

# **Hawai'i County Brownfields Workshop November 2, 2017**

**Fenix Grange**

Program Manager

Hazard Evaluation

Emergency Response Office

# Goals for Today

1. DOH HEER Roles
2. Brownfields: Opportunities and pitfalls
3. Funding and partnership opportunities
4. Working together for safe, sustainable development

# Role of HEER – Protecting Human Health and the Environment

1. Discover, understand risks and protect
2. 128D requires PRPs and property owners ensure the safety of their properties
3. We prioritize where, when and how historic contamination should be cleaned up
4. We approve safe and protective remedies

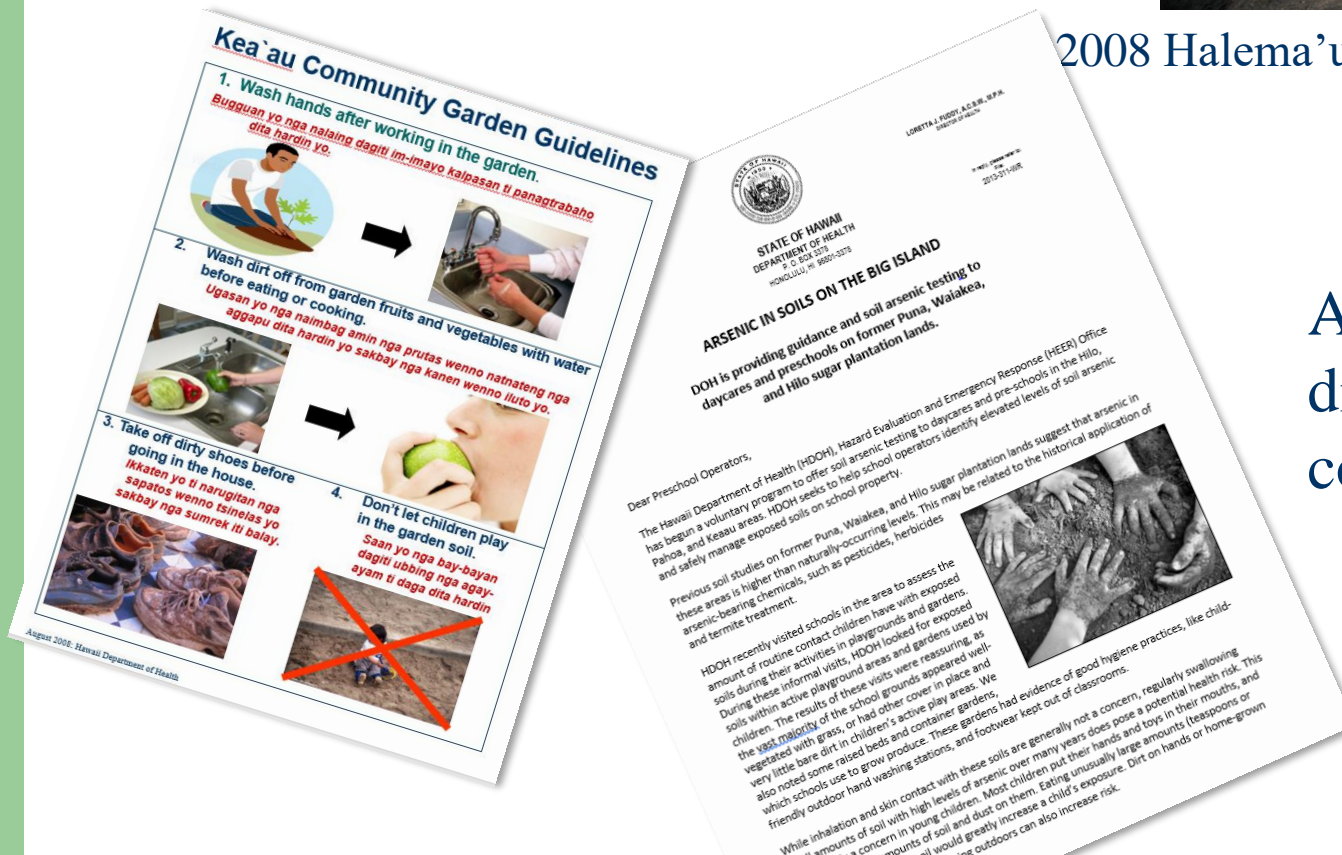
# HEER on Hawaii Island

- Hazard Evaluation



2008 Halema'uma'u Sulfur Dioxide

Add sulfur dioxide color coding



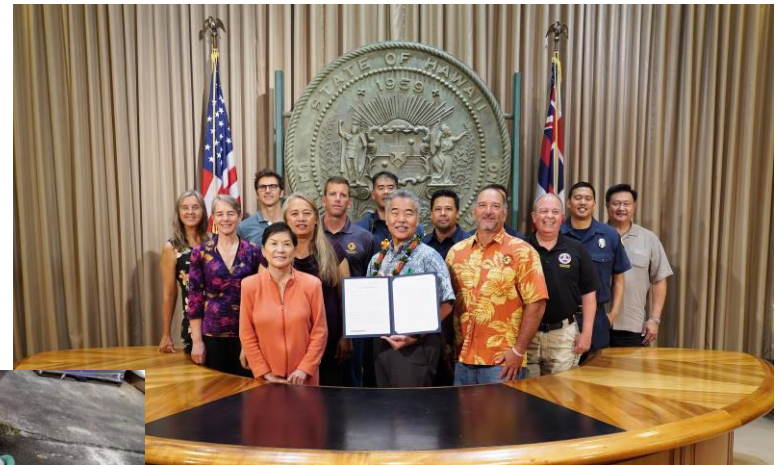
# HEER on Hawaii Island

- Emergency Preparedness & Response



2017 Piihonua  
Pumphouse  
Mercury Spill

2017 Tier II  
Fee Increase  
For LEPCs



2016 BEI  
Chlorine Gas  
Release

# SDAR on Hawaii Island

1. **Site Discovery:** DOH Historian searches, talks story and samples
2. **Assessment:** What is the problem?
3. **Remediation:** How do we make it safe for the intended use?

**EHMPs:** How do we keep it safe?





# Hawaii Island Site Discovery

Thorough historic research is KEY to identifying hidden hazards

- PA/SI SOO program designed to find trouble spots, and we've gotten very good at it!
