

MARYANNE W. KUSAKA
MAYOR



MATILDA A. YOSHIOKA
HOUSING ADMINISTRATOR

RECEIVED
KENNETH N. RAINFORTH
EXECUTIVE ASSISTANT

96 MAR 18 P1:21

COUNTY OF KAUAI
HOUSING AGENCY

4193 Hardy Street
Lihue, Hawaii 96766
Development (808) 241-6444
CDBG/V-TDD (808) 241-6455
Section 8 (HUD) (808) 241-6440
FAX (808) 241-6456

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

March 12, 1996

Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment for the Waimea
Theater Rehabilitation Project

In response to the comments mentioned in your letter of March 5,
1996, we offer the following information as part of the Final
Environmental Assessment submittal:

1. The agencies consulted during the review process were:

U.S. Department of Housing and Urban Development
Seven Waterfront Plaza, Suite 500
500 Ala Moana Blvd.
Honolulu, Hawaii 96813

State Historic Preservation District
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Office of Economic Development
4444 Rice Street
Lihue, Hawaii 96766

Department of Water
3021 Umi Street
Lihue, Hawaii 96766



Equal Housing
Opportunity

AN EQUAL OPPORTUNITY EMPLOYER

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March 12, 1996
Gary Gill, Director
Subject: Final Environmental Assessment
Page Two

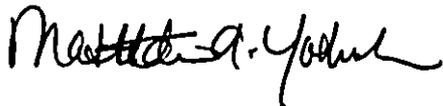
Planning Department
4444 Rice Street
Lihue, Hawaii 96766

2. In preparing the environmental assessment, we have evaluated the overall and cumulative short-term and long-term effects of the Waimea Theater Rehabilitation Project in relation to the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. For your reference, the determination and reasons supporting the determination are found in the Final Environmental Assessment.
3. To meet the content requirements listed in section 11-200-10 of the Hawaii Environmental Impact Statement Rules, we have combined the environmental assessment and Environmental Review Record as the Final Environmental Assessment.

We sincerely hope the information provided is satisfactory, and hereby request that publication of the Final Environmental Assessment Negative Declaration appear in the April 8, 1996 Environmental Notice. Thank you for your prompt assistance in reviewing the subject document.

If you have any questions, please call Gary Mackler of our office at 241-6865.

Sincerely yours,



Matilda A. Yoshioka
Housing Administrator



Gary A. Mackler
HOME Program Specialist

MY:gm
enc.

1996-04-08-KA-*FEA-Waimea Theater Rehabilitation* APR 8 1996
Theater **FILE COPY**

FINAL
ENVIRONMENTAL ASSESSMENT

MARCH 1996

WAIMEA THEATER
REHABILITATION PROJECT

PROPOSING AGENCY:

COUNTY OF KAUAI
OFFICE OF ECONOMIC DEVELOPMENT
4280-B Rice Street
Lihue, Kauai, Hawaii 96766
(808) 241-6390

APPROVING AGENCY:

KAUAI COUNTY HOUSING AGENCY
4193 Hardy Street
Lihue, Kauai, Hawaii 96766
(808) 241-6866

EXECUTIVE SUMMARY

The U.S. Economic Development Administration has given a \$792,750 Financial Assistance Grant Award to the County of Kauai for the renovation and improvements required to restore the Waimea Theater.

The restoration will occur in two phases. The Technical Phase will include preparation of a feasibility study, architectural and engineering plans, cost estimates, construction schedules, bid documents, County, State, and Federal approvals, a marketing plan, and a 3-year operating budget. The second, or Construction Phase will include interior and exterior rehabilitation of the structure and restoration of furnishings and equipment.

The County of Kauai intends to acquire the Waimea Theater building from a private owner and lease the structure to the West Kauai Main Street Program (WKMS) organization. Restoration of the Waimea Theater will:

- Help stabilize and revitalize the declining economic base of West Kauai.
- Emphasize and assure the conservation and protection of Waimea's unique architectural character and historic resources.
- Provide residents with the convenience to enjoy films, live performances, theatrical productions and social activities.
- Create a greater diversity of opportunities for business and employment in the region.

Although the Theater restoration will not generate a large amount of financial income from its operations, the benefit to the community and the surrounding businesses should serve as an impetus for further economic growth and employment opportunities. Studies show a direct correlation between a Theater restoration and business development.

The Waimea Theater rehabilitation is not expected to pose any significant or negative environmental consequences resulting from the project's construction and long-term use. Any impacts, however, are expected to be minor, and in the case of lead-based paint and asbestos containing building materials, abated in accordance with federal and state regulations.

The purpose of the Environmental Assessment (EA) is to assess the environmental consequences of the Waimea Theater Rehabilitation Project, and to evaluate compliance with Chapter 343 and the National Environmental Policy Act. This draft EA addresses the

commercial, and related activities, against the specified evaluation criteria, to determine whether or not there may be a potential for environmental consequences. A draft EA is allowed under Chapter 343 rules, for those projects for which a negative declaration determination is expected by the approving agency. A 30 day comment period begins from the date of publishing in the OEQC Bulletin. No further environmental review of the project is proposed prior to the request for release of County funds.

Having examined all of the evidence gathered for the EA, it can be concluded that the proposed action will not create cumulative environmental impacts and does not have a significant effect upon the natural resources of the area.

DESCRIPTION OF PROPOSED ACTION and ALTERNATIVES

GENERAL DESCRIPTION

The restoration of the Waimea Theater is required because of its physical condition. Damage sustained from Hurricane Iniki, Hurricane Iwa, and a lack of routine maintenance, has badly deteriorated the existing structure.

The project will consist of historic renovation of the Waimea Theater building and interior modification to permit theater use as well as support business activity. The restoration will be in conformance with existing building codes and regulations as well as comply with the Secretary of Interior's guidelines for rehabilitation. The project will comply directly with COUNTY OF KAUAI, GENERAL PLAN, ORDINANCE NO. 461 Section 2.01.

The County of Kauai, Office of Economic Development will be responsible for overseeing and administering the Economic Development Administration Grant. Their responsibilities are to carry out Phase 1 technical activities, including preparation of a feasibility study, engineering/design study and services, business planning and Phase 2 construction.

The County of Kauai, Housing Agency will oversee a Community Development Block Grant (CDBG) for acquiring the property and improvements thereon, and for compliance with the Uniform Relocation Act for businesses occupying the front of the building.

West Kauai Main Street will help the Office of Economic Development manage day to day restoration activities and operation of the facility.

A. ECONOMIC IMPACT

The EDA grant totaling \$792,750 will be used for the technical assistance, renovation and improvements required to restore the facility. A CDBG grant totaling \$455,000 will be used for acquisition of subject property. The economic impact is beneficial. The short-term impact will be the creation of jobs for construction work. The long-term impact will be the revitalization of the Waimea town commercial core, and stabilizing effect the project will help bring to the West Kauai area.

April 1996

- Acquire property

July 1996

- RFP design/build team

November 1996

- Construction begins

April 1997

- Construction complete

B. SOCIAL IMPACT

This project has a positive social impact for the Waimea community. The restored Waimea Theater will add night activities for the community and provide local residents the opportunity to enjoy movies and performing arts within close proximity to their homes. The closest movie theater is in Lihue, some 25 miles from Waimea. The nearby elementary, intermediate and high schools will be able to use the facility as additional classrooms and meeting facilities. The revitalization of Waimea's commercial core will help to stimulate businesses in the community, helping west side residents to retain jobs as well as create new employment opportunities in the area.

C. HISTORIC IMPACT

Even though the Waimea Theater is not listed on the federal and state registers as a historic place, consultation was made with the Dept. of Land & Natural Resources, Historic Preservation Division, concerning the project. The State Historic Preservation Division has expressed enthusiastic support of this project which intends to follow the Secretary of Interior's guidelines for rehabilitation.

D. MINOR IMPACTS

The Waimea Theater was built in 1938 and used commercially as a theater up until the early 1970's. Water service is provided to the property through a County water system. There are no known endangered species of flora or fauna on the property.

The rehabilitation of the structure will have some short-term minor impacts in terms of construction noise and dust. The long-term impacts from construction will be beneficial in that the facades original art deco architecture will be restored, and the lead-based paint and asbestos containing building materials will be abated primarily by removal.

E. NO ACTION ALTERNATIVE

The alternative to abandon the Waimea Theater Rehabilitation project would seriously hamper the County's goal to stabilize and revitalize the declining economic base of West Kauai. This project will play a significant part in the overall strategy for economic development in the West Kauai Region. Furthermore, the present appearance of the building in Waimea's commercial core decreases the vitality of the

downtown area as both a central focus of the tourist economy and as a generator of sales and property tax revenues.

F. REQUIRED ACTIONS

An Environmental Assessment (EA) is a procedural requirement when the County is acquiring a property for ownership. Upon acceptance of the draft EA, and the issuance of a Request to Release Funds from the U.S. Housing and Urban Development, the County will purchase the fee title of the property, and proceed forthwith to rehabilitate the building.

DETERMINATION AND REASONS SUPPORTING THE FINDING OF NO SIGNIFICANT EFFECT

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "Significance Criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. *No irrevocable commitment to loss or destruction of any natural or cultural resource would result. There are no significant natural or cultural resources present. The rehabilitation would benefit the historic character of the Waimea town commercial core by following the Secretary of Interior's guidelines.*
2. *The action would not curtail the range of beneficial uses of the environment. The project would restore a dilapidated commercial building in a commercial zoned area, restoring the building to its highest and best use, and benefit other surrounding business in the commercial core.*
3. *The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines. The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy." Two broad policies are espoused: conservation of natural resources, and enhancement of the quality of life. The project does not consume significant natural resources. Moreover, the project would enhance the quality of life by providing area residents with night activities and would stimulate the local economy, thus creating new employment opportunities for the area.*
4. *The economic or social welfare of the community or state would not be substantially altered. In essence, the driving force to restore the Waimea Theater is to benefit the community, both socially and economically. The short-term benefit would be the creation of jobs from construction. The long-term benefit would be the social and economic revitalization of Waimea town.*
5. *The proposed action does not substantially affect public health. The rehabilitation should benefit public health through the removal of the asbestos containing building materials and abatement of lead-based paint. Further, the construction would bring the building in compliance with current building codes.*

6. *No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated. The project has existed as a commercial facility since the late 1930's. The rehabilitation would not cause population changes or have any new or additional effects on public facilities.*
7. *No substantial degradation of environmental quality is anticipated. The project site is unremarkable in terms of environmental resources.*
8. *The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment. The proposed project would involve restoring a self-contained commercial building with no prospects for cumulative impacts resulting in considerable effects on the environment.*
9. *No rare, threatened or endangered species or their habitats would be affected. No endangered, threatened or candidate floral species would be affected by the project.*
10. *Air quality, water quality or ambient noise levels would not be detrimentally affected. The minor short-term mitigation measures during construction would be followed to control site work dust and noise. This would suffice to protect the ambient air quality. No significant water quality impacts are anticipated.*
11. *The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal zones. No environmentally sensitive areas would be affected.*

DETERMINATION OF ENVIRONMENTAL STATUS

PROPOSING AGENCY: ECONOMIC DEVELOPMENT
PROJECT NAME: WAIMEA THEATER REHABILITATION PROJECT
CONTRACT NO.: 5155

This Project is a categorically excluded project under the provisions of 24 CFR 58.35(a)(4). As part of this determination, an environmental review has been conducted by the Kauai County Housing Agency pursuant to the requirements of 24 CFR 58.35(b). The Agency has determined that the other related laws and authorities cited in §58.5 for said project are in compliance.

The basis for determination of a categorical exclusion finding is made pursuant to §58.35(a)(4)(ii), which provides for a finding of categorical exclusion under NEPA requirements, when:

"In the case of commercial rehabilitation activities, the facilities and improvements acquired for continued use are in place and will be retained in the same use that existed at the time of acquisition without change in size, capacity or character."

The Waimea Theater Rehabilitation Project satisfies §58.35 criteria specified above, in that:

- 1) the Waimea Theater is a commercial building located in a commercial zoned district with no change in land use designation contemplated as part of the acquisition or rehabilitation; and
- 2) the Waimea Theater Rehabilitation Project involves the renovation of a commercial facility, in place, which will be retained for the same commercial use as that previously used without any change in the size, capacity or character of the building.



GARY A. MACKLER
HOME PROGRAM SPECIALIST

Statutory Checklist

PROJECT DATA

PROJECT NAME: WAIMEA THEATER REHABILITATION PROJECT

BRIEF DESCRIPTION OF THE PROJECT ACTIVITY:

The Waimea Theater was constructed in 1938 and was actively used as a theater until 1972. The theater portion of the building is in disuse due to the general deterioration and damages caused by Hurricanes Iwa and Iniki. The front portion of the theater is leased and occupied by retail businesses, two of whom are still using the facility. The purpose of the renovation is to provide a focal point and stimulus for economic revitalization of Waimea Town, to restore a landmark facility, and to provide a meeting and gathering place for community and visitor activities.

Following acquisition, the Waimea Theater's interior and exterior will undergo substantial rehabilitation in conformance with existing building codes and regulations. The renovation will also follow the Secretary of Interior's guidelines necessary to keep the historic character of the building and Waimea town commercial core. The Waimea Theater is located at 9692 Kaumualii Highway (TMK 1-6-09:8), on a 16,146 sqft. lot, zoned general commercial.

BRIEF DESCRIPTION OF THE PROJECT SITE AND IMMEDIATE AREA:

The Waimea Theater is a focal point due to its location in the commercial core of Waimea town, large bulk of the building (78 feet of frontage), and historic use. The site is generally flat with an estimated elevation of 10'. Vegetation is minimal.

except for a few flowering trees and scrubs observed behind the building. A cesspool is used for wastewater disposal. A propane gas tank is located next to Yumi's and provides energy to the restaurant. The immediate surroundings adjacent to Waimea Theater include various forms of land use. Kaumualii Highway, a major vehicular thoroughfare, borders Waimea Theater on the frontside. Waimea High School occupies the state parcel on the north and east side of the property. On the adjoining lot west of the property is a single-story residential home. Several retail business are scattered along Kaumualii Highway.

PROJECT MAPS AND PLANS:

Attached documents include a site map, 1/8" scale drawings of the building of the side and front elevations, and a black and white photo taken of the front building and facade.

Statutory Checklist

Checklist of Applicable Status and Regulations

Project Name and Identification No. WAIMEA THEATER REHABILITATION PROJECT

Area of Statutory-Regulatory Compliance (Precise citations for applicable statutes and regulations are printed on the back of this Checklist. Full discussion of each is provided in Appendix B of this Guide.)	Not Applicable to This Project	Consultation Required	Review Required*	Permits Required*	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required*	Note Compliance Documentation
Historic Properties		x					See SHPO letter attached *
Floodplain Management		x					See Flood Ins. Map attached *
Wetlands Protection	n/a						No surface or groundwater sources on site
Coastal Areas Protection and Management	n/a						Per State CZM
Water Quality: Sole Source Aquifers	n/a						Project has no impact on water resources
Endangered Species	n/a						Site developed in 1938
Wild and Scenic Rivers	n/a						No impact on Waimea River
Air Quality	n/a						Attainment area
Farmland Protection	n/a						Commercial use
Noise	n/a						Commercial rehab
Runway Clear Zones, Clear Zones and Accident Potential Zones	n/a						No civil or military airfield in the vicinity
Thermal and Explosive Hazards	n/a						See Nexus Report attached *
Water Quality	n/a						Potable water from County
Solid Waste Disposal	n/a						See Nexus Report attached *
Manmade Hazards	n/a						See Nexus Report attached *

*Attached evidence that required actions have been taken.

STATUTORY CHECKLIST

CONCLUSIONS:

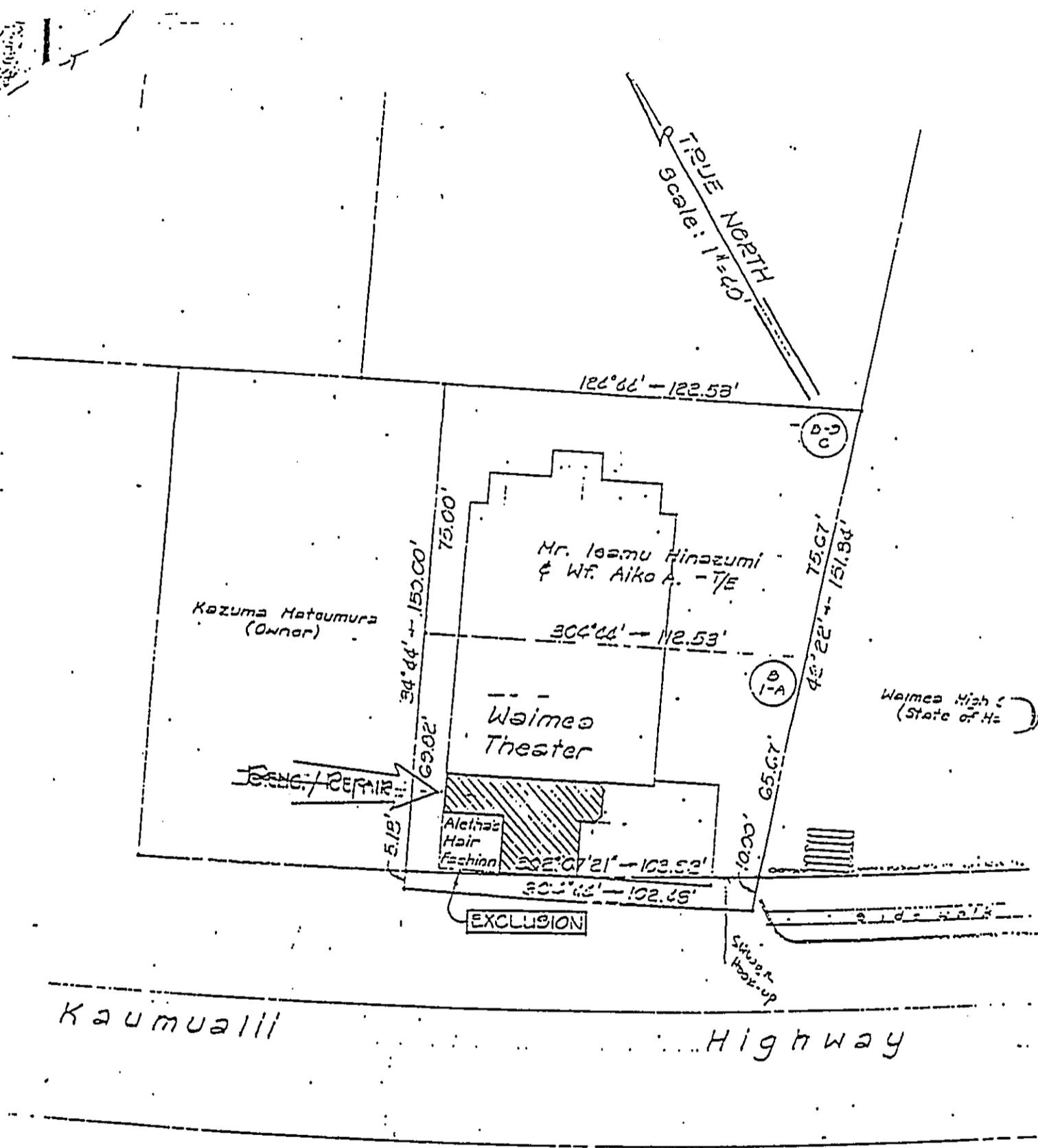
Summary of Findings
and Conclusions:

Of particular importance are Nexus findings concerning the presence of lead-based paint (LBP) and asbestos containing building materials (ACBM), and the environmental impact the rehabilitation could pose in exposing these materials to construction workers and the surrounding properties.

