPHYSICAL SURVEY

A limited geophysical survey was conducted to locate the two small waste oil USTs potentially present at the Site. The Site was divided into rectangle grids and a metal detector was used to screen each of the grids. Abnormal electric-magnetic signals were analyzed and several suspected locations were explored by a backhoe. As a result of this survey and backhoe exploration, the two small USTs were found at the location shown on Figure 2.

5.3 AGENCY NOTIFICATION

The UST discovery occurred following site clearing and prior to construction and was not anticipated. Due to the unanticipated discovery of the USTs, and to avoid delay in the construction schedule, a 30-day notification of the intent to remove the USTs was not provided. Dames & Moore verbally notified the DOH and Honolulu Fire Department (HFD) of the intention to remove the USTs at the Site.

5.4 GENERAL SOIL SAMPLING PROCEDURES

Soil sampling and chemical testing were performed in general accordance with guidelines established by the DOH in their August 1992 Technical Guidance Manual (TGM) for Underground Storage Tank Closure and Release Response.

Soils from the UST excavation were screened with a photoionization detector (PID) to monitor for total organic vapors during excavation activities. The PID was calibrated using a 100 parts per million (ppm) isobutylene gas standard. Soil samples collected for field screening were placed in stainless steel rings covered with plastic end caps and allowed to remain undisturbed for at least five minutes before monitoring with the PID. Slots cut into the end caps permitted measurement of organic vapors. The soil was also observed for the presence of staining and other visible indications of hydrocarbon release.

Soil samples for chemical testing were collected by pushing a 3-inch long, 2-inch diameter stainless steel sampling ring (capped at one end with a Teflon liner and plastic end cap) into the soil retrieved by the backhoe bucket such that no headspace remained in the sample. Upon retrieval of the soil sample, the exposed end of the sampling ring was capped with a Teflon liner and plastic end cap. All soil samples were labeled with the following information: job number, client name, site location, sample number, sample depth, date, time of sampling, and sample collector's initials. The samples were then placed in individual ziplock bags and placed in a cooler with ice.

A grab groundwater sample was collected using a clean polyethylene bailer from the UST excavation. The sample was collected in the following bottles: two 40-milliliter (ml) hydrochloride acid preserved glass vials for volatile compound analysis; four unpreserved 1-liter amber glass bottles for semi-volatile organic compound analyses; and one 500-ml plastic bottle preserved with nitric acid for metal analyses. The groundwater sample was labeled as described for the soil samples.

Soil and groundwater samples collected during our field investigations were sent to Pace Analytical Laboratory in Petaluma, California for chemical analysis. Soil and groundwater samples from the UST excavation were analyzed in accordance with the chemical testing requirements established by the DOH in their August 1992 TGM for soil samples collected for waste oil UST closures including:

- TPH as oil using Environmental Protection Agency (EPA) Method 8015;
- Halogenated volatile organic compounds (HVOCs) using EPA Method 8260;
- Polynuclear Aromatic Hydrocarbons (PAHs) using EPA Method 8270;
- Polychlorinated biphenyls (PCBs) using EPA Method 8080; and
- Lead and cadmium using EPA Method 6010.

Based on the analytical results of the soil samples collected during the previous Phase 2 Site Investigation, the soil samples from the excavations of the USTs and the hot spot were analyzed for:

- TPH as gasoline using EPA Method 8015; and
- BTEX using EPA Method 8020.

Sample documentation and control consisted of recording appropriate sampling information on field notes and checklists, and following chain-of-custody procedures. The depth, soil type, and time of collection of soil were recorded by a Dames & Moore geologist on the field notes and checklists. The original copies of these forms and checklists are maintained in the job file by the project manager.

5.5 CHAIN-OF-CUSTODY PROCEDURES

Chain-of custody procedures consisted of labeling the samples and filling out the chain-of-custody records with the following information: sample number, sample date and time collected, sample matrix (i.e., soil), preservation method, number of sample containers, and chemical analyses to be conducted. All samples were handled and transported to the laboratory under appropriate chain-of-custody procedures. Copies of the chain-of-custody documentation are included in Appendix B.

6.0 RESULTS OF INVESTIGATION

6.1 REMOVAL OF THE CONTENTS OF THE UST

The soil overlying the USTs was excavated to expose the USTs during the backhoe exploration. The top of the USTs were measured approximately 2 feet bgs. Both USTs were observed to be full of fluid prior to removal. On June 3, 1997, Industrial Technology (IT) removed approximately 50 gallons of residual waste oil from the USTs prior to removal of the USTs. Excavated soil was placed on and covered with plastic sheeting to prevent fugitive dust emission. The manifest for the waste oil disposal is presented in Appendix A. The USTs were excavated and removed by Canaan Construction Company on June 3, 1997. Before the removal, the vapors within the USTs were measured using a Gastech™ Combustible Gas Indicator to evaluate if the atmosphere within the UST exceeded 10 percent of the Lower Explosive Limit (LEL). After finding the vapors in the UST to be zero percent of the LEL, the UST removal excavation proceeded. The USTs were removed with a backhoe and a steel cable. The dimensions of the USTs were measured 2 feet in diameter and 3 feet in length. A 2-foot pipe associated with each of the USTs was also removed. No additional piping was observed.

One of the USTs bottom broke while it was being pulling out. Approximately 10 to 20 gallons of residual sludge were released into the excavation. The released sludge was immediately recovered using backhoe and shovel and was placed in a 55-gallon drum. In addition, the impacted soil was excavated and placed in the drum. Approximately 30 gallon of residual sludge in another UST was removed and placed in a separate 55-gallon drum. Both USTs were rusted and appeared to be in poor condition. A 0.5-inch diameter hole was observed on the wall of the UST that bottom was not broken. Upon removal from the excavation, the USTs were transported to IT's facility in Campbell Industrial Park, Kapolei, Hawaii for cleaning and disposal. The manifest for disposal of the USTs is attached in Appendix A. The drums containing tank sludge and impacted soil were transported to RCI's facility in Campbell Industrial Park, Kapolei, Hawaii for disposal. The manifest for the drum disposal is attached in Appendix A.

6.2 FIELD OBSERVATION

6.2.1 UST Excavation

The soil profile observed on the walls of the excavation during the UST removal activities consisted of gray gravel with some sand to approximately 4 feet bgs and gray sandy clay from 4 to 7 feet bgs. Below the sandy clay was coralline gravel to approximately 10 feet bgs (bottom of the excavation). Soil moisture content ranged from dry to damp. Groundwater was encountered at approximately 6 feet bgs in the excavation. Discolored soils, hydrocarbon-like odors and oil sheen were observed during the excavation activities. The impacted soil was over-excavated prior to collecting soil samples. Approximately 200 gallons of impacted groundwater were skimmed by a vacuum truck prior to collection of groundwater sample. The UST excavation was measured approximately 10 feet long, 8 feet wide, and 10 feet deep. The removed groundwater was transported to IT's facility for disposal. The manifest for groundwater disposal is presented in Appendix A.

The organic vapor concentrations measured with a PID from the different depths of the UST excavation ranged from 0.5 to 3.7 ppm. Organic vapor measured from field soil samples ranged from 1.7 to 2.3 ppm.

6.2.2 Hot Spot Area

Soil excavation started from the boring location B6 from the January 1997 Dames & Moore Investigation, where impacted soil was identified to be present with benzene, ethylbenzene and TPH concentrations that exceeded DOH Tier 1 Action Levels. The excavation continued as long as field evidence of impacted soil, such as discoloration, odor, and staining were observed. The excavation was measured approximately 23 feet by 22 feet by 10 feet. Approximately 350 gallons of impacted groundwater were skimmed by a vacuum truck and disposed of at IT's facility. The manifest for the groundwater disposal is presented in Appendix A.

Organic vapor concentrations measured using a PID from the field soil samples ranged from 1.9 to 5 ppm.

