



HAWAII STATE  
DEPARTMENT  
OF HEALTH

# HEER NEWS

The Hawaii Department of Health (HDOH), Office of Hazard Evaluation and Emergency Response (HEER Office), has prepared this newsletter to provide select updates on recent and current HEER activities and announcements of future activities. With the newsletter, the HEER Office hopes to better inform the environmental community and the public of the roles and services that the agency offers.

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### CONTACT INFORMATION

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## Public Opportunities to Influence HEER Policies and Guidance

### Environmental Hazard Evaluation and Environmental Hazard Management Plan for the Iwilei District Mauka of North Nimitz Hwy

The Hawaii Department of Health (HDOH), Hazard Evaluation and Emergency Response (HEER) Office is developing a programmatic environmental hazard evaluation (EHE) and environmental hazard management plan (EHMP) for minor subsurface excavations in roadways, common areas and for properties presently not covered by a HDOH approved, EHE/EHMP in the Iwilei District Mauka of North Nimitz Hwy.

According to Steven Mow, a senior Remedial Project Manager (RPM) with the HEER Office, "The purpose of the document is to standardize and streamline the management of contaminated soil and groundwater encountered during subsurface excavations in the area." Based on numerous environmental investigations the area is known to be contaminated with hydrocarbons such as gasoline, diesel, bunker oil and their constituents and breakdown products, as well as metals-contaminated debris from the Chinatown fires. In order to prevent a larger release or exposure to workers and the public, this type of soil and groundwater contamination must be managed proactively.



**Emergency Utility Repair**

When emergency construction, such as utility repair, is required within these areas, work can be severely hampered by encountering existing contamination. Having an EHE/EHMP in place ahead of time will provide workers the information

## Public Opportunities to Influence HEER Policies and Guidance (cont)

### EHE/EHMP for the Iwilei District Mauka of North Nimitz Hwy (cont.)

they need to be prepared before they even get to the site, enabling them to have the appropriate equipment, personnel and strategies in place so they can work more efficiently while protecting the public and the environment. Steve states, "The area -wide document will provide consistent direction in dealing with known contamination in the Iwilei area north of Nimitz Hwy. This will minimize the HDOH, utility company and land owner resources required to deal with minor excavations that encounter contamination."



Buried Pipes in Iwilei

Consultants and the public are invited to help HDOH refine the document, which can be accessed at <http://tinyurl.com/c9pd5tz>. Public comments will be accepted from April 15th to May 10th, 2013. All interested property owners, tenants, utility companies, consultants, environmental attorneys, contractors, and potentially responsible parties involved in ground-disturbing construction activities in the Iwilei are invited to attend an open house at 1:00 pm on May 3rd, 2013 at the HEER Office 5th floor 919 Ala Moana Blvd.

### Updates to HEER Technical Guidance Manual



Soil Vapor Sampling Equipment - Summa Canisters, Flow Controllers, and Pressure Gauges

The HEER Office Technical Guidance Manual (TGM), at <http://www.hawaiidoh.org/>, provides in-depth guidance on environmental assessment and cleanup under Hawai'i Revised Statutes, Chapter 128D. The document guides the user through release/contaminant identification and reporting, site investigation, and site closure and provides information on the regulations and policies that dictate HEER Office responsibilities.

Because the TGM is a tool that environmental stakeholders can use to meet the expectations of HEER regulators, the document is regularly being updated and revised by the HEER Office in conjunction with consultants and other environmental stakeholders. The public is

encouraged to review and comment on the TGM and can register to receive notifications of releases and updates by visiting the TGM Home page link above and clicking "REGISTER FOR TGM UPDATE ANNOUNCEMENTS".

# Public Opportunities to Influence HEER Policies and Guidance (cont.)

## Updates to HEER Technical Guidance Manual (cont.)

The most recent updates to the TGM will be posted in the upcoming weeks and include the following Sections:

- 7 Soil Vapor and Indoor Air Sampling Guidance,
- 9 Supplemental Guidance for Select Contaminants, and
- 13 Environmental Hazard Evaluation

Although these sections will be posted as final, the HEER Office welcomes public comments on a continuous basis.