Mitigation Measures
Needed:

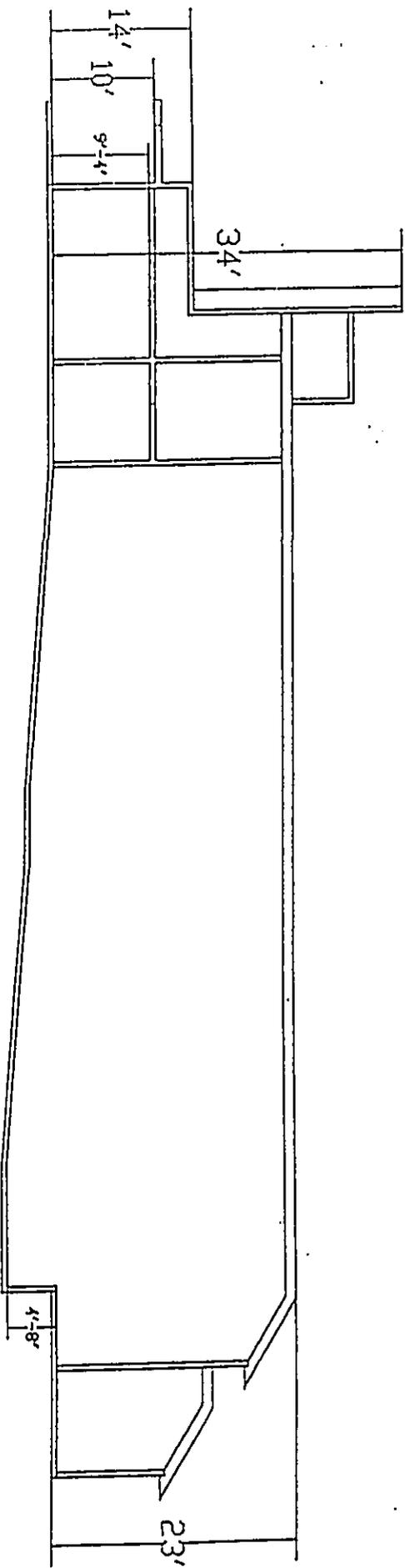
The recommended methods for the abatement of LBP's and ACBM in the attached Nexus report must be carefully adhered to prior to and during the rehabilitation of the Waimea Theater. It is recommended that Nexus be retained to prepare a scope of work for the removal of these materials as well as to certify that said removal and disposal has been conducted in accordance with applicable Federal, State and County regulations. It is suggested that their services be incorporated into the design/build Request for Proposal.

Additional Studies
Performed (Attach
Study or Summary)



Mr & Mrs. Isamu Hinazumi
Waimea, Kauai, Hawaii

EXHIBIT 1A



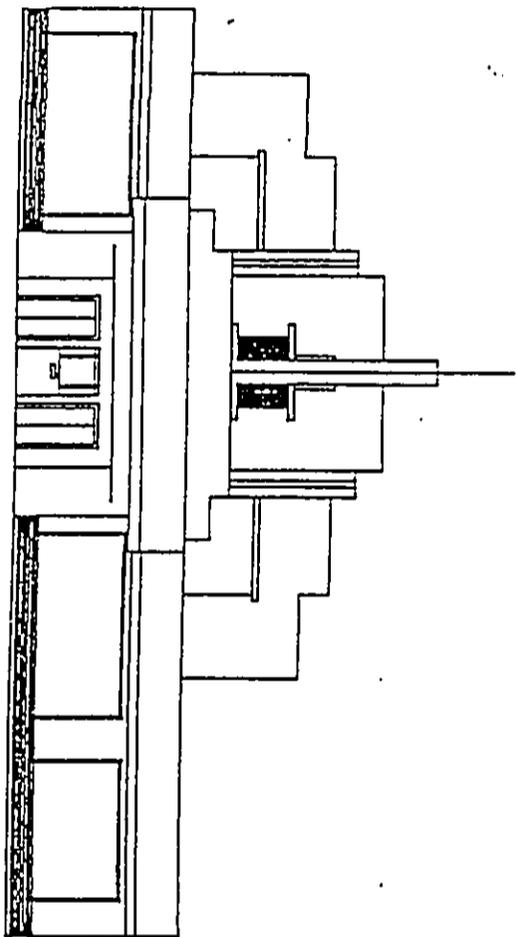
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WAI MEA HIGH SCHDOL
DRAFTING DEPARTMENT

WAI MEA
THEATER

DATE: 6-11-91
DR. BY: J. HILL
SCALE: 1/8"=1'

2

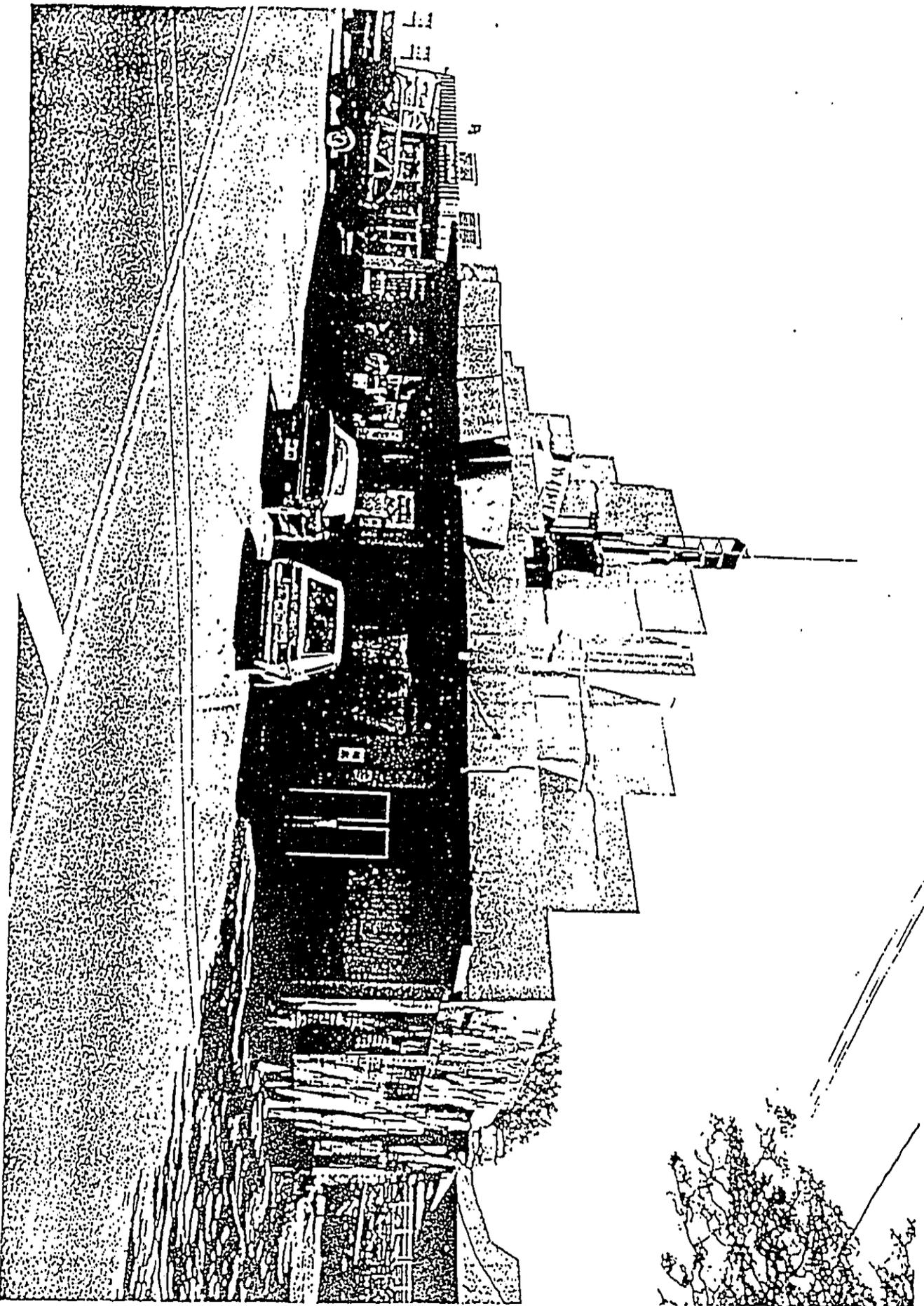


VAIIMEA HIGH SCHOOL
DRAFTING DEPARTMENT

VAIIMEA
THEATER

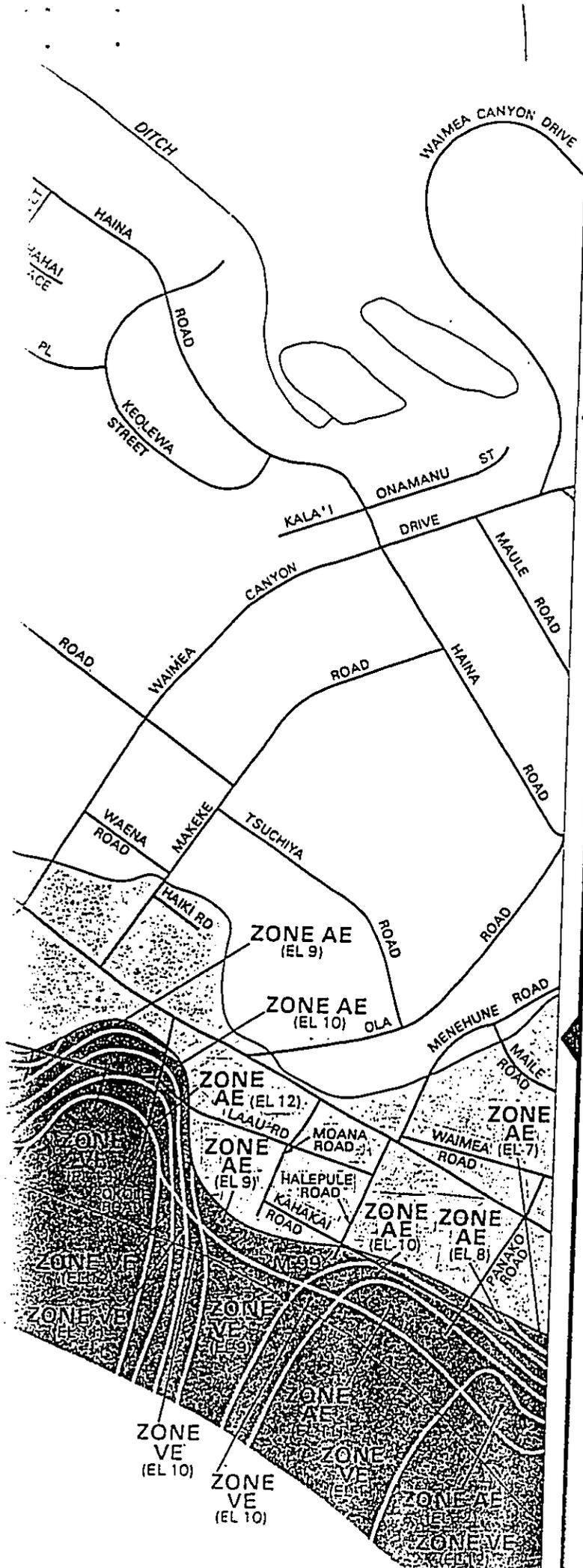
DATE: 6-11-91
DR. BY: J. HILL
SCALE: 1/8"=1'

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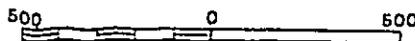
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To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
KAUAI COUNTY,
HAWAII

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
 150002 0156 D
 MAP REVISED:
 SEPTEMBER 30, 1995



Federal Emergency Management Agency

150002 0156 D

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

RECEIVED
NOV 17 1995

AMERICAN SAVINGS BANK, FSD
WAIMEA BRANCH



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

November 7, 1995

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

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS

WATER AND LAND DEVELOPMENT

Mr. Calvin Shirai
West Kauai Main Street
P.O. Box 903
Waimea, Hawaii 96796

LOG NO: 15899
DOC NO: 9511tm01
Architecture

Dear Calvin:

SUBJECT: Waimea Theater Revitalization
TMK: 1-6-09:008, Waimea, Kauai

We are very excited at the prospects of West Kauai Main Street purchasing and rehabilitating the historic Waimea Theater. It is a very unique Art Deco building and a landmark in Waimea town. We are also pleased that you will be following the Secretary of Interior's guidelines for rehabilitation and suggest that coordination on the plans start early, while the design is at a schematic stage.

We enthusiastically support this project and look forward to working with you and West Kauai Main Street on the rehabilitation plans for this project. Please call Tonia at 587-0005 to coordinate plan review and if you have any questions.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk

WEST KAUAI MAIN STREET

P.O. Box 903 Waimea, Kauai, HI 96796
Telephone: (808)-338-9957
Fax: (808)-338-1746

<i>Owen Moe, President</i>	<i>Directors:</i>
<i>Dr. Robert Ancheta, 1st V.P.</i>	<i>Jane Seto</i>
<i>Dave Walker, 2nd V.P.</i>	<i>Vida Mossman</i>
<i>Kurt Toma, Secretary</i>	<i>Brian Yamase</i>
<i>Scot Tsuchiyama, Treasurer</i>	<i>Buzz Stuka</i>
<i>Michael A Faye, Ex-Officio</i>	<i>Marsha Omalza</i>

October 23, 1995

Mr. Don Hibbard
Dept. of Land & Natural Resources
Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Don,

As I mentioned to you at our chance encounter on Kauai, there is an excellent possibility of rehabilitating the Waimea Theater. The County of Kauai has accepted West Kauai Main Street's proposal to buy the Theater from its current landowner and using a EDA grant, to refurbish it to serve as a live performing arts and movie arena. Tentatively planned are the renovations to the Theater and the adjoining businesses.

However, before the County of Kauai can acquire the property, it is necessary that an environmental assessment be completed. The West Kauai Main Street Program is seeking your approval for this renovation effort because we feel the Theater Project can become the focal point of our revitalization efforts for West Kauai.

WKMS is working with the County of Kauai to develop a program to preserve Waimea Theater's historic character by following the Secretary of Interior's guidelines for rehabilitation. We believe there will not be any adverse effects to jeopardize its significance and instead, the project will enhance the role it has recently played. We will coordinate with your office to maintain and preserve the Theater's unique characteristics.

If there are any questions, please do not hesitate to call me. Please give my regards to your staff.

Sincerely,

Calvin H. Shirai
Project Manager

cs:hi TM

MARYANNE W. KUSAKA
MAYOR



GERALD W. DELA CRUZ
DIRECTOR

COUNTY OF KAUAI
OFFICE OF ECONOMIC DEVELOPMENT

4280-B RICE STREET
LIHUE, KAUAI, HAWAII 96766
TELEPHONE (808) 241-6390
FAX (808) 241-6399

January 24, 1996

Matilda A. Yoshioka
Housing Administrator
Kauai Housing Agency
4193 Hardy Street
Lihue, HI 96766

Dear Ms. Yoshioka:

SUBJECT: Property located at 9691 Kaumualii Highway,
Waimea, Hawaii
TMK: 4-1-6-009-008

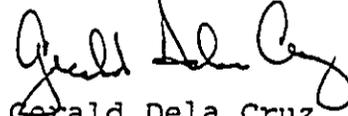
A Phase I Environmental Assessment of subject property was completed by Nexus Environmental Group, Inc. on November 30, 1995. Lead-based paint and asbestos materials were identified.

The abatement recommendations outlined by that study for asbestos and lead-based paint will be followed as part of the rehabilitation of the building.

The funding for this rehabilitation project, which will include the abatement work, is from an Economic Development Administration Special Award, No. 07-59-03531, from Special Economic Development Adjustment Assistance under Title IX of the Public Works and Economic Development Act of 1965.

The abatement of lead-based paint and asbestos material will be monitored during the rehabilitation phase and certified for compliance to applicable regulations.

Very truly yours,


Gerald Dela Cruz
Director

cc: Don Cataluna



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

PHASE I REPORT
PROPERTY ENVIRONMENTAL ASSESSMENT

9691 KAUMUALII HIGHWAY
(WAIMEA THEATER)
WAIMEA, KAUAI, HAWAII 96796

PREPARED FOR:

WEST KAUAI MAIN STREET
P.O. Box 903
WAIMEA, HAWAII 96796

PROJECT 95-494
NOVEMBER 30, 1995

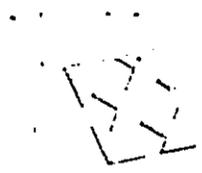


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EXECUTIVE SUMMARY

NEXUS Environmental Group, Inc. (NEXUS) has completed a Phase I Environmental Assessment (PEA) for Property located at 9691 Kaumualii Highway, Waimea, Kauai, Hawaii. Table ES-1 below lists the site name, tax map key number, owner, and Property land area. West Kauai Main Street, a non-profit community development association, contracted NEXUS to do the study as precursor to the potential purchase, application for HUD funding, and renovation of Waimea Theater.

TABLE ES-1
SITE INFORMATION SUMMARY

ADDRESS	TMK No.	OWNER	AREA
9691 Kaumualii Hwy.	4-1-6-009-008	Wayne Hinazami	16,149 ft ²

The PEA determined whether conditions or situations at the site might result in present real, or potential hazards, or environmental liabilities as dictated by federal, state, and local statutes or regulations. Specific areas investigated included: historic uses of the Property; signs of gross surface contamination; switches, transformers, and capacitors that might contain polychlorinated biphenyls (PCBs); underground storage tanks (USTs); hazardous materials and wastes; and suspect asbestos-containing building material (ACBM).

The Property is in a general commercial business area of Waimea (Figure 1). A wood frame theater was built on the Property in 1938. The theater is in disuse, but the portion of the building facing Kaumualii Highway is subleased and contains three shops. They are: Yumi's Restaurant, Westside Sporting Goods, and Aletha's Beauty Shop. The structure occupies 46 percent of the Property. The remaining footage is a yard in back and to the east.



Historic aerial photographs (Appendix II) show that the site has remained unchanged for the last 20 years.

Site reconnaissance and paint and building material sampling was conducted on November 7, 1995. The effort identified areas of potential environmental concern.

- ❖ Interior and exterior paint contain lead above HUD guidelines (> 0.5% by weight).
- ❖ Some building materials are positive for asbestos. Red floor tile and tile mastic in the three front shops, gypsum wallboard in the storage area of Yumi's Restaurant, and ceiling texture in the bathroom and restaurant contain > 1% asbestos by volume. These materials must be addressed during any renovation.
- ❖ Special handling and proper disposal are required for ACBM and LBP if the building is renovated or demolished. HUD has specific requirements for renovating properties containing LBP and ACBM.

Field observations did not provide evidence of hazardous substance releases, underground storage tanks (UST), or signs of gross surface contamination. The report makes recommendations to address potential problems and recommends additional sampling. Federal and state environmental databases were reviewed to identify potential environmental concerns in the surrounding area. A summary of the regulatory databases is provided below:

- ❖ No U.S. EPA Superfund sites are within a one mile radius of the site.
- ❖ No CERCLIS sites are located within a 1/2 mile radius of the site.
- ❖ No RCRA large quantity generators are listed within a 1/8-mile radius of the site.
- ❖ No RCRA small quantity generators are listed within a 1/8-mile radius of the site.



- ❖ No RCRA hazardous material treatment, storage and disposal (TSD) facility is listed within a one mile radius of the site.
- ❖ Two leaking underground storage tanks (LUST) are located within a one mile radius.

Evaluation of the LUST sites indicates neither site would have a likely adverse environmental impact on the Property. The sites are 2,000' and 4,000' from the Property. The ocean is located 1,000' down hydraulic gradient from both LUST sites.

Based on site reconnaissance observations, regulatory and historic review, NEXUS concludes that there was a condition identified during this assessment that should be considered environmentally significant at the Property. The condition of the exterior LBP on the building is poor and paint chips are scattered around the perimeter. Although there are no regulations that specifically enjoin the owner to either abate or clean-up the paint, it is recommended that steps be taken to minimize the distribution of the paint chips to surrounding properties.

At this time, no further environmental investigation is recommended. However, additional environmental investigation may be required in the future depending on the intended future use of the buildings on the parcel.



1.0 INTRODUCTION

NEXUS Environmental Group, Inc. (NEXUS) has completed a Phase I Environmental Assessment (PEA) at 9691 Kaunualii Highway, Waimea, Kauai, Hawaii (hereafter referred to as the "Property"; TMK No. 4-1-6-009-008). Mr. Owen S. Moe, President, West Kauai Main Street, approved the proposed scope of work in an agreement dated October 29, 1995.

1.1 Purpose

This assessment was performed to determine the presence and extent of potential conditions or situations at the site that could result in present real, or potential hazards, or environmental liabilities as dictated by federal, state, and local statutes or regulations. Specific areas investigated included: historic uses, gross contamination, polychlorinated biphenyl (PCBs) containing items, underground storage tanks (USTs), hazardous materials or wastes, and asbestos-containing building materials (ACBM). This assessment is an initial evaluation based on existing information to document whether a reasonable possibility exists that hazardous materials were either disposed of or released to the environment nearby the Property.

The report is structured to provide information in two principal areas:

- ❖ Provides documentation of a Phase I Environmental Site Assessment conducted in November 1995 for use by West Kauai Main Street. U.S. Department of Housing and Urban Development (HUD) funding is anticipated for use in site restoration. The County of Kauai is considering purchase of the Property.
- ❖ Provides "innocent landowner" documentation for the Property for the purposes of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA).

