



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

In reply, please refer to:
File:
171684 SL

October 21, 2019

Mr. Scott Glenn, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Facility/Site: Servco Pacific, Inc., Kalihi

Subject: Notification of Application to Participate in Hawaii Voluntary Response Program

Dear Mr. Glenn:

The Hawaii Department of Health (HDOH), Hazard Evaluation and Emergency Response (HEER) Office recently received an application from Mr. Casey Ching of Servco Pacific, Inc. to participate in the Hawaii Voluntary Response Program (VRP) for a property located in Honolulu at 2101 Auiki Street, TMK Number (1) 1-2-025: Parcel 036.

In accordance with the Hawaii Environmental Response Law, HRS 128D, Sub-Section 31, we are sending you this short summary of the details of the application.

The property contains one industrial warehouse, and three single-story buildings occupied by Servco. The warehouse consists of office space and a part storage mezzanine. The remaining three buildings include a body shop, three paint booths, detailing and vehicle prep areas, carwash, and office space. Vehicle maintenance operations are limited to minor repairs. Major repairs and servicing are not conducted on the Site.

Automotive service lifts have aboveground electrical systems. Floor drains within the shop areas and carwash discharge to an oil/water separator, and there is a 550-gallon UST associated with the oil water separator. There is one 10,000-gallon above-ground storage tank (AST) on the site that stores gasoline and diesel fuel for Servco's vehicles. There is also a 240-gallon waste oil AST, and one HECO-owned transformer.

Before being acquired by Servco in 1987, the site was formerly part of the United States Army, Kapalama Military Reservation. In or around 1987, three fuel oil underground storage tanks (USTs), a hydraulic lift, and an oil/water separator were removed from the south portion of the property. Since 1987, several subsurface investigations, including excavation of contaminated soil and installation of groundwater monitoring wells, have been conducted on the southern portion of the property to identify and remediate contamination associated with former uses by

Mr. Scott Glenn
October 21, 2019
Page 2 of 2

the Army. The main source of contamination is suspected to be the result of a UST release of an estimated 25,000 gallons of gasoline.

Should there be any questions, or if you would like copies of additional files submitted for the site, please do not hesitate to call me at 586-5815 or contact me via e-mail at sven.lindstrom@doh.hawaii.gov. Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read 'Sven Lindstrom', with a long horizontal flourish extending to the right.

Sven Lindstrom
Site Discovery, Assessment, and Remediation
Hazard Evaluation and Emergency Response Office
Hawaii Department of Health

Enclosure: Servco Pacific, Inc. Kalihi VRP Application

September 26, 2019

SERVCO

SERVCO PACIFIC INC.
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Sven Lindstrom
Hazard Evaluation & Emergency Response Office
Hawaii State Department of Health
2385 Waimano Home Road
Pearl City, HI 96782

Subject: Hawaii Voluntary Response Program Application
2101 Auiki Street, Honolulu, Hawaii (TMK (1) 1-2-25: Parcel 36)

Dear Ms. Grange:

This application is submitted by Servco Pacific Inc. ("Servco") to enter into a Voluntary Response Program ("VRP") agreement with the Hawaii Department of Health for 2101 Auiki Street, Honolulu, Hawaii (TMK (1) 1-2-25: Parcel 36) ("Site"). The information below follows the outline in the VRP Eligibility and Application Checklist available on the Hawaii Department of Health website at <http://eha-web.doh.hawaii.gov/eha-cma/documents/d830d679-9cab-4028-a1cc-8cbb1837e586>.

A. Statutory Criteria. The Site is not listed on the National Priorities list pursuant to CERCLA, and is not a site for which an order or other enforcement action has been issued under CERCLA.

The US Coast Guard has not issued a federal letter of interest and the Site is not subject to corrective action under Subtitle C of RCRA or HRS Chapter 342J.

There is no imminent and substantial threat to human health, the environment or natural resources. As set forth in more detail below, three USTs were removed in 1987, soil impacted by petroleum was removed in 1989, and analytical results from groundwater sampling in 1994 and 1999 indicated that all analyzed constituents were not detected above method detection limits.

