

Questionnaire

Phase I Environmental Site Assessment

Environmental
Resources
Management

1132 Bishop Street
Suite 501
Honolulu, HI 96813
(808) 521-4404
(808) 521-4408 (fax)

Client:	
Project:	Kakaako Makai District Development
Site Name and Address:	Kakaako
Current Owner:	State of Hawaii, Hawaii Community Development Corporation
Person Interviewed:	Melody Calisay
Employer:	Department of Health, HEER Office
Position / Title:	Remedial Project Manager
Term:	
Date of Interview:	March 14, 2012
Interviewer:	Achie Reyes



PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

- What is the current use of the property? Commercial/Industrial
- When was the property first developed? 2002 Kakaako Waterfront, 2005 John A. Burns School of Medicine, UH
- Legal description of the property and total land size:
Kakaako Makai District Development, approx. 28 acres.
- Has the property been used for an industrial purpose in the past?
Yes/No If yes, what and how long? Yes, Unit 1 and 3 were used by City and County Waste Management for their vehicle maintenance, Unit 8 and the Children Discovery Center were the locations for City and County incinerator.
- Have any of the following operations ever existed on the property?
Yes/No
 - Automotive services = Yes, Unit 1 and 3 Vehicle Maintenance
 - Chemical/petroleum processing-No
 - Electrical utility servicing- No
 - Equipment servicing -Yes
 - Fuel dispensing - Yes, there was a former gasoline station in Unit 3
 - Hazardous materials storage, use, or handling - No
 - Hazardous waste handling - No
 - Heavy equipment storage - Yes
 - Manufacturing (industrial/commercial) -No
 - Paint blending or mixing - yes

If enclosures are not as noted, kindly notify us at once.

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- Retail or commercial sales (except consumer products) - No
- Describe the prior uses and owners of the property (include approximate dates). **See E.K. Noda's report, EnviroServices and Training Center, Environet**
- Describe the current uses and owners of the adjoining properties and the start date of operation? **This information can be obtained from the EDR**
 - North:
 - South:
 - East:
 - West:
- Describe the prior uses and owners of the adjoining properties and for how long?
 - North:
 - South:
 - East:
 - West:
- Are there any environmental concerns associated with the neighboring properties? Yes/No If yes, describe.

Dieldrin contamination in the School of Medicine from the former use of alrin/dieldrin to quarantine cow or cattle

- Have any of the following items ever been stored or used on the property? *(Substances stored on site in containers routinely sold to the public are usually not a concern.)*
 - Automotive or industrial batteries. **Yes**
 - Any chemicals contained in drums, sacks, or 5-gallon pails.
Yes/No If yes, describe: **Not sure**
 - If yes, is a chemical inventory listing if available?
Yes/No (If yes, obtain a copy.)

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- Any buried fuel tanks, storage tanks located on the property? Yes/No
 - If yes, describe and state usage, volume, etc.:
 - Has any monitoring taken place? If so, describe and give results: None
 - Are there currently or have there ever been any ASTs or USTs on the property? Yes, there was a fuel dispenser in Unit 3

If yes, provide additional information in the following table:

Qty	Contents	AST or UST	Gallons	Construction Materials	Install Date	(A)ctive (I)nactive (R)emoved	Notes (Secondary Containment)
	Gasoline					Removed	
	Diesel					REMOVED	
	Fuel Oil						
	Hydraulic Oil						
	Used Oil						
	Water						

If yes, provide additional information,

- Cleanup required
- Cleanup performed -
- GW contamination remaining -
- Soil contamination remaining -
- State approval of closure -
- Tank and piping did not leak
- Under further investigation
- Other actions? (specify)
- Have there ever been any of the following air emission sources on site? Yes/No
 - Boilers - **No**
 - Fuel-fired units - **no**
 - Hazardous air pollutants - **no**
 - Incinerators - **no**
 - Lead gas fumes-**no**
 - Lead paint- **no**
 - Solvent cleaners- **No**

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- Solvent storage drums or tanks - no
- Solvent/VOC processing - no
- Spray booths -no
- Vapor degreasers- no
- Other (specify)

If yes, explain.

If yes, were the emissions federal-or state-permitted?

Yes/No Explain.

- Have there ever been any of the following wastewater discharge sources or receivers on site? Yes/No
 - Boiler blowdown - no
 - Holding ponds/tanks - no
 - Leaching fields - no
 - Well fields - no
 - On-site treatment - no
 - Process wastewater - no
 - Public sewer systems -no
 - Septic system -no
 - Other:If yes, explain.

If yes, were the discharges federal- or state- permitted?

If yes, explain

- Have any agricultural chemicals been used at the property on a regular basis? Yes/No If yes, describe. No
- Has the current owner ever had a solid waste disposal permit? Yes/No If yes, what waste streams? Not that I know of...
- Have any or the following been dumped above ground, buried, and/or burned on the property?
 - Hazardous substances – Yes, Pb from ash
 - Petroleum products – yes, spill, UST
 - Tires Yes/No
 - Unidentified waste materials Yes/No
 - Any other waste materials Yes/No
- Have contaminated or hazardous wastes ever been generated or disposed on the property, or transported to or from the property?
Ash material from burning of solid municipal waste
-

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If yes, what waste type and average monthly quantity (or total generated the previous year):

- ☐ Ignitable (flammable)
- ☐ Corrosive (adds / caustics)
- ☐ Solvents
- ☐ Contaminated soil
- ☐ Contaminated water
- ☐ Petroleum
- ☐ Other

If yes, describe the process that generated the wastes (cleaning, spills, manufacturing by-products, obsolete or defective inventory)

If yes, which generator status that applies?

