

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

July 17, 2017

2017 JUL 21 PM 3:18
CITY AND COUNTY OF HONOLULU

TO: KATHY SOKUGAWA, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: STEVE C. K. YOUNG, ACTING DIVISION CHIEF
PLANNING RESEARCH BRANCH

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: APPLICATION FOR SPECIAL USE PERMIT
HONOULIULI WASTEWATER TREATMENT PLANT EXPANSION
91-1000 GEIGER ROAD, EWA BEACH, OAHU
TAX MAP KEY: 9-1-069: PORTION 003 AND 004
PROJECT FILE NUMBER: 2017/SUP-2

In response to your memorandum dated July 3, 2017, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with prior to any development of the parcels:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]™, 2012 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; UFC™, 2012 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter

Kathy Sokugawa, Acting Director
Page 2
July 17, 2017

constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45,720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2012 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.



SOCRATES D. BRATAKOS
Assistant Chief

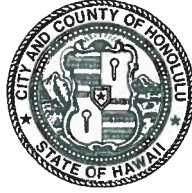
SDB/DO:bh

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org

copy

KIRK CALDWELL
MAYOR



~~LOUIS M. KEALOHA~~
CHIEF

CARY OKIMOTO
~~JERRY HOYE~~
DEPUTY CHIEFS

OUR REFERENCE MT-DK

July 18, 2017

2017 JUL 21 AM 10:33
CITY AND COUNTY OF HONOLULU
OFFICE OF THE CHIEF OF POLICE

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTENTION: Steve C. K. Young, Acting Division Chief, Planning Division

FROM: Cary Okimoto, Acting Chief of Police


SUBJECT: Application for a Special Use Permit (2017/SUP-2) – Honouliuli
Wastewater Treatment Plant
Expansion to Establish Full Secondary Treatment and Support Facilities
91-1000 Geiger Road, Ewa Beach, Oahu
Tax Map Key: 9-1-069: Portions 003 and 004

Thank you for the opportunity to review the subject application.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department.

If there are any questions, please call Major Sean Naito of District 8 (Waianae) at 723-8403.

Cary Okimoto
Acting Chief of Police

By 
Mark Tsuyemura
Management Analyst VI
Office of the Chief



STATE OF HAWAII
DEPARTMENT OF HEALTH
WASTEWATER BRANCH
919 ALA MOANA BLVD., ROOM 309
HONOLULU, HI 96814-4920

In reply, please refer to:
File:

LUD - 1 9 1 069 003 App for SUP
Honouliuli WWTP-ID3510

July 18, 2017

Mr. Steve C. K. Young, Acting Division Chief
Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

2017 JUL 24 PM 1:52

Dear Mr. Young:

Subject: Application for Special Use Permit
Honouliuli Wastewater Treatment Plant
Expansion to Establish Full Secondary Treatment and Support Facilities
91-1000 Geiger Road, Ewa Beach, Oahu 96706
TMK (1) 9-1-069: Portion of 003 and 004

Thank you for allowing us the opportunity to provide comments on the subject project in which we have the following comments to offer.

We are always satisfied to have improvements done to our existing wastewater systems. We have no additional comments to offer at this time and do not object to the issuance of the special use permit for the subject project.

Please be informed that all wastewater plans must conform to applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems."

Should you have any questions, please contact our office at 586-4294.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sina Pruder".

SINA PRUDER, P.E., CHIEF
Wastewater Branch

LM/MST:lmj

c: Ms. Laura McIntyre, DOH-EPO, via email



File No.: 2017/SUP-2

DEPARTMENT OF PLANNING AND PERMITTING
SUMMARY DESCRIPTION

APPLICANT : Department of Design and Construction

LANDOWNER : City and County of Honolulu

REQUEST : Special Use Permit to allow expansion of Honouliuli Wastewater Treatment Plant for the development of full secondary treatment and support facilities within the State Agricultural District.

LOCATION : 91-1000 Geiger Road, Ewa Beach, Oahu

TAX MAP KEY : 9-1-069: Portion 003 and 004

LAND AREA : Approximately 27.807 Acres

EWA DEVELOPMENT PLAN LAND USE MAP : Industrial

STATE LAND USE DISTRICT : Agricultural


EXISTING USE : Open Space and Wastewater Treatment Plant Accessory Facilities

SURROUNDING LAND USE : Golf courses, residential, open space, and lands under construction for industrial mixed uses.

