

Authorization Kathy K. Sokugawa  
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*Acting Director*

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DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

KATHY K. SOKUGAWA  
ACTING DIRECTOR


TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

2017/SUP-2(JL)

September 8, 2017

**MEMORANDUM**

TO: Dean I. Hazama, Chair  
and Members of the Planning Commission

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

SUBJECT: Special Use Permit (SUP) - Honouliuli Wastewater Treatment Plant  
Secondary Treatment Expansion and Support Facilities  
91-1000 Geiger Road, Ewa, Oahu  
Tax Map Keys: 9-1-069: Parcel 004 and Portion of Parcel 003

Transmitted for appropriate action is our report and recommendation for conditional approval of the SUP application for the expansion and development of a full secondary treatment and support facilities at the Honouliuli Wastewater Treatment Plant.

In addition to standard conditions of approval, the Director also recommends the following conditions of SUP approval:

- Petitioner apply for a State Land Use District Boundary Amendment;
- The SUP expires when the boundary amendment is approved;
- Submittal of an updated Traffic Impact Analysis Report and construction and traffic management plans;
- Submittal of an outdoor lighting plan; and,
- A deadline for the establishment of the project.

As the Project exceeds the 15-acre threshold, a favorable decision by the Planning Commission will require State Land Use Commission review.

Enclosure

cc: Department of Design and Construction  
Department of Environmental Services  
State Land Use Commission

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION OF )  
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DEPARTMENT OF DESIGN )  
AND CONSTRUCTION )  
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FOR A )  
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SPECIAL USE PERMIT )  
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FILE NO. 2017/SUP-2

FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PETITIONER:	City and County of Honolulu, Department of Design and Construction
OWNER:	City and County of Honolulu
LOCATION:	91-1000 Geiger Road, Ewa, Oahu (Exhibit 1)
TAX MAP KEYS (TMK)s:	9-1-069: Parcel 004 and Portion of Parcel 003
AREA OF SPECIAL USE:	Approximately 27.807 Acres (Petition Area)
RECORDATION:	Land Court
STATE LAND USE DISTRICT:	Agricultural District (Exhibit 2)
EWA DEVELOPMENT PLAN:	Within the Community Growth Boundary; Within the Industrial Area
EXISTING ZONING:	AG-1 Restricted Agricultural District (Exhibit 3)
LAND STUDY BUREAU OVERALL MASTER PRODUCTIVITY RATINGS:	Classes "A", "B", and "E" (Exhibit 4)

EXISTING USES: Undeveloped open space, telecommunication tower, and pump station

SURROUNDING LAND USES: Wastewater treatment facility, golf courses, residential, open space, and lands under construction for industrial mixed uses

B. Proposal. The City and County of Honolulu, Department of Design and Construction (Petitioner), on behalf of the City and County of Honolulu, Department of Environmental Services (ENV), proposes an expansion to the existing Honouliuli Wastewater Treatment Plant (HWWTP) in order to construct treatment and support facilities necessary to comply with secondary treatment standards for all wastewater discharges from the HWWTP. The Petitioner also proposes to construct support facilities to accommodate the future relocation of non-process facilities, including laboratory, administrative support and maintenance facilities that are currently located at the Sand Island Wastewater Treatment Plant, and other decentralized facilities that support island-wide wastewater treatment system functions. In addition, the Petitioner proposes that existing HWWTP facilities on Parcel 004, which were established without a Special Use Permit (SUP), be included in this request. Together, the above improvements are referred to as the Project.

The expansion of the HWWTP for the construction of secondary treatment facilities is to comply with a 2010 consent decree which was entered into by the City and County of Honolulu (City), the State Department of Health (DOH), and the U. S. Environmental Protection Agency (EPA). It is referred to as the First Amended Consent Decree (FACD) under Civil No. 94-00765 DAE-KSC. The FACD requires that the City meet certain established milestones for improving wastewater treatment plants and collection systems. These include requirements for the HWWTP to be upgraded so that all wastewater discharges meet standards of secondary treatment by 2024.

The proposed buildings within the Petition Area and the existing HWWTP area include the following: Central laboratory, Ocean Team Facilities, administration building, operations building, Leeward Region Maintenance Building, central shops, central warehouse, central Supervisory Control and Data Acquisition operations building, septage receiving station, odor control building, and the Honouliuli Water Recycling Facility (HWRF). The above facilities would accommodate current needs that are not adequately met and future needs that will arise from upgrading HWWTP and the Sand Island WWTP to secondary treatment. They would also support other decentralized wastewater collection system facilities that support the island-wide wastewater disposal system.

The Petitioner proposes the following buildings/uses/footprints within the Petition Area:

**Table 1 – Proposed and Existing Buildings in Petition Area**

Building Types	Footprint (sq. ft.)	Phase	Comments
<b>TMK: 9-1-069:004</b>			
Influent Screens	2,372	Existing	Structure to remain; upgrade planned for Phase 1C
Influent Pump Station	5,415	Existing	Structure to remain; upgrade

Building Types	Footprint (sq. ft.)	Phase	Comments
			planned for Phase 1D
Venturi Pit	396	Existing	Structure to remain
Covered Vehicle wash Station	1,200	Existing	Structure to remain
Headworks Odor Control Systems (OCS)	880	Existing	To be replaced with a new structure
Solids OCS	1,260	1A	To be demolished after phase 1A (2018-2021)
Return Flow Pump Station	168	1A	Replace with a new sub structure across parcel 004 and TMK 9-1-013: Parcel 007
<b>Parcel 004 Sub Total</b>	<b>11,691</b>		
<b>TMK: 9-1-069:003</b>			
Secondary Clarifier (SC) 1	15,394	1B	New Structure
Secondary Clarifier (SC) 2	15,394	1B	New Structure
Secondary Clarifier (SC) 3	15,394	1B	New Structure
Secondary Clarifier (SC) 4	15,394	1B	New Structure
Secondary Clarifier (SC) 5	15,394	1B	New Structure
Secondary Clarifier (SC) 6	15,394	1B	New Structure
Secondary Process Pump Station	20,000	1B	New Structure
Secondary Electrical Building	2,090	1B	New Structure
Distribution Box	4,208	1B	New Structure
Secondary Clarifier 7	15,394	Future	New Structure
Secondary Clarifier 8	15,394	Future	New Structure
Post Aerobic Digestion	TBD	Future	New Structure
Ocean Team Building	12,000	Future	New Structure
Laboratory Building	16,500	Future	New Structure
Administration Building	22,000	Future	New Structure
Operations Building	8,800	Future	New Structure
Covered Truck Parking	9,500	Future	New Structure
Central Shop Building	23,000	Future	New Structure
Warehouse Building	25,600	Future	New Structure
<b>Parcel 003 Sub Total</b>	<b>266,850</b>		
<b>Total</b>	<b>278,541</b>		

C. Background. The HWWTP was built in 1978 and began operations in 1984. Upgrades were made to the site in 1996 to provide limited secondary treatment. In 2000, the Board of Water Supply (BWS) HWRF was constructed on the site. In 2011, the City acquired 48.4-acres of land abutting the north and east boundaries of the existing HWWTP to provide sufficient space for construction of treatment facilities required to comply with the FACD. The entire HWWTP property, including the expansion property, is 99.765 acres. Approximately 71.958 acres is currently within the State Land Use (SLU) Urban District.

An approximate 23.3-acre portion of TMK: 9-1-069: Parcel 003 (eastern portion) was reclassified into the SLU Urban District in 1988 under Land Use Commission (LUC) Docket No. A88-627, by Gentry Development Company. The Petitioner proposes to file a motion with the LUC to drop the eastern portion of Parcel 003 from Docket No. A88-627 while petitioning to amend the SLU District Boundary from Agricultural to Urban for the Petition Area. A successful boundary amendment petition should result in removal of the existing conditions of approval established under LUC Docket No. A88-627, which are primarily addressing the residential development of Gentry lands and the reclassification of the Petition Area into the SLU Urban District. Once the Petition Area is reclassified to the Urban District the instant SUP and any conditions of approval, if approved, would no longer be applicable.

