

**WORK PLAN**  
**PĀHALA ELDERLY HOUSING APARTMENTS**  
**LARGE CAPACITY CESSPOOL (LCC) REPLACEMENT PROJECT**  
**Pāhala , District of Ka‘ū, County of Hawai`i, Hawai`i**  
**April 21, 2017**

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## I. Background

The County of Hawai'i Office of Housing and Community Development received the property utilized for the Pāhala Elderly Housing complex (TMK 9-6-017:038) from Brewer Support Housing, Inc. An amendment to the deed executed on July 31, 1985 specifies that the County will use its best efforts to ensure that the property is utilized in an elderly housing project, or, if that is not feasible, for low and/or moderate income housing.

On September 29, 2016 the County of Hawai'i (County) provided a response to a Request for Information regarding the Pāhala Elderly Apartments located on TMK 3-9-017:038. In that response the County provided information regarding lease of the property to the Ka'ū Housing Corporation for the purposes of building and operating a U.S. Department of Housing and Urban Development (HUD) funded and insured elderly housing project as well as other details regarding the facility as requested by the Environmental Protection Agency (EPA). The County notes, however, that while the September 29, 2016 response indicates that the County controls the property through an Executive Order by the Governor; as indicated above, the property is owned by the County.

There are two (2) buildings on the property with each building served by its own Large Capacity Cesspool (LCC). One building has four (4) single occupancy units and one building has three (3) single occupancy units and one (1) double occupancy unit. Each of the eight (8) units has one (1) toilet, one (1) shower, and two (2) sinks. In addition to the dwelling units, one building has a meeting room which contains one (1) washing machine.

## II. Location

The Pāhala Elderly Housing Apartments is located within the District of Ka'ū in the County of Hawai'i (Figure 1). The District of Ka'ū is situated at the southern tip of the Island and extends across the southern and southeastern flanks of Mauna Loa. With a land area of over 630,000 acres and an estimated population of over 5,000 persons, the District of Ka'ū is relatively isolated and unspoiled. The Pāhala Community is one of two major population centers in the District of Ka'ū with a population of 1,356 according to the year 2010 census. Since the closing of the Ka'ū Sugar Company in 1996, many of the residents within the community are former sugar workers and their descendants.

## III. Purpose

Per Federal regulations, all existing LCCs must be closed. There are no existing County of Hawai'i (County) wastewater treatment plants in the Ka'ū District. The closest County wastewater treatment plant is located in the town of Hilo which is approximately 52 miles north of Pāhala. Currently, the Pāhala Elderly Housing Apartments are served by two (2) Large Capacity Cesspools. The existing LCC locations are as shown in Figures 2 and 3 herein.

#### IV. Objectives

The objective is to replace the existing Pāhala Elderly Housing Apartments cesspools with two (2) Septic Tanks utilizing a common leach field which is proposed to be located within the parking lot due to limited land area on the property. As Hawai'i Administrative Rules §11-62-31.1(b)(2) requires that each dwelling unit be connected to its own Individual Wastewater System (IWS); the County has submitted a Variance Application to the State of Hawai'i Department of Health, Environmental Management Division (DOH) to allow servicing each building with a single Septic Tank System. The DOH has indicated that processing of the variance would take approximately 4-8 months. A copy of the Variance Application which was submitted on March 31, 2017 is provided as Figure 4 herein.

#### V. Methods

To meet the objectives, the County is currently in the process of executing a consultant contract with an engineering consultant to provide designs and bid documents to allow closure of the LCC's for the Pāhala Elderly Housing Apartments.

As indicated under Section IV, the proposed method of closing the two (2) each LCC's currently servicing the complex is to install a Septic System for each building which utilizes a common absorption system.

The County has determined that an Environmental Assessment pursuant to HRS §343 will not be required as the work qualifies as an exempt class of work under Exemption Class 2.2, "Replacement or reconstruction of all wastewater facilities including sewer lines, pump stations and treatment plant components." A copy of the Comprehensive Exemption List for the Department of Environmental Management, County of Hawai'i, revised February 10, 2005 is posted on the State of Hawai'i Department of Health, Office of Environmental Quality Control website and is provided as Figure 5 herein.

#### VI. Project Schedule/Milestones

The project consists of ten (10) major tasks as follows with additional information provided within Table 1 (Project Schedule).

##### *Task 1: Pāhala Elderly Housing Apartments LCC Closure*

- Task 1.1 The County is currently in the process of executing a contract with an engineering consultant firm to provide bid documents for closure of the two (2) existing LCC's.
- Task 1.2 Obtain Variance from HAR 11-62-31.1 to allow installation of one (1) each Septic Tank to service each building on the premises with both units to be serviced by a common absorption system.

- Task 1.3 Prepare Bid Documents for installation of the Septic Systems and closure of the existing LCC's
- Task 1.4 Bidding Period
- Task 1.5 Bid Evaluation Period
- Task 1.6 Bid Award and Contract Execution
- Task 1.7 Construction Phase
- Task 1.8 Closure of two (2) existing LCC's
- Task 1.9 Obtain DOH Approval to Operate
- Task 1.10 Submit LCC closure reports to DOH and EPA

#### VII. Project Costs

It is intended that financing for this project be provided by County funds.

It is currently estimated that closure of the two (2) LCC's at the Pāhala Elderly Housing Apartments will cost approximately \$300,000, including consultant fees, with work to include installation of two (2) each Septic Tanks, installation of an absorption system under the parking lot, closure of two (2) each existing LCC's, and restoration of the site to include repaving of the existing parking lot.

#### VIII. Performance Evaluation

The following will be used to evaluate the success of the project:

1. Timely completion of the project in accordance with the plans and specifications.
2. Elimination of the large capacity cesspools currently serving the Pāhala Elderly Housing Apartments.
3. Compliance with the EPA regulations, 40 CFR 144 & 145.

#### IX. Reporting Schedule to EPA

The County will participate in quarterly meetings with the USEPA in order to provide updates to the project and will provide semi-annual reports regarding project status.

## X. Project benefits to the Public

The expected output and outcome is a design and construction project that will allow closure of two (2) existing LCC's currently serving the Pāhala Elderly Housing Apartments in compliance with EPA requirements.