6.3 ANALYTICAL RESULTS

For the waste oil USTs, one soil sample was collected from a depth of approximately 2 feet beneath the bottom of each UST. Soil samples from the hot spot excavation were collected from the sidewalls and bottom of the excavation. Locations for soil samples are shown on Figure 2 and 3. A summary of the chemical test results of the soil is presented in Table 1. Laboratory reports and chain-of-custody documentation are presented in Appendix B.

UST Excavation

TPH - oil

TPH oil was detected in one soil of the soil samples, and in the groundwater sample at concentrations of 19 milligrams per kilogram (mg/kg) and 0.57 milligrams per liter (mg/L) respectively. The TPH oil detected in the soil sample was below the DOH Tier 1 Action Level established for waste oil in soil. There is no Tier 1 Action Level currently available for TPH oil in water. TPH oil was not detected in the remaining soil sample at or above laboratory detection limit.

TPH - gasoline, BTEX, HVOCs, PCBs, PAHs, Lead, and Cadmium

TPH gasoline, BTEX, HVOCs, PCBs, PAHs, lead, and cadmium were not detected in the soil and groundwater samples from the waste oil excavation at or above laboratory detection limits.

Hot Spot Area

TPH - gasoline

TPH gasoline was detected in three of the five soil samples at concentrations ranging from 0.55 to 1.1 mg/kg. These concentrations are below the DOH Tier 1 Action Level for TPH gasoline in soil. TPH gasoline was not detected in the remaining soil samples at or above laboratory detection limit.

BTEX

Benzene was detected in one soil sample at a concentration of 0.003 mg/kg, below the DOH Tier 1 Action Level for benzene in soil. Benzene was not detected in the remaining soil samples at or above laboratory detection limit.

Toluene was detected in three of the five soil samples at concentrations ranging from 0.0015 to 0.039 mg/kg, below the DOH Tier 1 Action Level for toluene in soil. Toluene was not detected in the remaining soil samples at or above laboratory detection limit.

Ethylbenzene was detected in three of the five soil samples at concentrations ranging from 0.0028 to 0.0094 mg/kg, below the DOH Tier 1 Action Level for ethylbenzene in soil. Ethylbenzene was not detected in the remaining soil samples at or above laboratory detection limit.

Xylenes were detected in three of the five soil samples at concentrations ranging from 0.0033 to 0.014 mg/kg, below the DOH Tier 1 Action Level for xylenes in soil. Xylenes were not detected in the remaining soil samples at or above laboratory detection limit.

6.4 DISPOSAL OF EXCAVATED SOIL

The impacted soil excavated from both the UST waste oil and hot spot excavations were transported to Pacific Thermal Services for disposal. The manifests of the soil disposal are presented in Appendix A.

6.5 BACKFILL OF EXCAVATION

The excavations were backfilled using concrete and imported clean fill material. The bottom of the excavations were filled with concrete to approximately 1 foot above the existing groundwater level. After the concrete hardened, the clean imported fill was placed on top of the concrete. The fill material was placed in thin layers and each layer was compacted to 95% relative compaction.

7.0 CONCLUSIONS

Two 60-gallon USTs and associated impacted soil and groundwater were removed from the subject property. In addition, impacted soil from the former gasoline UST "hot spot" area was excavated

and the groundwater was skimmed. The removed soil and groundwater were disposed of properly. Laboratory results of confirmation soil and groundwater samples indicate that waste oil and gasoline related constituents from both excavation areas were below the DOH Tier 1 Action Level. Therefore no further action status should be granted to the subject property.

8.0 LIMITATIONS

The conclusions presented in this report are professional opinions based solely upon the results of laboratory tests and analyzes intended to detect the presence and concentration of certain chemical constituents in samples taken from the subject property, as well as upon visual observations of the Site and vicinity, as described in this report. Such testing and analyses have been conducted by independent laboratories which use methodologies mandated by the Environmental Protection Agency and the State of Hawaii environmental regulatory agencies in the performance of such tests and analyses. Dames & Moore has no involvement in, or control over, such testing and analyses and cannot confirm the accuracy of such laboratory results. Dames & Moore, therefore, disclaims any responsibility for any inaccuracy inherent in the laboratory results, exclusive of Dames & Moore data validation.

The samples collected and used for testing and the observations made are believed to be representative of the areas sampled. However, soil and geologic conditions can vary significantly between sampling locations and areas not sampled.

The conclusions presented in this report are intended exclusively for the purpose outline herein and at the Site location and project indicated. This report is intended for the sole use of the Minami U.S. Corporation. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use of reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

Opinions and recommendations presented herein apply to the existing and reasonable foreseeable Site conditions at the time of our investigation; they cannot necessarily apply to Site changes of which this office is unaware and has not had the opportunity to evaluate.

9.0 REFERENCES

U.S. Department of the Interior Geological Survey, 1:24,000 Topographic Quadrangles of Honolulu, Hawaii, 1983.

State of Hawaii, Department of Health, Technical Guidance Manual for Underground Storage Tank Closure and Release Response, August 1992

_____, Risk Based Corrective Action and Decision Making at Sites with Contaminated Soil and Groundwater, December 1995

TABLE 1
SUMMARY OF CHEMICAL TEST RESULTS
SOIL AND GROUNDWATER SAMPLES

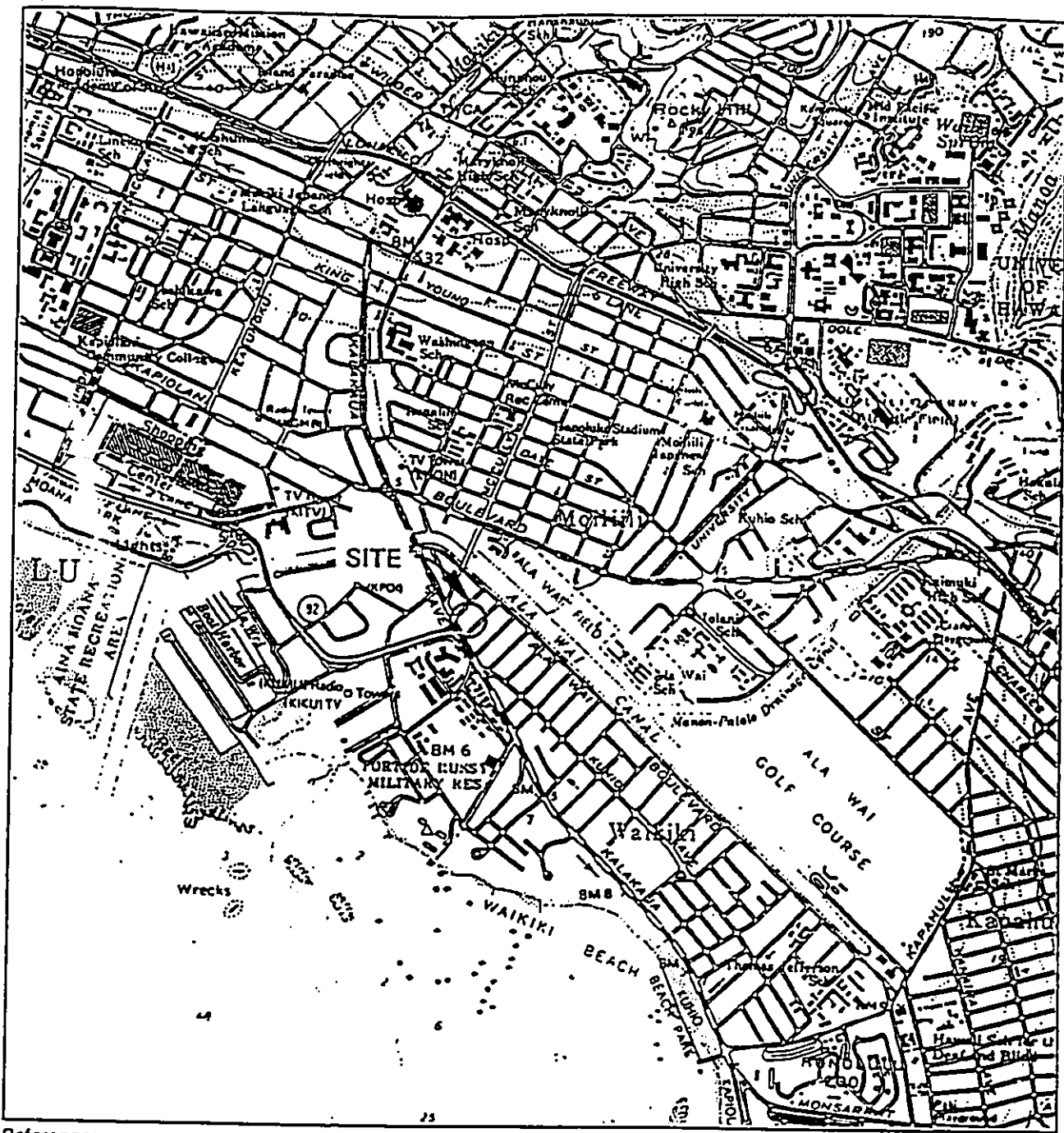
Local Motion Hawaii
Honolulu, Oahu, Hawaii