D. Environmental Impact Statement. The Project is subject to an environmental disclosure requirement in accordance with Chapter 343, Hawaii Revised Statutes (HRS), since the project involved the following triggers for which an environmental disclosure document is required:

1. Propose the use of County and State lands or funds.
2. Propose any wastewater facility, except an individual wastewater system or a wastewater facility serving fewer than 50 single-family dwellings or the equivalent.

ENV submitted the Draft Environmental Impact Statement (DEIS) to the DOH, Office of Environmental Quality Control for publication in *The Environmental Notice* on May 8, 2016. The Final Environmental Impact Statement (FEIS) for the Project was accepted by the ENV on March 28, 2017 and published in the April 8, 2017 issue of *The Environmental Notice*.

E. Description of Proposed Operations. The Project will be completed in two phases. Phase 1 is to be completed by 2023 and involves upgrading existing secondary treatment facilities to full secondary treatment for 2035 design flows of 37 million gallons per day (MGD) average daily flow (ADF) and 107 MGD at peak capacity. Phase 2 of the Project is to be completed by 2035 and involves constructing additional new secondary treatment facilities to replace existing facilities.

Proposed operations of the completed development include:

1. Primary and secondary wastewater treatment and solids treatment operations.
2. Production of pellets from secondary solids for reuse as fertilizer or disposal at the landfill or at the Honolulu Program of Waste Energy Recovery (H-POWER).
3. Truck hauling of solids produced by HWWTP processes for disposal at the Waimanalo Gulch Sanitary Landfill or recycled at the H-POWER.
4. Septage and liquid sludge disposal by permitted private haulers and ENV haulers.
5. HWRF operations for increased recycled water (R-1) and Reverse Osmosis (RO) water production.
6. Convenience Center refuse collection station.
7. Receive sludge from Wahiawa, Paalaa Kai, Waianae, Kailua, Waimanalo, and Laie WWTP for processing at the HWWTP sludge drying facilities.

## II. FINDINGS OF FACT

- A. Site Description and Surrounding Uses. The Petition Area is located in Ewa, adjacent and within the existing HWWTP property. Parcel 003 is situated adjacent to the north boundary of the existing HWWTP. Parcel 003 is currently vacant and overgrown primarily with Kiawe trees. A telecommunication tower is also located on the northwest portion permitted by previous SUP (2006/SUP-3) but is currently allowed in the SLU Agricultural District pursuant to Section 205-4.5(a)(18), HRS. Parcel 004, 2.7 acres, is a triangular shaped parcel within the eastern side of the existing HWWTP. The site is currently developed with a pump station.

The existing HWWTP and expansion area is encompassed by urban uses and open space. Surrounding uses include a vacant parcel and the Oahu Railway and Land Company (OR&L) right-of-way to the north with Varona Village beyond, vacant land to the south of Geiger Road, currently under construction for the Coral Ridge and Sea Bridge residential communities and Barbers Point Golf Course beyond, undeveloped land that is part of the Kalaeloa Airport property to the west and an existing eight, single-family homes and the Hawaiian Railway Society base yard to the west and northwest. To the east of HWWTP is the Coral Creek Golf Course and Kaloi Gulch with the Sun Terra South and Kula Lei residential neighborhoods beyond.

Access to HWWTP is via two driveways off of Geiger Road. The topography of the HWWTP and the Petition Area is gently sloping and relatively flat with mean sea level (MSL) ranging from approximately 35 feet MSL in the southern portion of the Petition Area along Geiger Road to approximately 50 feet MSL near the northern portion of the Petition Area.

- B. Climate and Wind Patterns. The annual temperatures for the general vicinity range from 60 degrees to 85 degrees Fahrenheit, with mean monthly temperatures ranging from 73 degrees in January to February, to 81 degrees Fahrenheit in August. The general vicinity has an average annual rainfall ranging from 20 to 30 inches. Trade winds from the northeast prevail approximately 70 percent of the time, with average wind speeds in the area ranging from 15 to 25 mph with occasional gusts of over 35 mph.

- C. Soil Type and Quality of Agricultural Land.

1. United States Department of Agriculture. According to the U. S. Department of Agriculture Soil Conservation Service, the soil association in the project area is Lualualei-Fill land-Ewa association and consists of deep, nearly level to moderately sloping, well-drained soils that have fine textured or moderately fine textured subsoil or underlying material and areas of fill land located on coastal plains.

Soils on Parcel 3 of the Petition Area are classified as Mamala stony silty clay loam, 0 to 12 percent slopes. Parcel 4 contains Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes; Waialua silty clay on 0 to 3% slopes, and Mamala stony silty clay loam, 0 to 12 percent slopes.

2. Agricultural Lands of Importance to the State of Hawaii. The Agricultural Lands of Importance in the State of Hawaii (ALISH) Map, prepared by the State

Department of Agriculture (DOA), classify lands into three categories: 1) Prime Agricultural Land, 2) Unique Agricultural Land, and 3) Other Important Agricultural Land. The portion of Parcel 3 within the Petition Area is unclassified and about 1.6 acres of Parcel 4 is classified as Prime Agricultural Land.

3. Land Study Bureau Classification. According to the Land Study Bureau (LSB) overall master productivity rating system, Parcel 3 of the Petition Area is classified as "E" and Parcel 4 is classified "A" and "B". Class "E" is the lowest agricultural productivity rating whereas Parcel 004 consists of classes "A" and "B", the highest classes of agricultural productivity.
4. Important Agricultural Lands (IAL). The Petition Area does not comprise of lands designated IAL nor proposed for IAL designation.

D. Agency Comments. The following government agencies provided comments on the SUP application. A summary of their comments is as follows:

**Table 2 – Significant Agency Comments**

<b>Agency</b>	<b>Comments Summary</b>
Honolulu Fire Department (HFD)	<ul style="list-style-type: none"> <li>• Fire Department access roads shall be provided.</li> <li>• Water supply capable of supplying required fire flow to all premises shall be provided.</li> <li>• Submit civil drawing to HFD for review and approval.</li> </ul>
State Department of Land and Natural Resources (DLNR) Engineering Division	The rules and regulations of the National Flood Insurance Program (NFIP) are in effect when development falls within an area of the Special Flood Hazard. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive.
Department of Transportation Services	<ul style="list-style-type: none"> <li>• Due to recent traffic improvement, a Traffic Impact Analysis Report (TIAR) should be revised to include current and future 2021 and 2030 projection year data.</li> <li>• Monitor truck deliveries to prevent congestion on City streets.</li> </ul>
State Department of Business, Economic Development and Tourism, Office of Planning	The Office of Planning has no objections and adds that in the long term, the Applicant plans to file a request before the LUC to bifurcate Parcel 3 from LUC Docket No. A88-627, and concurrently will file a request to reclassify the Petition Area from the State Agricultural to the Urban Land Use District.
State Department of Transportation, Airports Division (DOT-AIR)	<ul style="list-style-type: none"> <li>• The nearest portion of the HWWTP to Runway 22R at Kalaeloa Airport is approximately 9,500 feet.</li> <li>• All applicants and agencies be aware of duties to implement the Technical Assistance Memorandum (TAM).</li> <li>• Any structure or tall equipment (such as cranes), which exceeds the 100:1 surface from any point on the runway would be required to submit FAA Form 7460-1 to the Federal Aviation Administration.</li> <li>• Any activity that can potentially attract avian wildlife within five miles of the airport are discouraged.</li> </ul>