## **XI. Attachments**

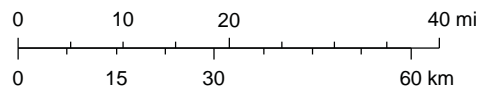


# Figure 1 - Project Area Map



January 31, 2017

1:1,155,581

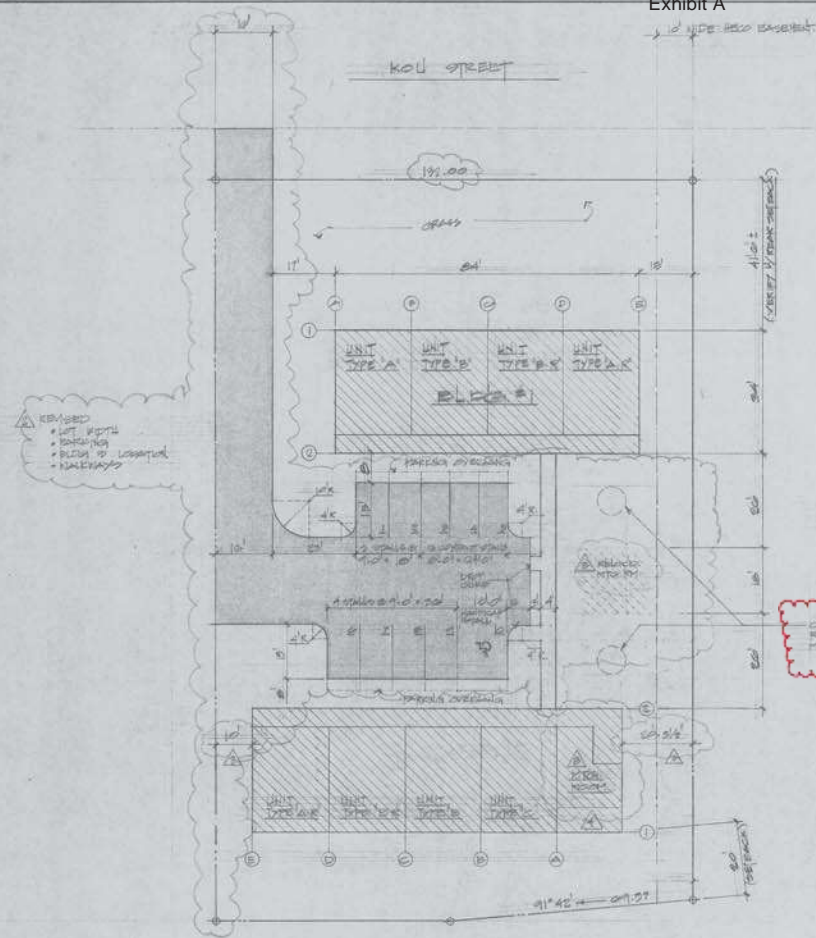


- Towns
- Major Roads

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community dg coh



Exhibit A



- REMOVED
- LOT WIDTH
- DRIVEWAY
- WALK TO LOGGERS
- WALKWAYS

COMMON AREA  
MECHANICAL EQUIPMENT

**BUILDING DATA**

TRK: 5, 1/4" = 11' : 30' d. typical of 3, 4, 4.5

**UNIFORM BUILDING CODE**

GROUP CATEGORY : R-1  
TYPE CONSTRUCTION : 2 N.M.N. RES' C

**USE**

ZONE : NUTRIE RESIDENTIAL 1 (RM1)

HEIGHT : SINGLE STORY

**PARKING PROVIDED:**

REGULAR STALLS 0  
CONTRACT STALLS 0  
HANDICAP STALLS 1

REMOVED 2-25M  
STALLS TO CONTRACT  
RESULTS

10 TOTAL (10 REQUIRED)

LOT AREA : 20,807 SQ. FT.

**SQ. FT. BREAKDOWN**

UNIT TYPE	SQ. FT. AREA (SQ. FT.)	BUILDING		HQB. KM.	UNIT COUNT
		1	2		
A	601	1			1
AR	601	1	1		2
B	601	1	1		2
BR	601	1	1		2
C (HANDICAP)	601		1		1
BUILDING CORRIDOR		420	420	90	TOTAL UNITS = 8
COMMON AREA				520	
TOTALS		2,850	2,850	512	TOTAL SQ. FT. = 6,324

**SITE PLAN**



**OMIT**  
LANDSCAPING NOTE:  
ALL AREAS NOT PAVED SHALL BE GRASSED  
W/ COMPACTED GRASS

FIGURE 2  
SITE PLAN  
LCC LOCATION



MAURICE H. YAMAMOTO, A.L.A.  
REGISTERED PROFESSIONAL ARCHITECT

MAURICE H. YAMAMOTO, A.L.A. & ASSOCIATES  
ARCHITECTS & PLANNERS  
1000 KALANIANA'OLANI BLVD., SUITE 1000  
HONOLULU, HAWAII 96813

PAYALA ELDERLY HOUSING PROJECT  
PAYALA KAUAI COUNTY HAWAII  
TYPE 2-1-C - 11' 6" DEPTH OF 2-1-C  
KAI HOUSING CORPORATION

DATE:  
JAN 3, 1988  
JAN 25, 1988  
JAN 27, 1988  
MAR 1, 1988  
JUN 6, 1988

SHEET NO

**A-1**

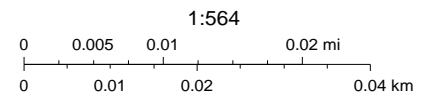
OF 30 SHEETS

# Pahala Elderly Housing - TMK 9-6-017:038



March 7, 2017

### FIGURE 3 LCC LOCATION MAP



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors,  
and the GIS user community



**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**  
Wastewater Systems  
In accordance with Chapter 342 D Hawaii Revised Statues

Complete check box for New or Renewal Application

New Variance Application

Submit one (1) original and filing fee of **\$300.00** payable to **State of Hawaii**.

Renewal Variance Application

Submit one (1) original and filing fee of **\$150.00** payable to **State of Hawaii**.

Submit Variance Application Documents to:

**Hawaii State Department of Health  
Wastewater Branch  
919 Ala Moana Blvd. Room 309  
Honolulu, Hawaii 96814-4920  
Ph (808) 586-4294 Fax (808) 586-4300**

Attachments are allowed. For copying purposes, 8 2" x 11" format is preferred.

I. GENERAL INFORMATION (please print or type):

A. Applicant Name: County of Hawaii Office of Housing and Community Development  
(Corporation, company, agency, firm, etc. seeking variance)

Contact person:  Mr.  Ms. Neil Gytoku

Title: Housing Administrator

Mailing address: 50 Wailuku Drive

Hilo Hawaii 96720-2456  
(City) (State) (Zip Code)

Phone No.: 808-961-8379 Fax No.: 808-961-8685

Email Address: ohcd@hawaiicounty.gov

**FIGURE 4**  
**VARIANCE APPLICATION**

**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**

Variance to allow installation of two (2) each septic tanks with one (1) combined disposal system to service seven (7) signal occupancy residential units and one (1) double occupancy unit at the Pahala Elderly Housing Complex

Nature of Business: Check applicable category. EPA makes the final determination of a Large Capacity Cesspool (LCC).

- Non-Residential LCC
  - Church
  - School
  - Retail Business
  - Other: Elderly Housing Complex
  - Golf Course Clubhouse/Restroom
  - Restaurant / Food Establishment
  - Visitor Center
- Residential LCC
  - Multiple dwelling
  - Regional system
  - Other: \_\_\_\_\_
  - Community system

Provide location of existing cesspool(s):

Tax Map Key No. ( 3 ) 9 - 6 - 017 : 038  
 1=Oahu 2=Maui 3=Big Island 4=Kauai

96-1183 Holei Street  
 \_\_\_\_\_  
 (Number) (Street)  
Pahala Hawaii 96777  
 \_\_\_\_\_  
 (City) (Island) (Zip Code)

**B. Individual authorized to act for applicant:**

Agent Name:  Mr.  Ms. William Kurcharski

Title: Director, Department of Environmental Managemetrn

Company/Firm : County of Hawaii

Address: 345 Kekuanaoa Place, Suite 41

Hilo Hawaii 96720  
 \_\_\_\_\_  
 (City) (State) (Zip Code)

Phone No.: 808-961-8083 Fax No.: 808-961-8086

Email Address: cohdem@hawaiicounty.gov

**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**

C. Identify the specific section(s) of Hawaii Administrative Rules (HAR) Chapter 11-62 for which the variance is requested. Check applicable sections: If additional space is required, please include information on a separate attachment and label "Attachment A". (HAR Chapter 11-62 may be downloaded from our website at [http://health.hawaii.gov/wastewater/home/forms/.](http://health.hawaii.gov/wastewater/home/forms/))

Section 11-62-31.1 (a)(1)(A) "Developments involving dwellings: There shall be 10,000 square feet of land area for each individual wastewater system."