The "Request for Proposal" states the following. "The West Kauai Main Street (WKM), a Kauai based, non-profit organization, plans to rehabilitate the Waimea Theater to assist in the stabilization and revitalization of employment and social conditions in Waimea Town. WKM's proposal is to historically reconstruct, renovate, and refurbish the Waimea Theater for multiple community uses."

"WKM has received partial funding from the County through the Community Development Block Grant (CDBG) Program. The CDBG Program is administered by HUD, and CDBG funds are subject to environmental review responsibilities of the National Environmental Policy Act (24 CFR Part 58). Before the disbursement of CDBG funds, the County must complete an environmental review of the Property. In view of the buildings age, and potential for lead-based paint and asbestos-containing materials, an environmental site assessment is needed before the County can assess any potential impact to the human environment."

This study provides identification of the existence of hazardous materials. "Hazardous materials" in this report means any dangerous, toxic, or hazardous pollutants, chemicals, wastes or substances, as defined in the CERCLA, or any other federal, state or local environmental laws, statutes, regulations, requirements or ordinances, including asbestos and asbestos-containing materials, polychlorinated biphenyls (PCBs), underground storage tanks, hazardous chemicals and wastes, and gross surface and subsurface contamination.



2.0 MATERIALS AND METHODS

The Phase I Environmental Assessment for the site was performed to investigate potential environmental liabilities associated with the Property. The methods by which the assessment was performed were: a review of historic data, site reconnaissance visits, interviews with people knowledgeable with the site, regulatory agency environmental databases, and preparation of a written report. Particular emphasis was placed on past historic uses, gross surface contamination, PCB-containing items, underground storage tanks, hazardous materials and wastes, lead-based paint and asbestos-containing building materials. A discussion of each method used and each area investigated follows.

2.1 Review of Historic Data

The historic data review focused on identifying previous landowners and land uses. This data was obtained through historic tax records, State of Hawaii, Department of Health (DOH) records, historic cartography, and interviews. Areas of particular interest include activities or facilities on the Property that may have generated products or wastes with the potential to cause environmental damage. Adjacent land uses were also considered.

Historic tax records are reviewed to identify past owners and lessors of the site. Historic cartography presents graphic illustrations of past site uses. Finally, other resources such as past environmental audits, maintenance records for existing underground storage tanks, and any other documents that could give a more detailed picture of current and potential liabilities for the client were reviewed.



2.2 Site Reconnaissance

Structures on the Property and the surrounding grounds were inspected for evidence of past releases of oil or hazardous materials, or any other conditions that may constitute a threat of release of oil or hazardous materials, items which were suspected to contain PCBs, superficial evidence of USTs, on site hazardous materials use and storage practices, and hazardous waste handling and disposal practices.

Gross surface contamination may signal an ongoing or past release of oil or hazardous materials, and may indicate a potential for surface or subsurface soil or water contamination. Gross surface contamination is commonly evidenced as stained or discolored soil, stressed vegetation, or unusual odors.

Any observable evidence of soil or water contamination, PCBs, USTs, ACBM, and hazardous materials and wastes was documented through written notes as well as photographs.

2.3 Interviews

Interviews with people knowledgeable of the site are additional sources of past or present usage that may not be found in available records. These interviews also assist in evaluating present and future environmental policies and regulations. Interviews included, but were not limited to the following agencies:

Hawaii Department of Health, Division of Environmental Management:
Solid and Hazardous Waste Branch
Underground Storage Tank Section
Office of Solid Waste Management



Clean Water Branch
Hazard Evaluation & Emergency Response
Childhood Lead Poisoning Prevention Program
Hawaii Department of Transportation
Hydraulics Section
Kauai Highway Office
Hawaii Department of Land and Natural Resources
State Office of Historic Preservation
Hawaiian Electric Company
Kauai Department of Public Works
Engineering Department
Waste Water Department
Kauai Fire Department
Kauai West Main Street

2.4 Regulatory Review

Available information from applicable regulatory agencies is also reviewed, including a review of ten environmental databases:

i. National Priorities List (NPL)

The NPL is the EPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the U.S. Department of Health and Human Services and the U.S. EPA to become an NPL site. The database search to identify all sites within a one mile radius of the Property was current up to May, 1995.

ii. Comprehensive Environmental Response Compensation Liability Information System (CERCLIS)

The CERCLIS List is a compilation by the EPA of the sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the

Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). The database search to identify all sites within a 1/2-mile radius of the Property was current through September, 1995.

The CERCLIS List contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

iii. NFRAP

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The database search to identify all sites within a 1/2 mile radius of the Property was current through March, 1995.

iv. Resource Conservation and Recovery Act (RCRA -- TSD)

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that reports generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities that treat, store and/or dispose of hazardous waste. The database search to identify all sites within a one mile radius of the Property was current through June, 1995.

v. RCRA-Large and Small Generators (LgGn & SmGn)

Large generators (LgGn) produce at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste). RCRA-LgGn and SmGn databases search to identify all sites within 1/8 mile of the Property was current through June, 1995.

vi. Emergency Response Notification System (ERNS)

The ERNS is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal

authorities including the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation. The database search to identify all sites within a 1/8-mile radius of the Property was current through March, 1995.

vii. Leaking Underground Storage Tanks (LUSTs)

The Hawaii Department of Health, Solid Hazardous Waste Branch maintains an inventory of LUSTs. The database search to identify all sites within a 1/2-mile radius of the Property was current through July, 1995. NEXUS did a detailed review of DOH files on two LUST sites located within one mile of the Property.

viii. Underground Storage Tanks (USTs)

The Hawaii Department of Health, Solid Hazardous Waste Branch maintains an inventory of registered USTs (aboveground tanks are reported when included on this list). The database search to identify all sites within a 1/4-mile radius of the Property was current through February, 1995.

ix. Solid Waste Landfills (SWLFs)

The Hawaii Department of Health, Solid Hazardous Waste Branch maintains an inventory of the SWLFs in the state. The database search to identify all sites within a 1/2-mile radius of the Property was current through December, 1993.

x. The Division of Water Resource Management, Department of Land and Natural Resources, State of Hawaii, and the Safe Drinking Water Branch, State Department of Health, respectively were sources for information about drinking water wells and injection wells. The County of Kauai Wastewater Department and Engineer Division were interviewed.

2.5 Additional Sources for Review

State and county records detailing hazardous materials releases and records of responses by applicable state and local agencies are also reviewed. Information provided by the DOH, Division of Environmental Management, consists (if available) of known environmental incidents (solid and hazardous wastes, waste water discharges, chemical spills, citations or inspections by

the regulatory authorities), and current operating permits. Additionally, the local Department of Waste Water Management, the local fire department, and the local electric company are contacted regarding environmental incidents at or near the site. Responses are provided when available.

PCBs

PCBs are synthetic chemicals that were frequently used in the past as an additive to insulating and heat transfer fluids in electrical equipment, particularly liquid-cooled electrical transformers. In 1979, the EPA banned the commerce of PCBs and promulgated the Toxic Substance Control Act (TSCA) to regulate the use and disposal of PCB items.

As part of the assessment, an inventory of all electrical transformers on site was made. Nearly all transformers in Kauai are owned by the Citizens Utility (CITU). CITU maintains an extensive database of all their transformers to include information concerning the PCB status of all transformers. All untested mineral oil transformers, such as those used in CITU distribution system, bought before July 1, 1979, must be considered PCB-contaminated by law. EPA regulations contained in Title 40 Code of Federal Regulations (CFR) Part 761.30 states, "PCBs at any concentration may be used in transformers...for the remainder of their useful lives subject to...conditions."

Underground Storage Tank Systems

Underground storage tank system management is strictly regulated by the EPA under Title 40 CFR Part 280 and by the State of Hawaii under Section 42-62 of the Hawaii Revised Statutes. Regulations include registering all underground storage tank systems with the State of Hawaii DOH and the Kauai County Fire Department. Underground storage tanks currently in use must meet rigorous leak detection, corrosion protection, and spill and overflow prevention performance standards. In addition, tank systems that are abandoned or no longer to be used in their present capacity must undergo a



proper closure; upon closure, an assessment of soil or groundwater contamination must be performed.

Hazardous Materials

Proper use and storage of hazardous materials are necessary to ensure a safe work place and prevent possible environmental damage due to spills or leaks of hazardous materials to the environment. As part of the assessment, work and material storage areas were observed for the presence of hazardous materials. If hazardous materials were noted, an inventory was made. Conditions of use and storage were also noted.

Hazardous Waste

Hazardous waste is strictly regulated by the EPA under RCRA. Waste generators are responsible for determining whether their waste is a hazardous waste as defined by Title 40 CFR Part 261, Subpart C, and the degree to which a generator is regulated are dependent upon the type and amount of waste generated. Firms that improperly generate, treat, store, dispose, or transport hazardous waste may be subject to fines imposed by local and federal regulators. In addition, poor management of hazardous waste may also contribute to contamination of air and soil, as well as surface and ground water at the generator's and surrounding sites. Cleanup of uncontrolled hazardous waste sites can be a costly and lengthy process.

During the site reconnaissance, waste management practices were inspected. In addition, available records from the EPA pertaining to permitted hazardous waste generators within the project area and in the surrounding area were reviewed.

Asbestos-Containing Building Materials

Asbestos-containing building materials (ACBM) were commonly incorporated into structures before 1982. The presence of ACBM does not necessarily imply that building occupants will experience any health hazard. Most misconceptions about ACBM and the potential for increased health risk are a result of poorly presented information and the general public's anxiety arising from a misunderstanding of such information. In addition, no regulations exist which require removal from buildings in use. Federal regulations specify that friable surfacing greater than 260 ft² or 160 lineal feet of pipe covering be removed prior to demolition or renovation of buildings, or areas of buildings, containing such materials. The State of Hawaii Division of Occupational Safety and Health (HIOSH) requires personal air monitoring to determine worker exposure levels whenever asbestos-containing material is disturbed.



3.0 SITE OVERVIEW

3.1 Property Description

The Property is a 16,149 ft² parcel identified as tax map key 4-1-6-009-008. It is located in the Waimea district of Kauai, Hawaii, approximately 800 feet inland from the south coast. The site is generally flat at an estimated elevation of 10' amsl in an old general commercial district in the central part of Waimea. The nearest major cross street is Makeke. Global coordinates are of 21°58'00" north and 159°40'30" west.

The parcel is zoned commercial general (C-G) and has a wood frame theater on the Property. Architecture is defined as art deco. Adjacent properties and surrounding area support residential and general commercial activities. Waimea High School occupies the state parcel on the north and east side of the Property. Table 1 provides a description of properties adjoining the site.

TABLE 1
SURROUNDING PROPERTIES

NORTH	SOUTH	WEST	EAST
residential 1 State Park (ST-P)	commercial -- general (C-G)	residential - 6 & (C-G)	R-1/ST-P

The Property is in a general commercial business area of Waimea (Figure 1). A wood frame theater was built on the Property in 1938. The theater is in disuse, but the portion of the building facing Kaumualii Highway is subleased and contains three shops. They are: Yumi's Restaurant, Westside Sporting Goods, and Aletha's Beauty Shop. The structure occupies 46 percent of the Property. The remaining footage is a yard in back and to the east. Historic aerial photographs (Appendix II) show that the site has remained unchanged for the last twenty years.

Historic aerial photographs show that land use near the site has changed little over time. Potable water for the site is supplied by the Kauai Board of Water Supply and waste water is directed to the municipal system. Site maps are found in Appendix I and site photos are included in Appendix II.

3.2 Property History

According to Kauai County Office of Real Property records, the site is currently owned by Wayne H. Hinazumi who acquired the Property from Isamu Hinazumi and his spouse who obtained the Property from Waimea Amusement Company on June 24, 1964.

TABLE 2
PROPERTY OWNERSHIP HISTORY

<u>DATE ACQUIRED</u>	<u>OWNER(S)</u>
before 1938	Waimea Amusement Company
June 24, 1964	Wayne Hinazumi

The front east side addition to the building was constructed in 1961 as a sweet shop. It now serves as the entry and kitchen for Yumi's Snack Shop.

Historic aerial photographs of the Property and vicinity were reviewed for indications of previous land uses and potential sources of contamination. Aerial photos taken April 10, 1975, and March 3, 1988 were reviewed. The basic shape of Waimea Theater has remained the same. Considering interview information, a new roofing has recently been added due to Hurricane Iniki damage.

The surrounding area has consistently been commercial and residential with little or no change as is shown in both the 1975 and 1988 aerial photographs. There were no notable structures depicted on either of the



aerial photos within a radius of 150' of the Property that could pose an environmental threat. No information was available from a Sanborn files search.

Aerial and Site photos are included in Appendix II.



4.0 ENVIRONMENTAL SETTING

4.1 Geologic Conditions

Kauai is a nearly circular shield volcano with the main circular caldera, 11 miles in diameter, located in north-central part of the island. Basal and interbedded alluvial breccias and conglomerates comprise the Mokuone member of the Makaweli Formation (Macdonald, et. al., 1960). The Property is underlain by caprock sedimentary rocks.

4.2 Surface and Groundwater Conditions

The site is underlain by unconfined caprock water and by confined basal water. The Property is located below or oceanward (makai) of the Underground Injection Control (UIC) line (established to protect inland fresh water sources) indicating that application can be made for an injection well permit. Two drinking water wells (5840-01 and 5840-02) are located about 3,000' north of the Property. Injection well 5740-01 is located about 1,500' west. The nearest permanent surface water is the ocean, about 800' southeast.

The water table is predicted to be about one foot or less above sea level at less than 10 foot depth below ground surface. This is unconfined, basal water in the upper caprock aquifer. The hydraulic gradient is toward the ocean. NOAA tide tables for 1992 indicate a maximum tidal fluctuation of 1.3' for Waimea Bay. Tide may cause fluctuation of the water table at the Property depending on the permeability of caprock sediments at the site.

Local subsurface features, such as facies changes in lithology and man-made features, such as underground utility lines, impact the groundwater flow direction and rate characteristics on specific sites. An eight in² sink hole

was observed a few feet northeast of the northeast corner to Yumi's kitchen. The sink hole may be caused by break in a subsurface sewer line or by a natural geologic condition.

Average annual rainfall is 21" (DBEDT Data Book, 1994). However, storm events can cause intensive rainfall in a short time. Such an event occurred just before the NEXUS site visit. Flooding occurred in sumps next to the building that caused other flooding inside the theater in front of the stage.

Surface Water Discharge

State regulations on non-point source discharge (NPDES) are intended for light industrial sites, but are not yet required for smaller properties like Waimea Theater based on discussion with Mr. Mark Tomomitsu, DOH, Clean Water Branch. A roof gutter system with water discharge on to the open yard on the east side of the theater may divert most of the water that otherwise collects in sumps and floods the floor of the theater. A sump pump can discharge excess water to the grass area (Mr. Tomomitsu). NEXUS has not tested soil permeability and evaporation rates to determine if this discharge method would be suitable.

Alternate discharge approaches require a UIC permit or permission from the Hawaii DOT, Hydraulics Section. NEXUS can assist in testing, design and permit application for shallow wells to drain the Property or assess alternate solutions to the drainage problem.



4.3 Soil Conditions

Surface soil on the Property is a dusky red-brown silty clay loam. Permeability is moderate. Soil is classified as Makaweli silty clay loam (MgB) with a narrow strip of Jaucas loamy fine sand, dark variant, (JkB) fronting the highway (Foote, et. al., 1972). Makaweli soil is well-drained and have dominantly moderately fine textured or fine textured subsoil. Jaucas soil is well drained calcareous soil that occurs as a narrow strip on coastal plains near the ocean. The dark color of JkB is from basaltic sand.

A small sink hole occurs northeast of the kitchen extension on the front east side of the theater. The sink hole appears to be in alignment with a sewer easement (Fig. B), but may be caused by an insignificant geologic condition. NEXUS recommends hand excavating the sink hole to see if it is caused by a utility line break.



5.0 FINDINGS

5.1 Regulatory Review

As a part of the PEA, federal and state environmental databases were reviewed to identify potential environmental concerns in the surrounding area. Research of available information at appropriate federal, state, and local agencies was conducted to evaluate the Property regarding hazardous waste treatment, storage, disposal, and knowledge of existing or potential environmental hazards. The review presented is based on available information on file with pertinent government agencies and other public organizations. A summary of the regulatory databases reviewed is provided below:

TABLE 3
DATABASE RECORDS REVIEWED FOR PEA

SEARCH RADIUS	AGENCY	TYPE OF RECORDS	DISTANCE FROM PROPERTY (MILES)			
			WITHIN 1/8	1/8 TO 1/4	1/4 TO 1/2	1/2 TO 1.0
1 mile	EPA	NPL	0	0	0	0
1.0	EPA	RCRA	0	0	0	0
up to 1/2	EPA	CERCLIS	0	0	0	-
up to 1/2	state	LUST	0	0	1	1
up to 1/2	state	SWLF	0	0	0	-
up to 1/4	state	UST	1	0	-	-
up to 1/8	EPA	ERNS	0	-	-	-
up to 1/8	EPA	LG GEN	0	-	-	-
up to 1/8	EPA	SM GEN	0	-	-	-

*initial search by VISTA Information Solutions, Inc.

Summary:

- ❖ No EPA Superfund sites are found within a one mile radius of the site
- ❖ No CERCLIS sites are located within a 1/2-mile radius of the site
- ❖ No RCRA permitted treatment, storage, disposal facilities are within a mile radius of the site

- ❖ No RCRA large quantity generators are listed within a 1/8-mile radius of the site
- ❖ No RCRA small quantity generators are listed within a 1/8-mile radius of the site
- ❖ No SWLF permitted soil waste landfills, incinerators, or transfer stations are listed within a 1/2 mile radius of the site
- ❖ Two LUST sites are located within a one-mile radius of the site (Fig. C.)
- ❖ No LUST sites are within 1/8 mile radius of the site.

NEXUS reviewed DOH files to determine if the identified LUST sites pose a potential off-site source of petroleum hydrocarbon contamination risk to the Property. NEXUS concludes that there is no Property risk from LUST sites due to the probable hydrologic migration pathway. A summary of the LUST sites follows.

LUST site at 9949 Waimea Road Waimea:

Two 1,000-gallon gasoline USTs were removed. Soil samples had benzene, toluene, and ethyl benzene values exceeding DOH guidelines. Water samples from monitor wells 2 and 4 had benzene in excess of DOH guidelines. Soil was treated on site by aeration.

LUST site at the Former Meadow Gold Dairy Facility:

UST closures at 9600 Kaumualii Highway resulted in the discovery of excessive benzene in soil and in groundwater and high lead in soil. Two diesel fuel tanks had corrosion holes.

Additional information for the vicinity of the Property was requested from the DOH Environmental Planning Division; the Kauai Fire Department; and the Kauai Public Works, Engineering Department and Waste Water Department; and the Hawaii Department of Transportation regarding past or pending environmental regulatory action at the site. Interviews and record searches were conducted with DOH Hazard Evaluation and Emergency Response Section, Solid Waste Management Section, Clean Water Branch and Underground Storage Tank Section.

See: "Map of Risks" included in Appendix I for a summary of sites in the area.

5.2 Additional Sources of Review

Historic information and aerial photos available for this site indicate consistent commercial and residential use of the parcel and the surrounding area through time. Information for this site was requested from the DOH Environmental Planning Division, the Kauai County Fire Department, and the Department of Waste Water Management, regarding past or pending environmental regulatory action at the site.

Telephone conversation responses to written inquires to all identified agencies responsible for maintaining records on environmental hazard related incidents resulted in no information identifying environmental concerns. See request letters in Appendix II.

The Property may qualify for listing as a State Office of Historic Preservation (SHPO) site (NEXUS interview with SHPO and DLNR). Whereas, this can benefit in obtaining restoration funding, additional stipulations would ensue regarding the treatment of LBP. The process includes negotiation of hazard control strategy with the SHPO and gives priority to



those methods that do not destroy significant architectural features and finishes. Refer to the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992). Points to consider include:

- ❖ Avoid removal or covering of significant historic materials whenever possible.
- ❖ Submit a Memorandum of Agreement or provide background documentation to allow the ACHP to prepare written comments before initiation of the work activity.
- ❖ Upon completion, provide educational materials describing health hazards of LBP and provide information on appropriate housekeeping methods for lead safe conditions.

5.3 Physical Site Reconnaissance

A site-walk reconnaissance of the Property was conducted on November 7, 1995, by Mike Chabala and Ron Jackson of NEXUS, and Mr. Calvin Shirai representing West Kauai Main Street.

