



HAWAII STATE
DEPARTMENT
OF HEALTH

Hawaii Department of Health
HEER Office
1582 Kamehameha Avenue,
Hilo, Hawai'i 96720-4623

FACT SHEET

Soil Contamination Response Action for the HPHA Lanakila Public Housing Phase IIIb Project Hilo, Hawai'i

Approx. 1.5-acre Portion of TMK: (3) 2-4-028:007, 29.3 acres,
Intersection of Akahi and Hema Streets, Hilo, Hawaii Island

Introduction

This fact sheet provides information on the Hawaii Public Housing Authority (HPHA) Lanakila Housing Project, Phase IIIb. Comments or questions from persons interested in the project site and planned response action are also solicited. A response action has been proposed for cleanup of lead, arsenic, and termiticide contaminated soil found around former building foundations on a portion of the site. HPHA plans to redevelop the site with new residential housing, requiring management of contaminated soils to eliminate significant risks to future residents, as well as risks to construction workers and the public.

Site Description and Previous Uses

The State of Hawaii Public Housing Authority is the owner of the 29.3-acre site consisting of six parcels, located in Hilo at the intersection of Hema and Akahi Streets, and near the intersection of Mohouli and Kapiolani Streets in Hilo. Phase IIIb consists of an approximately 1.5-acre portion of the property bordered by Kapiolani Street, Hema Street, and Akahi Streets on the west, south, and east sides, respectively. Seven former houses located on the Phase IIIb site have been removed, but their concrete foundations remain. The original residential structures on the site were constructed in 1962 and renovated in 1999. It is believed that sugar cane was cultivated on the site prior to residential housing development.

Characterization of Contamination

Soil sampling and analysis results for Phase IIIb have shown that contaminated soils are found within 5 feet of the former building foundations. Arsenic, lead, and termiticides (Technical Chlordane) were found in soils around the former foundations at concentrations exceeding the HDOH Tier 1 soil screening levels. Soils outside the five foot perimeters around the old foundation pads were not contaminated above the soil screening levels. Soils located under the former building foundations may also be contaminated; soil sampling and analysis will be conducted after foundation removal, and if contaminated above screening levels will be managed the same as the known contaminated soils just outside the foundation pads.

The source of the lead contamination is believed to be associated with lead based paint from the previous residential structures. Lead based paints were commonly used in the past, and lead may be a particular hazard to children. Arsenic may have originated from building materials such as canec wall board, or may have been used as an herbicide, insecticide, or rodenticide near the old foundation pads. The termiticide chlordane was likely used on the periphery of the residential structures, and may have also been applied under the foundation pads.

An Environmental Hazard Evaluation was conducted to assess potential risks to human health and the environment, and it was determined that potential exposure to lead-, arsenic-, and chlordane-impacted soil were concerns warranting specific controls during and after construction. A Site Location and Impacted Area Map is provided below.

Response Action

Through coordination between the State Department of Health Hazard Evaluation and Emergency Response Office (HDOH HEER Office) and the project design team, various response alternatives for the contaminated soil were identified, including soil capping in place, complete removal and disposal at the West Hawaii Landfill, and moving contaminated soils to a single on-site location for long-term management. The site owner and their environmental consultant have proposed that the most effective, feasible, and cost-effective alternative to minimize risk to human health and the environment would be to excavate the impacted soil and move it to a single on-site soil management unit (SMU). The soil management unit would be contained by a retaining wall, and may be lined to prevent infiltration of rain water based on results of leaching tests. The SMU would be located on the eastern portion of the site, outside the footprint of planned future buildings, where a slope facilitates construction (see map). After placement in the SMU, the contaminated soil will be covered with a geotextile membrane, then at least 2 ft. of clean fill soil cover and seeded with grass plantings.

Site controls during the excavation and movement of impacted soils will eliminate, or greatly reduce, direct

exposure risks. The control of environmental hazards will include erosion and dust control. Visual and ambient air monitoring will help ensure that dust control methods are effective. Implementation of the proposed capping control would prevent exposures to workers, the public, and the environment, and provide an effective long-term management control under a written management plan that would be referenced on the property deed.

Community Involvement

HDOH encourages members of the public to comment on or ask questions regarding the planned response action. Written comments can be emailed or mailed to John Peard (by June 16, 2016) at randall.peard@doh.hawaii.gov or the following address:

John Peard, Remediation Project Manager
Hawaii Department of Health, HEER Office
Hawaii District Health Office
1582 Kamehameha Avenue
Hilo, Hawai'i 96720-4623

A public meeting will be held during the month-long public comment period to provide an overview of the soil sampling and contamination documented at the site, answer questions, and discuss the response action, including the remediation options considered and proposed. Comments from the public will be accepted at this meeting (and throughout the public comment period). This meeting will be held at the following location and time:

Date: Thursday, May 26, 2016

Location: Lanakila Community Center

Address: 600 Wailoa Street, Hilo, HI 96720

Time: 5:00PM – 7:00PM

After the public comment period is over HDOH will review and consider all comments received as well as any additional HDOH staff comments before selecting the final cleanup remedy for the site.

For More Information

A detailed plan, the Draft Removal Action Report, for the lead, arsenic, and chlordane in soil response action on a portion of the HPHA Lanakila Housing Project Phase IIIb is available for review at the Hilo Public Library (Reference Desk), 300 Wainuenue Avenue, Hilo through the comment period, May 17, 2016 to June 16, 2016. This Fact Sheet and the Draft Removal Action Report is also available on-line by accessing the "What's New" section on the HDOH HEER Office website homepage at <http://hawaii.gov/doh/heer>. The complete administrative record for the site is available for review upon request to HDOH.

For any inquiries regarding this project, contact:

John Peard, Hilo HEER Office, Remediation Project Manager, at (808) 933-9921, or randall.peard@doh.hawaii.gov.