Agency	Comments Summary
	<ul style="list-style-type: none"> <li>• Photovoltaic (PV) systems located in or near the approach path, can create a hazardous condition for a pilot due to possible glint and glare, and proper glint and glare analysis should be prepared.</li> <li>• Developer should be aware of jet fuel line easement on existing property of the HWWTP.</li> </ul>
State Department of Transportation, Highways Division	<ul style="list-style-type: none"> <li>• Recommend against the driveway connection between Renton Road and the HWWTP as that would entail crossing the OR&amp;L right-of-way, which is owned by the State and would trigger Federal environmental approvals.</li> <li>• Recommend that the TIAR be updated by 2021 to review and validate the adequacy of the proposed improvements.</li> </ul>

The following government agencies provided comments of "no objections" to the SUP application:

City: Department of Budget and Fiscal Services, Purchasing Division  
Honolulu Police Department

State: State Department of Health, Wastewater Branch

The following government agencies were sent a copy of the SUP application but did not provide comments as of the date of this report:

City: Board of Water Supply  
Department of Environmental Services

State: Department of Agriculture  
Land Use Commission  
State Historic Preservation Division, DLNR  
Hawaii Community Development Authority

Federal: Department of the Army  
14<sup>th</sup> Coast Guard District

E. Community Concerns. Copies of the SUP application were mailed to the Ewa Beach Neighborhood Board No. 23 (NB) and Kapolei Satellite City Hall. Notices of the SUP were mailed to area elected officials and other interest groups in the area including: Aha Kiole Advisory Committee, Ewa by Gentry Community Association, Hawaiian Railway Society, and Haseko/Ocean Pointe Association.

The Petitioner presented the Project to the NB about the proposed HWWTP expansion at their regular meeting on June 8, 2017. The NB raised concerns regarding the HWWTP and the Petitioner responded as follows:

1. Environmental Protection Agency (EPA) involvement - Petitioner responded that per EPA requirement, the HWWTP must conform to the national standards, and if not met, there will be a penalty.



2. HWWTP service area - Petitioner responded that the HWWTP will serve Central Oahu to the west, covering Ewa, Kapolei, Makakilo, and Waipahu regions.
3. Projected budget - Petitioner responded that the projected budget for the expansion is approximately \$340 million dollars.
4. Undergrounding of facilities - Petitioner responded that the facilities at the northern boundary will be underground.
5. HWWTP impacts - Petitioner responded that there will be no need to relocate any homes. Petitioner's contractor will address air quality impacts as a result of the Project.
6. Project costs and funding - Petitioner indicated that costs and funding details are being discussed and that Petitioner will inform the NB as soon as these matters have been determined.

### III. ANALYSIS

#### A. Laws and Public Policies.

1. Land Use Law, Chapter 205, HRS. The Petition Area is within the SLU Agricultural District.

Section 205-6, HRS, allows the "county planning commission to permit certain unusual and reasonable uses within the agricultural and rural districts other than those for which the district is classified... The county planning commission may, under such protective restrictions as may be deemed necessary, permit the desired use, but only when the use would promote the effectiveness and objective of this chapter."

In determining whether a proposed use is deemed "unusual and reasonable," Section 2-45 of the Planning Commission Rules established five guidelines (five tests) to be applied. These guidelines are also found in Title 15-15, of the Hawaii Administrative Rules for the LUC.

As the Project exceeds 15 acres, approval of an SUP by the county planning commission requires approval of the LUC pursuant to Section 205-6(e), HRS.

The Director of the Department of Planning and Permitting (DPP) finds that the proposal to allow the expansion of the HWWTP meets the requirements of Chapter 205, HRS. The five guidelines of Section 2-45 of the Planning Commission Rules are addressed as follows:

**Guideline 1: Such use shall not be contrary to the objectives sought to be accomplished by the State land use law and regulations.**

Pursuant to Chapter 205, HRS, public utility lines and roadways, communication equipment buildings, solid waste transfer stations, major water storage tanks, and appurtenant small buildings such as booster pumping stations are permitted

in the State Land Use Agricultural District. However, offices, yards for equipment, vehicle storage, repair and maintenance facilities, and treatment plants are not permitted without a SUP. The Project is considered a treatment plant and is not permitted in the SLU Agricultural District without a SUP.

Although a SLU Boundary Amendment (BA) would allow the expansion and development of the full secondary treatment and support facilities, the Petitioner has opted for a SUP application in order to meet the FACD Project completion deadline of 2024. Ordinarily, the development of wastewater treatment facilities within the SLU Agricultural District would be considered a permanent conversion of agricultural land to an urban use and a BA to the Urban District would be the more appropriate land use approval to effectuate the urban use. However, in this case, a timely approval under the BA process to meet the FACD deadline is not expected and the SUP process is being utilized to expedite the land use approval process to meet the FACD deadline. To address the impact of an SUP, which would allow the long-term conversion of agricultural lands to an urban use, the Petitioner proposes to apply to the LUC for a BA to bring the balance of the HWWTP currently within the Agricultural District into the SLU Urban District, within three years after SUP approval.

Therefore, the Director recommends that the SUP be approved provided that the Petitioner applies for a BA within three years of the date of SUP approval, as a condition of SUP approval.

**Guideline 2: That the desired use would not adversely affect surrounding property.**

The Project would not adversely affect surrounding properties. The FEIS for the project, prepared in accordance with Chapter 343, HRS, was accepted by the ENV on March 28, 2017. The findings of the FEIS indicate that the Project would primarily result in some unavoidable short-term impacts. However, these impacts are generally minor and would be further minimized through the implementation of Best Management Practices (BMPs) and design features. To mitigate impacts to surrounding properties, planned improvements would utilize building setbacks for HWWTP process structures, restricted building heights and landscaping to buffer views and public perception of the facility.

The Petition Area is mostly undeveloped, vacant land and existing support facilities for the HWWTP. Lands that are immediately adjoining the site consist of vacant open space, golf courses, and a few single-family dwelling units. Beyond the immediate area on the other side of the golf course are residential neighborhoods and construction of a mixed-use industrial area to the south across Geiger Road. Providing the Petitioner adheres to the following mitigation measures, the Project is not anticipated to adversely affect surrounding properties and their uses.

**Odors** – The FEIS reports that air quality impacts due to the HWWTP would likely be reduced due to upgrades to the odor control system, which would help minimize nuisance odor downwind of the HWWTP. The upgrade and expansion will replace the existing granulated activated carbon (GAC) absorbers with a biological control system to mitigate potential for odor nuisances. Grit covers,

primary clarifier covers, and primary effluent channel covers would also be used for odor containment. As a result, there are no open standing water bodies associated with the processing of wastewater. Existing odor control airflow capacity will be increased from 94,400 cubic feet per minute (cfm) to 158,000 cfm after completion of Phase 1.

Temporary sources of odor will occur during the Phase 1A building period (2018-2021) between the completion of the new Dewatering Building and the new Dryer Building. A temporary Cake Discharge System will be established to transfer the discharged cake sludge by trucks until the new Dryer Building is completed within the existing HWWTP site.

Another source of odor from operations after the Project expansion and upgrade will be from the transfer of sludge material from other WWTPs. The Cake Sludge Receiving Facility will be an enclosed system that consists of two large bins where trucks will dump the cake sludge. Odor suction ducts will be located near the retractable bin doors and pump the odor to the biological-based Odor Control System. The bin doors will only open to allow trucks to dump the cake sludge. The only time the sludge cake bins will not be fully enclosed is during the cake receiving process where trucks discharge dewatered sludge from other WWTPs. The truck discharge is estimated to take approximately five minutes, with an estimate of no more than 14 truck loads of cake discharge per week.