Section 11-62-31.1(a)(1)(C) "Developments involving dwellings: Area of the lot shall not be less than 10,000 square feet except for lots created and recorded before August 30, 1991. For lots less than 10,000 square feet which were created and recorded before August 30, 1991, only one individual wastewater system shall be allowed."

Section 11-62-31.1 (a)(1)(D) "Developments involving dwellings: The total wastewater flow into each individual wastewater system shall not exceed one thousand gallons per day."

Section 11-62-31.1(a)(2)(A) "Developments involving buildings other than dwellings: There shall be 10,000 square feet of usable land area for each individual wastewater system. Usable land area shall not include the area under the buildings."

Section 11-62-31.1(a)(2)(C) "Developments involving buildings other than dwellings: Area of the lot shall not be less than 10,000 square feet except for lots created and recorded before August 30, 1991. For lots less than 10,000 square feet which were created and recorded before August 30, 1991, only one individual wastewater system shall be allowed."

Section 11-62-31.1(a)(2)(D) "Developments involving buildings other than dwellings. The total wastewater flow into each individual wastewater system shall not exceed one thousand gallons per day."

Section 11-62-31.1(b)(2) "A building may use more than one individual wastewater system  
\_\_\_\_\_ where each individual wastewater system shall connect to a single dwelling unit.  
\_\_\_\_\_

II. SPECIFIC INFORMATION:

A. Describe existing facility conditions in detail, in relation to the requested variance. (Example: *Requested Variance for HAR section 11-62-31.1 (a)(2)(C): The total area of the subject lot is 8,500 square feet. The lot has 2 buildings on it consisting of a restaurant and a physical therapy office which are served by a cesspool. The estimated wastewater flow is 2,000 gpd.*) If additional space is required, include the information on a separate attachment and label "Attachment B".

**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**

Requested Variance for HAR Section 11-61-31.1(b)(2): The Pahala Elderly Housing Complex consists of two (2) separate buildings with one (1) building containing four (4) single occupancy dwelling units and the other building containing three (3) single occupancy dwelling units and one (1) double-occupancy unit. Each of the eight (8) units has one (1) toilet and two (2) sinks. In addition to the dwelling units one building has a meeting room which contains one (1) washing machine. The Lot is 26,806 square feet in size. Based on water consumption data obtained from the Department of Water Supply, average water use is 920 gallons/day for the entire property.

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**B. Describe how the present or proposed conditions fail to conform to the environmental rules of the State. Check applicable category and provide missing information.**

- The area of the lot is 26,806 square feet. This is insufficient to meet the minimum land area requirement for Individual Wastewater System (IWS) utilization which is one IWS per 10,000 square feet of lot area.
- The large capacity septic system proposed to serve the facility would not comply with HAR section 11-62-31.1(a)(1)(D) or 11-62-31.1(a)(2)(D) because the IWS would receive more than 1,000 gallons per day of wastewater. The estimated flow into the system would be \_\_\_\_\_ gallons per day.
- Other, please specify: \_\_\_\_\_
- 
- 

**D. Describe in detail why the present or proposed equipment and/or operating conditions cannot be altered to bring such facility into compliance with the environmental rules of the State within a reasonable amount of time. Check all applicable reasons.**

- The existing large capacity cesspool(s) must be closed and replaced with a new treatment individual wastewater system by April 5, 2005 in order to comply with federal requirements.
- The current State requirement of a wastewater treatment plant would significantly add to the construction and ongoing maintenance costs.
- The facility has been in operation for 32 years in this location using the existing cesspool. The installation of a wastewater treatment plant in lieu of a septic system will not be possible due to space restrictions and may force the owner to abandon the business operation.
- Other, please specify: As indicated under C above installation of separate IWS's and/or installation of individual IWS's to service the eight (8) dwelling units is not practical due to space restrictions.
- 
-



**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**

E. Check applicable reasons listed below and/or supply supporting information and include as Attachment C.1, C.2 and C.3 to clearly show that:

1. The granting of the variance is in the public interest as defined in the Hawaii Revised Statutes, section 342.D-6(c).

The applicant believes this variance request is in the public interest because the LCC will be upgraded to a treatment IWS (e.g., septic system). The IWS plans will be designed by an engineer and will be submitted to DOH for review and approval. The new IWS will provide a better wastewater treatment system compared to the existing LCC. Therefore, impact to the environment will be minimized.

Prevent loss of jobs. The LCC serving my facility has been in operation for \_\_\_\_\_ years. The current State requirements of a wastewater treatment plant would significantly add to the construction and ongoing maintenance costs. I (owner) may be forced to close my existing business and lay off my employees.

The variance is in the public interest as the facility is being used for public housing to serve the elderly and there are limited such facilities in the area. If the number of dwelling units were required to be reduced, this would be a disservice to the community.

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2. The granting of the variance will not substantially endanger human health or safety.

The existing LCC will be upgraded to a treatment IWS (e.g., septic system). The IWS will provide a better treatment system prior to effluent disposal. The IWS will be designed and constructed to meet the Department of Health standards. The impact to the environment will be minimized compared to the current wastewater disposal system.

The proposed treatment IWS(s) will provide greater protection than the large capacity cesspools. The proposed IWS is an improvement over the existing cesspool in terms of wastewater treatment. The septic tank will provide pretreatment and sludge removal prior to effluent disposal.

Other, please specify: \_\_\_\_\_

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**APPLICATION FOR VARIANCE**  
**Primarily Concerning Large Capacity Cesspools**

3. Compliance with the rules or standards from which the variance is sought would produce serious hardship without equal or greater benefit to the public.

The residents of Pahala, Hawaii are economically depressed.

The owner of the facility cannot afford to build and operate wastewater systems (such as small aerobic wastewater treatment plants) to meet all the requirements of HAR Chapter 11-62.

The existing location of the facility is severely restrictive and there is insufficient space to construct a wastewater treatment plant.

E. Specify the amount of time requested for the variance and the reasons for such a time period. Note that the Director cannot issue a variance for a period exceeding five years. Check applicable amount of time requested.

5 years [ ] 4 years [ ] 3 years [ ] 2 years [ ] 1 year

F. Submit any additional information which will support this application for a variance (i.e., statements, plans, area maps, histories, etc.) Label "Attachment D."

III. CERTIFICATION:

I, Neil S. Gytoku, Housing Administrator  
(print name) (print title)

certify that I have knowledge of the facts herein set forth and that the same are true and correct to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DO NOT WRITE BELOW - FOR AGENCY USE ONLY**

IV. Date Application received: \_\_\_\_\_

V. Application No.: \_\_\_\_\_ VI: Docket No.: \_\_\_\_\_

VII. OneStop Database Permit ID: \_\_\_\_\_ VIII. Received by: \_\_\_\_\_

IX. Filing fee (\$300.00) check date: \_\_\_\_\_ Check #: \_\_\_\_\_

(\$150.00 for renewals) check date: \_\_\_\_\_ Check # \_\_\_\_\_

X. Department of Health Receipt #: \_\_\_\_\_ Batch # \_\_\_\_\_

XI. Decision on Application: \_\_\_\_\_ Date: \_\_\_\_\_

XII. Date of Public Hearing: \_\_\_\_\_



**INFORMATION FOR VARIANCE EVALUATION BY UIC PROGRAM**

Underground Injection Control (UIC) Program, Safe Drinking Water Branch  
 Department of Health, State of Hawai'i  
 919 Ala Moana Blvd., #308, Honolulu, HI 96814  
 Tel. No. 808-586-4258, Fax: 808-586-4351

<p><b>For Office Use</b>                  App. # WW: _____  <input type="checkbox"/> above <input type="checkbox"/> below UIC line</p>
--

Attention: This information will be used to determine your project's applicability to UIC requirements and the authorization to abandon or operate the effluent disposal system. Answer all parts accurately and completely. Inaccurate or incomplete answers may result in processing delays.