(Values in mg/kg for soil and mg/L for water)

Sample No.	TPH-Gas EPA Method 8015	TPH-Oil EPA Method 8015	BTEX EPA Method 8020	HVOCs EPA Method 8010	PCBs EPA Method 8080	PAHs EPA Method 8100	Lead EPA Method 6010	Cadmium EPA Method 6010
S1	<0.2	<10	<0.002	<0.005	<0.033	<0.330	<4.39	<0.439
S2	<0.2	19	<0.002	<0.005	<0.033	<0.330	<0.439	<0.446
S3	1.100	-	Toluene - 0.0015 Ethylbenzene - 0.0094 Xylenes - 0.014	-	-	-	-	-
S4	<0.2	-	<0.002	-	-	-	-	-
S5	<0.2	-	<0.002	-	-	-	-	-
S6	0.880	-	Toluene - 0.039 Ethylbenzene - 0.0028 Xylenes - 0.0049	-	-	-	-	-
S7	0.550	-	Benzene - 0.003 Toluene 0.009 Ethylbenzene - 0.0034 Xylenes - 0.0033	-	-	-	-	-
W1	-	0.57	-	<0.001	<0.001	<0.011	<0.050	<0.005

Notes:

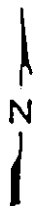
- < not detected at or above laboratory detection limit
- TPH-gas total petroleum hydrocarbons as gasoline
- TPH-oil total petroleum hydrocarbons as oil
- PCBs polychlorinated biphenyls
- PAHs polynuclear aromatic hydrocarbons
- HVOCs halogenated volatile organic compounds
- no analysis requested
- BTEX benzene, toluene, ethylbenzene and xylenes
- mg/kg milligrams per kilogram
- mg/L milligrams per liter



Reference:
 U.S.G.S. Topographic Map (1983)
 Honolulu Quadrangle
 Honolulu, Oahu, Hawaii