This summer, several draft updated sections will be available for public review including Sections:

- 3 Site Investigation Design and Implementation
- 4 Soil Sample Collection Approaches,
- 5 Soil and Sediment Sampling Guidance, and
- 6 Groundwater and Surface Water Sampling

A log of previous updates can be found at <http://www.hawaiidoh.org/tgm-content/2400a.aspx?m=True> . For more information contact Dr. Roger Brewer in the Honolulu Office at 586-4249 or John Peard in Hilo at 808-933-9921.

## HEER News and Activities

# Multi-Agency Coordination Converts Former Sugar Land into a Native Hawaiian Community

Hawaii was once home to a productive sugar industry. Sugar mills, cane fields, seed dipping vats, and pesticide mixing and loading areas (PMLA) occupied flat properties near the ocean. Over time, the sugar industry dissipated and those lands became available for reuse, including residential, recreational, or commercial uses.

However, because chemicals such as pesticides, arsenic, and mercury were used to grow and produce sugar, toxic chemicals persist at many of these properties long after sugar operations ceased. Since these sites are large and complex, investigation and cleanup are often expensive and require collaboration between federal, state, municipal, and community groups to ensure the land is safe for beneficial reuse. Recently, the United States Environmental Protection Agency (EPA) State Response Program (SRP) 128a grant, along with multiple other funding sources, was used to convert an agricultural area on Oahu into a planned community with affordable, green housing for native Hawaiians.



**Kroc Center Complete and Hawaiian Housing under Construction in 2012**

## Multi-Agency Coordination Converts Former Sugar Land into a Native Hawaiian Community (cont.)

The East Kapolei II development is located on a 404-acre parcel on the western part of Oahu’s Ewa Plains. From 1890 through 1994, two separate sugar companies operated on the property. Pesticide mixing and loading operations took place on a small portion of the site from 1953 through 1994. The State of Hawaii Department of Land and Natural Resources (DLNR) acquired the East Kapolei II property through condemnation in 1994,

Funding Source	Use
EPA SRP 128a Grant	HEER Office investigated 400-acre former agricultural field using multi-incremental sampling technique
EPA Brownfields Pilot Assessment Grant	DBEDT contractor conducted Phase I Site Assessment for the Agricultural Land
EPA Targeted Brownfields Assessment Grant	Sampling and Analysis Plan for conducting Site investigation.
HUD Native Hawaiian Housing and Self Determination Act (NAHASDA) Block Grant	Infrastructure construction; house purchase assistance to beneficiaries
Federal Highways Administration/Department of Transportation funds	Construction of North-South Road
EPA Cleanup Grant	DHHL cleanup of East Kapolei PMLA
EPA Brownfields Cleanup Revolving Loan Fund (Managed by DBEDT)	DHHL cleanup of East Kapolei PMLA
Hawaiian Home Lands Trust Fund	PMLA cleanup activities not authorized under the Cleanup Grant or Revolving Loan Fund; Infrastructure Construction
US Department of Agriculture, Rural Development	Grant and loan funds for the construction of on-site water and wastewater systems

including the liability associated with residual contamination from the former sugar operation. In February 2009, the land was transferred to the Department of Hawaiian Home Lands (DHHL).

The EPA worked in conjunction with DLNR, DHHL, the Hawaii Department of Health (HDOH), Department of Business, Economic Development & Tourism (DBEDT), the City and County of Honolulu, community members, and other local agencies to remediate the contaminated area to provide affordable housing redevelopment for native Hawaiian beneficiaries. The EPA SRP 128a Grant to the HDOH funded Phase I and Phase II environmental assessments on-site. Additionally, an EPA Brownfields Hazardous Substances grant enabled DBEDT to conduct costly Phase II assessment work on a portion of the site heavily contaminated by pesticide mixing activity. The grants significantly reduced the cost of redevelopment for Hawaii state agencies involved with the project. For further information on funding that enabled investigation, cleanup, and redevelopment of East Kapolei II, particularly the former PMLA, please visit:

[http://www.epa.gov/region9/brownfields/land-revitalize/pdf/R9\\_FS\\_E\\_Kapolei\\_final\\_040111.pdf](http://www.epa.gov/region9/brownfields/land-revitalize/pdf/R9_FS_E_Kapolei_final_040111.pdf)

After much investigation, in 2008 it was determined that the former agricultural fields are suitable for residential development. Development of the Smart Growth Community is well under way:

- "Backbone" infrastructure for the master planned community, including major roadways, water mains, and sewage transmission mains has been constructed.

