



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, HAWAII
400 MARSHALL ROAD
PEARL HARBOR, HAWAII 96860-3139

11011
Ser AM/ 00862
June 2, 2011

Mr. Albert Nahale-a, Chairman
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, HI 96805

Dear Mr. Nahale-a:

SUBJECT: CONVEYANCE OF HALAWA LAUNDRY PARCEL PURSUANT TO THE HAWAIIAN HOME LANDS RECOVERY ACT OF 1995

The following is an update on the conveyance of the Halawa Laundry parcel to the Department of Hawaiian Home Lands (DHHL) pursuant to the Hawaiian Home Lands Recovery Act of 1995, P.L. 104-42, 109 Stat. 357, and the Memorandum of Agreement dated August 31, 1998 between the State of Hawaii and the U.S. Department of the Interior.

As you are aware, the parcel was used for many years by the Navy as a laundry site. Our investigations have revealed that dry cleaning solvents used in the operation of the laundry facility were released into the soil primarily from underground storage tanks that leaked. The majority of the contaminated soil is located in the area occupied by the underground storage tanks. As the dry cleaning solvent breaks down in the soil, it releases vapors into the air, which would create a potential concern to any future buildings on the site.

The Navy is continuing with the environmental investigations and remedial actions that are required to obtain the State of Hawaii-Department of Health (DOH) and U.S. Environmental Protection Agency (EPA) concurrence that the Navy has completed its cleanup actions at the Halawa Laundry site. A Draft Remedial Investigation/Feasibility Study outlining the Navy's proposed actions at the site was submitted to EPA and DOH in February 2010.

The proposed action consists of restrictions on the use of the parcel, soil vapor/ambient air monitoring, and the continued use of the Soil Vapor Extraction (SVE) System. The system was installed in the subsurface soil to induce vacuum and extract vapors coming from the dry cleaning solvent in the soil. The removal of the contaminated soil is not practical due to the depth of the contamination.

Navy is currently conducting sampling and determining appropriate remedial actions to prevent the migration of vapors off the site. It is anticipated that this process and determination of the final remedy with EPA and DOH could take until 2015/2016 to complete. Based on this schedule, the property would be reported to GSA for disposal in 2017.

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Due to the dry cleaning solvent in the soil and and vapor intrusion potential, we envision that there will be substantial restrictions on the use of the parcel. Based on what we know at this time, the following restrictions, reservations, and conditions will likely apply:

1. Residential use of the entire parcel is prohibited.
2. Commercial and industrial use of the entire parcel is permitted. However, there will be further restrictions on the use of the area outlined in red on the enclosure. These restrictions will likely include the following:
 - a. Any structures to be constructed within this area must be designed and constructed with appropriate ventilation systems to prevent vapors from building up within the structures.
 - b. Excavation of soil is restricted to a depth of 20 feet as contaminants are known to be below 20 feet.
 - c. The reservation of rights for continued ownership, operation, maintenance, and repair of the soil vapor monitoring wells and Soil Vapor Extraction (SVE) System or some treatment system at the site.

It is anticipated that EPA may require additional use restrictions.

If you have any questions regarding this matter, please contact Ms. Genie Wery at 471-117, extension 271 or email address genie.wery@navy.mil. We are also available to meet with you to provide additional information and answer any questions that you might have.