The adjoining properties are general commercial and residential. The Waimea Canyon Jewelry store and Westside Fast Photo are located in a separate building on the west side of the theater on Kaumualii Highway. A house is behind the stores on the west side of the Property. To the east and north is part of Waimea High School with a swimming pool and gym adjoining the north boundary of the Property. The vacant lot to the east serves as a walkway easement. The Property is occupied by three month-by-month sublease businesses. The subleases include Aletha's Beauty Shop, Westside Sport Shop, and Yumi's Restaurant. Most of the building (the theater) is not in use.

The topography is flat, with a surface elevation of a few feet above sea level. The back and east side yards exposed ground surface. Concrete covers



the ground surface on the building site and sidewalks on the south and west sides of the theater.

The Waimea Theater has concrete floors and wood frame construction. The wall panels and ceiling are canex, a pressboard made from sugarcane fiber byproduct. The roof is hip and flat. Roofing is composite shingle. The exterior is wood siding. An extension on the front east side of the building has cinder block walls. Appendix II site photographs illustrate the condition of the building. Exterior paint is peeling. Most of the ceiling canex panels have fallen. Water flooding occurs in front of the stage and in the five foot wide declining ramp walkway and sump on both sides of the theater. Ceiling leaks occur in Yumi's Restaurant and in Westside Sports.

Paints and paint thinner are stored under tarp covered shelving along the exterior wall of the west side of the backstage room. An unknown petroleum oil partially filled some gallon glass bottles in the interior backstage area. A five-gallon gasoline container is connected to a small generator in an upstairs room above Yumi's Restaurant. A waste material pile is under a roofed porch extension on the exterior of the east side of the backstage room. This pile includes wood, galvanized, corrugated roofing material, unused sanded roofing tar paper, and aluminum cans. A trash pile is located in the northeastern corner of the Property that contains vegetation trash and some used roofing shingles.

A locked, 9.5' x 9.5' metal storage shed in the backyard belongs to the neighbor and was not included in this investigation. Aletha's Beauty Shop was locked and not included in the physical investigation. Mr. Shirai reports that Aletha's has the same red tile floor that was found to contain asbestos in the adjacent stores.

Besides a general recommendation to improve housekeeping for appearance sake, no signs of hazardous materials or wastes or other environmental hazards were present on the Property during the inspection.

LBP chips around the building should be considered a sign of gross surface contamination. There was no surface evidence of USTs. No notable observations were made that indicated subsequent use or storage of hazardous materials or wastes. An interview with Mr. Shirai during the site reconnaissance indicated no past or present environmentally significant concerns. Site maps are included in Appendix I and site photos are included in Appendix II.

5.4 PCB Items

No transformers or other equipment likely to contain PCB enriched oil was encountered on the Property.

A pole mounted transformer is located across the highway, down the hydraulic gradient from the Property. "Over 11,000 HECO transformers have been tested to date. These analytical data (i.e., as of September 30, 1995) indicate that 93.2 % of HECO's transformers are non-PCB (<50 ppm), while about 6.2% are PCB contaminated (50-499 ppm) and less than 0.6% are PCB (>500 ppm). Because of the Federal prohibition against distribution in commerce of PCBs in 1979, units purchased after 1979 are not considered suspect of contamination. All untested mineral oil transformers, such as those used in HECO's distribution system, purchased prior to July 1, 1979 must be considered PCB-contaminated by law." [letter from Bill Bonnet, Environmental Manager, HECO, to R. Jackson dated October 11, 1995].

Federal law regulates contamination of soil by PCBs in quantities greater than 10 ppm. Hawaii DOH regulates contamination of soil by PCBs in quantities greater than 1.0 ppm.

TABLE 4
TRANSFORMERS LOCATED ON PROPERTY

LOCATION	TYPE	NUMBER	PURCHASED	CONTENT
none				

5.5 Asbestos-Containing Building Materials (ACBM)

Some building materials are positive for asbestos. Red floor tile and tile mastic in the three front shops, gypsum wallboard in the storage area of Yumi's Restaurant, and ceiling texture in the bathroom and restaurant contain > 1% asbestos by volume. These materials must be addressed during any renovation.

Asbestos content was analyzed for NEXUS by Mr. Ellis Belfer, accredited by the McCrone Research Institute. EPA "Interim Method for Determination of Asbestos in Bulk Insulation Samples," method EPA-600/M4-82-020, was performed in NEXUS polarized light microscopy laboratory.

TABLE 5
ACBM ANALYTICAL RESULTS

SAMPLE No.	LOCATION AND TYPE OF MATERIAL	MINERAL TYPE	PERCENT
1	projection room plaster walls & ceiling	ND	
2	ceiling room adjacent projection room	ND	
3	blue tile on floor of projection room	ND	
4	paper back lath/plaster room off projection room	ND	
5	built up roofing in projection room	chrysotile	1-2%
6	white tile in projection room office	chrysotile	
7	brown canex wallboard, projection room	ND	
8	canex roofing material in center of theater	ND	
9	red wall tile below projection room	ND	
10	curtain on stage	ND	
11	red floor tile at back of Westside Sports (WSS)	ND	5-10% in tile; 1-2% in mastic
12	canex ceiling in backroom of WSS	ND	
13	acoustical ceiling texture in front room of WSS	chrysotile	5-10%
14	red tile on store room floor of Yumi's Restaurant (YR)	chrysotile	5-10% in tile 3-5% in mastic
15	acoustical ceiling texture in YR bathroom	chrysotile	5-10%
16	YR restroom wallboard	ND	
17	wallboard in YR storage area		2%
18	YR dining room wallpaper - flowers	ND	
19	YR dining room wallpaper - strips	ND	

TABLE 6
LOCATION AND AREA OF ACBM

ACBM AND LOCATION	AREA (FT. ²)
red floor tile and mastic	
Westside Sport Shop	310
Yumi's Restaurant	305
Aletha's Beauty Shop	unknown
acoustical textured ceiling	
Westside Sport Shop	416
theater projection room	debris
YR bathroom and restaurant	305
gypsum wallboard	
Yumi's storage adjacent to kitchen	20

ACBM must be removed and disposed of according to 40 CFR 761 at the time of building demolition or renovation. TSCA was amended by adding "Title IV - Lead Exposure Reduction" by Public Law 102-550 on October 28, 1992.

5.6 Underground Storage Tanks

No observable evidence of a UST system was noted at the site, nor are there any records of USTs previously located on or removed from the site.

5.7 Lead-Based Paint (LBP)

Interior and exterior paint contain lead above HUD guidelines (> 0.5% by weight). Paint is in particularly bad condition on the exterior surfaces. Paint chips are scattered around the perimeter of the Property. Environmental Hazards Services, Inc. (EHS), an AIHA accredited laboratory, performed paint analyses for NEXUS. Table 7 is a summary of results. Figure's D & E, Appendix I, show sample locations. Method of analysis is EPA 6010. The minimum reported detection level is 25 µg. HUD guidelines consider paint with more than 0.5% by weight to be "lead-containing."

TABLE 7
 ANALYTICAL RESULTS LBP

Sample No.	Paint Color	% Lead
1	yellow	11.7
2	dark brown	ND
3	dark green	6.8*
4	light brown	12.4
5	yellow	22.2
6	dark brown	0.01
7	yellow	30.8
8	black	6.3*
9	red	1.5*
10	purple	11.6
11	light blue	7.1
12	dark blue	ND
13	off white/turquoise	13.7
14	red	0.13
15	red	0.03
16	pink	17.1
17	white	0.76

Hawaii Occupational Safety and Health Administration (HIOSH) regulations require certain procedures when renovating (remodeling, repainting, rehabilitation, weatherization, or other forms of improvement) or demolishing lead painted structures. The adjacent location of the Waimea High School gym and swimming pool may suggest special attention for air quality monitoring during renovation.

The State of Hawaii, DOH, Clean Air Branch, has not promulgated regulations governing the condition or control of existing lead painted surfaces. The advanced deterioration of exterior lead-containing paint is cause for NEXUS to suggest a Lead-Based Paint Risk Assessment, conducted according to HUD guidelines. This is not a requirement. The report would include analytical results from soil sampling, dust sampling and air monitoring program; and Health and Environmental Risk Assessment. The report might be done before beginning renovation activities. The lead survey area should include the adjacent residential Property and the school recreational facilities.

NEXUS suggests a Remedial Action Plan to address the clean up of LBP areas that are in poor condition. This is not a requirement. "Poor condition" areas are defined as sites where flaking paint or highly deteriorated paint is exposed, resulting in the potential for direct airborne migration of lead to the public. Approximately 90% of all exterior and interior surface of the Property are painted with LBP.

Lead paint in good condition is present on most of the interior canex panels and other material. Where lead paint is intact, panels may be disposed of at a local landfill at the time of renovation or, alternately, the lead paint may be encapsulated by coating the surface. NEXUS can provide specific recommendations based on the agencies, permits, funding sources and

historical designation of the theater. Restoration requirements for LBP surfaces can be detailed.

6.0 CONCLUSIONS AND RECOMMENDATIONS

NEXUS has completed a Phase I site assessment of the Property located at 9691 Kaumualii Highway, Waimea, Hawaii. Based on the available history of the site, a physical site survey, and the current usage of the Property, there is evidence of a hazardous material being disposed of, or released to the environment at the Property in the form of LBP chips that are actively delaminating from the exterior walls of the theater.

Based on evaluation of pertinent information available to NEXUS, no evidence was found to indicate any misuse of hazardous materials at the site in the past.

Results of the records review, site-walk reconnaissance, and interviews also indicate the following:

Small amounts of hazardous materials (paint supplies, gasoline, etc.) are on site. Proper use and storage of hazardous materials are necessary to ensure a safe work place and prevent possible environmental damage due to spills or leaks of hazardous materials to the environment.

The presence of ACBM and LBP will require attention to HIOSH regulations during any renovation. It is the intention of the County of Kauai to buy Waimea Theater and, under the management and direction of West Kauai Main Street, to renovate the building. It is also the intention of West Kauai Main Street to use HUD funding for the renovation. This will entail additional requirements in the handling, removal and restoration of LBP.



It is beyond the scope of the Phase I Environmental Assessment to advise our clients on possible future scenarios on restoration activities. However, this report does present detail on the magnitude and extent of ACBM and LBP that requires proper treatment to prevent environmental hazards during restoration of the Property.

Disclaimer

Conclusions reached, and observations and recommendations made in this report are based upon the conditions of the Property at the time of the inspection. NEXUS disclaims any and all liability for any representation, whether expressed or implied, or for omissions or inaccuracies in any part of this report which may be attributable to inaccessible, not readily accessible, or obscured areas, or from incomplete or inaccurate information provided by our clients, or from missing or unobtainable information beyond our control. Please note that negative findings developed during this survey cannot absolutely confirm the absence of environmental contamination.

7.0 REFERENCES

Air Survey Hawaii (aerial photos dated November 11, 1970 and August 5, 1982).

American Public Health Association, Standard Methods for Examination of Water & Wastewater, 16th Edition, 1985.

State of Hawaii, Department of Health, Environmental Management Division, Safe Drinking Water Branch, Injection Well Maps and reference sheets (1995).

Foote, Donald E., et al. 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawaii.

Macdonald G.A.; H.T. Stearns, D.C. Cox & D.A. Davis, Geologic & Topographic Map of the Island of Kauai, Hawaii, U.S.G.S. Map 1960a

National Center for Lead-Safe Housing, Clearance Draft, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, prepared for U.S. Department of Housing and Urban Development, May 16, 1994

RESNA, Tank Removal Assessment Report, 9949 Waimea Road, Waimea, Kauai, April 2, 1993

RESNA, Site Characterization, 9949 Waimea Road, June 2, 1993



State of Hawaii, Department of Health, Health Evaluation & Emergency Response Branch, CERCLIS Files (1995).

State of Hawaii, Department of Health, Solid and Hazardous Waste Branch, Underground Storage Tank Section, Leaking UST File (1995).

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Stearns, H.T., Geology of the State of Hawaii, 1985 second edition.

Unitek, Preliminary Environmental Site Assessment of Meadow Gold Facility for UST Closure, March 27, 1991.

Unitek Environmental Consultants Inc., Site Characterization at the Former Meadow Gold Dairy Facility, 9600 Kaumualii Highway, Waimea, Kauai. May 28, 1992.

USGS topographic map, Kekaha Quadrangle, 1983

VISTA Information Solutions, Inc., Site Assessment Report, August 17, 1995.

Waimea District County of Kauai Zoned Management Map, CZM W-100, 1977



8.0 SIGNATURES

This document was prepared by me and by personnel under my supervision during the period between October 31 and November 30, 1995.