0 2000 4000 FEET

LOCATION MAP
 LOCAL MOTION INC.
 FORMER JIMMY'S CHEVRON SERVICE
 1958 KALAKAUA AVENUE
 WAIKIKI, OAHU, HAWAII

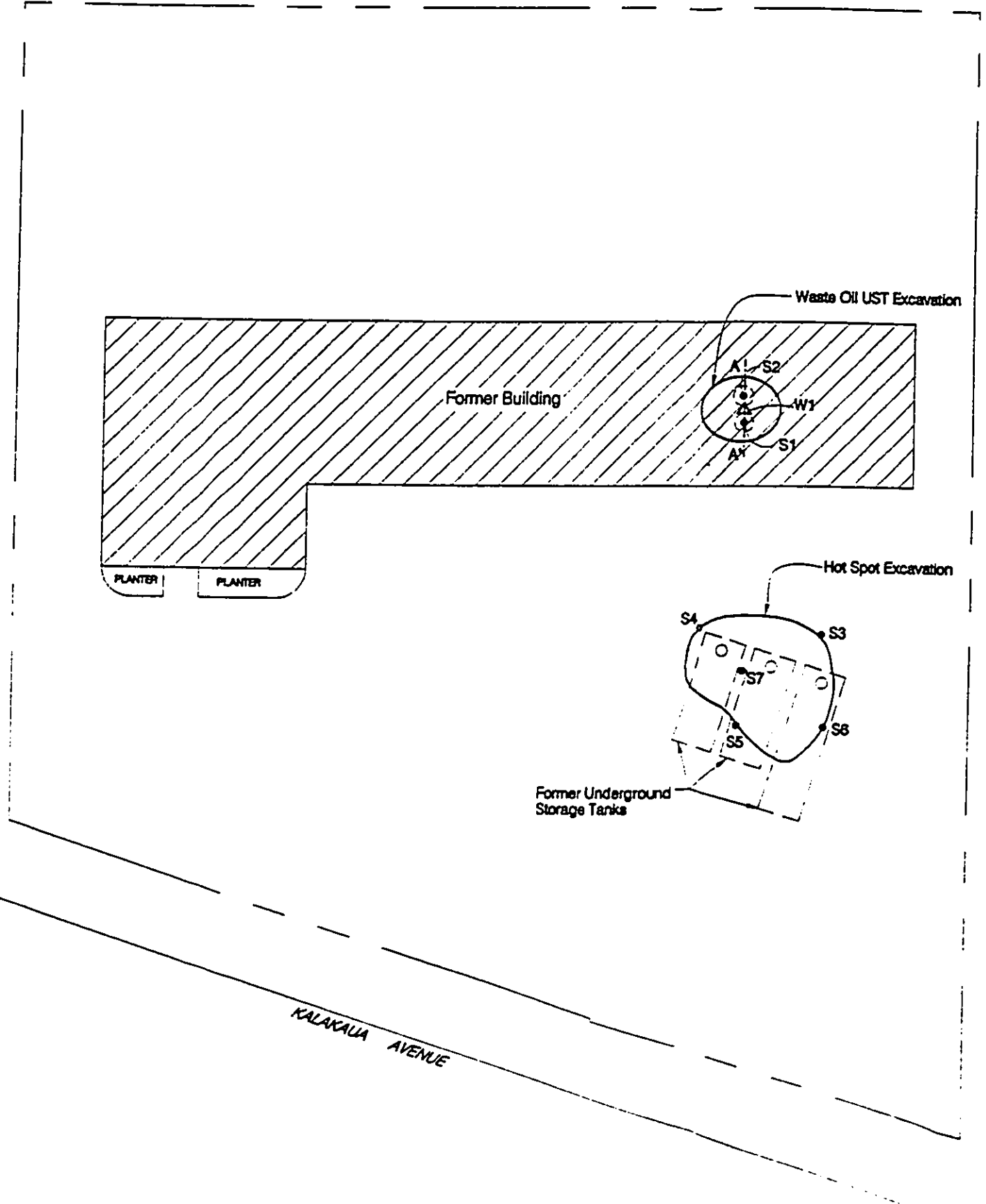


DAMES & MOORE

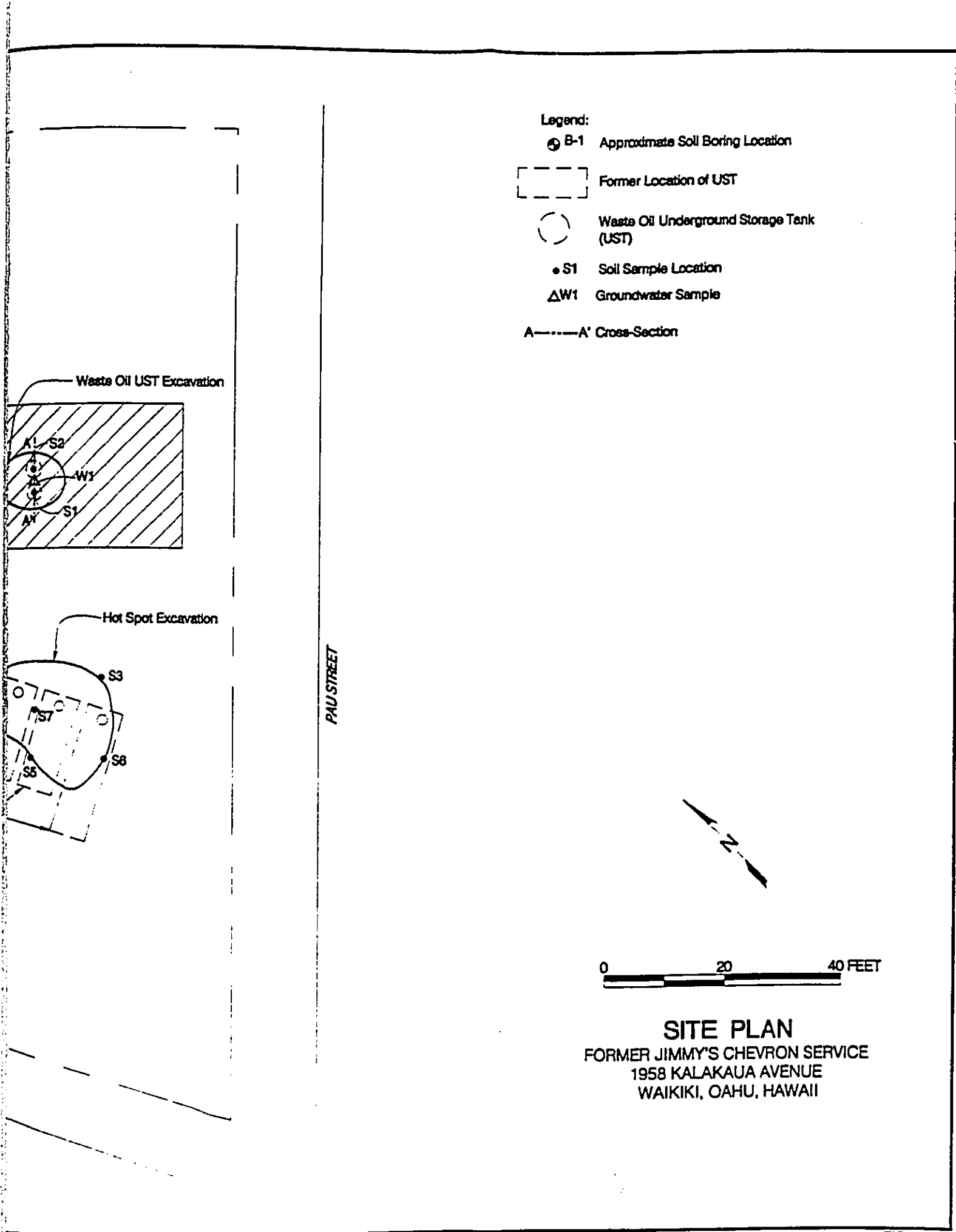
A DAMES & MOORE GROUP COMPANY

FIGURE 1

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Reference:
 Materials Company of California
 Service Station #1817
 Date: January 26, 1988
 Marketing Department, Honolulu



Legend:

- B-1 Approximate Soil Boring Location
- Former Location of UST
- Waste Oil Underground Storage Tank (UST)
- S1 Soil Sample Location
- △ W1 Groundwater Sample
- A-----A' Cross-Section