## HEER News and Activities

- Mass grading of 289 single-family house lots has been completed using HUD American Recovery Act (ARA) funding.
- The Salvation Army Kroc Community Center is open. It is a 120,000-square-foot regional community center offering:
  - Conference and banquet rooms;
  - A 150-student preschool;
  - A 500-seat worship and performing arts center;
  - An athletic center with an NCAA-regulation gymnasium;
  - A state-of-the-art health and wellness center;
  - An aquatics center featuring a competition pool and a recreation pool with giant water slides;
  - A 3-acre multipurpose field for outdoor programs.
- Ko'oloa'ula multi-family housing, a 120-unit low income rental project, is under construction with first occupancy scheduled for early 2013.

Upon completion, the East Kapolei II community will include:

- Approximately 1,000 single-family homes for native Hawaiian beneficiaries of the federal Hawaiian Homes Commission Act (HHCA) of 1920.
- Approximately 1,000 units of multi-family affordable housing for native Hawaiians and the general public.
- An elementary school and a middle school to be developed by the State Department of Education.
- A \$10 million multipurpose center that will serve as a hub and training site for Special Olympics Hawaii, as well as a health and wellness center where adults and children with intellectual disabilities can receive free physical exams, hearing, vision, dental and podiatry screenings, and wellness and nutrition education.
- Three community parks will be located throughout the community, one of which will be constructed at the former PMLA site once the contaminated soil is capped and land use controls are in place.

## Planning and Coordination to keep Honolulu Rail Transit Project on Track

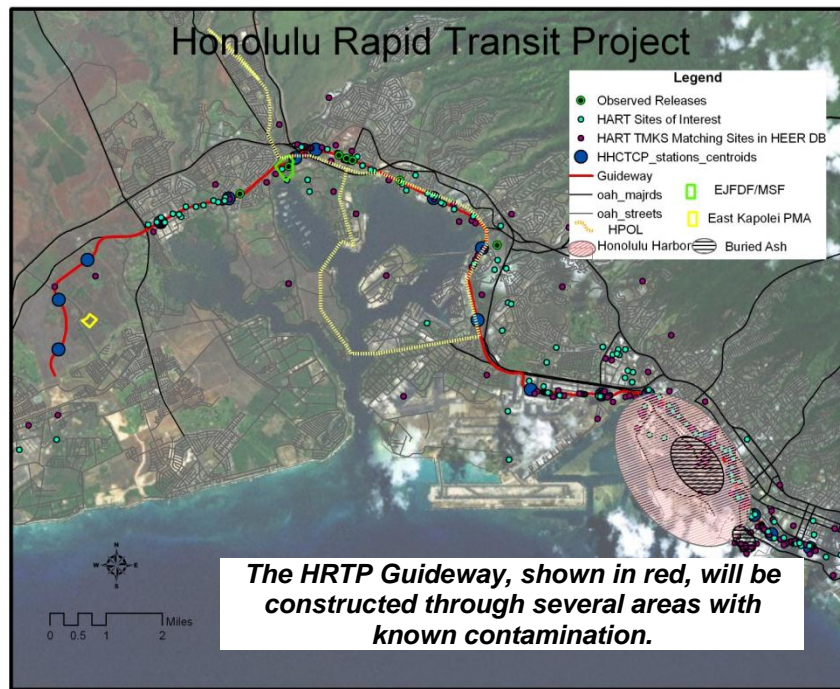
Columns for twenty miles of elevated guideway, 21 stations, three park and rides, one parking structure, a maintenance and storage facility (MSF), multiple traction power substations, and support buildings will be constructed for the Honolulu Rail Transit Project (H RTP). The magnitude seems daunting even without considering the hours of planning, permitting, and preconstruction activities, or coordination of multiple contractors and subcontractors performing very different tasks simultaneously at multiple locations along the planned rail route. Now consider that approximately 200,000 cubic yards (about 260,000 tons) of soil may be moved just during column construction and it becomes apparent how critical environmental planning is, especially since many of the preconstruction and construction activities will occur in areas with existing soil and groundwater contamination.