Ronald Jackson, CPG
Technical Director

William N. Albrecht, Ph.D., CIH
Project Director

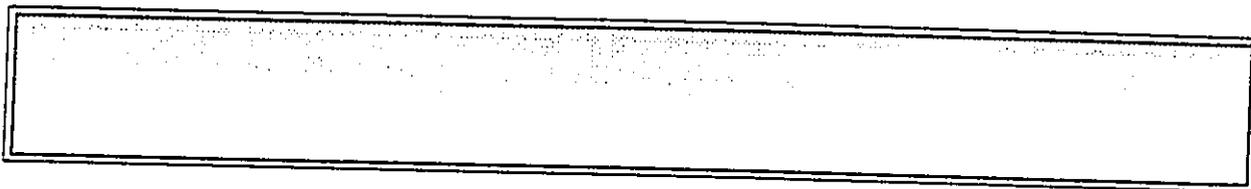


9.0 APPENDICES

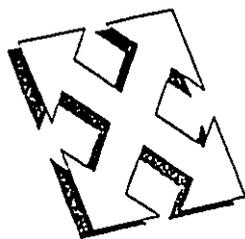
APPENDIX I	SITE MAPS
APPENDIX II	SITE PHOTOGRAPHS
APPENDIX III	CORRESPONDENCE

Appendix I

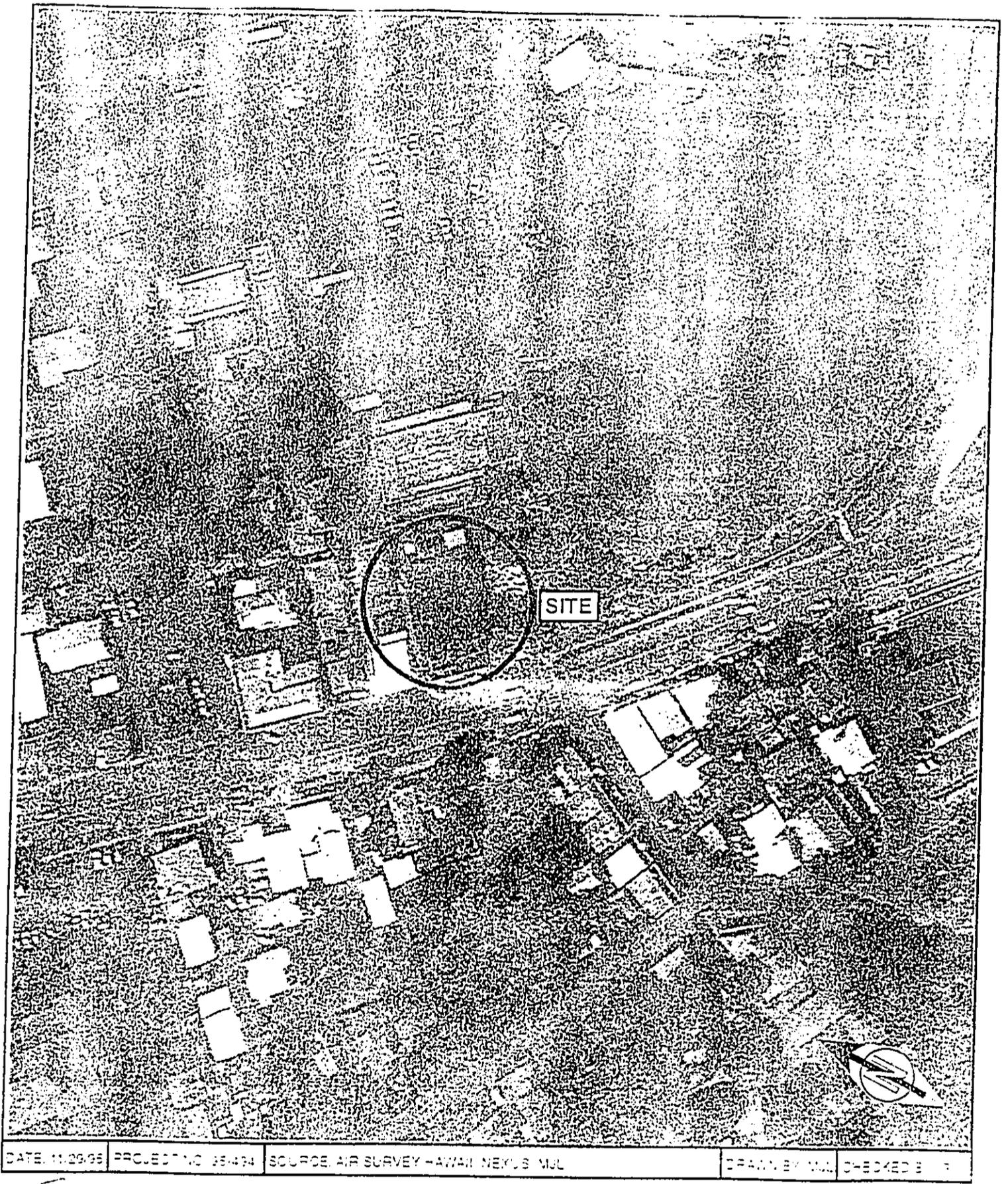
Site Maps



NEXUS ENVIRONMENTAL GROUP, INC.
HONOLULU, HAWAII



DOCUMENT CAPTURED AS RECEIVED



APRIL 10, 1975 AERIAL PHOTOGRAPH
WAIMEA THEATER, WAIMEA, KAUAI

FIGURE
A

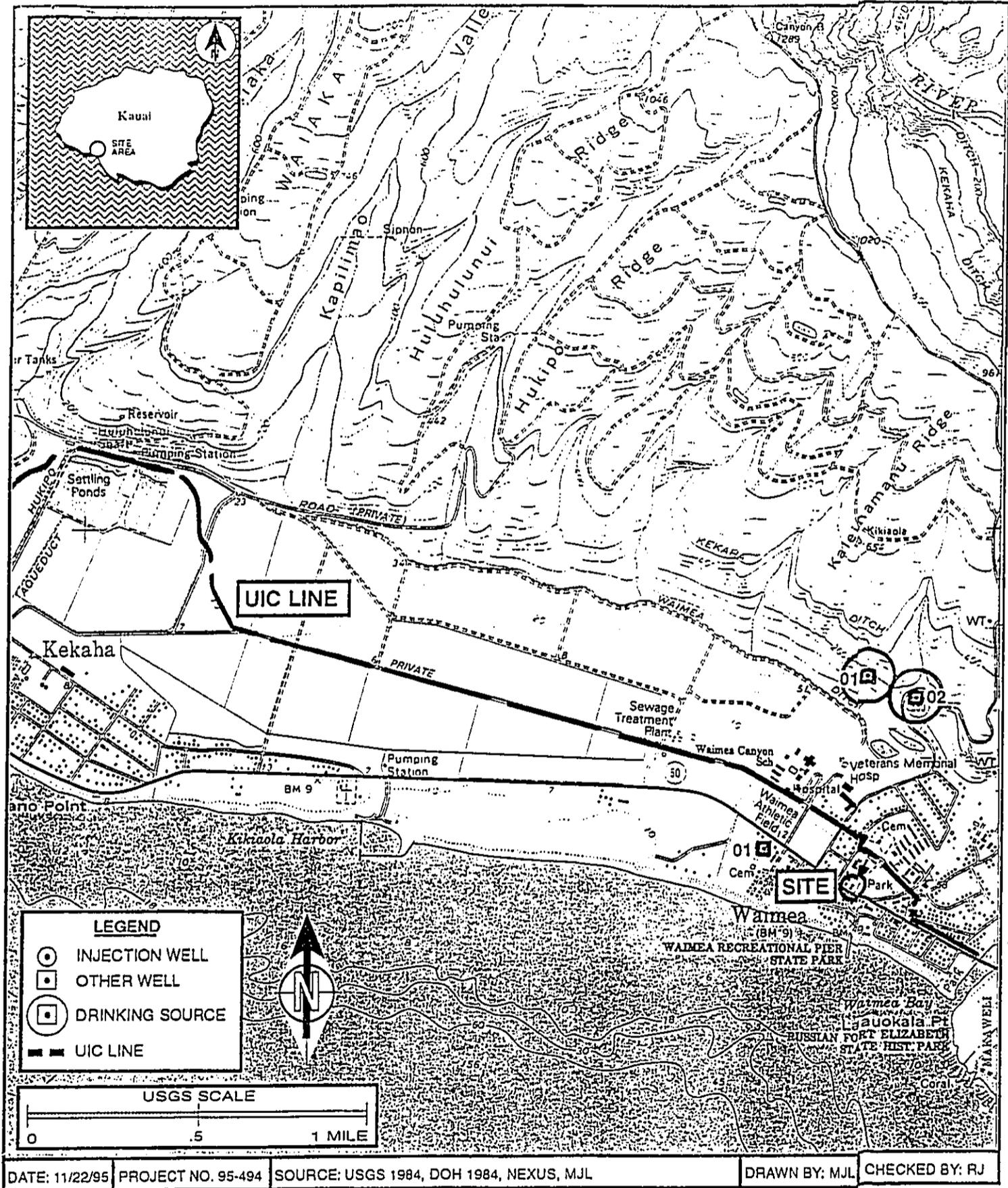
DOCUMENT CAPTURED AS RECEIVED



 **NEXUS**
Environmental Group, Inc.

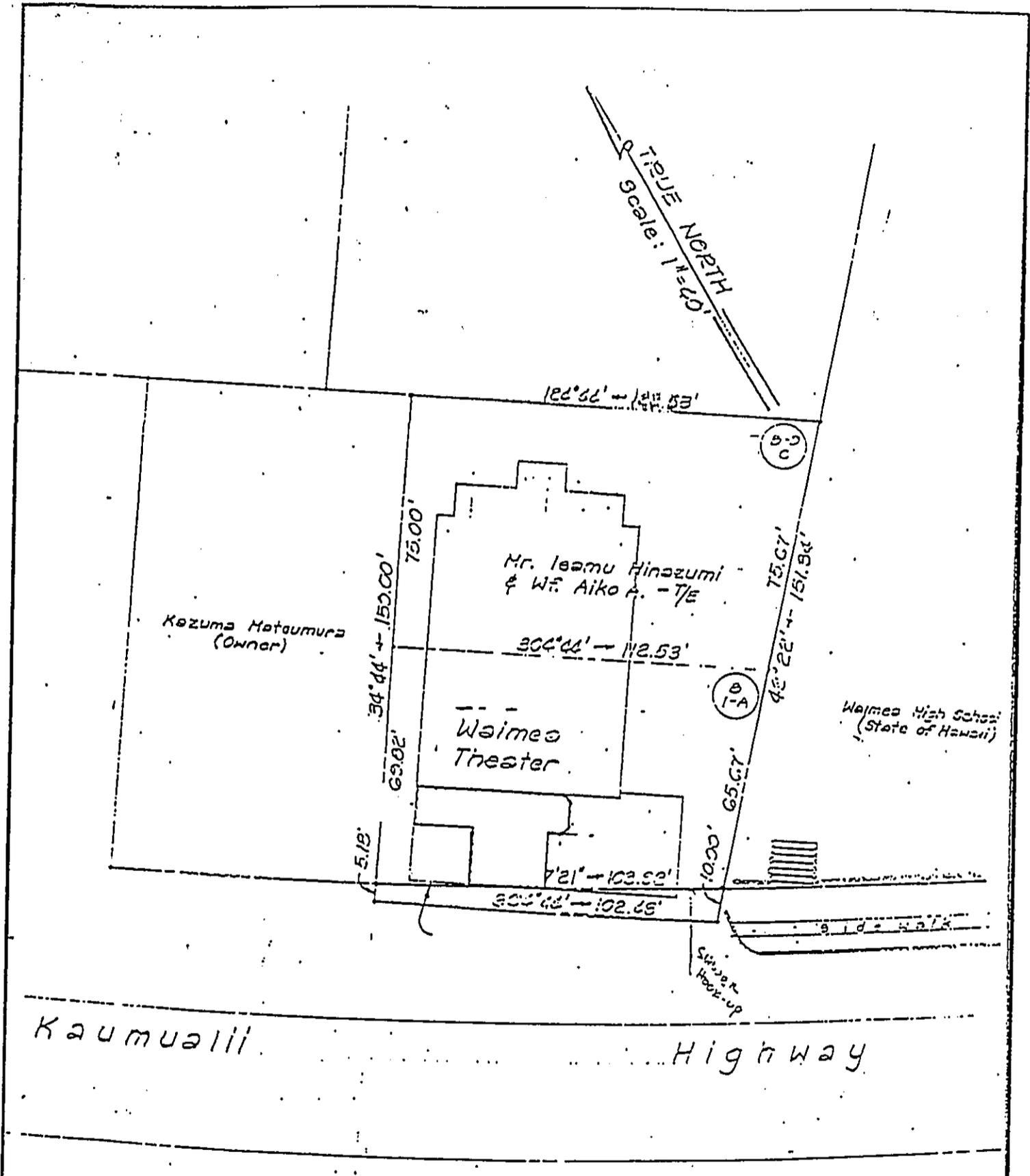
MARCH 3, 1988 AERIAL PHOTOGRAPH
WAIMEA THEATER, WAIMEA, KAUAI

FIGURE
B



SITE VICINITY MAP
UIC LINE AND WELL LOCATIONS
WAIMEA THEATER, WAIMEA, KAUAI

FIGURE
A

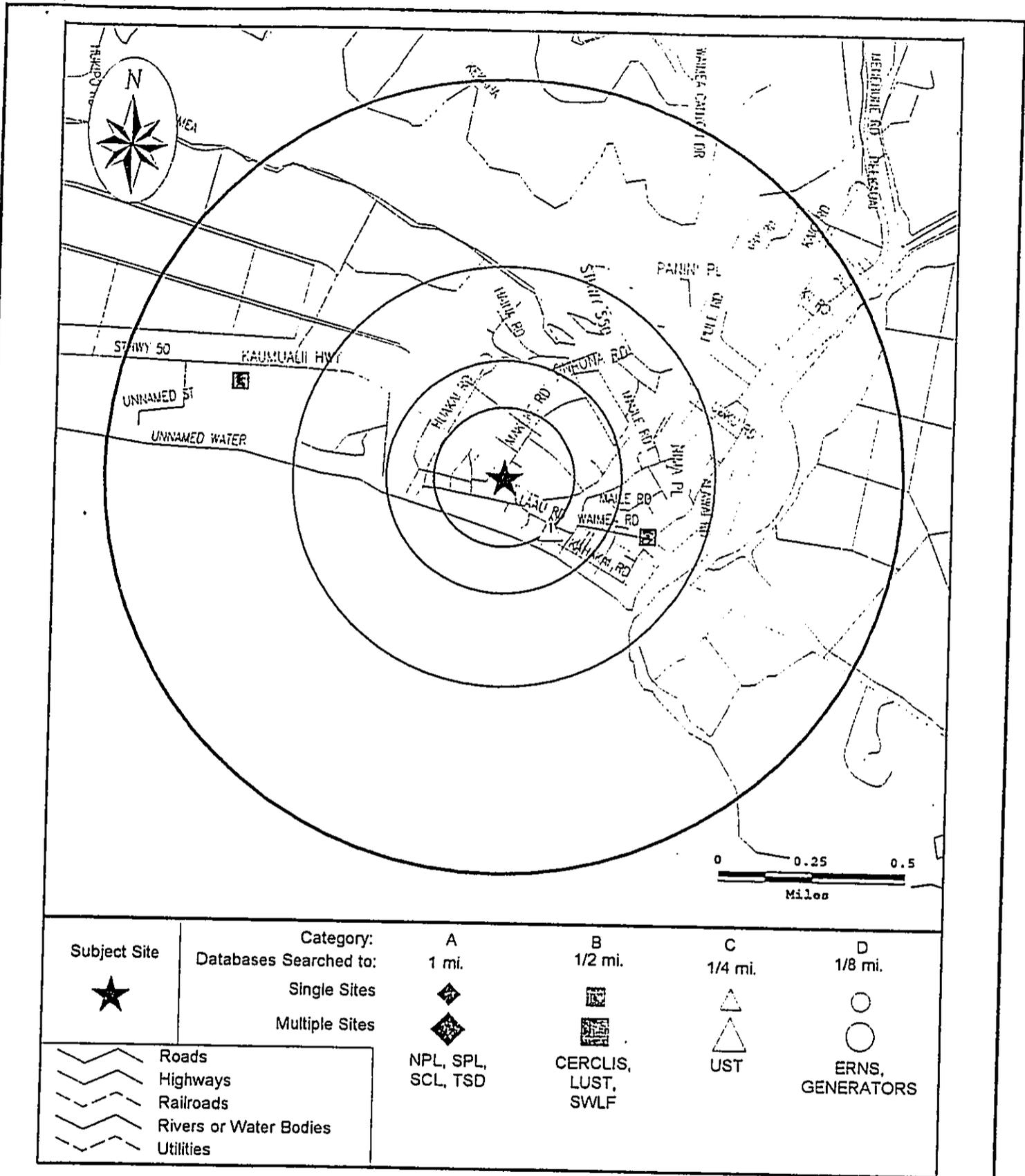


DATE: 11/22/95	PROJECT NO. 95-494	SOURCE: TRW REDI -ATLAS OF HAWAII, NEXUS, MJL	DRAWN BY: MJL	CHECKED BY: RJ
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TAX MAP KEY 1-06-09:8
WAIMEA THEATER, WAIMEA, KAUAI

FIGURE
B

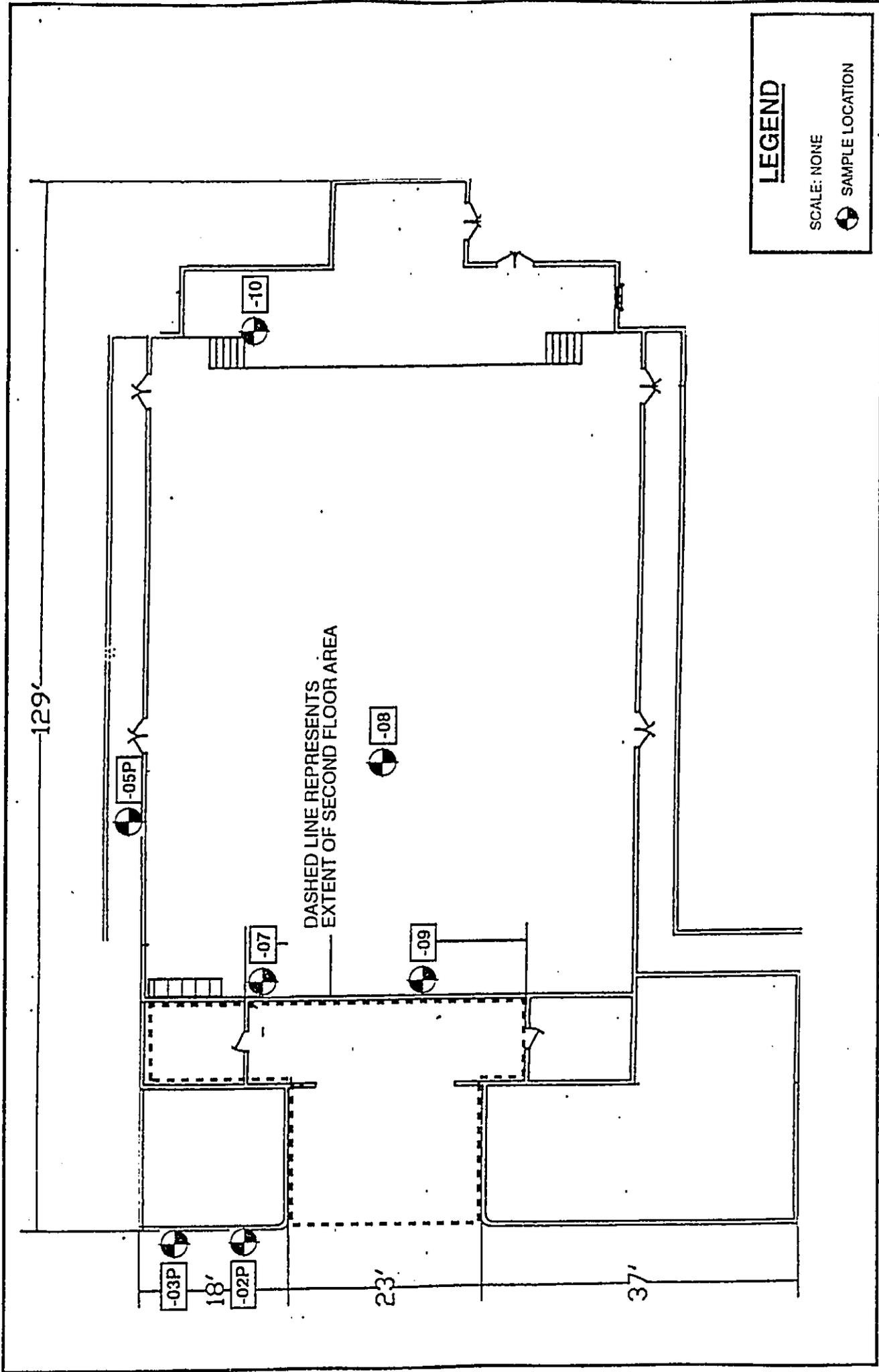


DATE: 11/22/95 | PROJECT NO. 95-495 | SOURCE: VISTA ENV. DATABASES, NEXUS, MJL | DRAWN BY: MJL | CHECKED BY: RJ



**RISKS WITHIN ONE MILE
WAIMEA THEATER, WAIMEA, KAUAI**

**FIGURE
C**

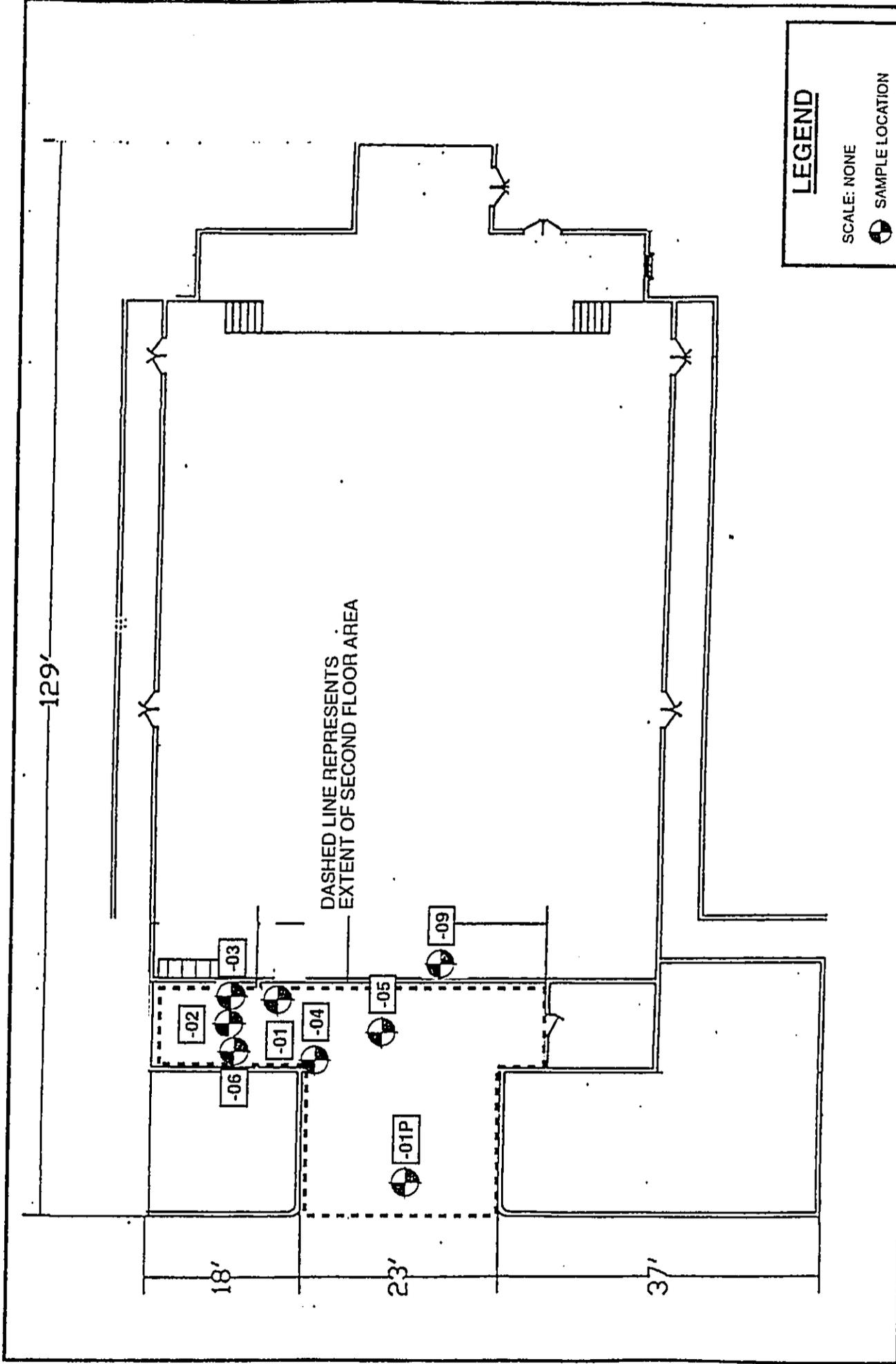


DATE: 11/21/95 PROJECT NO. 95-495 SOURCE: WAIMEA HS DRAFTING DEPT. NEXUS, MJL DRAWN BY: MJL CHECKED BY: RJ

SITE LAYOUT SHOWING GROUND FLOOR
 ASBESTOS & PAINT SURVEY SAMPLE LOCATIONS
 WAIMEA THEATER, WAIMEA, KAUAI

NEXUS
 Environmental Group Inc.