The HWWTP will operate in compliance with all applicable ambient air quality standards, including odor. Compliance, in terms of hydrogen sulfide concentration levels, would be demonstrated as follows:

- 1) During the final design stage of the project when the air permit is modified for applicable criteria pollutants, and
- 2) After completion of construction, an odor monitoring program will be implemented.

Noise – Noise from construction would be unavoidable during the Project construction period. Short-term increases in noise levels would result from construction activities, vehicles, and equipment. In the noise study prepared for the FEIS, it was disclosed that the Project would increase traffic noise by less than 1 decibel between 2014 and 2030. For adjacent residences located west of the HWWTP, continuous noise levels of 70 A-weighted decibels would not be compatible with residential or other noise sensitive land uses. As noise associated with the Project is subject to DOH noise regulations, Petitioner is aware that it must comply with such regulations during the construction and operation of the Project. Since noise associated with the Project is regulated by the DOH, the Director's standard condition of SUP approval on Petitioner's compliance with all other governmental approvals is sufficient to address noise impacts associated with the Project.

Viewshed - The Project will impact the viewshed of the surrounding area by adding new structures, which would change the character of Parcel 3 from undeveloped open space to wastewater treatment and accessory facilities. The undeveloped portion of the Petition Area acts as a visual buffer between the

existing HWWTP and golf course and surrounding residential neighborhoods. However, the new and existing structures of the proposed project would be designed in accordance with City development standards for height, setbacks, and landscaping to minimize visual impacts. In addition, the Petitioner states that public street frontages along Geiger Road and Roosevelt Avenue will be landscaped with canopy trees to screen views. A combination of walls and fences screened with hedges and other linear landscape elements will be installed around the perimeter with at least 10 feet of clear space on both sides of the fence lines to further buffer noise and odors and allow vehicular access, which would support fence line maintenance. The setback would be planted with drought-tolerant plants, grasses, and native species wherever feasible. The HWWTP structures will remain below the 60-foot building height limit in conformance with the I-2 Heavy Industrial Zoning District standards of the City's Land Use Ordinance and set back at least 50 feet from the perimeter property line, unless waivers from such district standards are granted. Development of the non-process support facilities in the expansion site will include site landscaping designed to screen public views and enhance the appearance of the HWWTP.

Drainage – The project shall comply with the new Rules relating to water quality standards that became effective on August 16, 2017. The proposed HWWTP improvements will implement permanent BMP strategies to retain stormwater onsite through a series of shallow stormwater infiltration basins in compliance with National Pollution Discharge Elimination System requirements. Surface flow conveyance measure will be used to the greatest extent possible, including vegetated swales incorporated into the landscaped areas. These measures will promote stormwater treatment and infiltration to minimize non-point source pollution from stormwater runoff.

**Guideline 3: Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, police, and fire protection.**

The HWWTP secondary treatment and support facilities will not unreasonable burden services provided by public agencies provided that the Petitioner adequately addresses or adheres to the following concerns and recommendations:

Traffic - The Petition Area is located along the north boundary of Geiger Road and Roosevelt Avenue as well as the southern portion of Renton Road. Geiger Road is generally an east-west, two lane, undivided two-way collector roadway and is replaced by Roosevelt Avenue west of the intersection with Essex Road. Renton Road is an east-west, two-way collector roadway that passes to the north of the HWWTP as a two-lane undivided roadway and becomes a four-lane divided roadway east of the intersection with Kapolei Parkway.

Access to the project site is via two driveways from Geiger Road. Driveway 1, on the west is the main entrance into the HWWTP. Driveway 2, on the east, is located across from Kamakana Streets and provides access to the existing septage receiving station and solids processing facilities. A third driveway west of the main driveway provides access to the Ewa Refuse Convenience Center.

The Project would add three additional driveways into HWWTP as well as a bike lane along the east boundary as follows:

- a. Driveway 4 would be located along HWWTP's eastern property line with access off of Geiger Road, east of Driveway 2. A new perimeter road connects to Driveway 4 and provides security for the expansion area on the east side of HWWTP. The proposed bike lane would also be located adjacent to this driveway outside of the HWWTP's security fence and would connect Geiger Road bike lane to Leeward Bikeway system bike path that runs along the north boundary of Parcel 3 at the location of the OR&L right-of-way.
- b. Driveway 5 would be located the northern boundary of Parcel 3, makai of Varona Village. Driveway 5 would connect to Malio Street and then to Renton Road to provide access to the expansion area and non-process support facilities on the north. Driveway 5 would also provide emergency access for vehicles and staff in the event disasters or disruption occur on Geiger Road. Petitioner is currently seeking approval of the State DOT for crossing the State-owned OR&L right-of-way at Driveway No. 5.
- c. Driveway 6 would be located at the west end of Parcel 3 with access to Roosevelt Avenue. Driveway 6 would provide access to the non-process support facilities.

The Petitioner's traffic consultant prepared a traffic impact report that analyzed two benchmark years, 2021 for peak construction and 2030 for project build-out. The traffic impact report estimates 185 construction workers and 8 total cement truck trips (4 entering and 4 exiting) the project site during the AM/PM peak hours during the construction period. After the full build-out of the HWWTP, 410 new full-time positions are estimated to be created resulting in a total of 490 full-time employees.

Based on the analysis of the traffic data, the Petitioner proposed to incorporate the following traffic management measures to mitigate traffic impacts in the area:

- a. Widen Geiger Road to provide a left-turn storage lane with a minimum storage of 50 feet for both Driveways 1 and 2.
- b. Improvements to Malio Street and Renton Road, up to Kapolei Highway intersection, to accommodate emergency truck traffic to and from Parcel 3 of the Project, including development of a westbound left-turn storage lane onto Malio Street with at least 125 feet of storage on Renton Road. Normal truck traffic is planned to be accommodated by driveways only off of Geiger Road.
- c. Provide improvements for Roosevelt Avenue including turn lanes as well as acceleration and deceleration lanes into and out of the property to accommodate the increased number of employees ingressing/egressing the HWWTP.

Traffic volumes in terms of Levels-of-Service during the 2021 and 2030 benchmark years, with or without the Project, are expected to remain similar to

existing conditions during both years' peak periods. With the implementation of the aforementioned management measures, the proposed facility is not expected to have a significant impact on traffic operations in the project vicinity.

The TIAR will be updated to reflect the current conditions of the site. These include, but are not limited to, the improvements made to Geiger Road fronting the project site and the traffic volume projections from the Kamakana Street intersection with Geiger Road from Gentry's development. The updated TIAR shall include a time line indicating when, and if, any off-site roadway improvements will be necessary, which may include traffic signals, complete streets, and other mitigation measures as needed to support the Project.

Based on the updated TIAR, the Director of the DPP may require the Petitioner to submit additional traffic mitigation measures to the DPP for review and approval within a suitable timeframe as determined by the Director of the DPP.

Petitioner should provide a construction management plan (CMP) to identify the type, frequency and routing, of heavy trucks and construction related vehicles. This will minimize impacts from construction related vehicles and activities. The CMP shall identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. Best management practices will be used to prevent trailing of dirt and debris on City roadways. Construction notices will be placed on bus stops along the adjacent roadways. A street usage permit from the City's Department of Transportation Services (DTS) will be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Petitioner should provide and implement traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. All driveway access to the project site will be designed with the highest pedestrian and bicycle safety measures.

Petitioner will prepare and submit to the DPP time lines or phasing plans of anticipated dates for major building permits for construction and demolition work. Submittal of the CMP, TDM, and TIAR for review and approval, as may be required by the DPP, is recommended as a condition of SUP approval.