B. Information about the Requesting Party. Servco Pacific Inc. is the requesting party and the property owner. The primary contact for Servco is:

Casey Ching
Vice President
Corporate Properties
Servco Pacific Inc.
2850 Pukoloa St., Suite 300, Honolulu, HI 96819 USA
Email: casey.ching@servco.com

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C. Information about the Property. The property is about 14.4 acres in size. Further location information is provided below:

Street Address: 2101 Auiki Street, Honolulu, Hawaii.

Latitude and Longitude: the latitude is approximately 21.322165, and longitude is approximately -157.890549.

TMK: (1) 1-2-25: Parcel 36

D. Current and Historic Information about the Property.

Current Property Use: The Site contains one industrial warehouse, and three single-story buildings occupied by Servco. The industrial warehouse consists of two stories of office space and a parts storage mezzanine. The remaining three buildings include a body shop, three paint booths, detailing and vehicle preparatory areas, carwash, and office space. Vehicle maintenance operations are limited to minor repairs. Major repairs and servicing are not conducted on the Site. Automotive service lifts have aboveground electrical systems.

Floor drains within the shop areas and carwash reportedly discharge to an oil/water separator. There is a 550-gallon UST (installed in June 1990) associated with the oil water separator. There is one 10,000-gallon fuel AST on the Site. This AST stores gasoline and diesel fuel and is used to fuel Servco's vehicles. There is also a 240-gallon waste oil AST, and one HECO-owned transformer.

Operational History: Before being acquired by Servco in 1987, the Site was formerly part of the United States Army, Kapalama Military Reservation. Below is a brief summary of information regarding the site history:

Date	Information	Source
1927	A Sanborn map shows no visible structures or notations for the Site.	ETC, 2012
1946	Ernest Kapuuala deeded the subject property to the United States Government.	Clayton, 1994
1950	A Sanborn map shows the Site labeled as a "U.S. Military Reservation" with "government warehouses and berths."	ETC, 2012
1952	An aerial photograph shows the Site developed with approximately five commercial/industrial type structures. The west portion of the Site appears occupied/in-use with no visible structures.	ETC, 2012
1959	An aerial photograph shows two large rectangular buildings on the subject property, and three smaller rectangular buildings.	Clayton, 1994

1968	An aerial photograph appears similar to the 1952 aerial photograph.	ETC, 2012
1969	An aerial photograph shows the Site relatively the same as 1959	Clayton, 1994
1974	An aerial photograph appears similar to the 1952 aerial photograph.	ETC, 2012
1975	A 1975 aerial photograph shows the Site relatively the same as 1959 and 1969. The State of Hawaii leased a portion of the land from the U.S. Government for the Recycling Group, to use as an experimental recycling plant.	Clayton, 1994
1978	An aerial photograph appears similar to the 1974 aerial photograph.	ETC, 2012
1983	An aerial photograph shows the property relatively the same as the 1959 and 1969.	Clayton, 1994
1988	An aerial photograph shows the Site with no existing structures. Most of the Site was occupied by cars parked in rows.	Clayton, 1994

Since 1987, when the property was acquired by Servco, the Site has been developed in its current usage, as described above.

UST Removal. Three fuel oil USTs, a hydraulic lift and an oil/water separator were removed from the south portion of the Subject Property in or around 1987. Since 1987, several subsurface investigations have been conducted on the south portion of the Subject Property including excavation of contaminated soils and the installation of groundwater monitoring wells and recovery wells. The recovery wells were reportedly installed in conjunction with a barrier trench along the southeast border of the Subject Property. The contaminants were suspected to be the result of a UST release, in which an estimated 25,000 gallons of gasoline was released into the surrounding area.

