May 20, 2002

TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Linnel T. Nishioka, Deputy Director
Commission on Water Resource Management

SUBJECT: Abandoned Well at Parking Control Parking Lot

This follows our April 15, 2002 memorandum, regarding an unused well located at the Parking Control Parking Lot that is in the process of being repaved. Subsequent telephone conversations with Lloyd Maki and Bruce Bennett of the Department of Accounting and General Services (DAGS) and discussions with your staff indicate that the current landowner of the property is the Department of Land and Natural Resources (DLNR), and not DAGS. As the landowner of the parcel, DLNR bears the responsibility for the proper disposition of the well.

Because we have no record of any well at the site, we would like to positively identify the well, assess its physical condition, and work with you and your staff to determine the ultimate disposition of the well. We will be contacting you in the future to set up a visit to the site.

If there are any questions, please contact Lenore Nakama at 587-0218.

LN:ss

c: Lloyd Maki, DAGS
Bruce Bennett, DAGS
The following documents are transmitted for your information, use and action:

- DLNR Commission on Water Resource Management memo dated April 15, 2002
- Partial Topographic Plan showing location of monitoring well on the OR&L site (indicated as monitoring well); prepared by Community Planning, design consultant for subject project.
- Partial Island Map rec’d from DLNR CWRM showing location of well 1952-03 (noted as “03”) in circle.

The attached DLNR memo was prompted in response to the design consultant’s inquiry into a well found on the OR&L property.

In pursuing the matter w/ DLNR and Planning Branch staff, we discovered the following:

- DLNR response was based on the TMK provided and their records. They were not aware of the actual OR&L site.
- A previous report prepared by Harding Lawson & Associates (HLA) indicates that 5 monitoring wells were dug in the vicinity of the OR&L property. Based on the schematic drawing included in the HLA report, the monitoring well shown on the design consultant’s topo appears to be one of the wells. According to the design consultant, the steel cover over the well is stamped “well” and is bolted shut.
- The HLA report discusses an injection well, approximately 530’ deep. Its location is not identified. The DLNR’s memo also discusses an artesian well and DLNR’s staff verbally indicated that the well is approx. 530’ deep. However, it is unknown whether both are referring to the same well. Based on the partial island map, it appears that the artesian well is not within the boundaries of the OR&L site.

Under the subject project, the steel well cover will be raised so that it will be flush with the new pavement surface. Sealing of the well is not in the scope of work. In addition, we also note the following:
Although DLNR notes in their memo that the well should be sealed as part of the repaving project, DAGS Automotive Management Div. has verbally related that their funds should not be used to seal the well.

- The land is still owned by DLNR. Do they also own the well? If so, shouldn’t DLNR pay for sealing of the well before the land is transferred to DAGS?

- If the well is a monitoring well, who is monitoring it? Is monitoring still continuing or has it been completed?

Therefore, we would appreciate your assistance in following-up on this matter and if necessary, initiate a new project to seal the well.

Your prompt attention and response on this matter will be appreciated. Should you have any questions, please call Lloyd Maki at extension 6-0479.

cc: Mr. Harold Sonomura, Chief, DAGS Automotive Management Div. (fax: 586-0354)
Mr. Jimmy Hisano, DAGS Central Services Division (fax: 831-6750)
Mr. Douglas Kamiya, Community Planning Inc. (fax: 526-2476)
Ms. Lenore Nakama, DLNR CWRM (fax: 587-0219)
TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Linnel T. Nishioka, Deputy Director
Commission on Water Resource Management (CWRM)

SUBJECT: Abandoned Well at Parking Control Parking Lot

April 15, 2002

This is in regards to an unused artesian well located in the parking lot between the back of the OR & L Building and the Kamehameha Day Celebration Building. We understand that the Department of Accounting and General Services (DAGS) is planning to pave the parking lot for Parking Control and that there are no future plans to use the well. Based on the information provided to us by Community Planning, who is working for DAGS on this project, we believe the artesian well is Well No. 1952-03, which is over 100 years old and probably leaking below the ground surface. Leaking artesian wells cause water table elevations to become lower, resulting in a waste of precious ground-water resources.

The Hawaii Well Construction and Pump Installation Standards (1997; HWCPIS) define an abandoned well as "...any well whose use has been permanently discontinued. Any well shall be deemed abandoned which has been allowed to become unsealed, leaking, polluting, deteriorating in quality, uncontrollable, buried, or which is in such a state of disrepair that continued use for the purpose of obtaining ground water is impracticable or unsafe".

Because there are no future plans to use the well and the casing is probably leaking, the artesian well should be properly abandoned and sealed as part of the repaving project. We have attached an application form for a permit to abandon/seal the well. We have also attached a copy of the HWCPIS section that deals with well abandonments.

If there are any questions, please contact Lenore Nakama at 587-0218.
MEMORANDUM FOR THE RECORD

FROM: Lenore Nakama
SUBJECT: Well No. 1952-03

Bruce Bennett of DAGS Planning Branch called on 5/8/02 (586-0491). He explained that the well in the parking lot has been identified as EB-5, constructed in 7/92 along with 4 other wells for monitoring purposes. The source of this information is a Harding Lawson report. He said that because of all the underground lines and tanks that still exist as potential contaminant sources, it is very likely that the monitoring well will be utilized in the future for a Brownsfield (?) project (an EPA program).

The Harding Lawson report also mentioned a 530-ft deep injection well. It is unsure whether the injection well is Well No. 1952-03, or where these wells are located.
MEMORANDUM FOR THE RECORD

FROM: Lenore Nakama
SUBJECT: Well No. 1952-03

4/26/02 Lloyd Maki of DAGS called (586-0479). He asked if we had a good map showing Well No. 1952-03 because he’s heard some references to an injection well at the site, and he has a Harding-Lawson report that describes a monitor well on the property. He just wants to be sure we are talking about the same well.

I faxed Lloyd our well location map. He called back and said he thinks Well No. 1952-03 is not in the same location as the parking lot. He clarified that the parking lot is on Iwilei & King (by Aala Park), which is a couple of blocks away. I explained to Lloyd that we would still want any unused well to be sealed anyway.
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Land Division  
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Commission on Water Resource Management (CWRM)  
SUBJECT: Abandoned Well at Parking Control Parking Lot

April 15, 2002

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LN: ss  
Attachments  
c: Lloyd Maki, DAGS  
Douglas Kamiya, Community Planning
Mitch & I got a call from Douglas Kamiya of Community Planning (521-7491) re: an existing artesian well in Iwilei. He gave a TMK of 1-5-7:5, which is a dropped parcel. According to Douglas, the well is on former Oahu R R & L land that is now state land that DAGS is going to pave over. Mitch did some research (thanks Mitch!) and believes the well may be 1952-03, which our database says is on TMK 1-5-7:35 (which, according to MLS is also a dropped parcel) or it could be some other well which we don't know about - no one registered 1952-03 or any well at parcels 5 or 35. Douglas wants to know if it is OK to grade & pave around the well. I told him that the well must remain accessible, but that the well should be properly abandoned & sealed if there are no plans for use or if the well is in bad shape. He said that sealing would be very expensive and it's not been budgeted for. He asked what would happen if, during the grading, the well accidentally got destroyed. I told him that we may hold the landowner responsible for finding the well & properly sealing it (because of the wastage that leaky artesian wells cause). So, basically, he wants to know if it would be OK to grade & pave around. According to our database, if it IS 1952-03, the well is over 100 years old.