DEPARTMENT: Budget and Fiscal Services

COMMENTS:

We have no objections to the proposed expansion project.

 JUL 31 2017
 By Wendy K. Inamura, Purchasing Division Administrator Date *or*

Scanned
File # 1494501

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



WES FRYSZTACKI
DIRECTOR

JON Y. NOUCHI
DEPUTY DIRECTOR

TP7/17-696477R

August 3, 2017

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

FROM: 
Wes Frysztacki, Director
Department of Transportation Services

SUBJECT: Special Use Permit, Project No. 2017/SUP-2, Honouliuli Wastewater Treatment Plant Secondary Treatment and Support Facilities, Ewa Beach, Oahu, Hawaii

9997 AUG -3 PM 3:00

This is in response to the Notice of Application for Special Use Permit dated July 3, 2017, requesting our review and comments on the subject project. In addition to our previous comments on the Environmental Impact Statement dated June 13, 2016 (see attached), we have the following comments:

1. In section C.7.d. Streets and Transportation, page C-41, the driveway locations listed in this section should be identified on Figures E.2 and E.3.
2. In section C.7.d. Streets and Transportation, Agency Consultation, page C-42, it states that comments dated July 7, 2016 were provided by the State of Hawaii, Department of Transportation. The comments listed appear to be the comments we provided, except our comment no. 6 is missing and our letter is dated June 13, 2016.
3. The Geiger Road at Kamakana Street intersection across driveway no. 2 is completed and open to the public. Therefore, the Traffic Impact Analysis Report (TIAR) should be revised to include current and future 2021 and 2030 projection year data. Contact Gentry Homes for opening date of Kamakana Street to Ocean Pointe connection to assist with projection data.

Scanned File #1490208

4. Gentry Homes recently completed road widening improvements to Geiger Road. Ensure that the TIAR takes into account these improvements and revises the data and lane assignments as needed.
5. Monitor the number of truck hauling/deliveries per day to prevent vehicular traffic on City roadways.
6. There are bus stops located along the adjacent roadways. Therefore, construction notes should include the following note regarding transit services:

"This project will affect bus operations, bus routes, bus stops, and para-transit operations. **At least two (2) weeks prior to construction**, the Contractor shall provide notification of the scope of work, location, detour, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project to:

Department of Transportation Services, Public Transit Division:
768-8396 and TheBusStop@honolulu.gov
Oahu Transit Services, Inc.:
Bus Operations: 768-9520 and 848-4565 and
Field_Operation_Mgr@thebus.org
Para-transit Dispatch and Operations:
454-5007 and 768-9852"

7. Best Management Practice controls should be included at construction site to prevent trailing of dirt and debris on City roadways.
8. All access driveways to the project site should be designed with the highest pedestrian and bicycle safety measures.
9. A street usage permit from the City's Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Attachment

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, THIRD FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



MICHAEL D. FORMBY
DIRECTOR

MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP5/16-653242R

June 13, 2016

Mr. Matthew Stimpson
AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, Hawaii 96813

Dear Mr. Stimpson:

SUBJECT: Draft Environmental Impact Statement, Honouliuli Wastewater Treatment Plant Secondary Treatment and Support Facilities, Ewa Beach, Oahu, Hawaii

In response to your letter dated May 8, 2016, we have the following comments:

1. Future operational needs at this facility should be addressed in order to mitigate any traffic conflicts at the proposed driveway alignments. The design should ensure that adequate sight distance is provided for all vehicle types at all project driveways.
2. The report fails to address the poor level of service conditions for traffic exiting the site from the Geiger Road driveways. Considering the industrial use of the site, it is likely that a higher percentage of large vehicles will be present, increasing driveway delays.
3. All driveways that are gated for security purposes should have adequate storage for vehicle queuing and a turnaround area.
4. The proposed multi-use pathway around the perimeter of the project site should be designed to include provisions for safe pedestrian, bicycle and vehicle crossings at all project driveways.
5. All parking needs for the proposed facility (employees and visitors) should be handled on-site and located in areas that are convenient and safe for the users.