Waste Oil UST Excavation

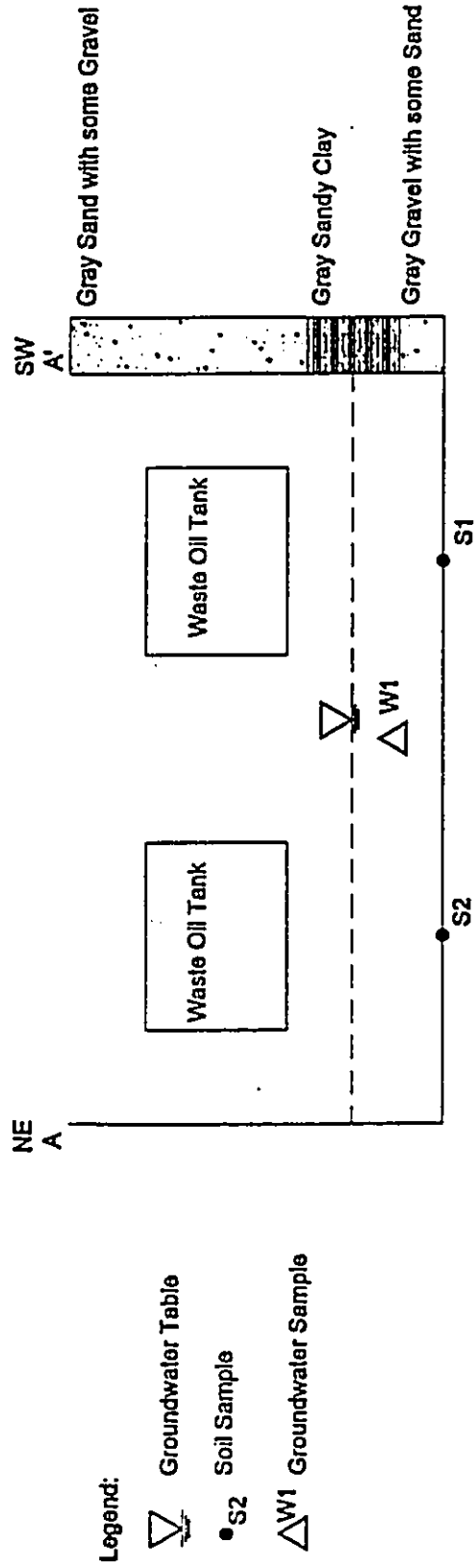
Hot Spot Excavation

PAU STREET

0 20 40 FEET

SITE PLAN
 FORMER JIMMY'S CHEVRON SERVICE
 1958 KALAKAUA AVENUE
 WAIKIKI, OAHU, HAWAII

FIGURE 2



- Legend:
- Groundwater Table
 - S2 Soil Sample
 - W1 Groundwater Sample



CROSS SECTION A-A'
FORMER JIMMY'S CHEVRON SERVICE
1958 KALAKAUA AVENUE
WAIKIKI, OAHU, HAWAII



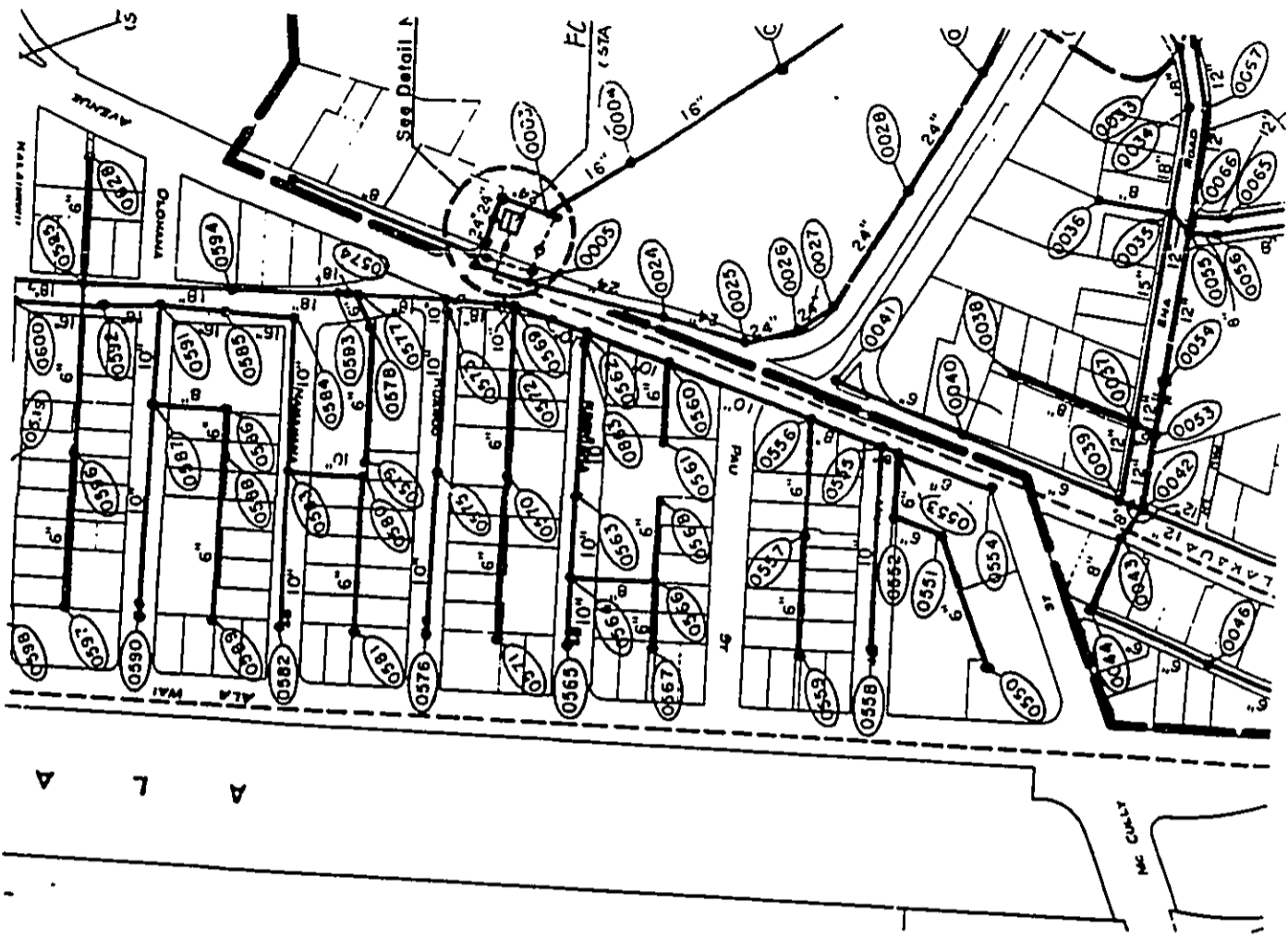
DAMES & MOORE

A DAMES & MOORE GROUP COMPANY

1958 KALAKAUA AVENUE
FINAL ENVIRONMENTAL ASSESSMENT

APPENDIX

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97-06336

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU
 870 SOUTH KING STREET, 3RD FLOOR, HONOLULU, HAWAII 96813
 PHONE: (808) 527-5853 • FAX: (808) 527-8275



KENNETH E. SPRAGUE, P.E., P.D.
 DIRECTOR
 CHESTLE OCHUMA BEPE, S.E.
 ASSISTANT DIRECTOR

In reply refer to:
 WCC 97-217

August 27, 1997

MEMORANDUM

TO: MS. JAN NAOIE SULLIVAN, DIRECTOR
 DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE, DIRECTOR *kw*
 DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
 PROJECTS WITHIN THE WAIKIKI SPECIAL DISTRICT
 LOCAL MOTION, INC. RETAILING BUILDING
 1950 KALAKALUA AVENUE, WAIKIKI, OAHU
 TMK: 2-6-14: 01

The municipal sewer system is inadequate to accommodate the proposed 13,500 square foot Local Motion, Inc. retail building. Approximately 560 linear feet of 10-inch sewer line in Kalakaua Avenue between Nui Street and Kuamoo Street are inadequate to accommodate the project. Please see the attached map. We currently do not have any projects scheduled to relieve this sewer line.

Please have the developer contact us to discuss alternatives.

If you have any questions, please contact Ms. Tessa Ching of the Service Control Branch at 523-4956.

Attachment

97-06885

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 340 FLOOR - HONOLULU, HAWAII 96813
PHONE: (808) 537-6161 • FAX: (808) 537-6575



PERMIT MARKS
DATE:

1027 South Street, Pearl Harbor
Honolulu, Hawaii 96817
Tel: 808-524-9211
Fax: 808-521-7819

Peter Vincent AIA & Associates

3 October 1997

Mr. Kenneth Sprague, Director
Department of Wastewater Management
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

MEMORANDUM

TO: MS. JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE WAIKIKI SPECIAL DISTRICT
LOCAL MOTION, INC. RETAILING BUILDING
1950 KALAKAUA AVENUE, WAIKIKI, OAHU
TMK: 2-6-14-01

September 18, 1997

In reply refer to:
WCC 97-235

1997 SEP 19 AM 8 11
CITY & COUNTY OF HONOLULU

KENNETH E. SPRAGUE, P.E., P.O.
DIRECTOR
CHERYL A. OLUNSA SEPE, B.S.
DEPUTY DIRECTOR

SUBJECT: HRS Chapter 343 Draft Environmental Assessment (EA)
Proposed Local Motion Retail Building
1958 Kalakaua Avenue, Waikiki, Honolulu, Hawaii
TMK: 2-6-14-001

Dear Mr. Sprague,

On behalf of Local Motion, Inc., thank you for your written comments (dated August 27, 1997 and September 18, 1997) on the Draft EA for the subject project. We understand from these letters that the Department of Wastewater Management (DWWWM) has concluded that 560 linear feet of 10-inch sewer line in Kalakaua Avenue is inadequate to accommodate the flows for our proposed 13,600 square foot building. In the August 27th letter you stated that DWWWM does not currently have any projects to relieve this sewer line. Thank you for confirming in the September 18th letter that the existing municipal sewer system can accommodate flows from a 8,500 square foot retail building.

This memorandum is a follow-up to our previous memorandum of August 27, 1997, (WCC 97-217) regarding the adequacy of the municipal sewer system to accommodate the proposed Local Motion, Inc. retail building. Mr. Peter Vincent, architect for the developer, met with me on September 15, 1997, to discuss two options for the subject project.

As previously stated, a relief sewer for the existing 560 linear feet of 10-inch sewer line in Kalakaua Avenue between Nui Street and Kuamoo Street is required to accommodate the flows for a 13,500 square foot building. Mr. Vincent indicated he will consider construction of the relief sewer.

Should construction of a relief sewer not be possible, the sewer connection application form approved on March 31, 1997 is still valid. The municipal sewer system can accommodate flows from a 8,500 square foot retail building.

If you have any questions, please contact Ms. Tessa Ching of the Service Control Branch at 523-4956.

cc: Peter Vincent AIA & Associates

As we discussed at our September 15, 1997 meeting together, we are further researching this issue and may develop a plan to upgrade the sewer line pending the outcome of this research.

Please call us if you have any questions.

Respectfully,

PETER VINCENT, AIA & ASSOCIATES

Max M. Guenther
Max M. Guenther, AIA

cc: Department of Land Utilization, Environmental Branch
Local Motion, Inc.