Wastewater - The HWWTP provides primary treatment to all wastewater received (approximately 26 MGD) and provides secondary treatment to approximately half (13 MGD) of all flow received, including any wastewater generated on-site. In addition, treatment at the HWRF reclaims approximately half (13 MGD) of all secondary treatment effluent to produce 10 MGD of recycled water (R-1), R1 that is oxidized, filtered, and disinfected, for irrigation and 2 MGD of reversed osmosis water for industries uses. The recycled wastewater benefits non-potable irrigation systems in Ewa, including on-site irrigation needs. Impacts of the Project are beneficial to the quality of the wastewater disposed by the

system upgrade and a condition relating to on-site wastewater generation is not needed.

Water Supply - Potable water is provided to the HWWTP from an existing BWS 16-inch water line located under Geiger Road with an existing single 6-inch water meter and service lateral connection to the HWWTP. Potable and non-potable water is distributed within the HWWTP through a network of 8-inch diameter pipes and smaller service laterals. The HWWTP also uses approximately 1.5 MGD of HWRF reclaimed non-potable water for industrial and irrigation purposes.

The Project will require improvements to the existing potable water infrastructure. Potable water will continue to be provided from the BWS water main on Geiger Road, however the service connection is proposed to be upgraded to use two, 8-inch water meters.

The Project will use an estimated 3 MGD of non-potable water from HWRF. Drought tolerant landscaping and an efficient irrigation system, such as drip irrigation and moisture sensors will be installed, as recommended by the BWS. Water system improvement plans are subject to the DPP review and approval under the building or construction plan permit process and a condition of SUP approval is not needed.

Drainage, School Improvements, Fire, and Police Protection - The proposed HWWTP improvements will implement permanent BMP strategies to retain stormwater on-site through a series of shallow stormwater infiltration basins. Vegetated swales are also proposed to be incorporated into the landscaped areas. These measures will promote stormwater treatment and infiltration to minimize non-point source pollution from stormwater runoff. As the proposed improvements are subject to drainage impact review via the building permit process, no SUP condition of approval relating to drainage is required at this time.

With respect to school improvements, the Project does not negatively impact the need for additional school facilities or service. However, the Project will provide secondary treatment of wastewater generated by increases in student population in the sewer shed area. A condition of SUP approval relating to school improvements is not required.

Several sections of existing 8-inch diameter water pipes will be upgraded to 12- to 16-inch pipes and new 8-, 12-, and 16-inch diameter pipes will be installed to accommodate the increased water demand needed for fire protection of the non-process support facilities. The HFD recommends that the Project's civil engineering drawings be circulated to the HFD for review and approval. Building and construction permit plans are required to be routed to the HFD for review and a condition of SUP approval relating to fire protection is not required.

The HPD commented that the Project should have no significant impact on their services and operations and a condition of SUP approval related to police protection is not required.

**Guideline 4: Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established.**

The development of the full secondary treatment and support facilities for HWWTP by 2024 is mandated by the FACD. In order for the City to meet the deadline, the SUP is needed to permit Project completion on a timely basis. Furthermore, the Ewa region has been designated as the Second City for Oahu, with a majority of policies directing development and population growth towards the region. The Ewa Development Plan (DP) land use policies and the land use map indicate that a wastewater treatment plant is located in this area and traditional agriculture is not supported. The City's policy to direct growth to the Ewa region has resulted in an increase in wastewater generation and treatment and disposal requiring the expansion of HWWTP's existing facilities to accommodate this growth. Upgrading treatment of all wastewater fed to the HWWTP on a set schedule was the result of the FACD which is an unusual situation since the district boundaries was first established.

**Guideline 5: That the land upon which the proposed use is sought is unsuited for the uses permitted in the district.**

The Petition Area contains two separate parcels within the HWWTP site and referred to as Parcel 003 and Parcel 004. Both are unsuited for agricultural production for the following reasons:

In the early 1900's and continuing into modern times, the Petition Area and the immediate area were used primarily for cattle ranching with sugar cane cultivation and beyond. However, this pattern of land use evolved with the development of Varona Village for plantation workers and the site of the HWWTP became fallow. In 1942, the Barbers Point Naval Air Station was commissioned on land directly west of the Project site. The Ewa region became increasingly developed for residential, civic, commercial, retail, and golf course uses as envisioned by the Ewa DP. The suitability of the site for agriculture became less attractive as the surrounding area developed for urban uses. Today, as the result of developing surrounding lands, the parcel of land is isolated and contains too small of an area to support a return to cattle production. In addition, the parcel was acquired by the City to be developed for wastewater treatment facilities to satisfy the requirements of the FACD. It is extremely unlikely that this portion of the Petition Area would ever return to agricultural production given the current situation.

Parcel 004 (southeast corner of the project site) has an Overall Master Productivity rating of Class "A" and Class "B". However, Parcel 004 is currently developed as part of the existing HWWTP and use of the land for crop production, green house, nursery use, or livestock would require substantial investment. Thus, Parcel 004 is already built upon and unsuitable for crop production.

It is unlikely that either of these two parcels would return to agricultural use given the surrounding uses and the area's land use policies pursuant to the Ewa DP. There is no other land that the Petitioner can use to satisfy the requirements of the FACD. Furthermore, no agricultural uses will be displaced as a result of the



Project. Therefore, the Petition Area is unsuitable for agricultural production at this time.

2. Hawaii State Plan. The Hawaii State Plan (Chapter 226, HRS, as amended) provides the overall theme, goals, objectives, policies, and priority guidelines for statewide planning. The proposal is consistent with the following objectives and policies of the Hawaii State Plan.

Section 226-14: Objective and policies for facility systems—in general.

- (a) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.
- (b) To achieve the general facility systems objective, it shall be policy of this State to:
  - (1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.
  - (2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.
  - (3) Ensure that required facility systems can be supported within resource capacities and at a reasonable cost to the user.

Section 226-15: Objectives and policies for facility systems—solid and liquid wastes.

- (a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:
  - (1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid waste.
  - (2) Provision of adequate sewage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.
- (b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:
  - (1) Encourage the adequate development of sewerage facilities that complement planned growth.

Section 226-16: Objectives and policies for facility systems—water.

- (b) To achieve the facility systems water objective, it shall be the policy of this State to:
  - (3) Reclaim and encourage the productive use of runoff water and wastewater discharges.

Section 226-20: Objectives and policies for socio-cultural advancement—health.

- (a) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:
  - (2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.

The proposed project supports the water, health, and waste facility goals of the State Planning Act, Chapter 226, HRS, by continuing to provide facilities and a high level of service to the people of Hawaii. The proposed project will upgrade and expand the HWWTP's infrastructure to provide secondary treatment and accommodate projected wastewater flows. The facility improvements will provide redundancy and flexibility to address current and future public demands and priorities. Existing and proposed HWWTP facility improvements are integrated with the HWRF to recycle and productivity reuse wastewater for non-potable purposes.

- 3. City General Plan (GP). The GP consists of comprehensive objectives and policies that outline the City's long-range development goals. The proposed Project conforms to the following objectives and policies of the City's GP as cited below:

Section V. Transportation and Utilities

Objective B. To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal.

Policy 5. Provide safe, efficient, and environmentally sensitive waste-collection and waste disposal services.

Objective C. To maintain a high level of service for all utilities.

Policy 1. Maintain existing utility systems in order to avoid major breakdowns.

Policy 2. Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.

- Objective D. To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit,
- Policy 1. Give primary emphasis in the capital-improvement program to the maintenance and improvement of existing roads and utilities.
- Policy 2. Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.
- Policy 4. Evaluate the social, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.
- Policy 5. Require the installation of underground utility lines wherever feasible.