- ☐ LQG (> 2,200 lb. or 300 gal/mo)
- ☐ SQG (200 - 2,200 lb. or 25 - 300 gal/mo)
- ☐ Conditionally exempt (<200 lb. or 25 gal/mo)
- ☐ One-time generator
- ☐ Other

List the site's EPA Identification Number

- Has there ever been any of the following non-compliance complaints, notices, violations, or citations? No
 - ☐ City or local environmental agency administrative or judicial orders
 - ☐ County environmental agency administrative or judicial orders
 - ☐ State environmental agency administrative or judicial orders
 - ☐ EPA administrative orders
 - ☐ Fire department
 - ☐ Other (specify)
- Have personnel from any federal, state, or local agency ever visited the facility? Yes/No If yes, who and why? EPA, for a site visit
- Are there any environmental liens encumbering the property? Yes/No If yes, describe. No knowledge
- Have any on-site releases of substances ever impacted the property? Yes/No If yes, describe, lead contamination from the use of ash as fill material. Unit 7 is contaminated with arsenic
- Have any releases from adjoining properties ever impacted the property? Yes, low levels of dieldrin are detected in Unit 2 and 4

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- Were any prior environmental assessments of the site ever completed? Yes/No If yes, describe. **Several EAs were completed. See HEER office site list**
- Do any of the following records exist that document the environmental status of the site? **Please check the HEER Office Facility Site List or database**
 - Administrative notice of violation or noncompliance
 - Air sampling investigation report
 - Asbestos survey report
 - CERCLA notice of potentially responsible party
 - Emergency spill notification or response form
 - Environmental site assessment report
 - Environmental audit or survey report
 - Groundwater sampling or investigation report
 - Hazardous waste activity notification form
 - PCB annual report
 - Pollution control permits or registration form
 - RCRA hazardous waste biannual/annual report
 - RCRA hazardous waste manifest
 - SARA Title III filings (Emergency Planning and Community Right To-Know Act)
 - Soil sampling/investigation report
 - UST closure report
 - UST notification/registration form
 - Land usage permit or restriction form
 - Other (specify)

Yes/No If yes, describe

- Has there ever been any environmental cleanup of the property?
Yes/No = **Interim remedy, capping of contaminated soil with 3-4 inches of gravel**

If yes, regulated under which of the following regulations/programs? **State of Hawaii**

- CAA (VOCs, ACM, SO₂, CO, Pb, O₃)
- CWA (on-site WWTP, WW discharges)
- CERCLA / Superfund
- Hazardous materials spills
- RCRA (USTs, haz waste areas)
- SDWA (Pb, pesticides)
- State law or criminal liability (third party contamination suit)
- TSCA (PCBs)
- Voluntary cleanup (contaminated soil, water, air, structures)

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- Other (specify)
- Has any equipment on the property been tested for PCBs? Yes/No
If yes, what results? I am not aware...
- Have there been any known PCBs on the property?
no
If yes, in what equipment?
 - Capacitor
 - Cable / switch
 - Circuit breaker
 - Transformer
 - Light ballast
 - Heat exchanger
 - Voltage regulator
 - Hydraulic system
 - Other (specify)
- Have any of the following PCB-related activities occurred in association with the property?
 - Annual inventory reporting
 - Decontamination of equipment
 - Inspection report
 - Treatment on-site
 - Disposal off-site
 - Release notification or response
 - Other (specify)

Phase II conducted by Environet detected PCB level in soil below commercial/industrial land.

- Have there been any known illnesses or deaths of current or former site personnel, customers, or surrounding populations due to any of the following? No
 - Air emissions
 - Indoor air quality
 - Asbestos
 - Contaminated soil
 - Groundwater
 - Drinking water
 - Chemical exposure
 - Other (specify)

Yes/No

If yes, explain.

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- Has any site leveling or fill material imported from off-site been used on the property? **Yes, gravel**
Yes/No
If yes, what was the source? HCDA should have the information
If yes, where was the fill used? Units 6,8, 2 and 4
- Is the site served by a public water supply? Yes
- Are there any private water wells on the property? No
Yes/No If yes, have the wells ever been tested?
Yes/No If yes, describe the results.
- Are any floor drains present on the property?
Yes/No If yes, do floor drains empty directly into a sanitary sewer or storm sewer?
Yes – storm sewer

If yes, is there any pre-treatment prior to discharge?
Yes/No Explain
If yes and connected to a storm sewer, what is the location of the outfall?
- What utilities serve the property?
 - Electric. - Yes
 - Gas.
 - Telephone -Yes
 - Water- Yes
 - Sanitary.
 - Other (Specify)
- Are there any designated wetlands on the property or areas which may be considered wetlands? No
Yes/No If yes, describe
- Have there ever been any pits, ponds, or lagoons on the property?
Yes/No If yes, describe - No
- Were there any building onsite that were built prior to 1987?
Yes/No If yes, were the building(s) demolished? Yes
Yes/No If yes, what happened to the demolition materials? John Dominis was built in 1977. It was demolished and a new building is being constructed.

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- Has there been any known asbestos containing materials (ACMs) and lead-based paint on site? I am not aware...
Yes/No If yes, explain.
- Have any surveys been conducted, which may have involved materials sampling or indoor air sampling, to determine if ACMs materials exist on site? I am not aware..
Yes/No If yes, explain.
- Have any of the following other ACM- and LBP- related activities occurred on site? I am not sure..
 - ACM/LBP abatement contracting
 - ACM/LBP processing or manufacturing
 - ACM/LBP sale or distribution
 - Other (specify)
- Has there ever been any known radon on site?
Yes/No If yes, explain. No
- Has there ever been any known radioactive materials manufacturing, processing, or handling activities on site or adjacent to the site?
Yes/No If yes, explain. No
- Are there currently any CFCs on site? No
Yes/No If yes, explain.

End of Questionnaire. Mahalo!