97-06856

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JONATHAN K. SHIMADA, PhD
DIRECTOR AND CHIEF ENGINEER
MOLLING BUILDING
HONOLULU, HAWAII 96813
ENV 97-202

September 18, 1997

MEMORANDUM:

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: JONATHAN K. SHIMADA, PhD
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
LOCAL MOTION, INC., RETAIL BUILDING
TMK: 2-6-14: 01

We have reviewed the subject EA and have the following comments:

1. The existing frontage improvements (curb and curb ramps) may require repair and/or reconstruction. If so, all improvements should be in accordance with City standards and the Americans with Disabilities Act Accessibility guidelines.
2. Provide narrative for water quality. Also, provide small scale runoff map depicting direction of flow of any off-site runoff or provide statement that there is no off-site runoff.
3. If possible, direct runoff from parking lot to planted area. Should you have any questions, please contact Alex Ho at Local 4150.

Peter Vincent AIA & Associates

1021 North Street, Suite 100
Honolulu, Hawaii 96817
Tel: 808-521-4219
Fax: 808-521-1619

3 October 1997

Mr. Jonathan Shimada, Director
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

SUBJECT: HRS Chapter 343 Draft Environmental Assessment (EA)
Proposed Local Motion Retail Building
1958 Kalakaua Avenue, Waikiki, Honolulu, Hawaii
TMK: 2-6-14:001

Dear Mr. Shimada,

On behalf of Local Motion, Inc., thank you for your comments on the Draft EA for the subject project. The following responds to your comments:

1. **Existing Frontage Improvement** The applicant will comply with City Standards and ADA guidelines for all repair and/or reconstruction of existing frontage improvements.
2. **Water Quality Narrative** A narrative was added to the Water Resources section of the EA to discuss surface water drainage, as follows:

The subject property is completely paved in keeping with its usage as a service station and a car rental lot. Existing storm water runoff sheet flows into the existing municipal drainage collection system on Kalakaua Avenue and Pau Street and discharges into the ocean. No increase in runoff is anticipated due to the addition of over 5,000 square feet of planting areas and the resultant decrease in impermeable paved surfaces. Parking lot runoff will be directed into the planting areas where possible.

Regarding the direction of flow of off-site runoff, the project will maintain the existing drainage pattern with sheet flows onto Kalakaua Avenue and Pau Street. The drainage map will be finalized during the construction document phase of the project.
3. **Direct Runoff to Planting Areas** As noted in the addition to the EA, parking lot runoff will be directed to planted areas where possible.

Please call us if you have any questions.

Respectfully,

PETER VINCENT, AIA & ASSOCIATES

Max M. Guenther

Max M. Guenther, AIA

cc: Department of Land Utilization, Environmental Branch
Local Motion, Inc.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

180 SOUTH KING STREET, 15TH FLOOR, HONOLULU, HAWAII 96813
PHONE: (808) 525-4411 • FAX: (808) 527-6743



JAN RACK SULLIVAN
DIRECTOR

LORETTA R. CHIE
DEPUTY DIRECTOR
97-05550(DT)
97/ED-003

September 23, 1997

Mr. Max Guinther
Peter Vincent, AIA & Associates
1021 Smith Street, Penthouse
Honolulu, Hawaii 96817

Dear Mr. Guinther:

Comments to Draft Environmental Assessment (EA)
Local Motion Three-Story Retail Building
1958 Kalakaua Avenue, Waikiki, Oahu
Tax Map Key: 2-6-14: 01

We have reviewed the above Draft EA and have the following comments:

1. The address listed for the above project is 1958 Kalakaua Avenue. Please verify whether this is the correct address. Building Department records indicate that the address might be 1950 Kalakaua Avenue.
2. The EA states the City determined that the capacity of the 6-inch sewerline is adequate to accommodate the project and that a Sewer Connection Application (SCA) was submitted to the City. However, we received a letter from the Department of Wastewater Management (DWM), dated August 27, 1997, which states that the municipal sewer system is inadequate to accommodate the project. A "wastewater" section should be included in the Final EA to discuss DWM's comments. Has the SCA been approved by the DWM?
3. There was no mention of the project's visual impacts to the surrounding area. A visual impacts section should be included in the Final EA. Visual impacts of the project should be discussed, as well as whether the project affects scenic vistas and viewplanes identified in County or State plans or studies.

Mr. Max Guinther
Page 2
September 23, 1997

4. Will the project require construction dewatering? If yes, the Final EA should describe the method of treatment and discharge that will be used for construction dewatering.

5. Were any alternatives considered for the project? If yes, they should be included in the Final EA.

6. The applicant is proposing improvements within the public right-of-way. According to the photographs of existing conditions, there are existing light, sign and traffic signal standards that are similar to other areas of Kalakaua Avenue. Under the Special District application, the applicant will be required to provide new light, sign and traffic signal standards which contribute to a greater consistency of improvements within the Kalakaua Avenue right-of-way.

7. In the Final EA, the applicant shall verify with the Department of Public Works whether they will be required to contribute to the Waikiki Maintenance District No. 100.

8. In accordance with the "Urban Design Controls Map" (Exhibit 7.15) of the Land Use Ordinance, as amended by Ordinance 96-72, the property is located within one of the five Waikiki gateways (Ala Moana Boulevard and Kalakaua Avenue). Development on parcels within each of these gateways should contribute to creating a lush, tropical, sense of arrival. Evidence of compliance with this provision should be discussed in the Final EA.

9. The project site is also located within the "Fort DeRussy Mauka-Makai View Corridor," where mauka-makai views must be maintained and improved whenever possible.

If you have any questions regarding item nos. 1 through 5, please contact Ms. Dana Teramoto of our Environmental Review Branch at 523-4648. Questions pertaining to item nos. 6 through 9 should be directed to Mr. Tony Ching of our Urban Design Branch at 527-5833.

Very truly yours,

JAN RACK SULLIVAN
Director of Land Utilization

JNS:em

0:00197-cd.djt

Peter Vincent AIA & Associates

1011 Smith Street, Pearl Harbor
Honolulu, Hawaii 96817
Tel: 808-524-8255
Fax: 808-523-1410

29 September 1997

Ms. Jan Sullivan, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

**SUBJECT: IIRS Chapter 343 Draft Environmental Assessment (EA)
Proposed Local Motion Retail Building
1958 Kalakaua Avenue, Waikiki, Honolulu, Hawaii
TMK: 2-6-14:001**

Dear Ms. Sullivan,

On behalf of Local Motion, Inc., thank you for your comments on the Draft EA for the subject project. The following responds to your comments:

1. **Building Address** . We understand that the Building Department records list the subject property as "1950 Kalakaua Avenue", not "1958." Our use of the latter street address is based on precedent established both by the sales documents and the building previously existing on the site (see attached photo). Peter Vincent, AIA & Associates (PVA) will petition the Building Department to change the address on their records to "1958 Kalakaua Avenue."
2. **Wastewater**. A Wastewater section will be included in the final EA, as requested. When PVA and our consultants conducted the initial due diligence, we requested and received sewer connection approval from the Department of Wastewater Management (DWWM) for 8,500 sf of retail space. The DWWM made no indication on this written approval that the Kalakaua sewerline was inadequate to accommodate even twenty percent of the allowable FAR for this site. Upon receiving the 8/27/97 notice that DWWM considers the system inadequate to support the current project, a meeting was held with Director Kenneth Sprague on 9/15/97 to discuss the situation. As a result of this meeting DWWM issued a follow-up letter confirming their earlier approval for 8,500 sf of retail space. PVA is in the process of further researching this issue and may develop a plan to upgrade the sewerline pending the outcome of this effort.