Mr. Matthew Stimpson

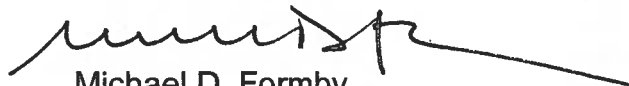
June 13, 2016

Page 2

6. Any damage to the existing roadway and sidewalk area caused by the project should be restored to its original or better condition.
7. The area Neighborhood Board, as well as the area residents, businesses, emergency personnel (fire, ambulance and police), Oahu Transit Services, Inc. (TheBus), etc., should continue to be kept apprised of the details of the proposed project and the impacts that the project may have on the adjoining local street area network.
8. Construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael D. Formby', with a long horizontal line extending to the right.

Michael D. Formby
Director

cc: Ms. Marisol Olaes, Department of Environmental Services

Lee, Jeffrey K

From: Nakamura, Darlene K [darlene.k.nakamura@hawaii.gov]
Sent: Thursday, August 03, 2017 9:11 AM
To: Young, Steve C. K.; Lee, Jeffrey K
Cc: Miller, Kim E
Subject: Request for Comments - Honouliuli Wastewater Treatment Plant Expansion (Project No. 2017/SUP-2)

Attachments: Archived

To: City & County of Honolulu
Department of Planning and Permitting
Attn: Mr. Steve C.K. Young
Attn: Mr. Jeffrey Lee

Attached are DLNR's comments to the above-entitled subject matter.

Thank you,
Darlene

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 3, 2017

City and County of Honolulu
Department of Planning and Permitting
Attention: Mr. Steve C.K. Young
Acting Division Chief
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: syoung@honolulu.gov

Dear Mr. Young:

SUBJECT: Application for a Special Use Permit – Honouliuli Wastewater Treatment Plant Expansion, Ewa Beach, Island of Oahu; TMK: (1) 9-1-069: Portions 003 and 004 (Project No. 2017/SUP-2)

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your application pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosures

cc: Central Files
Department of Planning and Permitting
Attn: Mr. Jeffrey Lee (via email: jeffrey.lee3@honolulu.gov)

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

**Ref: Application for a Special Use Permit - Honouliuli Wastewater Treatment
Plant Expansion, Ewa Beach, Oahu, TMK: (1) 9-1-069: Portions 003 and 004**

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within an area of special Flood Hazard.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- o Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- o Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- o Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- o Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: _____
fw CARTY S. CHANG, CHIEF ENGINEER

Date: 7/20/17



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 11, 2017

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division – Oahu District
 Historic Preservation

RECEIVED
LAND DIVISION
2017 JUL 12 PM 12:39
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Application for a Special Use Permit – Honouliuli Wastewater Treatment Plant Expansion
LOCATION: Ewa Beach, Island of Oahu; TMK: (1) 9-1-069: Portions 003 and 004
APPLICANT: City and County of Honolulu, Department of Planning and Permitting

Transmitted for your review and comment is information on the above-referenced application. We would appreciate your comments on this application which can be found at:

1. <https://hawaiioint.sharepoint.com/sites/dlnr-ld> (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a password)
4. Click on: Request for Comments, then click on the subject link –Honouliuli- 2 files. Please contact Quoc Le at (808) 587-0423 or quoc.le@hawaii.gov if there are any issues accessing the document.

Please submit any comments by **July 31, 2017**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

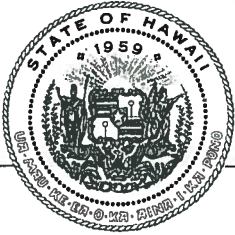
Attachments

- () We have no objections.
- (x) We have no comments.
- () Comments are attached.