Cotton and Frazier Consultants, Inc. (CF) conducted a Subsurface Site Investigation on the southeast portion of the Subject Property in March/April 1994 (CF, 1995). CF's investigation indicated that as part of the release response activities associated with three former USTs, approximately 10-feet of petroleum impacted soils were removed from the Subject Property in 1989. Subsequently, a barrier trench was reportedly installed in or around 1990 on the south and east limits of the former excavation to limit or block contaminant migration from the east and south adjacent properties. In addition, four recovery wells were installed along this barrier trench. Results of CF's investigation indicated that residual petroleum contaminants and free product were present on the southeast portion of the Subject Property. Specifically, free product was observed at a depth of approximately 11-feet below ground surface and was found

to be confined in or beneath the clay layers and not at the surface of the encountered groundwater table. CF's investigation concluded that appropriate measures should be implemented if construction or excavation is conducted in the future and that additional investigation of the off-site areas may be necessary to fully delineate the contaminant plume (CF, 1995).

In 1994, and again in April 1999, Clayton conducted groundwater sampling activities of the four recovery wells located on the southeast portion of the Subject Property. No free product was observed upon inspection of the wells. In addition, analytical results indicated that all analyzed constituents were not detected above method detection limits. As a result, in 1999 Clayton concluded that no further action in regards to the four recovery wells was necessary (Clayton, 1999).

In 2012, EnviroServices & Training Center LLC ("ETC") stated in a Phase I Environmental Site Assessment that their review "indicated that petroleum contaminated soils and groundwater as well as free product is likely present on the south portion of the Subject Property."

E. Permits Obtained By Any Facility on the Property: The facility holds the following permits:

Industrial Wastewater Discharge Permit, Permit #20172246589 dated June 9, 2017 and issued by the City and County of Honolulu, Department of Environmental Services.

Permit to Operate Horizontal Air Tank (5), issued by the State of Hawaii Dept. of Labor and Industrial Relations, Hawaii Occupational Safety and Health Division: HI NBR: HPV0016-99, NB: 638332; HI NBR: HPV0018-06, NB: 536753; HI NBR: HPV0019-06, NB: 569644; HI NBR: HPV0118-98, NB: 599357; HI NBR: HPV0279-94, NB: 89493G

Flammable Finishes Permit, Permit #: FF19-039, issued by the Honolulu Fire Dept. on August 29, 2019.

Underground Storage Tank Permit, Permit #: P-2016-274, issued by the State of Hawaii Dept. of Health, Solid & Hazardous Waste Branch, effective July 6, 2016.

In addition, building permits were issued by the City and County of Honolulu for construction of the existing building in 1989. Additional permits pertained to additions, renovation, alterations, electrical and work. In 2011, a permit was issued for installation of a photovoltaic system.

F. Description of the Intended Scope of Work. The scope of any remedial work at the Site will be identified in a Remedial Alternatives Analysis to be completed at a later time.

There are no planned changes to Site use. Implementation of this voluntary response project will ensure that the contaminants of concern pose an incremental cancer risk no greater than one in a million during a lifetime of exposure.

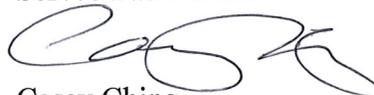
G. Description of Civil, Criminal, or Administrative Actions Related to the Property: Servco is not aware of any current civil, criminal or administrative actions related to environmental matters at the property. On January 31, 1994, Servco filed a complaint against the United State of America in the United States Court of Federal Claims relating to the failure of the United States and its agents to adequately remedy the contamination caused by the leaking underground storage tank. The complaint included claims for breach of contract and misrepresentation in the inducement. The matter was resolved by settlement.

H. Consent of the Property Owner. Servco is the current property owner, is making this application, and consents to putting the Site into the VRP.

I. Statement of Financial Viability. Servco will invest the required expertise and resources for the VRP project, and has adequate resources to complete the VRP project. Additional information is available upon request.

J. Application Fee: Enclosed is a \$1,000 processing fee for this application as required by Haw. Rev. Stat. 128D. We look forward to working with the Hawaii Department of Health on this voluntary response project.

Very truly yours,
Servco Pacific Inc.