Facility address: 96-1183 Holei Street Owner: County of Hawaii  
 Island: Hawaii TMK No.: (3) 9-6-017:038 Lot size: 26,807 sq. ft.

Action related to disposal (check all applicable):  abandon cesspool  reuse cesspool  build new cesspool  
 reuse cesspool as seepage pit  build new seepage pit  reuse leachfield  build new leachfield  reuse injection well  
 build new injection well  other: \_\_\_\_\_

Describe the disposal structure:  leachfield \_\_\_\_\_ ft. x \_\_\_\_\_ ft. x \_\_\_\_\_ ft. deep  
 OR  
 Percolation Testing will be performed to determine leachfield sizes based on 125 gpd/resident.

	<input checked="" type="checkbox"/> existing: <input type="checkbox"/> new:
	how many: <u>2</u>
	grd. elev. (g) ft. <u>927 ft., (+/-)</u>
	diameter (d) ft. <u>8 ft.</u>
	depth (h) ft. <u>15 ft.</u>
	depth to standing water from surface if present: <u>1 ft.</u>

Wastewater type (check all applicable):  domestic  residential  non-residential  runoff  industrial  
 aquaculture  commercial products processing  food processing  animal-related  swimming pool/tubs  
 condensate  aesthetics  healthcare-related  floor drains  other: \_\_\_\_\_

Facility's wastewater flow in gallons per day: Existing design: _____ Future design: _____ Actual (measured or metered): _____	800 gpd Minimum per Septic Tank (2)	Average 920 gpd	Maximum 1,420 gpd
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Person providing this information:  is the owner.  is representing the owner.

Printed name: William Kurcharski Signed: \_\_\_\_\_

Title: Director, Department of Environmental Management Company: County of Hawaii

Address: 345 Kekuanaoa Place, Suite 41 Hilo, Hawaii 96720

Date: \_\_\_\_\_ Phone: 808-961-8083 Fax: 808-961-  
 (0408)

William P. Kono  
Mayor



Randall M. Kurohara  
Managing Director

Robert H. Command  
Deputy Managing Director

## County of Hawai'i Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • (808) 961-8211 • Fax (808) 961-6551  
KONA: 74-5044 Aiea Keohokalole Hwy., Bldg C • Kailua-Kona, Hawai'i 96740  
(808) 323-4444 • Fax (808) 323-4440

September 29, 2016

Mr. Jelani Shareem  
USEPA, Region IX  
Enforcement Division  
SDWA/FIFRA Enforcement Office (ENF 3-3)  
75 Hawthorne Street  
San Francisco, CA 94105

**Re: Request for Information; Subsurface Wastewater Disposal Systems Serving the Pahala Elderly Apartments Tax Map Key (TMK) 3-9-6-017-038.**

Aloha Mr. Shareem,

Enclosed, please find attached the information that was requested with regards to the Subsurface Wastewater Disposal Systems Serving the Pahala Elderly Apartments Tax Map Key (TMK) 3-9-6-017-038.

If you have any further questions or comments, please do not hesitate to contact Craig Kawaguchi at (808)-961-8019 or by email at [craig.kawaguchi@hawaiicounty.gov](mailto:craig.kawaguchi@hawaiicounty.gov).

Mahalo,

Randall M. Kurohara  
Managing Director

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Attachment C.1



**Re: Request for Information: Subsurface Wastewater Disposal Systems Serving the Pahala Elderly Apartments Tax Map Key (TMK) 3-9-6-017-038.**

Dear Mr. Jelani Shareem,

On August 2, 2016 we received a letter from your office requesting information on a facility owned by the County of Hawaii (County) known as the Pahala Elderly Apartments (hereinafter the "Facility") located on Tax Map Key 3-9-6-017-038 (hereinafter the "Property"). The County inadvertently overlooked this Facility in its March 18, 2016 response to Request #1 in the EPA's January 26, 2016 request for information letter.

Therefore, we provide the following responses after each of the EPA's requests in the order as they appear in the August 2, 2016 letter:

1. Copies of the following existing documents pertaining to the cesspools servicing the Subject Property:

**A copy of the Site Plan showing the cesspool location is attached as Exhibit A, a copy of the Cesspool Detail plan is attached as Exhibit B and copies of the State of Hawai'i Department of Health Cesspool Surveys are attached as Exhibit C.**

2. A description of the ownership and operational control of the Subject Property, including, but not limited to, the percentage ownership of each owner, the nature of operational control for each operator, and the contact information for all owners and operators or managers of the Subject Property. Provide copies of any all documents which support the ownership and/or operational control of the Subject Property, including, but not limited to, leases, sales agreement, management agreements, operator agreements, etc.

**The County of Hawaii controls the Property through an Executive Order by the governor and leases it to Kau Housing Corporation for the purpose of building and operating a U.S. Department of Housing and Urban Development (HUD) funded and insured elderly housing project. The lease which was effective September 27, 1985 has a term of 55 years at \$1.00 per annum provided that project continues as a HUD-funded, HUD-insured or other government subsidized elderly housing project. See Lease attached as Exhibit D. Kau Housing Corporation is a Hawaii Non-profit Corporation. Kau Housing Corporation has contracted with Bob Tanaka Inc. as its property manager. See Property Management Agreement attached as Exhibit E. Below is the contact information for Lessee and Manager.**

**Kau Housing Corporation  
Attn: Gilbert DeMotta  
451 Atkinson Drive  
Honolulu, HI 96814  
808-9362299**

**Bob Tanaka Realty  
Attn: Kevin Tanaka  
1055 Kalo Place, STE 103  
Honolulu, HI 96826  
808-949-4111**

3. A description of (he ownership and operational control of the wastewater disposal unit(s) identified in response to Request #1 (e.g., ownership by a homeowners association). If (he wastewater disposal unit is located off the Subject Property (e.g., located on an easement located on an adjacent property), provide information regarding this arrangement.

**The Kau Housing Corporation ( Lessee) will during the whole of said term make, build, maintain and repair all fences, sewers, drains, roads, curbs, sidewalks, parking areas, and any other improvements which may be required by law to be made, built, maintained and repaired upon or adjoining or in connection with or for the use of the project.**

4. For each wastewater disposal unit identified in response to Request #1, an identification and/or description of the following:

- a. the type of business or activity operated on the Subject Property that contributes wastewater to that unit, along with a description of the nature of the wastewater (e.g., sewage, rinse water, etc.);

**Kau Housing Corporation operates Pahala Elderly Housing which consists of 8 residential units and 1 meeting room. Each residential unit consists of (1) bedroom, kitchen, bathroom, and living room. The meeting room is for the residents to congregate and socialize. It contains (1) washing machine and (1) clothes dryer. The property manager estimates that the residents do one load of laundry every 2 weeks per unit.**

- b. the maximum daily number of persons that have worked in, used or visited each dwelling(s), building(s) or facility(ies) in the past 5 years that contribute wastewater to each wastewater disposal unit (broken down by dwelling, building and facility), along with a description of the source of the data.

**Average number of daily users for the last 5 years is 11 (9 residents and 2 guests). There are two buildings each with its own cesspool. One building has 4 single occupancy units and one building has 3 single occupancy units and 1 double occupancy. Each of the 8 units has 1 toilet, 1 shower and 2 sinks. In addition to the dwelling units one building has a meeting room which contains 1 washing machine. The source of this information is the property manager.**

5. Identification of the number of employees currently employed at the Subject Property and/or the number of residents currently living on the Subject Property, with a breakdown of numbers based upon dwelling, building and/or facility.