Signed: Darlene Bryant Takamatsu

Print Name: Darlene Bryant-Takamatsu
Date: 7/12/17

cc: Central Files



OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-15688

August 2, 2017

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

Subject: Honouliuli Wastewater Treatment Plant Secondary Treatment and Support Facilities
Project No.: 2017/SUP-2 (JL)
Tax Map Keys: 9-1-069: Portion 003 and 004
Location: Ewa Beach, Oahu, Hawaii

Dear Ms. Sokugawa:

Thank you for the opportunity to review the subject application for the expansion of the existing Honouliuli Wastewater Treatment Plant (WWTP) by the City Department of Environmental Services (ENV). The existing WWTP site is located on Tax Map Key parcels 9-1-013: 007 Portion; 9-1-069: 003 Portion; and 9-1-069: 004 Portion, and provides primary treatment and limited secondary treatment for the Honouliuli sewer basin. The Honouliuli sewer basin services about 300,000 people ranging from Moanalua/Red Hill to Campbell Industrial Park and Ko Olina. Parcel 7 is within the State Urban Land Use District. Parcel 3 is within the State Urban (23.3 acres) and Agricultural Land Use District (25.1 acres), and Parcel 4 (2.702) is within the State Agricultural Land Use District. The WWTP has an average daily flow capacity of approximately 38 million gallons per day (MGD) with one unit on standby and 51 MGD with all units in service.

Also on site is the Honouliuli Water Recycling Facility (HWRF), owned by the City Board of Water Supply. The HWRF has a capacity of 12 MGD and produces two MGD of recycled water for irrigation and industrial purposes. There is a Convenience center refuse collection station, which operates independently from the WWTP operation.

The Special Permit Application is required in order to expand the wastewater facility to accommodate secondary treatment and support facilities required to comply with the 2010 Consent Decree or as currently referred to as the First Amended Consent Decree (FACD) between the Applicant, the State Department of Health, and the Environmental Protection Agency. The key terms are:

Scanned File #1490208

Ms. Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
City and County of Honolulu
August 2, 2017
Page 2

- a. January 1, 2019—Applicant shall begin construction of the secondary treatment facilities for Honouliuli WWTP.
- b. June 1, 2024—Applicant shall complete construction of secondary treatment facilities.

In the short term, in order to comply with the FACD deadlines, the applicant seeks to obtain a Special Permit to allow the expansion, construction and operation of the WWTP on the State Agricultural Land Use District areas of Parcel 3 and parcel 4.

The guidelines for Special Permits are contained within Hawaii Administrative Rules (HAR) Title 13, Chapter 15, Subchapter 12, which allows certain “unusual and reasonable” uses within Agricultural and Rural Districts other than those for which the district is classified. HAR § 15-15-95 lists six (6) guidelines for determining whether a proposed use is “unusual and reasonable.” The following assesses the proposed project relative to the Special Permit guidelines:

1. The use shall not be contrary to the objectives sought to be accomplished by Chapters 205 and 205A, HRS, and the rules of the Commission.

Hawaii Revised Statutes (HRS) Chapter 205 seeks to protect agricultural lands and ensure their continued availability for agricultural use. It provides that the Agricultural District shall include lands with a high capacity for agricultural production, grazing, or other agricultural uses. Chapter 205 recognizes that some lands in the Agricultural District may not be suitable for the uses permitted in the Agricultural District and, therefore, other uses may be allowed with a Special Permit.

In this case, the site contains soils of mostly poor quality (parcel 3) with a small area containing higher quality agricultural lands (parcel 4). According to the Land Study Bureau (LSB), the soils in parcel 3 have been classified as having an overall (master) productivity rating as “E” lands, and soils within parcel 4 have been designated as “A” and “B.” We note that parcel 4 already contains existing appurtenant uses.

Regarding the objectives of HRS Chapter 205A, the application sufficiently addresses the project’s compliance with applicable Coastal Zone Management (CZM) program objectives and policies and it appears that the proposed use is not contrary to the objectives of the program. The proposed project will improve water quality in the nearby coastal waters, thus improving recreational opportunities in the area. The project is also required to meet the FACD.

The project site has not been recommended as Important Agricultural Lands (IAL).

Additionally, an archaeological assessment (AA) has been provided. The State Historic Preservation Division reviewed the AA and determined that the report is “accepted” and that no other work is required.

2. The desired use would not adversely affect surrounding property.

According to the application, the proposed project is not anticipated to directly or indirectly affect adjacent uses. The project site is located south of the Ewa Villages, bounded by Geiger Road on the south, Roosevelt Avenue on the south and west sides, Kaloι Gulch on the east and the Oahu Railway and Land Right of way on the north. Also adjacent to Parcel 3 and 4 is the existing Honouliuli WWTP, and other City uses.