3. **Visual Impacts**. A Visual Impacts section will be added to the Final EA as requested. In addition, a photo montage will be included showing a model of the proposed building inserted into a photo of the actual site. The aesthetics of the project will be further addressed during the Department of Land Utilization (DLU) required Waikiki Special District (WSD) review process.
4. **Dewatering**. The project site will not require dewatering due to the absence of underground building area. The foundation is anticipated to be driven piles.
5. **Alternatives Considered**. No alternatives were considered for the project.
6. **Right-of-way Improvements**. Regarding improvements in the public right of way, it is the intention of the applicant to leave as many of the existing utilities in place as possible.
7. **Waikiki Maintenance District Contribution**. The Department of Public Works confirmed in a telephone conversation on 9/24/97 that this project will not be included in the Waikiki Maintenance District No. 100.
8. **Waikiki Gateway Designation**. As requested, written discussion of the project's compliance with the "lush, tropical environment" requirements for a designated "gateway" location will be enhanced in the Final EA. The project's design has received notable support from the Office of Waikiki Development ("The project certainly appears to fulfill the mandates of...the Creation of a Hawaiian Sense (of) Place") as well as a unanimous vote of support from the Waikiki Neighborhood Board at their August 1997 meeting.
9. **View Corridor**. The project building is well below the 65 foot height limit and Fort DeRussy/mauka views have been maintained and improved, particularly on the ewa side of the building.

Please call us if you have any questions.

Respectfully,

PETER VINCENT, AIA & ASSOCIATES

Max M. Guenther

Max M. Guenther, AIA

cc: Local Motion, Inc.

97-06764

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
610 SOUTH KING STREET 8TH FLOOR • HONOLULU HAWAII 96813 2017
PHONE: (808) 525-6711 • FAX: (808) 525-4390



BARBARA E. CHAMBERLAIN
CHIEF PLANNING OFFICER
DONALD W. HARRIS
DEPUTY CHIEF PLANNING OFFICER
TH 897-1709

September 10, 1997

JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: PATRICK T. ONISHI
CHIEF PLANNING OFFICER

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR
LOCAL MOTION, INC., RETAIL BUILDING, 1958 KALAKAUA
AVENUE, WAIKIKI, OAHU, HAWAII, TMK: 2-6-14-001

In response to your memorandum of August 20, 1997, we have reviewed the subject draft EA and offer the following comments.

1. The proposed project site is currently designated Commercial-Emphasis Mixed Use on the Primary Urban Center Development Plan (DP) Land Use Map. The proposed retail building conforms to this designation.
2. The Primary Urban Center DP Public Facilities Map shows a symbol for additional rights-of-way and new streets along Kalakaua Avenue from Phillips Street to Kuhio Avenue. This symbol is consistent with the City's long-range traffic plan as mentioned by the Department of Transportation Services.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

PTO:js

97-06087

OFFICE OF THE MANAGING DIRECTOR
CITY AND COUNTY OF HONOLULU
WAIKIKI DEVELOPMENT
650 SOUTH KING STREET 8TH FLOOR
HONOLULU HAWAII 96813 • PHONE: (808) 525-6711 • FAX: (808) 525-4390



ROBERT J. FISHERMAN
MANAGING DIRECTOR
R. DOUG ATON
EXECUTIVE DIRECTOR

August 21, 1997

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: R. DOUG ATON, EXECUTIVE DIRECTOR
OFFICE OF WAIKIKI DEVELOPMENT

SUBJECT: COMMENTS REGARDING LOCAL MOTION PROJECT:
1958 KALAKAUA AVENUE

I have reviewed the Environmental Assessment prepared for the above-referenced project.

The project certainly appears to fulfill the mandates of the Waikiki Planning and Program Guide themes of Orderly Growth and Renewal, Necessity for Economic Strength, and the Creation of a Hawaiian Setse Place.

I have no further comments and mahalo for your request to comment on the project.

R. DOUG ATON
Executive Director

1997 AUG 22 11:13
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

DA:ak

97-06172

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KADAPUA STREET, SUITE 4025
HONOLULU, HAWAII 96818



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR.
FIRE CHIEF
ATTY. GEN. LEONARD
FIRE DEPARTMENT

August 22, 1997

OUR REFERENCE BS-DL

1997 AUG 26 AM 8 01
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ANTHONY J. LOPEZ, JR., FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE WAIKIKI SPECIAL DISTRICT

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Waikiki and Pawa engine companies with ladder service from Waikiki are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please call Acting Assistant Chief Wayne Nojiri of our Administrative Services Bureau at 831-7774.

Anthony J. Lopez, Jr.
ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/AP

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
221 SOUTH BERTANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE 808/928-3111



JEREMY HARRIS
MAYOR

MICHAEL S. NAKAMURA
CHIEF

LEE DONOHUE
WILLIAM M. CLARK
DEPUTY CHIEFS

August 22, 1997

1997 AUG 25 AM 10: 59
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE WAIKIKI SPECIAL DISTRICT

This is in response to your memo of August 20, 1997, concerning the subject above for the Local Motion, Inc. Retail Building located at 1950 Kalakaua Avenue, TMK: 2-6-14: 01.

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to review this document.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By *James Femia*
JAMES FEMIA, Assistant Chief
Administrative Bureau

REUNING J. CAYETANO
BOUNCE

1997 SEP 16 AM 8 14



STATE OF HAWAII
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
800 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5007

SEP 12 1997

97-06723

KAZUMIYASHIDA
DIRECTOR
COUNTY DIRECTOR
CITY & COUNTY OF HONOLULU

IN REPLY REFER TO:

HVY-PS
2.6204

SEP 17 10 08 59



BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714

September 16, 1997

97-06757

JEREMY HARRIS, Mayor
WALTER D. WATSON, JR., Chairman
MAURICE H. YAMAGUCHI, Vice Chairman
KAZUHIYASHIDA
MELISSA Y. LUM
FORREST C. MURPHY
JOHN HAWK SWANODA, P.D.
BARBARA K. STANTON
RAYMOND H. SAID
Manager and Chief Engineer

TO: JAN SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
FROM: ~~POU~~ RAYMOND SAID, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF AUGUST 20, 1997 REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED LOCAL MOTION, INC. RETAIL BUILDING, TMK: 2-6-014: 001

Ms Jan Naoe Sullivan
Director
Department of Land Utilization
City and County of Honolulu
630 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Environmental Assessment 97/ED-003, Local Motion, Inc. Retail Building,
Waikiki, TMK: 2-6-14: 01

Thank you for requesting our review of the subject environmental assessment.

The proposed construction of the retail building is not anticipated to have a significant impact on Ala Moana Boulevard, a State Highway facility.

Very truly yours,

KAZUMIYASHIDA
Director of Transportation

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Local Motion, Inc. Retail Building. We have the following comments:

1. The existing water system is presently adequate to accommodate the proposed retail development.
2. There is an existing 3/4-inch domestic water meter currently serving the project site located within the public right-of-way along Kalakaua Avenue.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the developer will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
4. ~~The developer is required to obtain a water allocation from Campbell.~~
~~See (withdrawn @ BWS request, 10/2/97).~~
5. The location of the existing fire hydrant No. 1050 and 6-inch plug should be verified. The fire hydrant should be relocated within the public right-of-way if it is within private property.
6. Construction plans should be submitted for our review and approval for any reallocation work.
7. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
8. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

If you have any questions, please contact Barry Usagawa at 527-5235.

97-06987

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
PACIFIC CENTER PLAZA • 211 KAPOLAHU DRIVE SUITE 1200 • HONOLULU HAWAII 96813
PHONE: (808) 535-4310 • FAX: (808) 535-4130



CHERYL D. SOON
DIRECTOR
JOSEPH M. MASLOV, JR.
SENIOR DIRECTOR

September 22, 1997

TSP8/97-04389R

1997 SEP 24 AM 7:55
CITY & COUNTY OF HONOLULU

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: DANA TERAMOTO

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: LOCAL MOTION, INC. RETAIL BUILDING

In response to your August 20, 1997 memorandum, the environmental assessment for the subject project was reviewed. The following comments are offered for your use:

1. The future roadway easement identified in Figure 1 of the environmental assessment does not appear to be correct. There is presently a 10-foot road widening setback along Kalakaua Avenue. Current provisions for the implementation of the road widening should be confirmed prior to issuance of the requested approval.
2. All driveways should be constructed as standard City dropped driveways and should only be wide enough to accommodate either the intended movement or type of vehicles.
3. Driveway grades should not exceed five percent for a minimum distance of 35 feet from the future curbline. Adequate vehicular sight to pedestrians and other vehicles should be provided and maintained.
4. This department's previous concerns regarding vehicular access from Kalakaua Avenue and provisions for loading activities have been addressed in the document. Vehicular access from Kalakaua Avenue will be one-way ingress only. Provisions have been made for loading activities to occur entirely on-site.