**There are no employees at Pahala Elderly Housing. There is a yard service person that visits the property once per month. There are two buildings, each with its own cesspool. One building has 4 single occupancy units and one building has 3 single occupancy units and 1 double occupancy. Each of the 8 units has 1 toilet, 1 shower and 2 sinks. In addition to the dwelling units one building has a meeting room which contains 1 washing machine.**

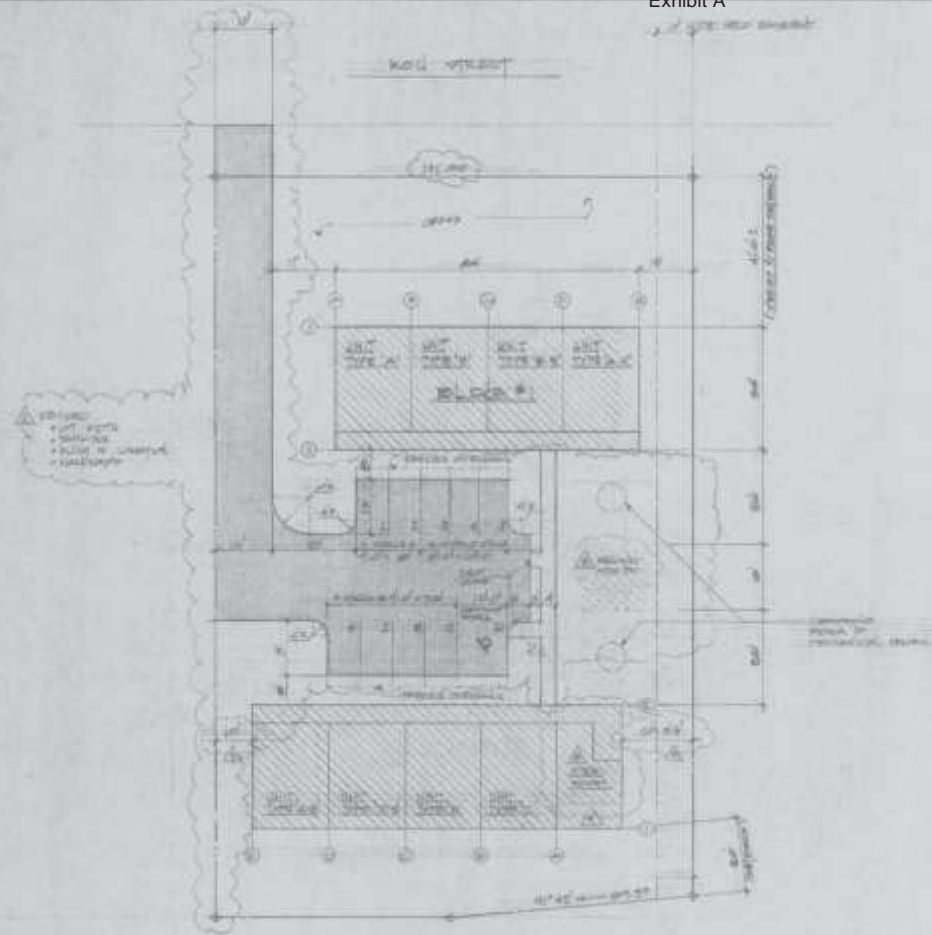


6. A description of the County's plans for closing the cesspools servicing the Subject Property.

**The County of Hawaii has plans to install a sewer system within the next 2-5 years.**

7. Confirmation that the County of Hawai'i does not own and/or operate any additional cesspools in the communities of Pahala and Naalehu.

**The County of Hawai'i does not own and/or operate any additional cesspools in the communities of Pahala and Naalehu that have not already been disclosed to the EPA.**



**BUILDING DATA**

DATE: 8-1-78 (1) 10-1-78 (2) 10-1-78 (3)

**INTERNATIONAL BUILDING CODE**

GROUP: UNDESIGNED - R-1  
TYPE: UNDESIGNED - 2N 4N 5N 6N

*etc.*

ZONE: VILLAGE RESIDENTIAL 1 (R-1)  
HEIGHT: 30 FEET (MAX)

STAIRS PROVIDED:

ESCAPE ROUTE  
ELEVATOR SHAFT  
ELEVATOR SHAFT

LOT AREA: 10,000 SQ. FT.

**SQ. FT. BREAKDOWN**

UNIT TYPE	UNIT AREA (SQ. FT.)	BUILDING		TOTAL SQ. FT.	TOTAL UNITS
		1	2		
A	204	1			1
AX	204	1	1		2
B	204	1	1		2
BX	204	1	1		2
C (LANDSCAPE)	204		1		1
BUILDING OVERLAP		400	400	800	200 SQ. FT. (20%)
LANDSCAPE AREA				800	
TOTAL		2,000	2,000	4,000	10 UNITS

**SITE PLAN**

**OMIT**

**LANDSCAPING NOTE:**  
ALL PLANTING SHALL BE INSTALLED BY CONTRACTOR.



MAURICE H. TARRAS, P.E., A.S.C.E.  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 10000  
STATE OF FLORIDA

PAVANA E. BERRY, HOUSING INSPECTOR  
FLORIDA HOUSING FINANCE CORPORATION  
DATE OF INSPECTION: 8-1-78  
TIME OF INSPECTION: 10:00 AM  
ADDRESS: 10000 N.W. 10TH AVE., MIAMI, FL 33157

DATE: 8-1-78  
TIME: 10:00 AM  
ADDRESS: 10000 N.W. 10TH AVE., MIAMI, FL 33157

Sheet No.  
**A-1**



# Exhibit C

STATE OF HAWAII  
DEPARTMENT OF HEALTH

BUILDING #1

1/23/86 + 2/18/86

SANITATION BRANCH  
ENVIRONMENTAL PROTECTION AND HEALTH  
SERVICES DIVISION

## CESSPOOL SURVEY

County of Hawaii

Property Owner Kau Housing Corporation Address Kau St.

Tax Map Key 9-B-17-38 Lot No. B

Island Hawaii City PAHALA District Kau

Builder or Contractor L. Aze Intended For SEWAGE WASTES

Primary  Secondary  Other

Distance From Building 12' Boundary 15' Stream, Well, Body of Water, Etc. NONE

Diameter (Clear) Ft. 8' Depth-Ft. 15' Capacity (Gal.) 5640

No. Ft. Down to Water Table NONE Ground Slope LEVEL

Soil Profile (Starting from Surface) 15' LAYERED ROCK

Type of Wall or Curb NONE Reinforced Concrete Cover YES

Distance from Finished Ground to Top of Cover (Ft.) 1 FT.