The Project would contribute towards the City's goals for providing essential public infrastructure system designed to meet the waste disposal needs of current and projected population within the Honouliuli Sewer basin. The Project will provide environmentally sound methods of sewage disposal by providing a wastewater treatment plant capable of treating 100 percent of wastewater influent from the Honouliuli sewer basin to secondary treatment standards. The combined HWWTP secondary treatment improvements and HWRF will provide additional environmental benefits by increasing the supply of non-potable water for irrigation and industrial uses thereby reducing the demand on potable water. The planned HWWTP improvements will provide necessary public sanitation infrastructure that will enable Oahu to continue to be desirable place to live and visit.

4. Ewa DP.

- a. Community Growth Boundary (CGB). The Petition Area is located within the Ewa DP's CGB. The CGB was established to define and contain the intended extent of developed or "built up" areas of urban and urban fringe communities. It provides adequate land within the boundary to support established or developing communities while protecting land outside for agriculture or open space values.

The Petitioner proposes in the future to petition for a BA to the Urban District. Approval of the BA will result in better consistency of the Project with the land use policy for the area.

- b. Urban Designation. The Project site is located within areas labeled as Urban Areas of the Ewa DP Urban Land Use Map. The Urban Land Use Map is intended to illustrate the desired long-term range land use pattern for Ewa.
- c. Scenic Resources and Scenic Views. The Petition Area is screened by landscaping along public rights-of-way and is surrounded by overgrown open space. The Ewa DP identifies relevant guidelines pertaining to

scenic resources and views for the Honouliuli Industrial Area where the Project is located as follows:

- Limit Building heights to generally not exceed 60 feet, especially for buildings of large mass.
- Allow taller, vertical structures when required as part of an industrial operation, but require a view plane study to be conducted for structures over 100 feet in height to determine if they can be sited or designed to minimize visibility from residential, resort and commercial areas, major public thoroughfares, and the shoreline.

The visual impact of the proposed buildings will be reduced through a landscape screen of trees and shrubs. In addition, structures will be designed as much as possible to remain below the 60-foot building height limit and be setback at least 50 feet from the perimeter of the property unless building function requires additional heights.

- d. **Outdoor Lighting.** The Petitioner did not provide an outdoor lighting plan. The Ewa DP's policies and guidelines support reducing light pollution's adverse impact on wildlife and human health and its unnecessary consumption of energy by using, where possible, fully shielded lighting fixtures using lower wattage. The Petition Area is surrounded by a mix of overgrown open space, vacant industrial-zoned land, existing and under-construction single-family dwellings, golf course fairways, and undisclosed mixed-uses within Kalaeloa. The area's character and is not a typical urban setting with urban type outdoor lighting. As the area becomes more developed, more outdoor lighting typically found in an urban setting is expected. Nevertheless, outdoor lighting should be consistent with the Ewa DP's policies and guidelines with respect to outdoor lighting.

Therefore, the Petitioner should be required to submit an outdoor lighting plan as a condition of SUP approval.

5. **Land Use Ordinance (LUO).** The Petition Area is located within the AG-1 Restricted Agricultural District. The Project is considered a "public use and structure" and is a permitted use in any zoning district. Waiver of certain development standards of the LUO may be required for building heights and setbacks due to building function.
6. **Special Management Area (SMA).** The Petition Area is located outside of the SMA and a Special Management Permit is not required.
7. **Coastal Zone Management (CZM).** All of the State, including the area extended seaward of the shoreline to the seaward limits of the State's jurisdiction, are included in the CZM Area.  
The proposal is consistent with the CZM objectives and policies as follows:

- (1) Recreational resources;

- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

The purpose of the proposed project is to improve the quality of effluent discharged to Mamala Bay. Therefore, the proposed project would have beneficial water quality impacts on coastal waters in the project area, including Mamala Bay, which is used for a variety of recreation activities.

(4) Coastal ecosystems;

- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures;

The proposed expansion will increase the HWWTP and HWRF capacity to provide secondary and tertiary treatment, reduce the concentration of water quality parameters in the secondary effluent discharged into Mamala Bay, and increase the quantity of reclaimed water for non-potable uses. Ecosystems will continue to receive WWTP secondary effluent discharge, but the Project is intended to provide higher levels of water quality treatment and protection to West Oahu's coastal ecosystems with 100 percent of the discharge being treated to secondary standards.

(8) Public participation;

- (A) Promote public involvement in CZM process;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts;

The Petitioner made a presentation to the area's neighborhood board on June 8, 2017. In addition, the SUP application is available online at the DPP's webpage. Based on the above analysis, the Director finds that the proposed Project is in compliance with relevant objectives and policies of the CZM Program.

8. Archaeological Resources. The Petitioner's consultant prepared an Archeological Impact Assessment for the project in December 2015 and a Cultural Impact Assessment in April 2011. The assessment involved research of historical and archaeological resources and documents. Field inspection of the Project area confirmed the findings of the background research. No pre-contact

agricultural features were located during the field inspection. No historic properties, cultural deposits, or cultural materials were identified within the 99.73-acre area.

No significant short- or long-term impacts on historic or archaeological resources are anticipated as a result of the construction and operation of the proposed improvements. Should any significant historic, archaeological, or cultural resources be found during construction activities, per state law, Chapter 6E, HRS, all work shall cease within the immediate area and the State of Hawaii, DLNR, Historic Preservation Division (SHPD) must be notified immediately.

SHPD reviewed the archaeological assessment and issued a "no historic properties affect" determination on February 3, 2016. Therefore, a SUP condition of approval relating to archaeological resources is not required.

9. Social Impacts. The project will have significant beneficial impacts on population in the area by increasing wastewater treatment service for the Ewa District and surrounding wastewater service areas. Coastal resources/habitats and the people who enjoy these resources would benefit from improved offshore water quality as a result of the Project.
10. Airport Operations. The Project is approximately 9,500 feet from Kalaeloa Airport Runway 22R. The State DOT-AIR commented that Petitioner be aware of various requirements and concerns relating to the operation of tall equipment, PV glare and radio frequency interference, and impacts of avian wildlife on aircraft operations. Since the DOT already holds enforcement provisions for these requirements, the Director's standard condition of approval relating to the Petitioner's compliance with other governmental requirements, satisfies DOT-AIR's concerns and no condition of SUP approval relating to DOT-AIR or Federal Aviation Administration requirements is needed at this time.

#### IV. CONCLUSION

The Project addresses the public facilities and infrastructure goals of the State and City to develop and provide adequate sewer facilities for the growing population in the Ewa region. The development of the full secondary treatment and support facilities will also meet the requirements of the FACD.

The parcels contain undeveloped open space and an existing pump station that are part of the HWWTP which are unsuitable for agricultural production. There are a few residential homes within the immediate vicinity, and the Project should not have any significant negative impacts on these homes provided appropriate BMP and mitigation efforts are implemented and adhered to.

Establishment of the Project to allow the expansion and development of a full secondary treatment plant and support facilities is "unusual and reasonable" as set forth in Chapter 205-6, HRS, and meets the five guidelines established by the Planning Commission, pursuant to Section 2-45 of the Planning Commission Rules.