FIGURE
 D



DATE: 11/21/95 PROJECT NO. 95-495 SOURCE: WAIMEA HS DRAFTING DEPT. REXUS, MJL DRAWN BY: MJL CHECKED BY: RJ

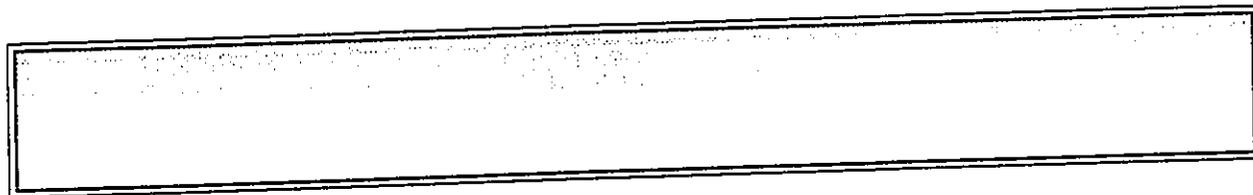
**SITE LAYOUT SHOWING SECOND FLOOR AREA
ASBESTOS & PAINT SURVEY SAMPLE LOCATIONS
WAIMEA THEATER, WAIMEA, KAUAI**

**FIGURE
E**

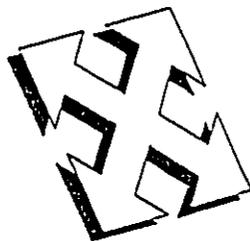


Appendix II

Site Photographs



NEXUS ENVIRONMENTAL GROUP, INC.
HONOLULU, HAWAII



Appendix II
Waimea Theater, Kauai

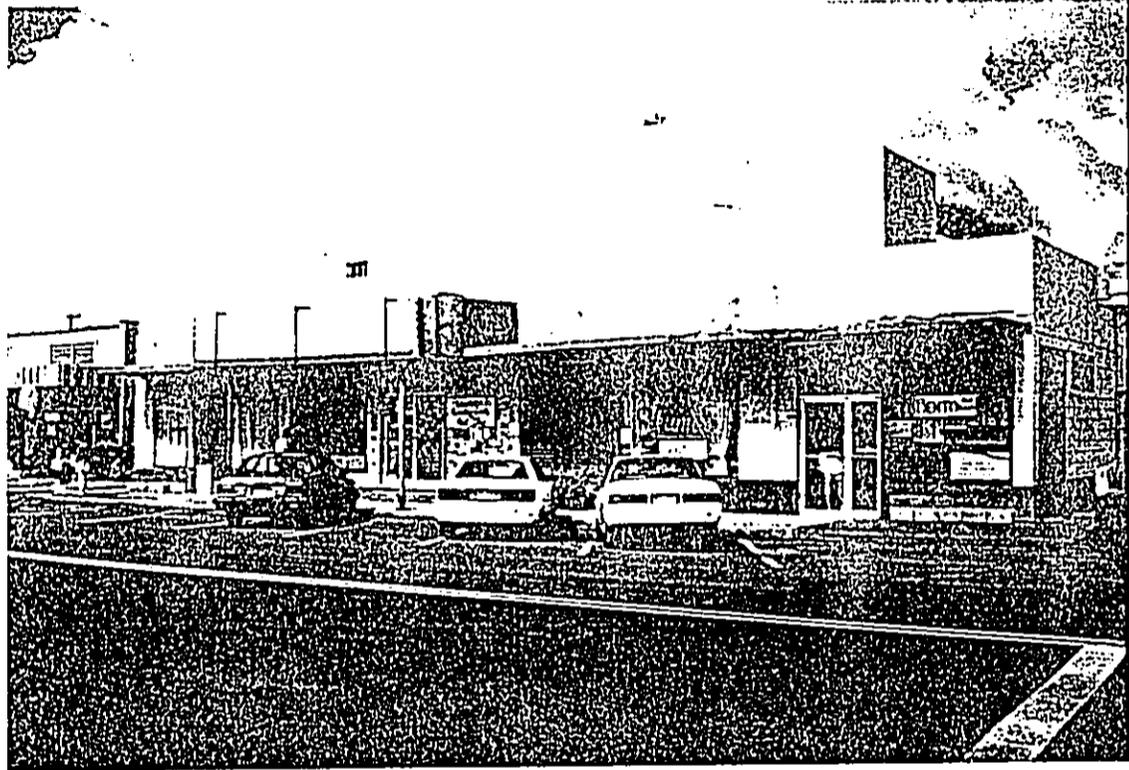


Photo 1. Front of Waimea Theater

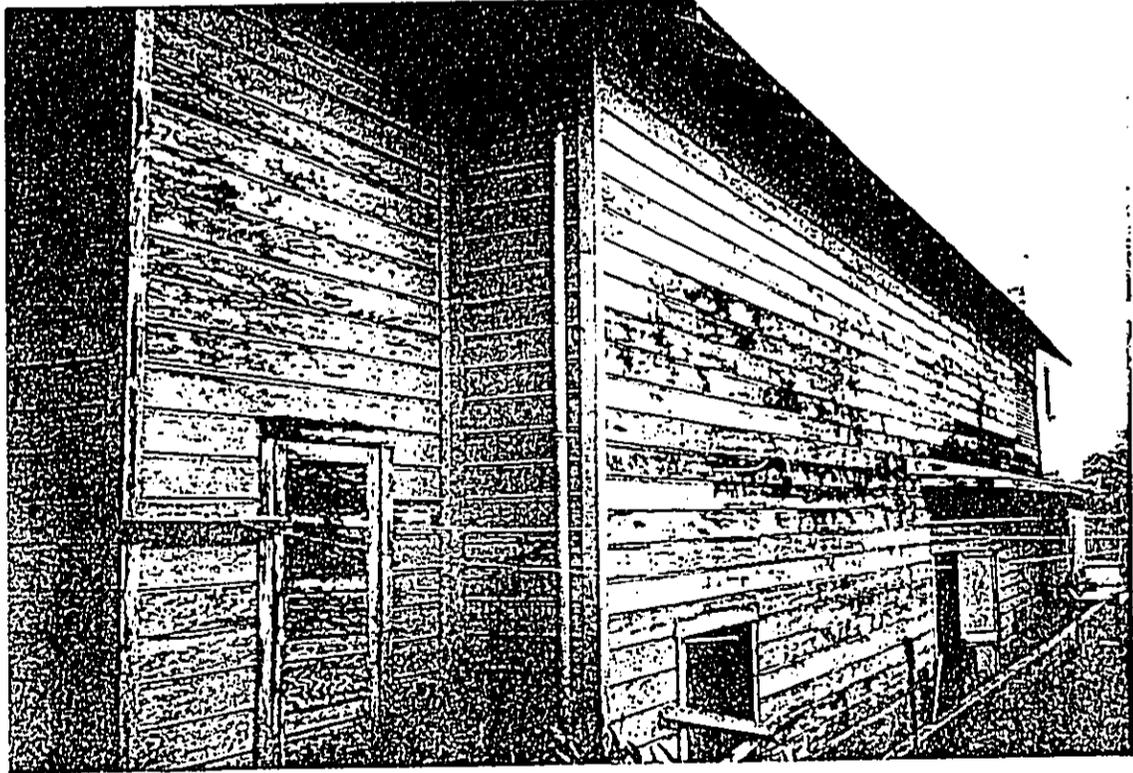


Photo 2. West Side of Waimea Theater

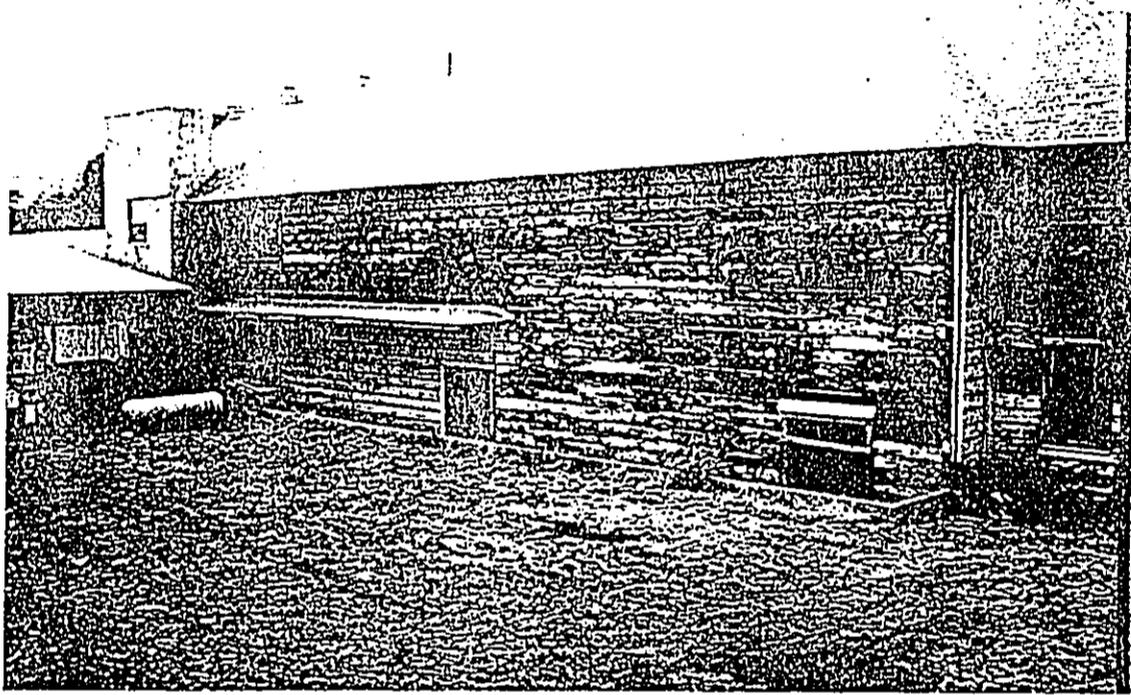


Photo 3. East Side of Waimea Theater

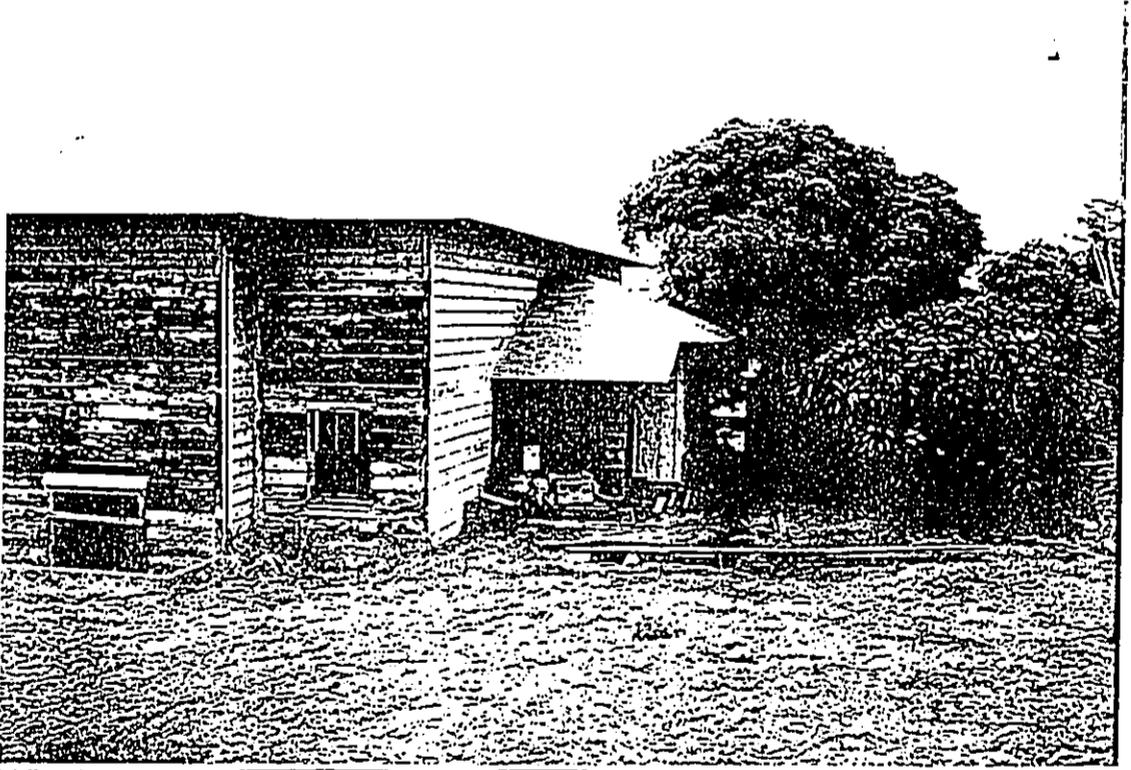


Photo 4. East Side and Back of Waimea Theater

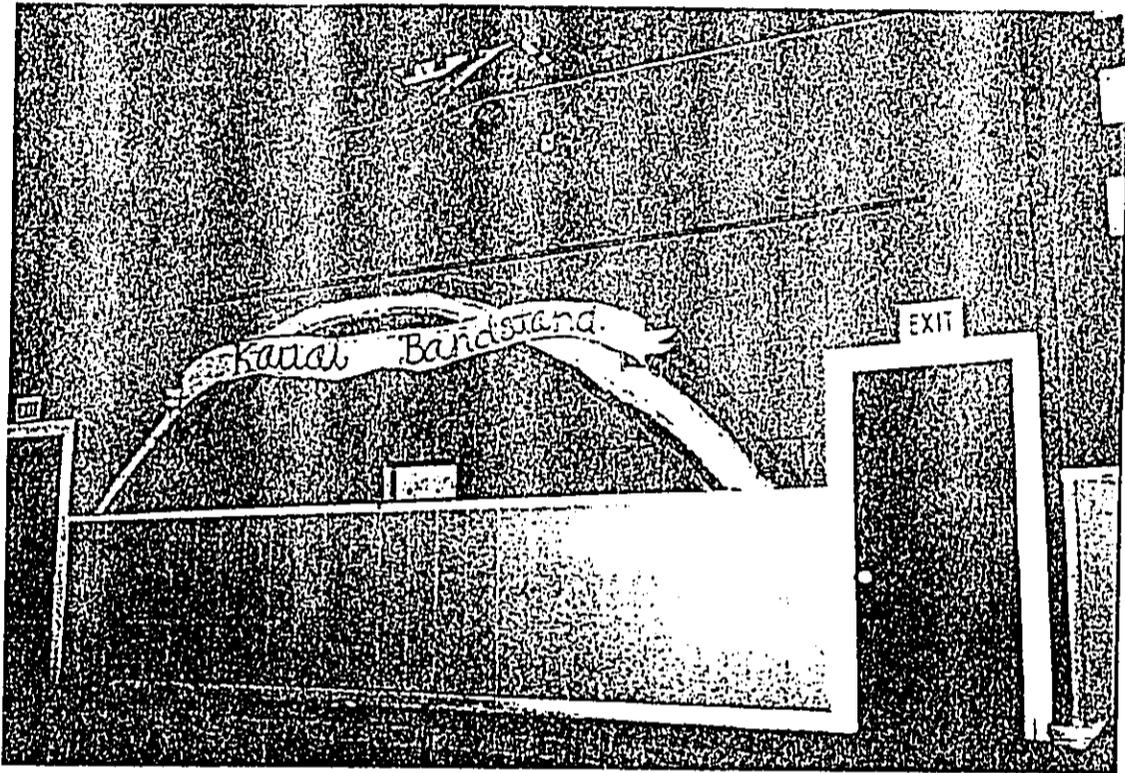


Photo 5. Interior Front Wall of Waimea Theater

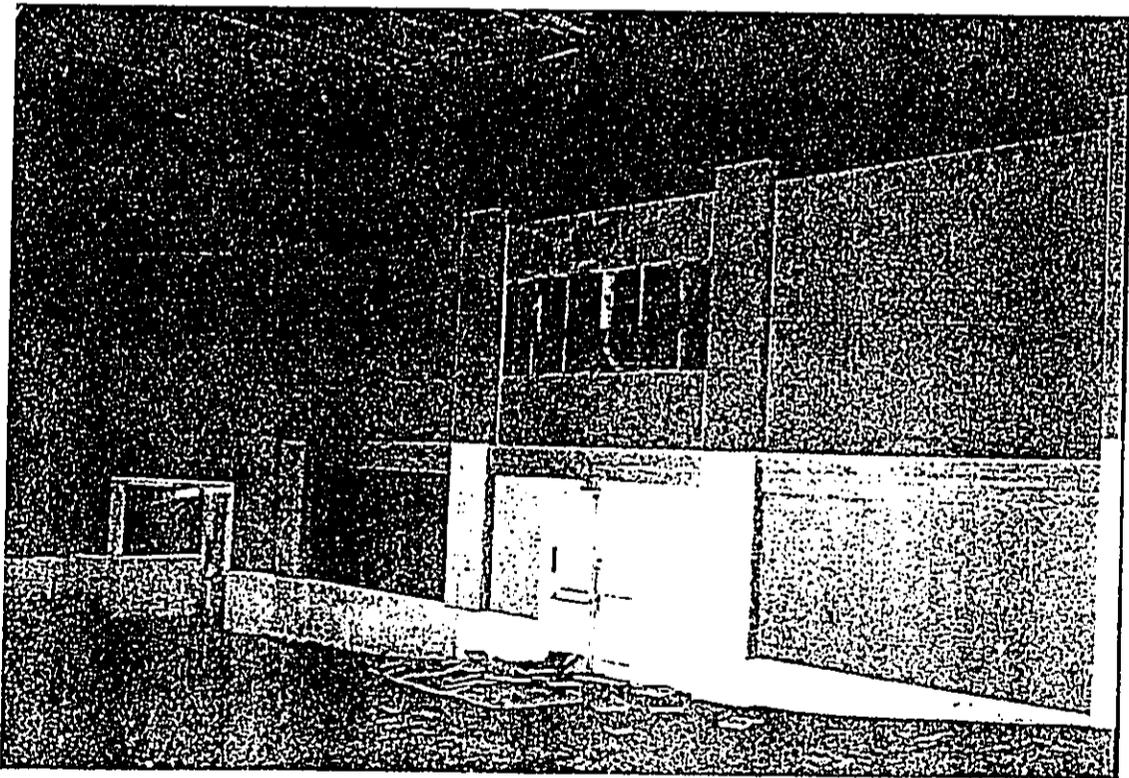


Photo 6. Interior East Wall of Waimea Theater

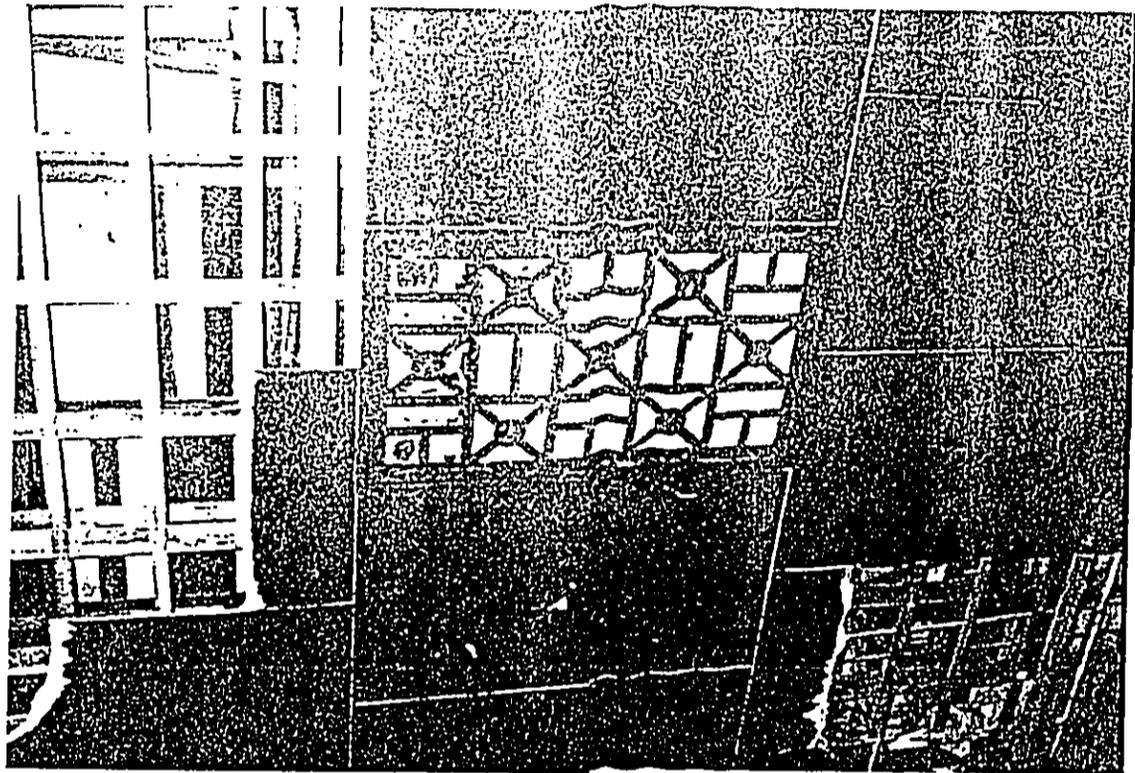


Photo 7. Ceiling of Waimea Theater

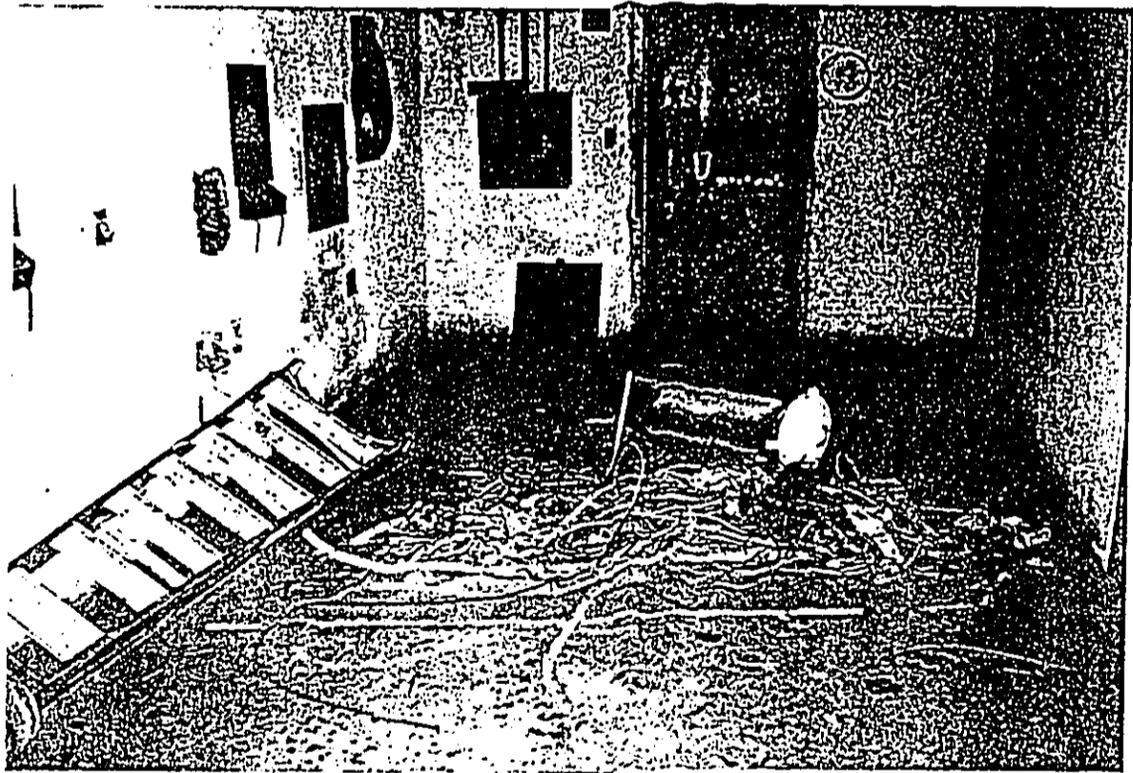


Photo 8. Projection Room of Waimea Theater

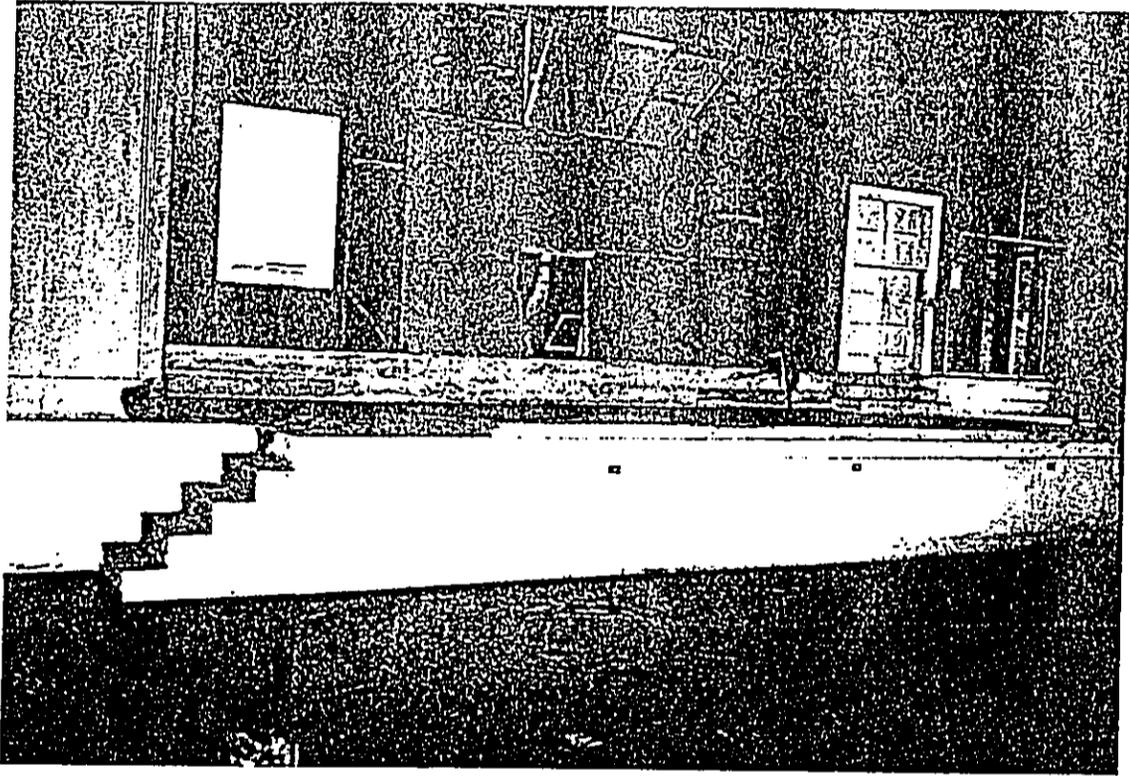


Photo 9. Flooding In Front of Waimea Theater Stage

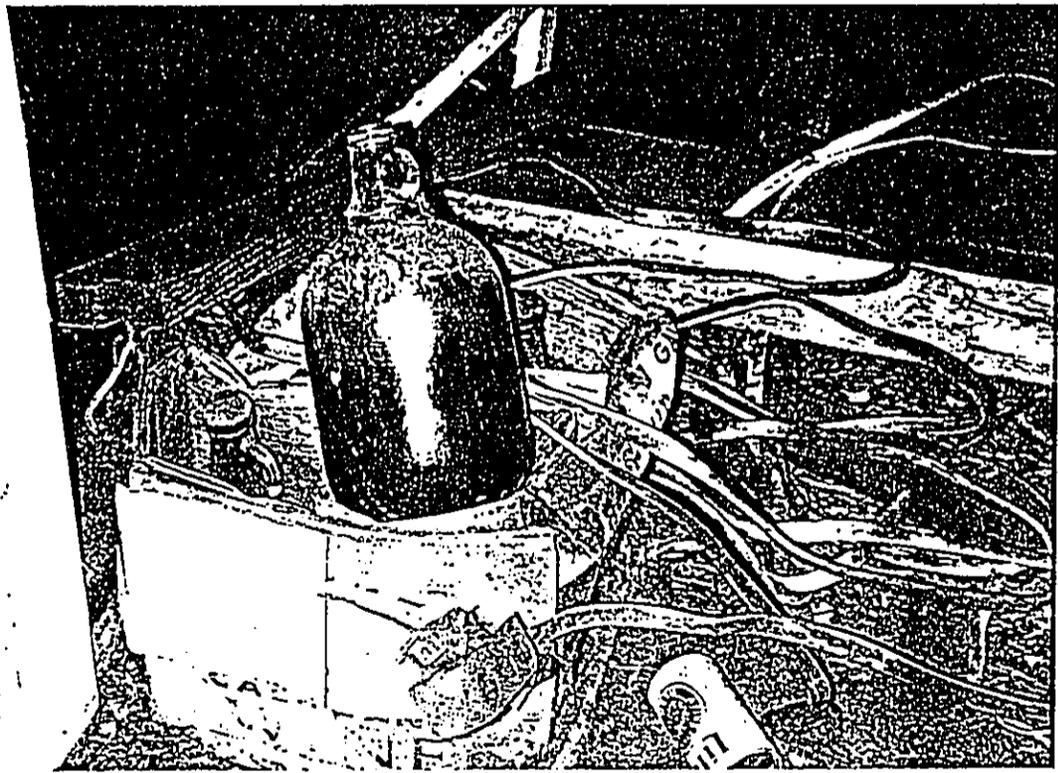
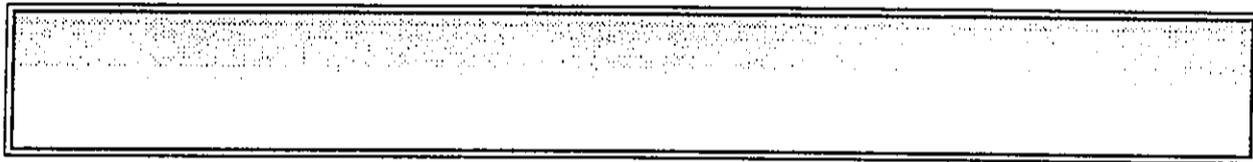


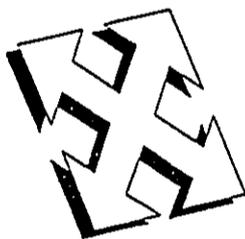
Photo 10. Unknown PH-oil in back stage room

Appendix III

Laboratory Data



NEXUS ENVIRONMENTAL GROUP, INC.
HONOLULU, HAWAII



ENVIRONMENTAL HAZARDS SERVICES, INC.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

LEAD IN PAINT SAMPLE ANALYSIS SUMMARY

CLIENT: Nexus Environmental Group DATE: 15 NOV 1995
238 Sand Island Road, R-3
Honolulu, HI 96819

EHS PROJECT #: 11-95-0962 PROJECT: 95-494

<u>EHS SAMPLE#</u>	<u>CLIENT SAMPLE #</u>	<u>TOTAL LEAD (ug)</u>	<u>CONCENTRATION (%)</u>
01	494-01	47000	11.7
02	494-02	<25.0	<0.008
03	494-03	414	6.79*
04	494-04	46400	12.4
05	494-05	71900	22.2
06	494-06	25.5	0.013
07	494-07	55700	30.8
08	494-08	4180	6.33*
09	494-09	885	1.45*
10	494-10	24400	11.6
11	494-11	22600	7.10
12	494-12	<25.0	<0.015
13	494-13	21600	13.7
14	494-14	397	0.132
15	494-15	0.013	0.031
16	494-16	23100	17.1

* Insufficient sample volume (<100mg) for proper analysis as outlined in NIOSH 7082.

Method: NIOSH 7082M

Analyst: Jay Armstrong

Reviewed by: 

AIHA ACCREDITATION #412

NOTE: Instrument Detection Limit 5.00 ug.
Reporting Limit 25.0 ug.

ENVIRONMENTAL HAZARDS SERVICES, INC.

EHS PROJECT #: 11-95-0962 PROJECT: 95-494

Results represent the analysis by Environmental Hazards Services, Inc., of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, Inc.

Sample results denoted with a "less than" (<) sign contain less than 25.0 ug total lead, based on a 50 ml sample volume.

ENVIRONMENTAL HAZARDS SERVICES, INC.
 7469 White Pine Road
 Richmond, Virginia 23237
 (804) 275-4781 Fax (804) 275-4987

CHAIN OF CUSTODY FORM 11-95-0962

Customer Information:	Date: 11/10/95
Company Name: NEXUS ENVIRONMENTAL GROUP	Phone: (808) 848-0820
Address: 238 Sand Island Road, R-3	Fax: (808) 848-0635
City, State, Zip: Honolulu, HI 96819	Project: 95-494
Contact: Ellis S. Belfer	WAIANOA THEATRE, KAUAI

Sample #	Sample Type	Time (min.)	Volume (Liters)	Sample Location
494-01	LEP BULK			FRONT OVERHEADS
-02				FRONT OF BLDG. - TRIM
-03				TRIM
-04				TRIM
-05				WALL
-06				PROJECTION ROOM
-07				PROJECTION OFFICE
-08				THEATRE
-09				THEATRE
-10				THEATRE WALL
-11				THEATRE WALL
-12				THEATRE 1x1 WALL THEATRE
-13				THEATRE - DOOR COLUMNS
-14				YAMIS. REST - RED WALL
-15				THEATRE FLOOR
-16				EXTERIOR - UNDER STAGES

CHAIN OF CUSTODY

Date/Time	Released By:	Date/Time	Received By:
11/10/95 10:33 AM	<i>Ellis S. Belfer</i>		

ENVIRONMENTAL HAZARDS SERVICES, INC.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

LEAD IN PAINT SAMPLE ANALYSIS SUMMARY

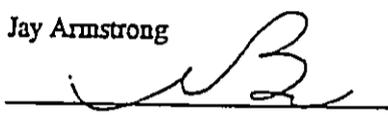
CLIENT: Nexus Environmental Group DATE: 20 NOV 1995
238 Sand Island Road, R-3
Honolulu, HI 96819

EHS PROJECT #: 11-95-1204 PROJECT: Waimea 95-494

<u>EHS SAMPLE#</u>	<u>CLIENT SAMPLE #</u>	<u>TOTAL LEAD (ug)</u>	<u>CONCENTRATION (%)</u>
01	17P	140	0.076

Method: NIOSH 7082M

Analyst: Jay Armstrong

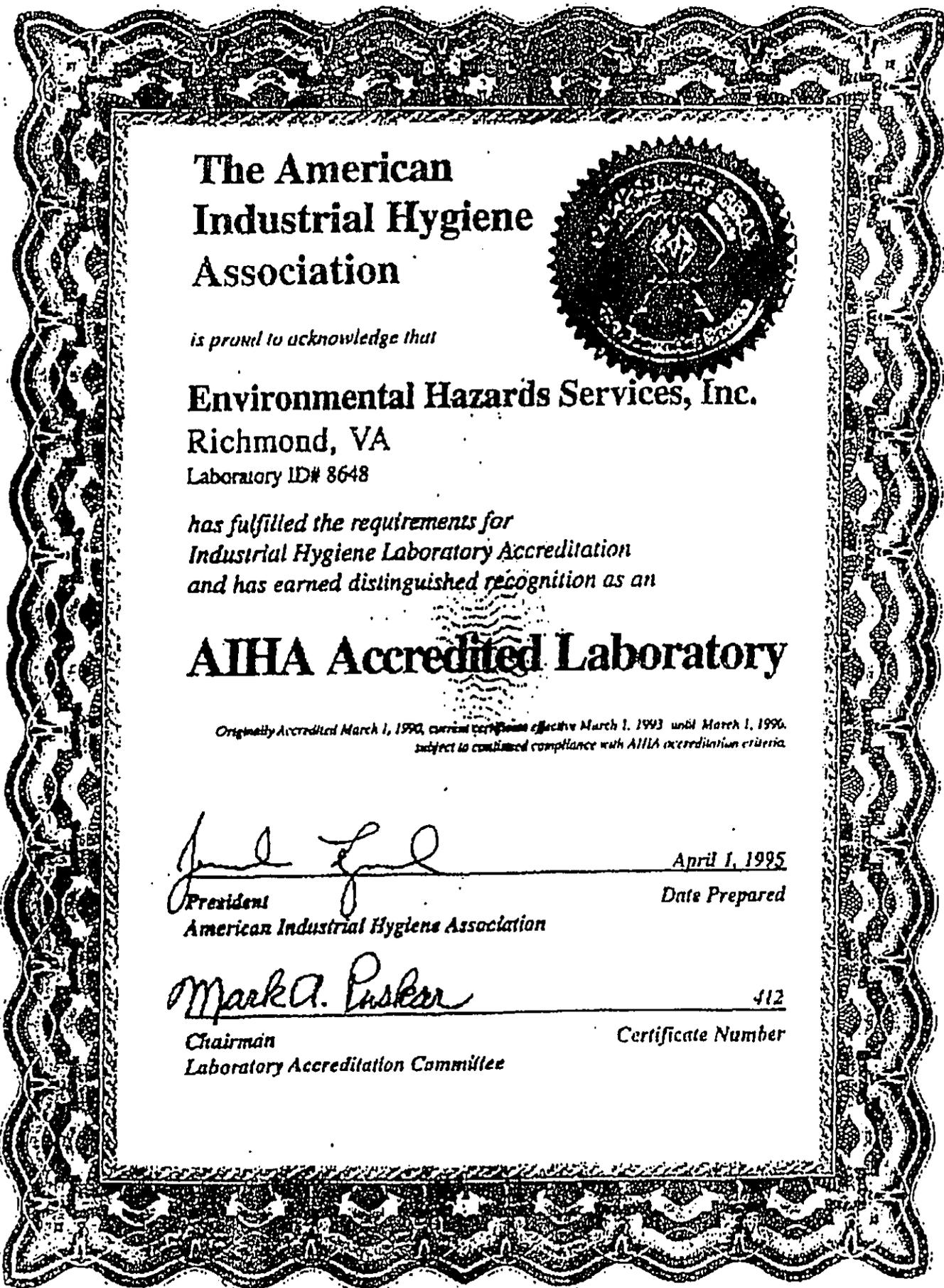
Reviewed by: 

AIHA ACCREDITATION #412

NOTE: Instrument Detection Limit 5.00 ug.
Reporting Limit 25.0 ug.

Results represent the analysis by Environmental Hazards Services, Inc., of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, Inc.

Sample results denoted with a "less than" (<) sign contain less than 25.0 ug total lead, based on a 50 ml sample volume.