- Lots of examples of SOO sites statewide that are now being safely redeveloped



# What are Brownfields... Really?

1. Potentially contaminated properties, often left idle due to uncertainties
2. Not like the mainland, luckily
3. Hawaii Brownfields: Redevelopment opportunities for community benefit
4. Easy v Difficult brownfields

# Brownfields are not:

1. Superfund sites
2. UXO sites
3. Sites that pose imminent threats to human health



# Hawaii Brownfields – Good News and Bad

- ✓ Little heavy manufacturing history
- ✓ Few properties idle due to contamination
- ✓ Majority of sites have low hazards
- ✓ Contamination is not visible
- ✓ Hazards are forgotten or not known
- ✓ Real risks to current and future users exist







# Where are Brownfields in Hawaii County?

1. Not obvious
2. Former sugar cane
3. Fuel storage and pipelines
4. Historic pesticide mixing operations
5. Former industrial activities

**Biggest risks occur with land use changes**



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# Contaminant Awareness Training

Do You Work Here?

## Areas of Known or Suspected Contamination on Hawaii

Hawai'i State Department of Health, Hazard Evaluation and Emergency Response Office

### Harbors

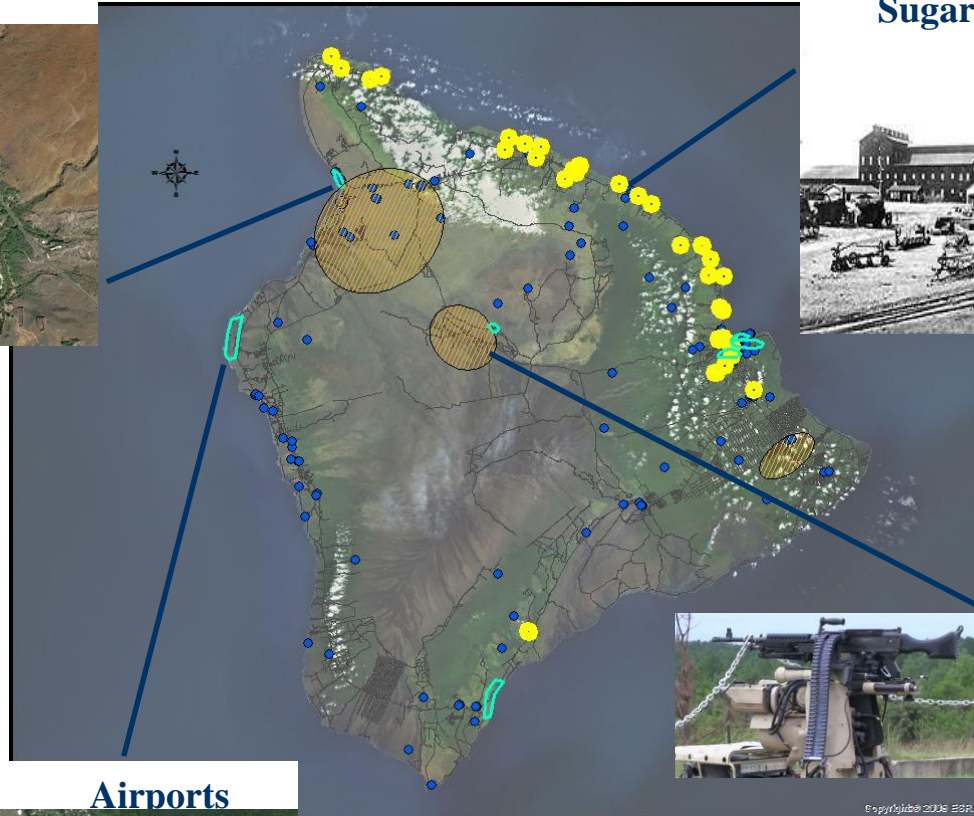


### Sugar Mills



### ALSO...

- Abandoned pipelines
- Active pipelines
- Tank farms
- General Industrial areas
- Imported fill areas
- Train tracks
- Service stations
- Dry cleaners
- Dump Sites