Date Certificate Issued \_\_\_\_\_

Date Approved 6/5/86 19 \_\_\_\_\_

*Alphonse Harlin*

Sanitarian

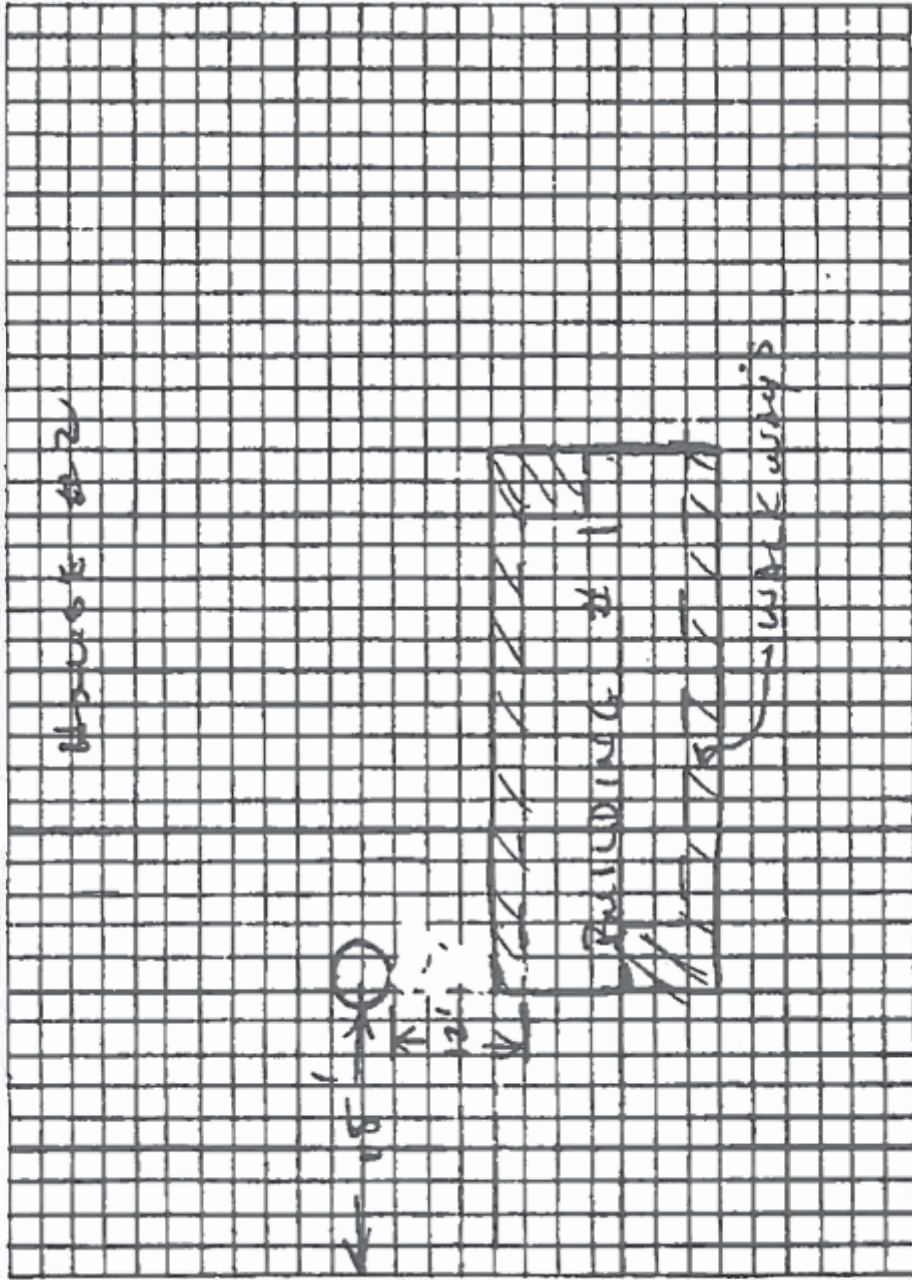


SOUTH



DIRECTION

REMARKS



DIRECTION



Kou ST. → PIKAKE ST.

STATE OF HAWAII  
DEPARTMENT OF HEALTH BUILDING # 2 ENVIRONMENTAL PROTECTION AND HEALTH SERVICES DIVISION  
1/23/86 L 2/18/86  
SANITATION BRANCH  
CESSPOOL SURVEY

Property Owner Kaui Housing Corporation Address Kou ST.  
Tax Map Key 9-6-17-38 Lot No. B  
Island HAWAII City PAHALA District KAU  
Builder or Contractor L. AZEVEDO Intended For SEWAGE WASTES  
Primary  Secondary \_\_\_\_\_ Other \_\_\_\_\_

Distance From Building 15' Boundary 15' Stream, Well, Body of Water, Etc. NONE  
Diameter (Clear) Ft. 8' Depth-Ft. 15' Capacity (Gal.) 5640  
No. Ft. Down to Water Table NONE Ground Slope LEVEL  
Soil Profile (Starting from Surface) 15' LAYEED ROCK

Type of Wall or Curb NONE Reinforced Concrete Cover YES  
Distance from Finished Ground to Top of Cover (Ft.) 1 FT.

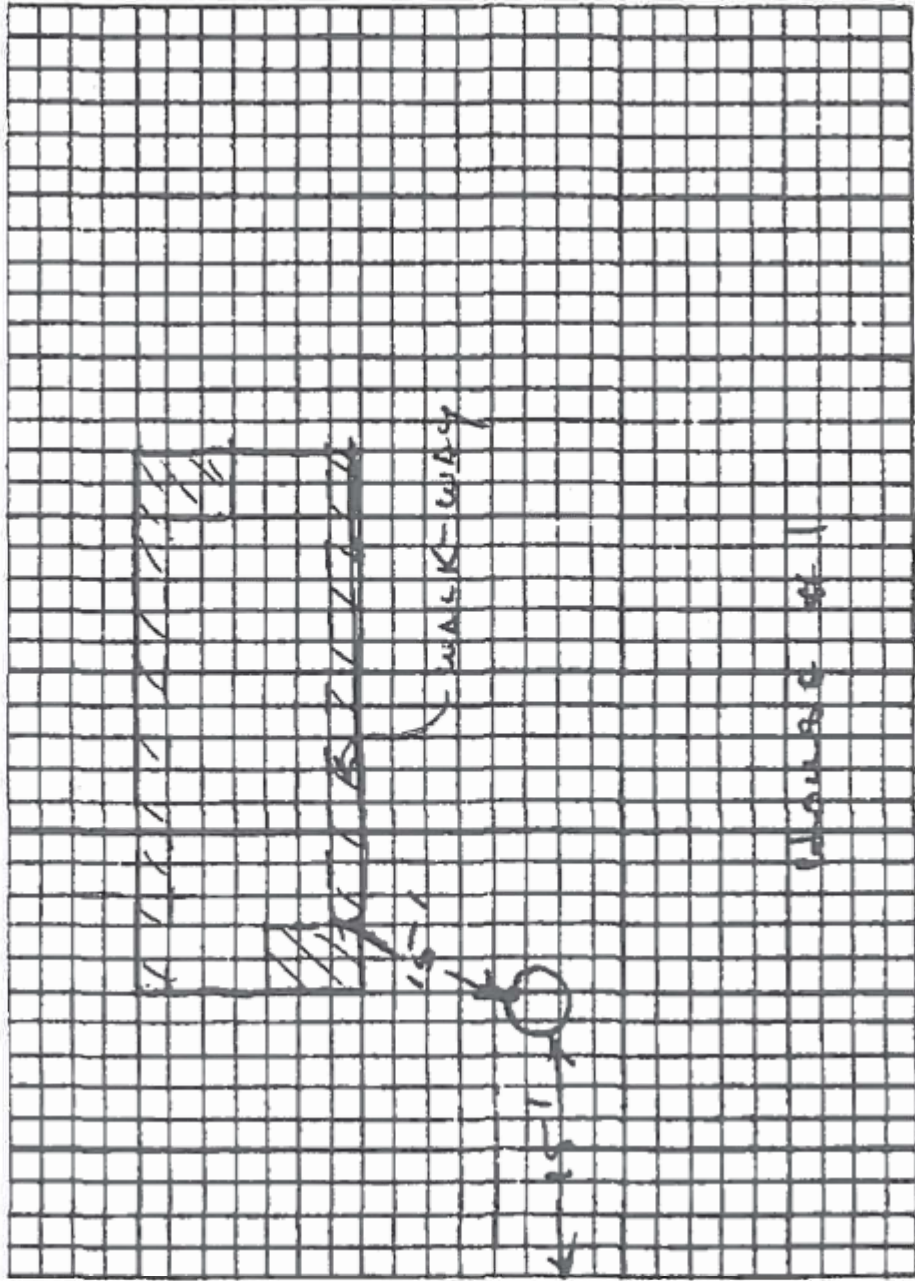
Date Certificate Issued \_\_\_\_\_  
Date Approved 6/5/86 19 \_\_\_\_\_  
[Signature] Sanitarian

SOUTH



DIRECTION

REMARKS



EAST  
←  
DIRECTION

PIKAKE ST.