**The American
Industrial Hygiene
Association**



is proud to acknowledge that

Environmental Hazards Services, Inc.
 Richmond, VA
 Laboratory ID# 8648

*has fulfilled the requirements for
 Industrial Hygiene Laboratory Accreditation
 and has earned distinguished recognition as an*

AIHA Accredited Laboratory

Originally Accredited March 1, 1990, current certification effective March 1, 1993 until March 1, 1996,
 subject to continued compliance with AIHA accreditation criteria.

James L. Ford

 President
 American Industrial Hygiene Association

April 1, 1995
 Date Prepared

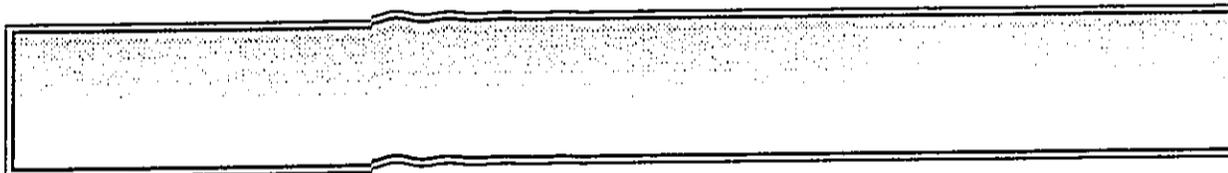
Mark A. Puster

 Chairman
 Laboratory Accreditation Committee

412
 Certificate Number

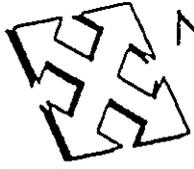
Appendix IV

Supporting Documents



NEXUS ENVIRONMENTAL GROUP, INC.
HONOLULU, HAWAII





NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

November 1, 1995

03-539-95

Steve Oliver
City Engineer
Department of Public Works
3021 Umi Street
Lihue, Kauai 96766

Subject: Wastewater Permits and Incidents

Dear Mr. Sproat:

NEXUS Environmental Group, Inc. (NEXUS) hereby requests information on any wastewater permits and incidents which may have occurred at the subject site. This information is requested in support of an environmental assessment that is being performed at the site.

Site Address:	Waimea Theatre Project, 9691 Kaunualii Highway at the corner with Main Street, Waimea
Tax Map Key No.:	4-1-6-009-008
Current Owner:	West Kauai Main Street
Map Included:	no

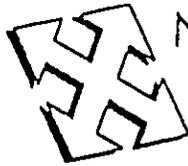
Thank you for your assistance in this matter. Should you have any questions or comments, please do not hesitate to call me or Bill Albrecht at (808) 848-0820.

Very truly yours,

Ron Jackson, CPG
Technical Director

nov0640-02.doc

TEL: 808-848-0820 • FAX: 808-848-0635



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

October 31, 1995

03-536-95

David Sproat
Fire Chief
Fire Department of Kauai
4223 Rice Street
Lihue, Kauai 96766

Subject: Hazardous Material Spills and Incidents

Dear Mr. Sproat:

NEXUS Environmental Group, Inc. (NEXUS) hereby requests information on any Type 41 or Type 47 hazardous materials incidents (spills, leaks without ignition) which may have occurred at or within a one-quarter mile radius of the following site. This information is requested in support of an environmental assessment that is being performed at the site.

Site Address:	Waimea Theatre Project, 9691 Kaumualii Highway at the corner with Main Street, Waimea
Tax Map Key No.:	4-1-6-009-008
Current Owner:	West Kauai Main Street,
Map Included:	no

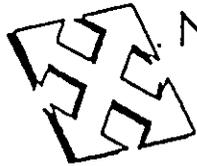
Thank you for your assistance in this matter. Should you have any questions or comments, please do not hesitate to call me or Bill Albrecht at (808) 848-0820.

Very truly yours,

Ron Jackson, CPG
Technical Director

ron06494.11.doc

TEL: 808-848-0820 • FAX: 808-848-0635



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

November 2, 1995

03-546-95

Hawaii State Department of Health
Environmental Management Division
919 Ala Moana Boulevard
Honolulu, HI. 96714

Attention: Mr. Jack Richardson, Solid and Hazardous Waste Branch

Subject: Request for Public Records

Dear Mr. Richardson:

NEXUS Environmental Group, Inc. is requesting information on any past or pending environmental actions on the following site. This information is requested in support of an environmental assessment that is being performed at the site.

Site Address:	Waimea Theatre Project, 9691 Kaumualii Highway at the corner with Main Street, Waimea, Kauai
Tax Map Key No.:	4-1-6-009-008
Current Owner:	West Kauai Main Street
Business Type:	theater
Map Included:	no

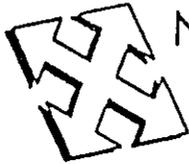
Thank you for your assistance in this matter. Should you have any questions or comments, please do not hesitate to call me or Bill Albrecht at (808) 848-0820.

Very truly yours,

Ron Jackson, CPG
Technical Director

ron9549425.doc

TEL: 808-848-0820 • FAX: 808-848-0635



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

November 2, 1995

03-544-95

Hawaii State Department of Health
Environmental Management Division
919 Ala Moana Boulevard
Honolulu, HI. 96714

Attention: Mr. Steve Armann, Hazard Evaluation and Emergency Response

Subject: Request for Public Records

Dear Mr. Armann:

NEXUS Environmental Group, Inc. is requesting information on any past or pending environmental actions on the following site. This information is requested in support of an environmental assessment that is being performed at the site.

