June 2, 2017

Ms. Kathy Sokugawa, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sokugawa:

Special Use Permit Application
Honouliuli Wastewater Treatment Plant (WWTP)
Secondary Treatment and Support Facilities
‘Ewa, O‘ahu, Hawai‘i
Tax Map Key: (1) 9-1-069:003 and 004, (1) 9-1-013: 007

On behalf of the Applicant, the City and County of Honolulu, Department of Design and Construction (CCH, DDC), we are submitting two (2) hardcopies of a Special Use Permit (SUP) Application, prepared in accordance with Hawai‘i Revised Statutes (HRS), Chapter 205, for the subject project for processing.

The DDC and CCH, Department of Environmental Services (ENV) and propose to expand the Honouliuli WWTP into the adjacent parcel on the mauka side of the existing site to accommodate secondary treatment facilities that are required by the First Amended Consent Decree (FACD) between the CCH, the State of Hawai‘i Department of Health (DOH), and the Environmental Protection Agency (EPA). The FACD requires that notice-to-proceed for construction of secondary treatment facilities be issued by January 1, 2019.

Approximately 25 acres of the expansion area are located within the State Land Use (SLU) Agricultural District and the City AG-1 zoning district. WWTPs are not a permissible use within the SLU Agricultural District therefore a SLU District Boundary Amendment or Special Use Permit is required for the project. To meet the January 1, 2019 FACD deadline, the DDC is processing the attached application for a Special Use Permit (SUP) to allow the WWTP use within the SLU Agricultural District.
In the long term, the City will process an application for a State Land Use District Boundary Amendment to change the SLU District from Ag to Urban. The future Boundary Amendment would replace the SUP and result in a SLU District designation that is in consonance with CCH land use plans and policies for the ‘Ewa region and with the use of the site for the Honouliuli WWTP secondary treatment and support facilities.

If you have any questions or require additional information, please contact the undersigned at (808) 748-7463.

Very truly yours,

James Niermann, AICP, LEED AP
Planning Project Coordinator

Enclosures: Two (2) hardcopies of Special Use Permit (SUP) Application

cc: Mr. Raj Rath, DDC
    Ms. Cindy Masuoka, DDC
    Ms. Jaimie Nishikawa, RTMC
PLANNING DIVISION MASTER APPLICATION FORM

Additional data, drawings, plats, and fee requirements are listed on a separate sheet title "Instructions for Filing". PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Planning Division staff in completing the application. Please call appropriate phone number given in the "Instructions for Filing".

Please print legibly or type the required information.

SUBMITTED FEE: $ Exempt (Public Agency)

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

☐ GENERAL PLAN AMENDMENT
☐ SPECIAL USE PERMIT __ New ___ Modify Existing

☐ STATE LAND USE BOUNDARY AMENDMENT (<15 acres)
  From ___________________________ (District)
  To ___________________________ (District)

☐ DEVELOPMENT PLAN (DP)/SUSTAINABLE COMMUNITIES PLAN (SCP) AMENDMENT
  Indicate DP/SCP area ______________________________________________________

☐ ZONING DISTRICT BOUNDARY ADJUSTMENT, ADMINISTRATIVE

☐ ZONE CHANGE
  From ___________________________ (District)
  To ___________________________ (District)

☐ AMEND UNILATERAL AGREEMENT TO ORDINANCE NO. ________________

☐ PUBLIC INFRASTRUCTURE MAP REVISION (Indicate Map Symbol Requested):
  ○ CY (Corporation Yard) ○ DSP (Desalination Plant)
  ○ D (Drainage Way, Open Channel) ○ TS (Transit Station) ○ FS (Fire Station) ○ GB (Government Building)
  ○ P (Parking) ○ PS (Police Station) ○ PKG (Parking Facility/Transit Center) ○ RES (Water Reservoir)
  ○ SPS (Sewage Pump Station)
  ○ STP (Sewage Treatment Plant) ○ SW (Solid Waste Facility) ○ RTC (Rapid Transit Corridor)
  ○ R (Arterial & Collector Roadway) ○ W (Potable Well)

(Project/Parcel specific information should be provided for General Plan and Development Plan amendments only if appropriate.)

TAX MAP KEY(S): (1) 9-1-069:003 and 004 and (1) 9-1-013:007

STREET ADDRESS/LOCATION OF PROPERTY: 91-1000 Geiger Road, Ewa Beach, Hawaii 96706

APPLICATION/SUBJECT AREA (Acres/lot ft.): 003 (25.1 ac in SLU A4, 23.3 ac in SLU B), 004 (2.702 ac in SLU A4), & 007 (48.633 ac in SLU U)

THE PROPOSED PROJECT IS LOCATED INSIDE OUTSIDE THE:

☐ Urban Growth Boundary
☐ Urban Community Boundary
☐ Rural Community Boundary
☐ Community Growth Boundary

OF THE ‘Ewa Development Plan
ZONING DISTRICT(S): I-2 and AG-1

DEVELOPMENT PLANS/SUSTAINABLE COMMUNITY PLAN
STATE LAND USE DISTRICT: Agricultural and Urban

RECORDED FEE OWNER:

Name (if any): City and County of Honolulu (CCH )
Organization ___________________________
Mailing Address: 650 South King Street, 11th Floor
Honolulu, Hawaii 96813
Phone Number ___________________________
Signature ___________________________

PRESENT USE(S) OF PROPERTY/BUILDING:

003 is undeveloped vacant land, 004 contains the WWTP influent pump station and related facilities, and 007 contains the WWTP and HWRF.

PROJECT NAME (if any): Honolulu Wastewater Treatment Plant Secondary Treatment and Support Facilities

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

This Special Use Permit application is to accommodate construction of Honolulu WWTP's secondary treatment and support facilities that are required to comply with the 2010 Consent Decree between the CCH, the State of Hawaii, DOH and the U.S. EPA.

APPLICANT:

Name ____________________________________________
Department of Design and Construction
Organization CCH
Mailing Address: 650 South King Street, 11th Floor
Honolulu, Hawaii 96813
Phone Number 808-768-8430
Signature ___________________________

AUTHORIZED AGENT/CONTACT PERSON:

Name __________________________________________
James Niemann - R.M. Towill Corporation
Mailing Address: 2024 North King Street, Suite 210
Honolulu, Hawaii 96819-3494
Phone Number 808-842-1133
Signature ___________________________

DPP/ELOG NO. ________________________________
DPP/POSSE NO. ________________________________

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