Jan Naoe Sullivan
September 22, 1997
Page 2

5. Construction plans for all work within the City's street right-of-way should be submitted to this department for review and approval. Traffic control plans, as required, should also be submitted for review and approval prior to obtaining a street usage permit.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation System Planning Division at Local 6976.

Cheryl D. Soon
CHERYL D. SOON

1997 SEP 24 AM 7:55
CITY & COUNTY OF HONOLULU

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET
HONOLULU HAWAII 96813



RECEIVED
DATE

97-07003

WILLIAM D. BALFOUR, JR.
Acting Director
MICHAEL T. AME
Deputy Director

September 19, 1997

1997 SEP 24 PM 12:37
CITY AND COUNTY OF HONOLULU

TO: JAN MAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: WILLIAM D. BALFOUR, JR., ACTING DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
LOCAL MOTION, INC. RETAIL BUILDING
1950 KALAKAUA AVENUE, WAIKIKI, OAHU
TAX MAP KEY 2-6-14: 01

Thank you for the opportunity to review and comment on the draft environmental assessment for the Local Motion, Inc. retail building.

The project is located in the Waikiki Special Design District and is subject to the following requirements for street trees or palms planted within the road right-of-way:

1. Street Trees
 - a. Trees are required to be planted in a 25-gallon container size or larger.
 - b. Trees should be spaced 30 to 40 feet on center.
 - c. Native Hawaiian plantings are encouraged.
2. Street Coconut Trees
 - a. Coconut tree trunk heights should be a minimum of 25 feet and a maximum of 35 feet.
 - b. Coconut trees should be planted in informal clusters.

Jan Mae Sullivan
Page 2
September 19, 1997

3. The developer shall agree to maintain the street tree plantings and send a letter verifying this agreement to the Department of Parks and Recreation.
4. The developer shall provide an automatic irrigation system for the street tree planting.
5. The developer shall submit a Preliminary Street Tree Plan for review and approval to:
 - a. Mr. Benjamin Lee, Chief of Staff, Mayor's Office.
 - b. Mr. Doug Aton, Office of Waikiki Development.
 - c. The Outdoor Circle.
 - d. The Department of Parks and Recreation, Landscape Section.
 - e. The Department of Parks and Recreation, Beautification Division, Mr. Stan Oka, telephone 971-7159.
6. The Street Tree Plan should follow the format as described in the attached Street Tree Plan Checklist.

Please have your staff contact Mr. Carl Emura, Planner, of our Advance Planning Branch, at extension 6315 if you need further information.

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Acting Director

WDB:ei
Attachment



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 5178
HONOLULU, HAWAII 96805

September 26, 1997

97-181/epo

Ms. Jan Maeo Sullivan, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (File No. 97/ED-003)
Project: Local Motion, Inc. Retail Building
Location: 1958 Kalakaua Avenue
Waikiki, Honolulu, Oahu
TKX: (2) 2-6-14: 01

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Hazardous Waste Branch

1. As discussed in the Draft Environmental Assessment (DEA), underground storage tanks (USTs) existed at the subject location, which was formerly Jimmy's Chevron Service (Facility ID 9-101106). The four larger tanks, which were removed in December 1986, were regulated USTs. However, the two smaller USTs are excluded from regulation under federal and state UST statutes due to their size (under 110 gallons).

2. In 1986, when the four above mentioned USTs were removed, there were no requirements in effect to determine if a release from the USTs had occurred. When the "hot spots" of petroleum-contaminated soil was discovered in January 1997 in the vicinity of the four former USTs, this discovery should have been reported to the Department of Health (DOH). However, the subject DEA is the first notice received by the DOH that contaminated soil had been encountered at the site. The applicant should note that a release of regulated substances (e.g., petroleum) from a UST must be reported to the DOH by the owner or operator of the UST within 24 hours of discovery (40 CFR 280.61). Furthermore, a release of a

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Ms. Jan N. Sullivan, Director
September 26, 1997
Page 2

97-181/epo

hazardous substance (again, e.g., petroleum) to the environment must be reported to the DOH by a person in charge of the facility immediately (HAR 11-451-7). To our knowledge, neither report was made.

3. The DEA did not include the appendices to the Dames & Moore report which documented the response action, and which hold key data important to our determination, such as waste disposal documentation and laboratory analytical data sheets. However, after conversations with Dames & Moore, we were able to obtain and review a full copy of their report. Based on our review, we are satisfied that the release has been adequately responded to. We will be preparing a "no further action" letter in response to the Dames & Moore report.

4. The proposed retail building may require a supply of petroleum fuel for emergency power generators, etc. If underground storage tanks (USTs) are installed to provide this fuel storage capacity, the applicant should note that USTs are subject to 40 CFR 280, which covers: design, construction, installation, and notification; general operating requirements; release detection; general reporting, investigation, and confirmation; release response and corrective action; changes-in-service and closure; and financial responsibility. Owners of newly installed USTs must notify the Department of Health of the existence of such USTs within 30 days of installation. Also, applicable permits must be obtained from the City & County's building and fire departments before installation of any USTs.

Should you have any questions regarding these comments, please contact Mr. Eric Sadoyama of the Solid and Hazardous Waste Branch, Underground Storage Tank Section at 586-4226.

Noise Concerns

1. Activities associated with the construction phase of the project must also comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.

b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.

Ms. Jan M. Sullivan, Director
September 26, 1997
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- c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.
- 2. Heavy vehicles travelling to and from the project site must comply with the provisions of the Administrative Rules, Chapter 11-42, "Vehicular Noise Control for Oahu."
- 3. Through facility design, sound levels emanating from stationary equipment such as air conditioning systems, exhaust fans, refrigeration compressors or generators must be attenuated to comply with the provisions of the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Should there be any questions on this matter, please call Mr. Jerry Haruno, Environmental Health Program Manager, Noise, Radiation and Indoor Air Quality Branch at 586-4701.

Sincerely,


BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

cc: SHWB
NR57AQB



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

Return Fax
523-9419

LAWRENCE MOORE
DIRECTOR OF HEALTH

BY MAIL ADDRESS ONLY
LUCAS

September 11, 1997

U0911ES

Mr. Jim Cox
Local Motion Inc.
424 Sumner Street
Honolulu, Hawaii 96817

Dear Mr. Cox:

Subject: Jimmy's Chevron, 1958 Kulaikau Avenue
Facility ID 9-101108 / Release ID 970126

We have reviewed the July 22, 1997, *Underground Storage Tank Closure and Soil Remediation* report prepared by Dames & Moore regarding your response to a release of petroleum from an underground storage tank formerly located at the subject facility. Please note that this report has been included as part of the public record for this facility.

Based on the information provided, we concur with Dames & Moore's conclusion that no further action is necessary in response to this release. You should note, however, that if in the future new information and data indicate the presence of contamination at or originating from the former release location, additional investigative and cleanup actions may be required.

Should you have any questions regarding this letter, please contact Mr. Eric Sadovama of our Underground Storage Tank Section at (808) 586-4226.

Sincerely,


STEVEN Y. K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

SYKC:ES:ino

cc: Norwood Scott, U.S. EPA, San Francisco
Paul Liang, Chevron USA Products Company, Honolulu
Ed Tschupp, Dames & Moore, Honolulu