Casey Ching
Its Vice President

Encls:

\$1,000 Application Fee (check payable to Hawaii State Department of Health)

Environmental Reports:

1. Unitek Environmental Consultants, Inc. June 27, 1988. *Environmental Assessment, Preliminary Site Survey for Asbestos Containing Building Materials, PCB Electrical Equipment, Hazardous Chemical Materials, Hazardous Chemical Wastes, Underground Storage Tank Systems, Soil and Water Contamination at Kapalama Military Reservation, Kalihi Kai, Honolulu, Hawaii.* Prepared for U.S. Army Corps of Engineers.
2. Industrial Analytical Laboratory Lab Report Summary & Recommendations – Feb 1989
3. Dames & Moore. July 5, 1989. *Progress Letter, Engineering Services and Consultation, Subsurface Hydrocarbon at Proposed Servco Commercial Center – Phase I, Sand Island, Oahu, Hawaii.* Prepared for Servco Pacific Inc. Dames & Moore. July 26, 1989. *Letter re Progress Status and Recommendations Subsurface Hydrocarbon at Proposed*

- Servco Commercial Center – Phase I, Sand Island, Oahu, Hawaii.* Prepared for Servco Pacific Inc.
4. Dames & Moore. August 17, 1989. *Progress Letter, Subsurface Investigation of Subsurface Hydrocarbon at Proposed Servco Commercial Center – Phase I, Sand Island, Oahu, Hawaii.* Prepared for Servco Pacific Inc.
 5. Dames & Moore. November 2, 1989. *Progress Letter, Excavation of Hydrocarbon-Contaminated Soil and Free Product Removal, Planned Servco Commercial Center – Phase I, Sand Island, Oahu, Hawaii.* Prepared for Servco Pacific Inc.
 6. Dames & Moore. November 13, 1989. *Letter re Investigation and Excavation of Hydrocarbon-Contaminated Soils Planned Commercial Center Site, Sand Island, Oahu, Hawaii.* Prepared for Servco Pacific Inc.
 7. Woodward-Clyde Consultants. October 6, 1989. *Subsurface Investigation of Kapalama, Phase I Property, Kapalama Military Reservation, Honolulu, Hawaii.* Prepared for United States Army Engineer Division.
 8. Clayton Environmental Consultants. May 27, 1994. *Phase I Environmental Site Assessment at 14.418-Acre Parcel, 2101 Auiki Street, Honolulu, Oahu, Hawaii, Clayton Project No. 54957.00.* Prepared for Servco Pacific Inc.
 9. Clayton Environmental Consultants. July 27, 1994. *Letter re Inspection of Recovery Wells for Presence of Free –Phase Petroleum and Groundwater Sampling at 2101 Auiki Street, Honolulu, Oahu, Hawaii (TMK: 1-2-025-036).* Prepared for Servco Pacific Inc.
 10. Cotton and Frazier Consultants, Inc. May 12, 1995. *Subsurface Site Investigation, Location: Servco Pacific Inc. Kapalama Facility, CF Job #95223.* Prepared for Servco Pacific Inc.
 11. Cotton and Frazier Consultants, Inc. June 19, 1995. *Letter re Kapalama Facility Site Investigation, CF Job #95223.1.* Prepared for Servco Pacific Inc.
 12. Clayton Environmental Consultants. May 2, 1999. *Letter re Inspection of Four Existing Recovery Wells for Free-Phase Petroleum and Groundwater Sampling at the Servco Facility Located at 2101 Auiki Street, Honolulu, Oahu, Hawaii.* Clayton Project No. 85-99163.00. Prepared for Servco Pacific Inc.
 13. Clayton Environmental Consultants. February 3, 2000. *Phase I Environmental Site Assessment of the Servco Kapalama Property (TMK: [1]1-2-025: 036), Honolulu, Oahu, Hawaii.* Prepared for Servco Pacific Incorporated.
 14. IT Corporation Phase 1 – June 2000
 15. Environet Site Characterizations & Sampling of Former UST – Oct 2005
 16. EnviroServices & Training Center, LLC. January 2012. *Phase I Environmental Site Assessment, Servco Vehicle Processing Center Property, 2101 Auiki Street.* Prepared for Servco Pacific Inc.

cc: Lisa A. Bail, Esq., Goodsill Anderson Quinn & Stifel LLP