Expansion construction of the Honouliuli WWTP would result in short-term impacts that are temporary, intermittent, and localized. Long-term impacts related to operations and maintenance, including noxious odors, noise, would be minimized by buffer areas on the residential side of the project.

3. The use would not unreasonably burden public agencies to provide streets, sewers, water, drainage, schools, fire, and police resources.

According to the application, the proposed project would increase the capacity of the Honouliuli WWTP, and meet the FACD requirements. As such it would improve municipal wastewater services.

4. Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established.

OP recognizes the State’s interest in the City meeting the requirements of the FACD. OP also recognizes the State’s interest in conserving the State’s agricultural land resource base and assuring the long-term availability of agricultural lands for agricultural use. OP acknowledges the proposed project site was primarily used as cattle ranching and is not irrigated, however, currently there is no agricultural use on the project site. The City has designated the site within the Ewa Development Plan Community Growth Boundary.

5. The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

Ms. Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
City and County of Honolulu
August 2, 2017
Page 4

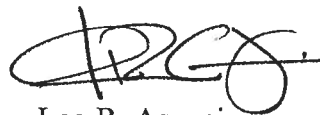
The land upon which the proposed use is sought is suited for the uses permitted within the district. As noted above, the project would be located on relatively poor quality lands, as approximately 25.5 acres are Class E land on parcel 3, as rated by the LSB productivity rating system. Under the Agricultural Lands of Importance to the State of Hawaii (ALISH) these lands are unclassified. The project area also includes parcel 4, which is approximately 2.702 acres, on Class A and B lands. Under the ALISH system, the soils on the subject property are classified as Prime. However, as noted above, there are already existing uses on parcel 4.

Having reviewed the application and applied the available information to the applicable Special Permit guidelines, OP supports the intent of the proposed project, and offers the following comments:

- In the long-term, the applicant plans to file a Motion for Amendment with the Land Use Commission (LUC) to bifurcate parcel 3 from the original reclassification under Docket No. A88-627, and concurrently file a District Boundary Amendment to reclassify a portion of parcel 3 and parcel 4 from the State Agricultural to the Urban Land Use District.
- OP has no objection to the proposed Special Permit to allow the expansion of the Honouliuli WWTP in order to fulfill the FACD requirements. We note that OP will have the opportunity to comment on the proposed Motion to Amend and District Boundary Amendment during the LUC process.

If you have any questions, please contact Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,



Leo R. Asuncion
Director

c: Land Use Commission
Department of Agriculture

DAVID Y. IGE
GOVERNOR



FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

RECEIVED

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

AUG 21 AIO 29

IN REPLY REFER TO:
DIR 0854
STP 8.2193

August 14, 2017

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. Steve C.K. Young
Acting Division Chief
City and County of Honolulu
Department of Planning and Permitting.
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Young:

Subject: Honouliuli Wastewater Treatment Plan (WWTP) Expansion
Special Use Permit (2017/SUP-2)
Ewa Beach Oahu, Hawaii
TMK: (1) 9-1-069: Portion 003 and 004

Department of Transportation's (DOT) comments on the subject project are as follows:

Airports Division (DOT-AIR)

1. The nearest portion of the site area to Runway 22R at the Kalaeloa Airport (JRF) is approximately 9,500 feet. All applicants, agencies and subsequent construction contractors need to be aware of the duties of the state and county agencies to implement the Technical Assistance Memorandum (TAM) related to this project and all projects within five (5) miles of an airport. More information about the TAM can be found at the State of Hawaii Office of Planning Website:
http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf
2. The Federal Aviation Administration (FAA) requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration according to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. This requirement is also applicable to tall equipment, such as cranes, that may be used during construction. FAA Form 7460-1 and criteria for its submittal can be found at the following website:
<https://oiaaa.faa.gov/oiaaa/external/portal.jsp>

Scanned # 1490208

3. Any activity that can potentially attract wildlife within five (5) miles of the airport are discouraged. The proposed project shall meet the requirements of FAA Advisory Circular 150/5200-33B Hazardous Wildlife Attractants on or Near Airports.