## V. RECOMMENDATION


The Director of the Department of Planning and Permitting (DPP) recommends that Special Use Permit (SUP) Application File Number 2017/SUP-2, for the expansion of Honouliuli Wastewater Treatment Plant on approximately 27.807 acres of land within the State Land Use Agricultural District, Tax Map Key: 9-1-069: Portion of Parcel 003 and Parcel 004, as shown on Exhibit A, be **Approved**, subject to the following conditions:

1. Prior to building permit approval for any new structures within the Petition Area or within 180 days of the Land Use Commission's Decision and Order, whichever occurs sooner, the Petitioner shall submit to the DPP for review and approval, the following:
  - a. A survey map accompanied by a metes and bounds description of the approved SUP area.
  - b. A Lighting Plan with catalog cuts showing exterior fixtures are fully shielded and that the level of lighting in lumens is appropriate for its intended use. The Lighting Plan will consider dimming controls or being turned off during off peak hours.
  - c. A timeline or phasing plan of the anticipated dates to obtain building permit(s) for demolition/construction work shall be prepared by the Petitioner in a format acceptable to the DPP. The timeline should identify when the construction management plan, traffic management plan, and updated Traffic Impact Analysis Report will be submitted for review and approval. Updates to the timeline may be required by the DPP as needed.
2. The Petitioner shall submit an updated Traffic Impact Analysis Review that includes daily monitoring of hauling and delivery trucks on city roadways around the Project site, Construction Management Plan, and Traffic Demand Management plan to the DPP for review and approval on a schedule acceptable to the DPP.
3. The Petitioner shall apply for a State Land Use District Boundary Amendment for the 25.1 acre expansion area on Parcel 003 and the 2.702-acre Parcel 004 from the State Land Use Agricultural District to the State Land Use Urban District within three years of the date of the Land Use Commission's Decision and Order approving the Special Use Permit. Requests for extension of this deadline shall be submitted to the DPP prior to the expiration of the deadline. The Director of the DPP may grant a one-time extension to the deadline of up to three years for a total period of six years after the Land Use Commission's Decision and Order granting the Special Use Permit for the Petitioner to apply for a State Land Use District Boundary Amendment due to unforeseen circumstances that were beyond the control of the Petitioner.
4. The Petitioner shall establish the Project by June 1, 2022. Project establishment shall be defined as the date a contractor has mobilized on site and starting construction activities within the Petition Area. Requests for extension of this deadline shall be submitted to the DPP prior to the expiration of the deadline. The Director of the DPP may grant a one-time extension to the start deadline of up to three years, but not beyond June 1, 2025, due to unforeseen circumstances that were beyond the control of the Petitioner.

5. This SUP will automatically expire and become null and void once a State Land Use District Boundary Amendment to the Urban District is approved by the Land Use Commission for the Petition Area.
6. Major modifications to: (1) the approved site plan; (2) amendments to the conditions of approval; (3) change in approved uses stated herein, will be subject to the review and approval of the Planning Commission and if approved, subject to approval by the Land Use Commission. Minor modifications, including minor additions or relocations to accessory uses and structures in the approved area, are subject to review and approval by the Director of the DPP.
7. Approval of this SUP does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements, including building permit approval. They are subject to separate review and approval. The Petitioner will be responsible for insuring that all final plans for the project approved under this SUP comply with all applicable governmental agencies' provisions and requirements.
8. On or before December 31 of each year that the Special Use Permit is in effect, the Petitioner or its successor will file an Annual Report to the DPP and the Land Use Commission that demonstrates the Petitioner's compliance with the conditions of the SUP.
9. Enforcement of the conditions of the SUP shall be pursuant to the Rules of the Planning Commission, including the issuance of an order to show cause as to the reason the SUP should not be revoked if the Planning Commission has reason to believe that there has been a failure to perform the conditions imposed herein.

Dated at Honolulu, Hawaii this 8<sup>th</sup> day of September 2017.

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

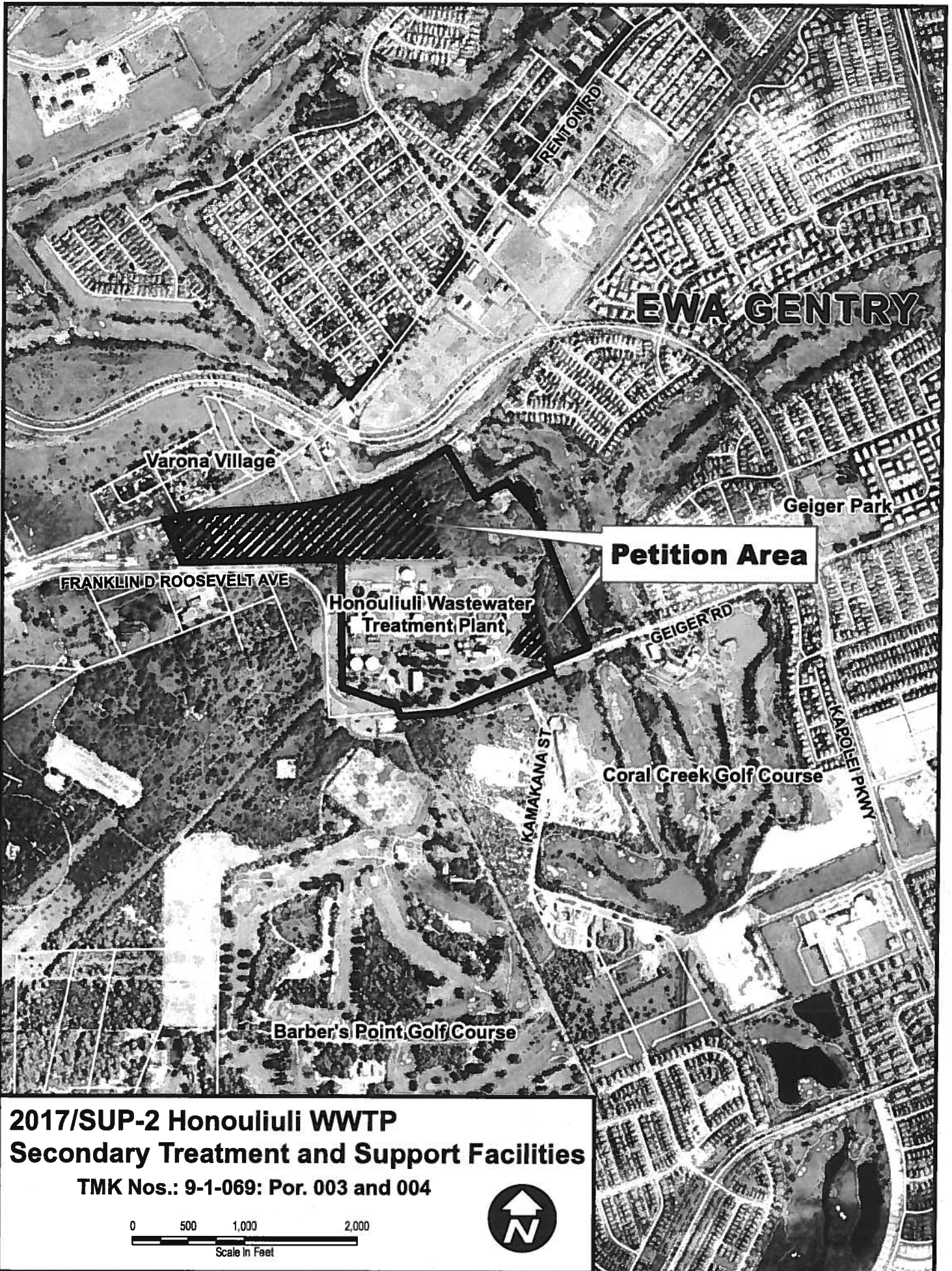
By   
Kathy K. Sokugawa  
Acting Director