### Airports



### Military

#### LEGEND



Site with known or suspected contamination



Industrial area, harbor, airport, or military base



Former sugar mill



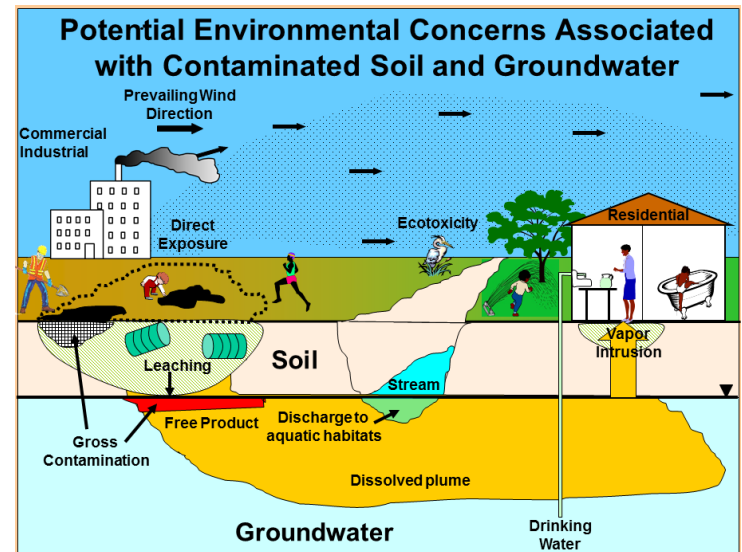
FUDS or MMRP

# Types of Contamination

- Petroleum contamination in harbors...along old pipelines
- Metals in soils
  - Areawide arsenic concerns
  - Lead paint
- Pesticides and dioxins



# Brownfields Hazards



# Those Most at Risk

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1. Children and communities
2. Construction workers
3. Future building occupants
4. Our ecosystems and wildlife

# Is My Property Affected?

- Find out!
- What is the history of your site?
- Public records at DOH can help
- Hire an experienced environmental consultant
- Report what you find
- Work with DOH to get No Further Action

**The first step to successful redevelopment is understanding conditions at your property**

# Eliminate or Manage Risks?

- Remove contamination...eliminate risks
  - Feasible...cost effective?
- Contain contamination... manage risks
  - Barriers and restrictions...acceptable risks

**All brownfields are NOT created equally.**



# Making the Right Choice

All brownfields have a valuable reuse

- Know your site conditions
- Plan a compatible use
- Don't paint yourself into a corner...  
...wrong use for contamination present.

# Strong Phase I ESA Sets the Stage

Short cuts and small budgets can miss key info.

- History of area and prior uses
- Historic floor plans, maps, operational info, purchase and sale records, dissolution documents
- Check local, national and online sources for sanborn maps, historic aerials, news stories, business records, etc.
- Walk the site and talk to neighbors, employees to meet old timers with first hand experience at the site

# Do's of Redeveloping Brownfields

- Do consider the benefits
- Do start with solid Phase I/II ESA
- Do fully characterize the site
- Do contact DOH early
- Do engage environmental professionals
- Do decide to eliminate or manage risks
- Do select compatible re-use

# Recipes for Success

- Engage HDOH early for an assessment of the best options for your situation
- Hire experienced local consultants
- Establish the future use of the property, including uses and location of construction activities
- Understand how safely managing contamination affects your plans

# Opportunities v. Pitfalls

- Explore the options to safely and cost effectively redevelop local brownfields
- Don't underestimate the impact of environmental issues on your development plans



# Up Next! Resources to Help you

## Grants and Technical Assistance

- City and County Areawide Assessment Grants
- Competitive EPA Brownfield Grants
  - Assessment and Cleanup funds
- Hawaii Brownfield Revolving Loan Fund

# HEER Office Can Help

1. Cutting edge technical tools
2. Informal and early consultations
3. 'Contaminant Awareness Training'
4. Special programs for rapid response
5. Areawide approaches to risk mgmt.

# Oh Yes! Consult with DOH Early

- Do you have to consult with HEER? To report releases or hazards, yes. Otherwise, no.
- Does it make sense to consult? Absolutely!!!
- Reduces uncertainty and helps planning
- Streamlines fieldwork by identifying questions up front
- Integrates environmental issues into construction pre-planning
- Helps financing and property transactions

# HEER Office Updates

- Trainings and resources
- HEER You Tube channel:  
search: *HEER Webinar Series*
- HEER website  
<http://eha-web.doh.hawaii.gov/eha-cma/Org/HEER/>

# Contact Us

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