Should the project require areas of open standing water that can potentially attract wildlife, netting or grid wire shall be installed over standing water bodies to deter avian attraction and use. Additionally, we request that DOT-AIR be granted an aviation easement to protect the airspace into and out of Daniel K. Inouye International and Kalaeloa Airports from any potential wildlife hazards.

4. If the proposed project includes a photovoltaic (PV) system, then the developer must be aware that PV systems, located in or near the approach path of the aircraft into JRF, can create a hazardous condition for a pilot due to possible glint and glare reflected from the PV array. If a PV system will be installed, then, the following website may assist you with preparation of a glint and glare analysis: www.sandia.gov/glare

The submittal of a FAA Form 7460-1 for the PV installation will be required. Note that you will need Latitude, Longitude, ground elevation and the above ground elevation data for the installation site in order to fully complete this form. You will also need to attach a copy of your glint and glare analysis with your submittal of FAA Form 7460-1. Please be informed that prior to applying for a building permit, clearance to proceed shall be secured from the FAA.

If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the photovoltaic system must be prepared to immediately mitigate the hazard, upon notification by the DOT-AIR or FAA.

Additionally, operating PV installations have been known to emit radio frequency noise that may create radio frequency interference (RFI) to aviation-dedicated radio signals, disrupting the reliability of air-to-ground communications. An owner must ensure that an operating PV installation will not create any RFI so as to not interfere with any aviation communication frequency.

5. The developer needs to be aware of jet fuel line easements on the existing property of the WWTP. Contact the Hawaii One Call Center prior to any excavations.

Highways Division (DOT-HWY)

1. The WWTP expansion is being carried out pursuant to a consent decree, United States of America, et. al., versus City and County of Honolulu, Civil No. 94-000765 DAE-KSC. Circa July 2010.

2. The project has a Traffic Impact Analysis Report (TIAR) dated November 25, 2014 by Austin Tsutsumi and Associates. The TIAR analyzed the project using two phases: Phase 1 representing peak construction (approximately 2021) and Phase 2 full buildout (approximately 2030).
3. Our previous review during the Draft Environmental Impact Statement, in STP 8.1988 dated 7/7/16 (copy attached) did not realize that a consolidation of activities at the WWTP would greatly increase the number of personnel at the facility. The response was based on the WWTP having only process-related staffing.
4. We recommend against the driveway connection between Renton Road and the WWTP as that would entail crossing the Oahu Rail and Land (OR&L) right-of-way which is owned by the State and would trigger Federal environmental procedures. The OR&L is on the Historic Register and this portion has been determined to be in good condition and a crossing may be expected to have adverse effects on the historic property.
5. We recommend that the TIAR be updated by 2021 to review and update the analysis in the 2014 TIAR and validate the adequacy of the proposed improvements. The TIAR shall be submitted to the Hawaii DOT for review and acceptance. The TIAR should be based on projected staffing of the WWTP facility in 2030. Any improvements that the updated TIAR recommends shall be provided at no cost to the State.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,



FORD N. FUCHIGAMI
Director of Transportation

Attachment

DAVID Y. IGE
GOVERNOR



FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
DIR 0684
STP 8.1988

July 7, 2016

Ms. Marisol Olaes
City and County of Honolulu
Department of Environmental Services
1000 Uluohia Street, Suite 308
Kapolei, Hawaii 96707

Dear Ms. Olaes:

Subject: Honouliuli Wastewater Treatment Plant
Secondary Treatment and Support Facilities Plan
Draft Environmental Impact Statement (DEIS)
Ewa, Oahu, Hawaii
TMK: (1) 9-1-013:007 and (1) 9-1-069:003

It is anticipated that this project will not impact our State highway facilities after completion of the construction work. However, during construction there may be impacts to the State Highways. To this end, coordination and best practices shall be used to minimize traffic impacts and inconveniences to the uses of the State highway during construction.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

Fur
FORD N. FUCHIGAMI
Director of Transportation

EKT:gm

c: Matthew Stimpson, AECOM

bc: HWY-P (2016-095), STP (9-1-013-007)