Site Address:	Waimea Theatre Project, 9691 Kaunualii Highway at the corner with Main Street, Waimea, Kauai
Tax Map Key No.:	4-1-6-009-008
Current Owner:	West Kauai Main Street
Business Type:	theater
Map Included:	yes

Thank you for your assistance in this matter. Should you have any questions or comments, please do not hesitate to call me or Bill Albrecht at (808) 848-0820.

Very truly yours,

Ron Jackson, CPG
Technical Director

ron9549443.doc

TEL: 808-848-0820 • FAX: 808-848-0635



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

November 2, 1995

03-545-95

Hawaii State Department of Health
Environmental Management Division
919 Ala Moana Boulevard
Honolulu, HI. 96714

Attention: Mr. John Harder, Office of Solid Waste Management

Subject: Request for Public Records

Dear Mr. Harder:

NEXUS Environmental Group, Inc. is requesting information on any past or pending environmental actions on the following site. This information is requested in support of an environmental assessment that is being performed at the site.

Site Address:	Waimea Theatre Project, 9691 Kaumualii Highway at the corner with Main Street, Waimea, Kauai
Tax Map Key No.:	4-1-6-009-008
Current Owner:	West Kauai Main Street
Business Type:	theater
Map Included:	yes

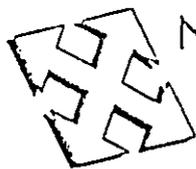
Thank you for your assistance in this matter. Should you have any questions or comments, please do not hesitate to call me or Bill Albrecht at (808) 848-0820.

Very truly yours,

Ron Jackson, CPG
Technical Director

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TEL: 808-848-0820 • FAX: 808-848-0635



NEXUS ENVIRONMENTAL GROUP, INC.
238 SAND ISLAND ROAD, SUITE R-3
HONOLULU, HAWAII 96819

ASBESTOS, LEAD-BASED PAINT INSPECTION

WAIMEA THEATER

WAIMEA, KAUAI, HAWAII

NEXUS Environmental Group, Inc. (NEXUS) conducted a building materials survey to identify asbestos containing materials (ACBM) and lead-based paint (LBP) at the Waimea Theater, Waimea, Kauai, Hawaii. The scope of work for the investigative survey included the interior and exterior areas of the theater and two retail facilities: Yumi's Snack Shop and West Side Sport, located in the front end of the building.

The purpose of the survey was to identify any ACBM or LBP that may be impacted during the scheduled renovations of the Waimea Theater and retail spaces.

A site visit was conducted on November 7, 1995. Mr. Calvin Shirai familiarized Mike Chabala (EPA accredited, AHERA Building Inspector 7ME02159501L012) and Ron Jackson of NEXUS with the subject theater and retail stores. Once a working knowledge of the area was obtained, each location was visually inspected and suspect ACBM and LBP was identified and sampled. Bulk samples were collected from the locations identified in Appendix II, site drawings, of this report.

ASBESTOS INSPECTION

During the inspection, 19 bulk samples of suspect ACBM were collected and analyzed for asbestos mineral type and content using polarized light microscopy (PLM) in conjunction with dispersion staining.

The presence or absence of asbestos mineral fibers in the building material matrix was determined by a NEXUS microscopist, accredited by McCrone

Research Institute in the microscopic identification of asbestos using the Environmental Protection Agency's "Interim Method of the Determination of Asbestos in Bulk Insulation samples" (EPA-600/M4-82-020).

Of the nineteen samples collected, six samples contained more than one percent asbestos content by volume. Red nine inch square vinyl floor tile and mastic adhered to concrete substrates in West Side Sport (WSS) and Yumi's Snack Shop (Yumi's), acoustical textured ceilings in WSS and Yumi's contained asbestos. Gypsum wall board was also positive in Yumi's back storage area and in the theater projection room small quantities of the original built up roof was found scattered on the floor.

No access was gained into Aletha's Store. According to Mr. Shirai, Aletha's contains red nine inch square floor tile and assumed black mastic, homogeneous with the other retail spaces. A canex ceiling was visible through the front window. The amount of suspect material is not known. Because of the positive identification of asbestos in the floor tile and mastic in other retail spaces, this material should be incorporated into the removal operations if impacted by renovation activities. In the back of the theater a storage shed was locked and NEXUS was not able to gain access. Further inspection of the retail space and shed should be performed prior to renovation.

The physical condition of the identified ACBM was fair to good for all asbestos materials identified in the retail spaces. Floor tile was generally found to be in good condition. About 10% was observed to be in poor condition due to water or other physical damage. The deteriorated floor tile is located in the back room of WSS and in the storage room of Yumi's. Acoustical plaster ceilings are in good condition in WSS and Yumi's. Gypsum wall board in the storage area adjacent to Yumi's kitchen is in poor condition and consideration should be given to its removal. In the theater projection room and adjacent office, small quantities of original built up roofing was found lying on the ground. This material should be cleaned up to prevent the potential spread of asbestos materials.

For a detailed report of the asbestos bulk sample laboratory analyses refer to the supporting documents appendices (Laboratory Report, Bulk Sample Analyses).

NEXUS inspected all areas in the building interior and exterior for suspect materials. Non-asbestos containing materials sampled included: canex ceiling and wall tile, decorative wall coverings, lathe and plaster walls and ceilings, stage curtains, and paper backing material. The roof structure was made of wood and was uninsulated; no HVAC duct work was evident. Exterior roofing materials were not sampled due to the total replacement of the roof following hurricane Iniki, and at the client's request. No thermal system insulation (pipe lagging) or spray-on materials (acoustic textures or fire proofing) was identified in the theater. The exterior walls were wood with soffit overhanging the walkways. Please refer to the supporting documents appendices, floor plan site drawing in figures D & E for detailed sample collection locations.

Areas where asbestos-containing materials were identified are as follows:

TABLE 1

Sample No.	Sample Description and Location	Asbestos type and Concentration	Approximate Ft ² of ACM
494-05	Built up roofing, projection room floor	chrysotile, 1-2%	miscellaneous debris on floor
494-11	9" square red floor tile/black mastic, back room of WSS	tile, chrysotile 5-10% mastic, chrysotile 1-2%	310 ft ²
494-13	acoustical textured ceiling, front room, WSS	chrysotile, 5-10%	416 ft ²
494-14	9" square floor tile/black mastic, store room of Yumi's	tile, 5-10% chrysotile mastic, 3-5% chrysotile	305 ft ²
494-15	acoustical textured ceiling, bathroom, restaurant, in Yumi's	5-10% chrysotile	305 ft ²
494-17	gypsum wall board, Yumi's storage area adjacent to kitchen	2-3% chrysotile	20 ft ²

DISCUSSION

Asbestos-containing building material (ACBM) was commonly incorporated into structures built prior to 1982. The presence of ACBM does not necessarily imply that building occupants will experience any health hazards. Most misconceptions about ACBM and the potential for increased health risk are a result of poorly presented information and the general public's anxiety arising from a misunderstanding of such information. In addition, no regulations exist which require removal from buildings in use. Federal regulations require that for buildings to be demolished, or in areas of a building that will be demolished through renovation, friable material greater than 260 ft² of surfacing or 160 lineal feet of pipe covering must be removed prior to demolition. The State of Hawaii Division of Occupational Safety and Health (HIOSH) requires personal air monitoring whenever asbestos containing material is disturbed.

The reliability and accuracy of the samples collected, data analyzed, conclusions reached, and recommendations made in this report are based on the conditions of the property at the time the survey was conducted.

NEXUS accepts no responsibility for the inaccuracy or inapplicability of any part of this report that may be attributable to a change in the condition of the property after the survey was conducted or attributable to property conditions which were not readily accessible or observable at the time of the survey.

CONCLUSIONS AND RECOMMENDATIONS FOR ASBESTOS-CONTAINING MATERIALS

Asbestos-containing materials, with more than one percent asbestos by volume, were identified in the inspection of the Waimea Theater and adjoining retail shops. Based on our understanding of the renovation activities, (activities involving abrasive work, cutting, sawing, grinding, sanding, drilling, etc.) which may impact the asbestos materials should be removed prior to the construction work occurring. The nine inch square asbestos-containing floor tile and adhesive/mastic material used to adhere floor tile to the concrete substrate located in West Side Sport and Yumi's Snack Shop, and Aletha's will be

impacted upon during the upcoming renovation. The acoustical plaster textured ceilings are in good condition but should renovation activities necessitate disturbance of this material consideration must be given to abate the ceilings. In Yumi's storage area, adjacent to the kitchen, gypsum wall board was identified as asbestos-containing. This material is in deteriorated condition and should be removed as part of the abatement activities. By removing the ACM identified in this report prior to the scheduled renovation activities, all work can proceed without interruption. All asbestos abatement work must be performed by a licensed asbestos abatement contractor.

LEAD-BASED PAINT INSPECTION

This survey also included an inspection of all painted surfaces within the theater's interior / exterior and retail stores to identify any lead-based paint which may be impacted upon during the scheduled renovations. The investigative survey consisted of a visual inspection and sample collection of all painted surfaces on the interior and exterior. Once NEXUS inspectors became familiar with the building, 17 paint chip samples were collected and analyzed for lead content using NIOSH method 6010. Of the 17 samples collected, 11 samples were positive for lead as defined by the Housing and Urban Development (HUD; 0.5% by weight). These samples were collected from accessible areas on the interior and exterior of the theater building.

The exterior painted surfaces on the building, with the exception of the trim at the front of the building, is in poor condition. There are excessive amounts of peeling and delaminating lead paint exposed to the general public. These surfaces must be scraped prior to renovation work occurring to prevent lead paint contamination. The interior painted surfaces of the theater which are lead paint are in good condition. This paint is applied to both wood and canex substrates.

The interior painted surfaces on the retail stores (West Side Sport and Yumi's Snack Shop) were sampled but analyses indicate that concentrations are below established HUD guidelines. This paint is in good condition and can be left "as is." The paint in Aletha's was not accessible; it should be assessed prior to renovation activities.

Areas where lead-based paint were identified are as follows:

TABLE 2

Sample Number	Location of sample	lead concentration (%) total lead (mg/g)	Assessed visual condition
494-01p	exterior, center of over hang in front of retail stores, yellow	11.7 %	poor
494-03	exterior trim, front of retail spaces, dark green	6.79 %	good
494-04p	exterior, left side of building, light brown, trim	12.4 %	good
494-05p	exterior, left side of building, yellow	22.2 %	poor
494-07p	interior, adjacent to projection room office, wall trim, yellow	30.8 %	good
494-08p	interior, adjacent to projection room office, wall trim, black	6.33 %	good
494-09p	interior, adjacent to projection room office, wall trim, red	1.45 %	good
494-10	interior, projection room wall, trim, purple	11.6 %	good
494-11p	interior, left wall, trim, light blue	7.10 %	good
494-13p	interior/exterior, left theater entrance door, trim, turquoise	13.7 %	exterior, poor interior, good
494-16p	exterior, under eave left side of theater, trim, pink	17.1 %	poor

Please refer to the supporting documents appendices for figures D & E site floor plan drawings showing locations of all paint chip sampling on the interior and exterior of the building. To differentiate asbestos samples from lead paint samples on the sampling plan, paint chip samples are identified with a "p" at the end of the sample identification number.

CONCLUSIONS AND RECOMMENDATIONS FOR LEAD-BASED PAINT

The exterior of the Waimea Theater building needs scraping to eliminate all loose and flaking/delaminating paint from walls, soffit overhangs, and eaves of the building prior to renovation. It is anticipated that painted surfaces will be impacted during the scheduled renovation by abrasive (drilling, sawing, grinding, sanding, etc.) means. The paint should be abated by a licensed lead paint removal contractor. On the interior portions, the paint is in acceptable condition. During renovation activities, substrate surfaces (concrete, wood) must be removed and disposed of. The paint, as long as intact on substrate, can be disposed of as construction debris. If it is not impacted, surfaces should be painted with an encapsulating paint that prohibits the lead from leaching into the fresh outer coat. It is recommended that a quality latex paint finish coat be used to cover the encapsulant coat and lead-based paint.

DISCLAIMER

NEXUS survey involved the identification of accessible asbestos, non-asbestos containing materials, and lead-based paint. A potential does exist that ACM and LBP may be present in inaccessible areas. Examples of this may be hidden pipe chases containing pipe valve insulation, ACM and LBP materials within the surrounding wall cavities, etc. The only certain way to uncover and sample these materials would be by selective destructive demolition of walls, floors pipe chases, etc. Accordingly, if any of the surrounding areas will be impacted upon during the renovation or demolition, NEXUS suggests that a review of mechanical piping plans be made (if they exist) and additional sampling be performed, as necessary, under "controlled demolition". This can be accomplished by selecting a test area where the wall cavities or mechanical chases are entered into to investigate for any unforeseen ACM and LBP. In this way, proper identification of inaccessible ACM and LBP materials can be made and proper engineering controls can be established prior to renovation work and dismantling procedures.

NEXUS can assist West Kauai Main Street Development and provide industrial hygiene consultation to prepare a suitable scope of work for the removal of asbestos-containing or lead-based paint materials identified in this building inspection.

If you have additional questions in regard to this report please contact me at 808-848-8020.

Sincerely,



Mike Chabala
Construction Projects Manager

MARYANNE W. KUSAKA
MAYOR



MATILDA A. YOSHIOKA
HOUSING ADMINISTRATOR
KENNETH N. RAINFORTH
EXECUTIVE ASSISTANT

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COUNTY OF KAUAI
HOUSING AGENCY

4193 Hardy Street
Lihue, Hawaii 96766
Development (808) 241-6444
CDBGV-TDD (808) 241-6455
Section 8 (HUD) (808) 241-6440
FAX (808) 241-6456

(IFC. OF ENVIRONMENTAL
QUALITY CONTROL)

March 12, 1996

Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment for the Waimea
Theater Rehabilitation Project

In response to the comments mentioned in your letter of March 5,
1996, we offer the following information as part of the Final
Environmental Assessment submittal:

1. The agencies consulted during the review process were:

U.S. Department of Housing and Urban Development
Seven Waterfront Plaza, Suite 500
500 Ala Moana Blvd.
Honolulu, Hawaii 96813

State Historic Preservation District
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Office of Economic Development
4444 Rice Street
Lihue, Hawaii 96766

Department of Water
3021 Umi Street
Lihue, Hawaii 96766



AN EQUAL OPPORTUNITY EMPLOYER

March 12, 1996
Gary Gill, Director
Subject: Final Environmental Assessment
Page Two

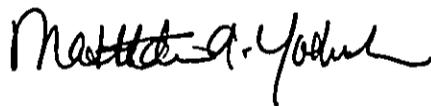
Planning Department
4444 Rice Street
Lihue, Hawaii 96766

2. In preparing the environmental assessment, we have evaluated the overall and cumulative short-term and long-term effects of the Waimea Theater Rehabilitation Project in relation to the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. For your reference, the determination and reasons supporting the determination are found in the Final Environmental Assessment.
3. To meet the content requirements listed in section 11-200-10 of the Hawaii Environmental Impact Statement Rules, we have combined the environmental assessment and Environmental Review Record as the Final Environmental Assessment.

We sincerely hope the information provided is satisfactory, and hereby request that publication of the Final Environmental Assessment Negative Declaration appear in the April 8, 1996 Environmental Notice. Thank you for your prompt assistance in reviewing the subject document.

If you have any questions, please call Gary Mackler of our office at 241-6865.

Sincerely yours,



Matilda A. Yoshioka
Housing Administrator



Gary A. Mackler
HOME Program Specialist

MY:gm
enc.

BENJAMIN J. CAYETANO
GOVERNOR



FILE COPY

GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4188

March 5, 1996

Ms. Mathilda Yoshioka, Housing Administrator
County of Kauai Housing Agency
4193 Hardy Street
Lihue, Hawaii 96766

Dear Ms. Yoshioka:

Subject: Draft Environmental Assessment for the Waimea Theater Rehabilitation

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please list the names of all agencies consulted during the review process.
2. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. Refer to section D of the enclosed sample as a guideline.
3. The environmental assessment for this project must meet the content requirements listed in section 11-200-10 of the Hawaii Environmental Impact Statement Rules. Presently, the draft environmental assessment, as a stand alone document, does not contain all the required information. However, the draft environmental assessment in combination with the Environmental Review Record (prepared under U.S. Housing and Urban Development regulations) include all the necessary information. Therefore, please combine the environmental assessment and the Environmental Review Record when compiling the Final Environmental Assessment.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Gill".

Gary Gill
Director

END

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004

DATE

Jelle Kadi

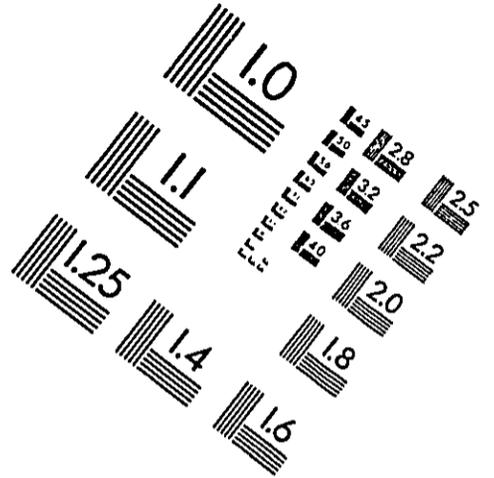
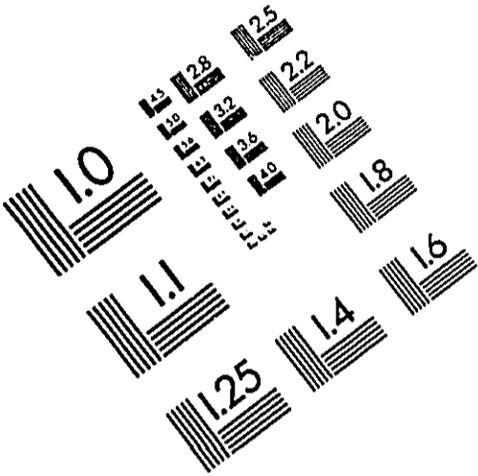
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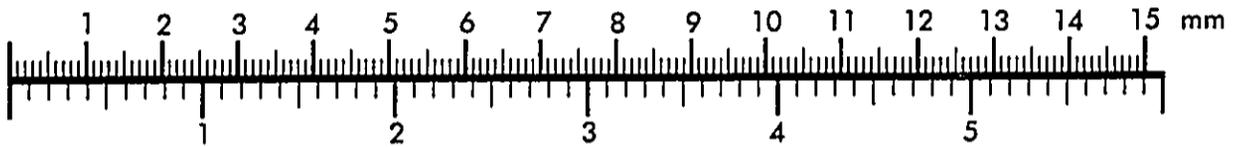
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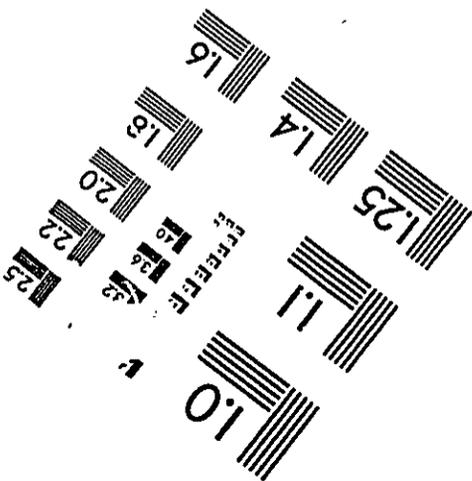
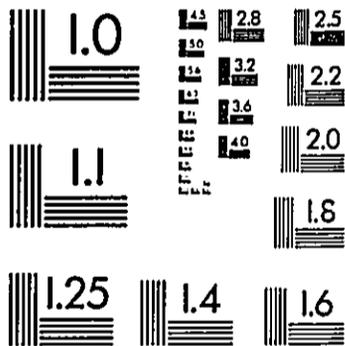
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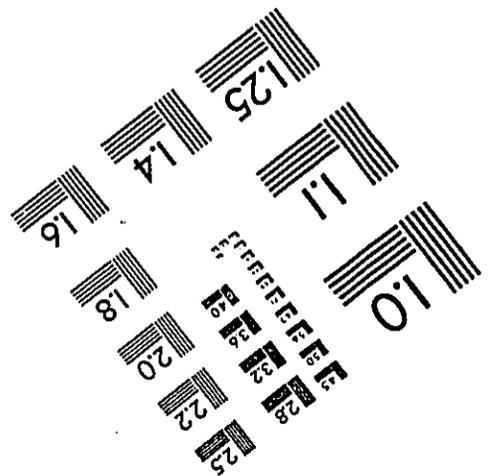
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