Kou ST.

←

## **SCOPE OF WORK AND SCHEDULE**

The schedule is based on that received from COH, see attached.

The scope of work includes the following items:

1. Perform Topographic Survey of the project area.
2. Perform preliminary site investigation.
3. Perform Percolation testing.
4. Prepare and submit UIC permit application, including permit fees (\$100 per application), for DOH cesspool closure (2 cesspools only).
5. Prepare and submit IWS permit application, including permit fees (\$100 per application), for DOH cesspool closure (2 cesspools only) and septic system.
6. Prepare prefinal construction plans, specifications and estimate for the cesspool closure (2 cesspools only) and septic system to be reviewed by client.
7. Prepare final construction plans, specifications and estimate for the cesspool closure (2 cesspools only) and septic system to be reviewed by reviewing agencies for approval.
8. Coordinate with the applicable reviewing agencies for final approval.
9. Follow County of Hawaii and DOH standards, rules and regulations.
10. Final Inspection of UIC cesspool closure and IWS system.

## **ASSUMPTIONS**

1. Topographic survey will include surface utilities, inverts of manholes and inverts of cesspools. Topographic survey services do not include toning for underground utilities. Topographic survey will use assumed coordinates and elevations. Topographic survey limits are only within TMK 9-6-017:001 and 0038.
2. All work will remain within the County property.
3. All construction work will be done during normal working hours. Noise variance for night work will not be required.
4. The COH will provide AECOM with all pertinent record drawings and historical information available in the COH files.
5. The proposal is based on total contract time as stated in the COH scope of work. Additional costs may be incurred if the performance time exceeds the total contract time.
6. The septic system will be sized based on the water usage information initially provided by COH to AECOM. Changes to water usage may result in a design change order.
7. The design will be based on the existing cesspool record information provided by the client, site investigation and information collected by the topographic survey.
8. While the Brewer 1964 Map shows five (5) houses going to a cesspool in the vicinity of the Pihala Elderly Complex, it does not appear that the cesspool exists.
9. The LCC closer to Holei St. has a tendency to clog and requires periodic pumping.
10. Unless percolation was inadequate, we would likely have to dig up the parking lot.
11. Utilize the EA Exemption list from DEM and/or DPW.
12. Variance and Conversion to Seepage Pit is not required.

## **EXCLUSIONS**

1. Design of sewer connection to the county wastewater system.
2. Design of driveways, parking lot, landscaping, buildings or other utilities not related to the cesspool closure and septic system.
3. Cesspool pumping.
4. CCTV inspection of the existing sewerlines connecting to the cesspools.
5. Construction or utility easement and subdivision mapping; and, final grade certification.
6. Off-site improvements; and, handling of off-site drainage.
7. Clean Water Act Section 404 Permit and Section 401 Water Quality Certification.
8. Environmental assessment and/or environmental impact statement.
9. Historic/Archaeological assessments.
10. Noise / floral / faunal / air quality / utility / natural hazard / shoreline / visual resources / socio-economic environment / demographics surveys, studies, monitoring plans or assessment reports.
11. Professional services not described in the Project Scope of Work document or listed above, including but not limited to:
  - a. Landscape Architecture
  - b. Electrical Engineering
  - c. Mechanical/Plumbing
  - d. Structural Engineering
  - e. Geotechnical Engineering
12. Title company fees, legal descriptions and expenses.
13. Environmental / hazardous material sampling and analysis. It is assumed that the project site does not contain any hazardous material or related environmental concerns.
14. Preparing or obtaining any applications, construction, or any other permits not specifically described in the Project Scope of Work or listed above.
15. Attendance at warranty period site visit(s).
16. Construction management and contractor supervision.
17. Preparation of as-built drawings.
18. Adjustment of electrical and telecommunication facilities.
19. Travel from Oahu to Hawaii (on-site work to be done by Hilo staff).

Any change or addition to the scope of services described above will be considered extra work and would need to be covered by a change order to our contract.

This proposal is conditioned upon the negotiation of mutually acceptable contract terms.





Search results

Web	Image	Video
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Census 2000 Summary File 1 (SF 1) 100-Percent Data  
**Pahala CDP, Hawaii:** 1,378: 487: 0.84: 0.00: 0.84: 1,635.9: 578.1: Pahoa CDP, Hawaii: 962: 352: 2.27: 0.00: 2.27: 424.4: 155.3: Paia CDP, Hawaii: 2,499: 890: 6.76: 0 .....

[https://factfinder.census.gov/bkml/table/1.0/en/DEC/00\\_SF1/GCTPH1.ST10/0400000US15](https://factfinder.census.gov/bkml/table/1.0/en/DEC/00_SF1/GCTPH1.ST10/0400000US15)

State of **Hawaii** Census Designated Places - Current/BAS17 ...  
 State of **Hawaii** Census Designated Places - Current/BAS17 - Data as of January 1, 2016; MTFCC OID GEOID ... **Pahala: Pahala CDP:** 57: S: U2: 2169413 : N: N +19.1994256 .....

[https://tigerweb.geo.census.gov/tigerwebmain/Files/bas17/tigerweb\\_bas17\\_cdp\\_hi.html](https://tigerweb.geo.census.gov/tigerwebmain/Files/bas17/tigerweb_bas17_cdp_hi.html)

State of **Hawaii** Census Designated Places - ACS15 - Data as ...  
 State of **Hawaii** Census Designated Places - ACS15 - Data as of January 1, 2015; MTFCC OID GEOID STATE ... **Pahala: Pahala CDP:** 57: S: U2: 2169413 : N: N +19.1994256-155 .....

[https://tigerweb.geo.census.gov/tigerwebmain/Files/bas17/tigerweb\\_bas17\\_cdp\\_2015\\_hi.html](https://tigerweb.geo.census.gov/tigerwebmain/Files/bas17/tigerweb_bas17_cdp_2015_hi.html)

[www2.census.gov](http://www2.census.gov)  
**Pahala CDP,** Kau CCD, **Hawaii** County, **Hawaii** 0000071 07000US150019117072350 Volcano CDP (part), Kau CCD, **Hawaii** County, **Hawaii** 0000072 07000US150019117079550...

[http://www2.census.gov/programs-surveys/acs/summary\\_file/2015/documentation/geography/5yr\\_year\\_geo/hi.xls](http://www2.census.gov/programs-surveys/acs/summary_file/2015/documentation/geography/5yr_year_geo/hi.xls)

State of **Hawaii** Census Designated Places - 2000 - Data as ...  
 State of **Hawaii** Census Designated Places - 2000 - Data as of January 1, 2000; MTFCC OID ... **Pahala: Pahala CDP:** 57: S: U1: 1378: 487: 2165853: 0: R +19.1994326-155 .....