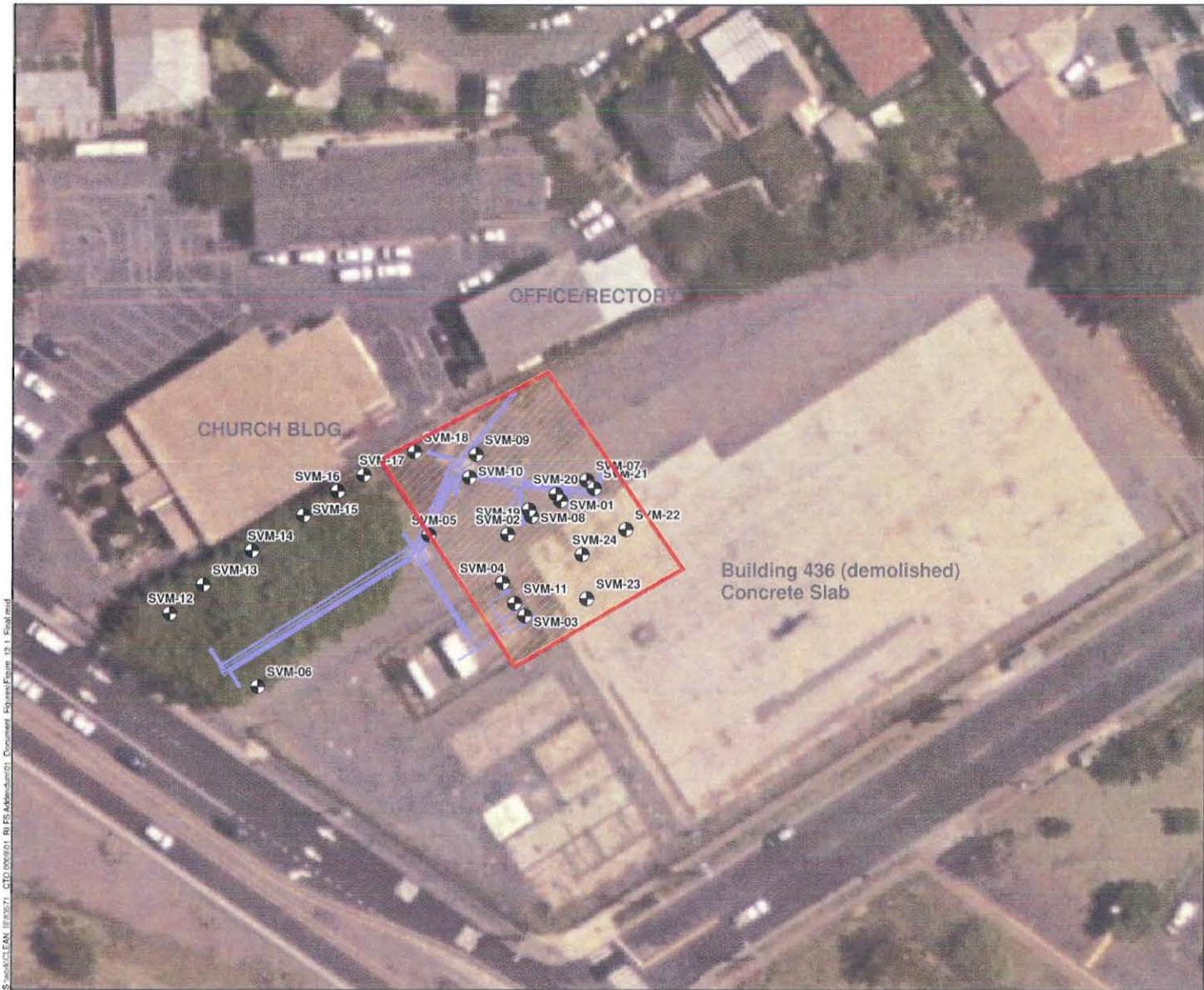
Sincerely,






J. CORONADO
Captain, CEC, U.S. Navy
Commanding Officer

Enclosure: Orthophoto showing restricted area

Copy to: Mr. Tom Doszkocs, General Service Administration



LEGEND

-  SVM Well
-  SVE Network
-  Area to remain as-is or developed as a landscaped area or parking lot. Indoor vapor intrusion mitigation measures must be implemented if structures are built within this area.

NOTES

1. Locations shown are approximate.
2. Basemap source: <http://www.pdc.org/geodata/hawaii/oahu/edc/>
3. Map projection is UTM Zone 4N, NAD83 Datum.

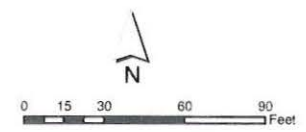


Figure 12-1
Area of Elevated CVOC Concentration
In Shallow Soil Vapor
RI/FS Addendum
Former Aiea Laundry Facility
Pearl Harbor, Hawaii

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