### Planning and Coordinating to keep Honolulu Rail Transit Project on Track (cont.)

Since November 2011, the Honolulu Authority for Rapid Transportation (HART) and its subcontractors have been working with the HEER Office to plan for work within the contaminated areas and properly manage contaminated media, protect the public, and prepare for large-scale construction. Because the project is complex and will involve moving soil off-site, the HEER Office has been partnering with the Solid and Hazardous Waste Branch (SHWB) to ensure the proper procedures and plans are in place.

Several task-specific, HDOH-approved, EHE/EHMPs were written to cover utility work, archaeological inventory surveys, and test and method shaft construction in specific locations. To gather data for the EHEs, HART completed public records requests and determine what existing sites may have impacted the H RTP.



Additionally HART wrote a site-specific EHE/EHMP to support MSF construction at the former Ewa Junction Fuel Drumming Facility. A release of approximately 315,000 gallons of gasoline occurred at the site in March 1971, was remediated, received a No Further Action determination, and has remained fallow and unused for decades. Additional assessment was needed to evaluate the suitability of the site for the proposed use. Dissolved contamination remains in groundwater, so HART completed soil vapor sampling to confirm site safety for the future buildings. With HEER Office concurrence, this presently underutilized, 55.842-acre property will soon be put to beneficial use.

HART is also developing a project-wide, "parent" EHE/EHMP to identify major areas of contamination throughout the entire H RTP, discuss hazards associated with anticipated contaminants that may be encountered, document release reporting procedures, and detail methods for managing contaminated soil and groundwater. The plan includes protocols for reusing soil within the H RTP whenever possible. One challenge is to include enough information so the parent EHE/EHMP is useful, without making it so large and cumbersome that information is inaccessible to users. The document must set specific parameters and requirements, yet be adaptable and useful 5 years from now. It must be implementable for work in sections of the H RTP that have not been designed yet. The HEER Office and SHWB have been reviewing the parent EHE/EHMP and will work with HART to finalize it before construction activities restart.

As preconstruction work such as geotechnical boring and AIS have progressed, HART has discovered contamination through field screening and through laboratory analyses. HART has been diligent about reporting the nature of contamination, the location, and the identity of any HEER Office or SHWB sites within the area.

## HEER News and Activities

### Planning and Coordinating to keep Honolulu Rail Transit Project on Track (cont.)

With good communication at all levels of the project, this type of recordkeeping will enable effective and efficient management of contaminated media through the life of the project, prevent the spread of contamination, and better protect workers when heavy construction occurs within these areas.

HART and HDOH have taken the initial steps to help keep this complex project on track with minimal disruption. Continued proactive planning, adaptation, and multilayered communication within HART, between HART and HDOH, and within HDOH are crucial to assure that human health and the environment are protected as the project progresses.

## Announcements

### We've Moved...Virtually

The HEER Office Website is changing servers, adding a dynamic content management tool, and has a new address. According to Fenix Grange, Supervisor of the Site Discovery, Assessment and Remediation Section, "This change allows us to provide rapid and seamless updates to announce public meetings, latest guidance releases or other breaking news of interest to our stakeholders."

Please visit and bookmark our new, improved website at: <http://hawaii.gov/doh/heer>. The old Website at <http://hawaii.gov/health/environmental/hazard/index.html> won't be available for long, so don't forget to update your favorites links.

If you have questions about the new format, or have trouble accessing the new link, please contact Marsha Mealey at: [Marsha.Mealey@doh.hawaii.gov](mailto:Marsha.Mealey@doh.hawaii.gov).