[https://tigerweb.geo.census.gov/tigerwebmain/Files/tab10/tigerweb\\_tab10\\_cdp\\_2000\\_hi.html](https://tigerweb.geo.census.gov/tigerwebmain/Files/tab10/tigerweb_tab10_cdp_2000_hi.html)

2010 Census - Census Block Map (Place): **Hawaii**  
 2010 Census @Census Block Map (Place): **Hawaii** Place Name. **Hawaii** (All) Ahimanu CDP Aiea CDP ... **Pahala CDP** Pahoa CDP Paia CDP Pakala Village CDP Papaikou [https://www.census.gov/mp/www/cat/geo2010/BKPL2010\\_ST15\\_HI.pdf](https://www.census.gov/mp/www/cat/geo2010/BKPL2010_ST15_HI.pdf)

Census 2000 Summary File 1 (SF 1) 100-Percent Data  
 Population, Housing Units, Area, and Density: 2000 - County -- County Subdivision and Place - **Hawaii** County, **Hawaii**...

[https://factfinder.census.gov/bkml/table/1.0/en/DEC/00\\_SF1/GCTPH1.CY10/0500000US15001](https://factfinder.census.gov/bkml/table/1.0/en/DEC/00_SF1/GCTPH1.CY10/0500000US15001)

2010 Census Summary File 1  
 Population, Housing Units, Area, and Density: 2010 - State -- Place and (in selected states) County Subdivision - **Hawaii**...

[https://factfinder.census.gov/bkml/table/1.0/en/DEC/10\\_SF1/GCTPH1.ST10/0400000US15](https://factfinder.census.gov/bkml/table/1.0/en/DEC/10_SF1/GCTPH1.ST10/0400000US15)

2010 Demographic Profile Data - [factfinder2.census.gov](http://factfinder2.census.gov)  
 Profile of General Population and Housing Characteristics: 2010 - All Places within **Hawaii**...

[http://factfinder2.census.gov/bkml/table/1.0/en/DEC/10\\_DP/DPDP1/0400000US15.16000](http://factfinder2.census.gov/bkml/table/1.0/en/DEC/10_DP/DPDP1/0400000US15.16000)

[www2.census.gov](http://www2.census.gov)  
**Hawaii** -- Not in metropolitan or micropolitan statistical area 0000012 040H0US15  
**Hawaii** -- Not in metropolitan statistical area 0000013 05000US15001 **Hawaii** County, **Hawaii**...

[http://www2.census.gov/programs-surveys/acs/summary\\_file/2012/documentation/5\\_year/geography/hi.xls](http://www2.census.gov/programs-surveys/acs/summary_file/2012/documentation/5_year/geography/hi.xls)

CENSUS 2000 BLOCK MAP: KAU CCD  
**Pahala** 59750 1000\* 1145\* 1176\* 1177\* 1180\* 1189\* 1190\* ... **Hawaii** (15) NAME: Kau CCD ... CDP = Census Designated Place; Minor Civil Div. ....

[http://www2.census.gov/geo/maps/blt2000/st15\\_Hawaii/CountySubdivision/1591170\\_Kau/CBS1591170\\_017.pdf](http://www2.census.gov/geo/maps/blt2000/st15_Hawaii/CountySubdivision/1591170_Kau/CBS1591170_017.pdf)

2010 Census Summary File 1

<p><b>Median Household Income</b>                  \$ 50,125  <i>Source: 2011-2015 American Community Survey 5-Year Estimates</i></p>
<p><b>Persons in poverty, percent</b>                  18.1 %   <i>Source: 2011-2015 American Community Survey 5-Year Profiles</i></p>
<p><b>Educational Attainment: Percent high school graduate or higher</b>                  84.7 %  <i>Source: 2011-2015 American Community Survey 5-Year Profiles</i></p>
<p><b>Persons without health insurance, percent</b>                  8.8 %  <i>Source: 2011-2015 American Community Survey 5-Year Profiles</i></p>
<p><b>Median Housing Value</b>                  \$ 178,900  <i>Source: 2011-2015 American Community Survey 5-Year Estimates</i></p>
<p><b>Total Housing Units</b>                  502  <i>Source: 2011-2015 American Community Survey 5-Year Estimates</i></p>
<p><b>Male Median Income</b>                  \$ 27,401  <i>Source: 2011-2015 American Community Survey 5-Year Estimates</i></p>
<p><b>Female Median Income</b>                  \$ 22,206  <i>Source: 2011-2015 American Community Survey 5-Year Estimates</i></p>
<p><b>Veterans</b>                  90</p>

Attachment C.3

COMPREHENSIVE EXEMPTION LIST FOR THE  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
COUNTY OF HAWAII  
REVISED FEBRUARY 10, 2005

According to Section 11-200-8, Hawaii Administrative Rules, the Department of Environmental Management, County of Hawaii may declare exempt the following types of actions from the requirement to prepare an environmental assessment. The Department of Environmental Management, County of Hawaii shall not make exemption declarations when the cumulative impact of planned successive actions in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment. Sensitive areas include, but are not limited to, historical, archaeological, and cultural sites, flood plains, wetlands, beaches, coastal areas erosion-prone areas, geologically hazardous land, critical habitats, and estuaries.

EXEMPTION CLASS 1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

1. Repair and maintenance of existing structures.
2. Acquisition of land or easements on which existing facilities are situated.
3. Operate, repair and maintain all County automotive and construction equipment assigned to the department.
4. Operate, repair and maintain all wastewater facilities including sewer lines, pump stations and treatment plant components.
5. Operate, repair and maintain all solid waste facilities including transfer stations and disposal facility components.

EXEMPTION CLASS 2: Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.

1. Replacement or reconstruction of existing asphaltic concrete paved roads or of existing gravel roads by resurfacing with asphaltic concrete pavement. The completed road will be located within the existing right-of-way and will have substantially the same purpose, capacity and dimensions as the road prior to construction.
2. Replacement or reconstruction of all wastewater facilities including sewer lines, pump stations and treatment plant components.
3. Replacement or reconstruction of all solid waste facilities including transfer stations and disposal facility components.
4. Replacement or reconstruction of water, sewage, or other essential public utility services within the County road rights-of-way.

EXEMPTION CLASS 3: Construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small equipment and facilities and the alteration and modification of same including but not limited to: (a) single family residences not in conjunction with the building of two (2) or more such units; (b) multi-unit structures designed for not more than four (4) dwelling units, if not in conjunction with the building of two (2) or more such structures; (c) stores, offices and restaurants designed for total occupant load of twenty (20) persons or less, if not in conjunction with the

FIGURE 5  
OEQC EXEMPTION LIST

building of two (2) or more such structures; (d) water, sewage, electrical, gas, telephone, and other essential public utility service extensions to serve such structures and facilities; and (e) accessory or appurtenant structures including garages, carports, patios, swimming pools and fences.

1. Fencing when constructed in accordance with all applicable County regulations.
2. Installation of new sewer lines, pump stations and components auxiliary to existing wastewater treatment plants.
3. Modification and alteration of existing solid waste convenience centers for the collection/diversion of recyclables, reuse items and redemption of beverage containers.

EXEMPTION CLASS 4: Minor alteration in the condition of land, water, or vegetation.

1. Maintenance and removal of all vegetation from within existing sewer line and drainage easements as provided for under Hawaii County Code, Section 10-3.
2. Maintenance and removal of vegetation in order to conduct survey work.

EXEMPTION CLASS 5: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

1. Perform preliminary surveys (e.g. reconnaissance, location work, level circuits, topographic and hydrographic work).

EXEMPTION CLASS 6: Construction or placement of minor structures accessory to existing facilities.

1. Interior alterations involving such things as partitions, plumbing, and electrical conveyances.
2. Installation of dry well sumps within the County right-of-way.
3. Modification of existing wastewater facilities to include sewer lines, pump stations and treatment plant components.
4. Modification of existing solid waste facilities including transfer stations and disposal facility components.
5. Install wastewater facilities including sewer lines, pump stations and treatment plant components.
6. Install solid waste facilities including transfer stations and disposal facility components.