*For*

Attachments

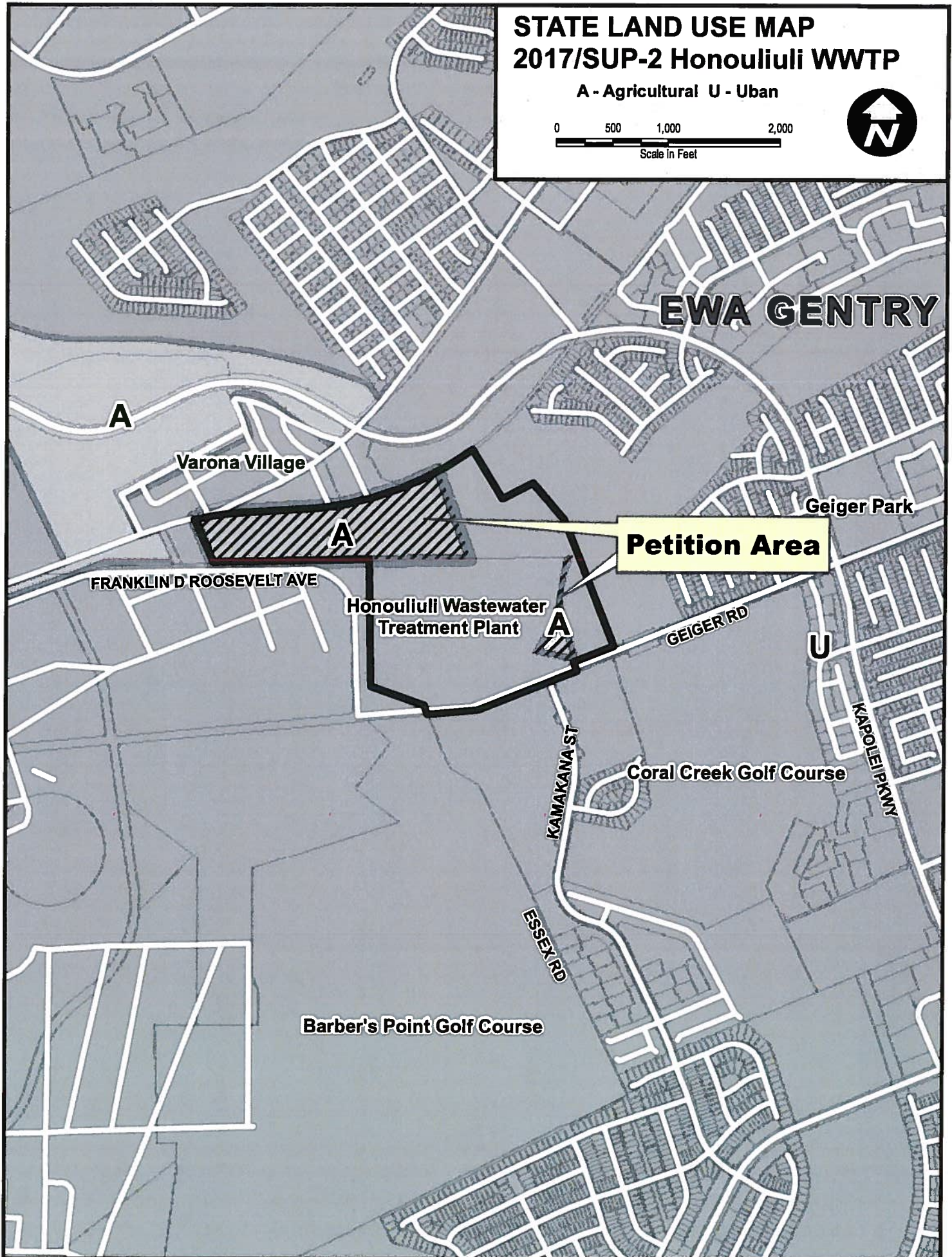
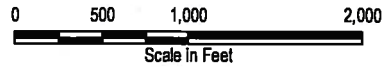


## **Exhibits**

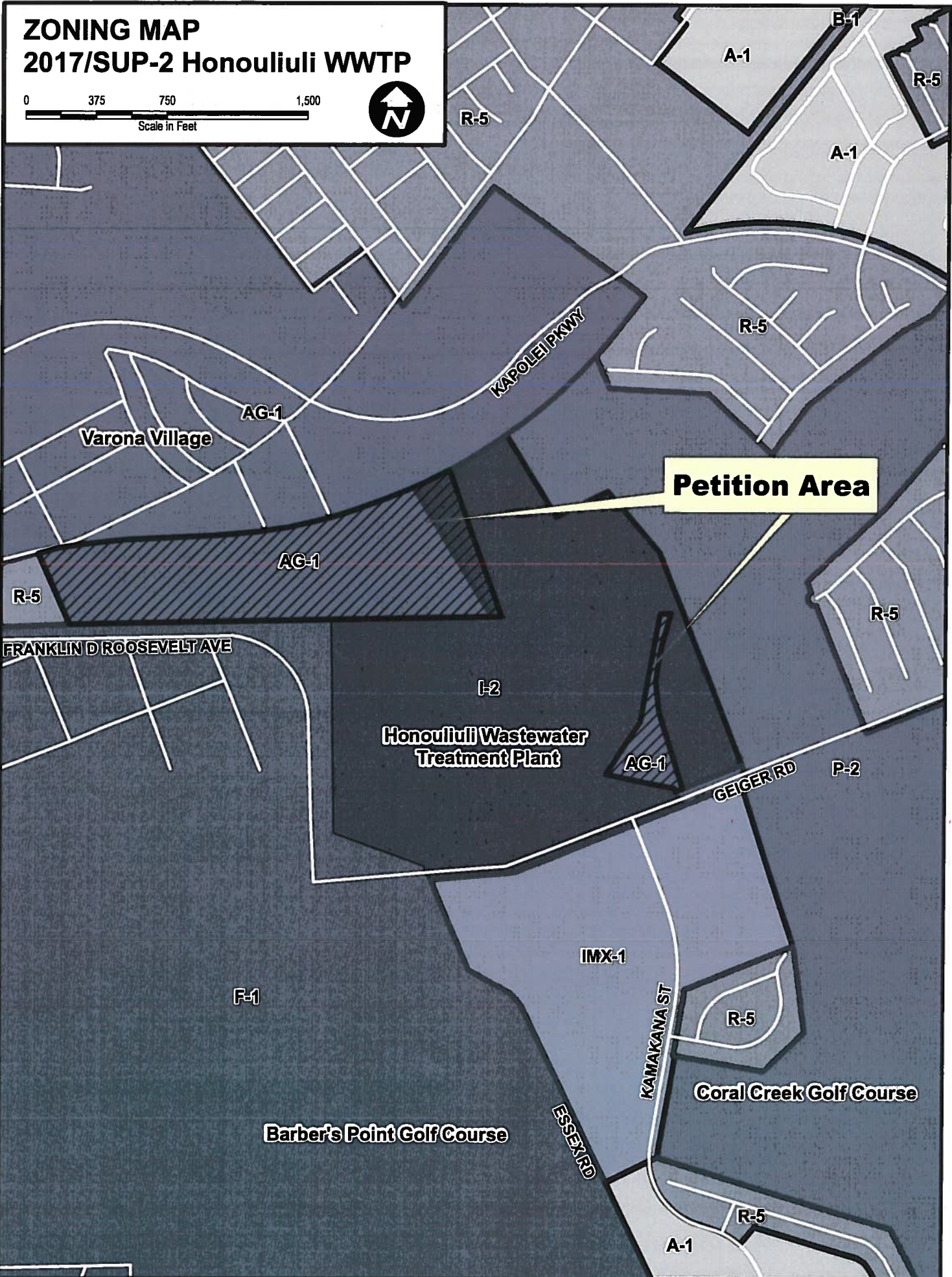
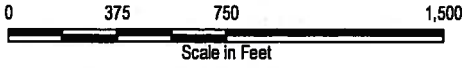


# STATE LAND USE MAP 2017/SUP-2 Honouliuli WWTP

A - Agricultural U - Urban



# ZONING MAP 2017/SUP-2 Honouliuli WWTP



**LAND STUDY BUREAU RATING MAP  
2017/SUP-2 Honouliuli WWTP**



Scale in Feet

**Petition Area**

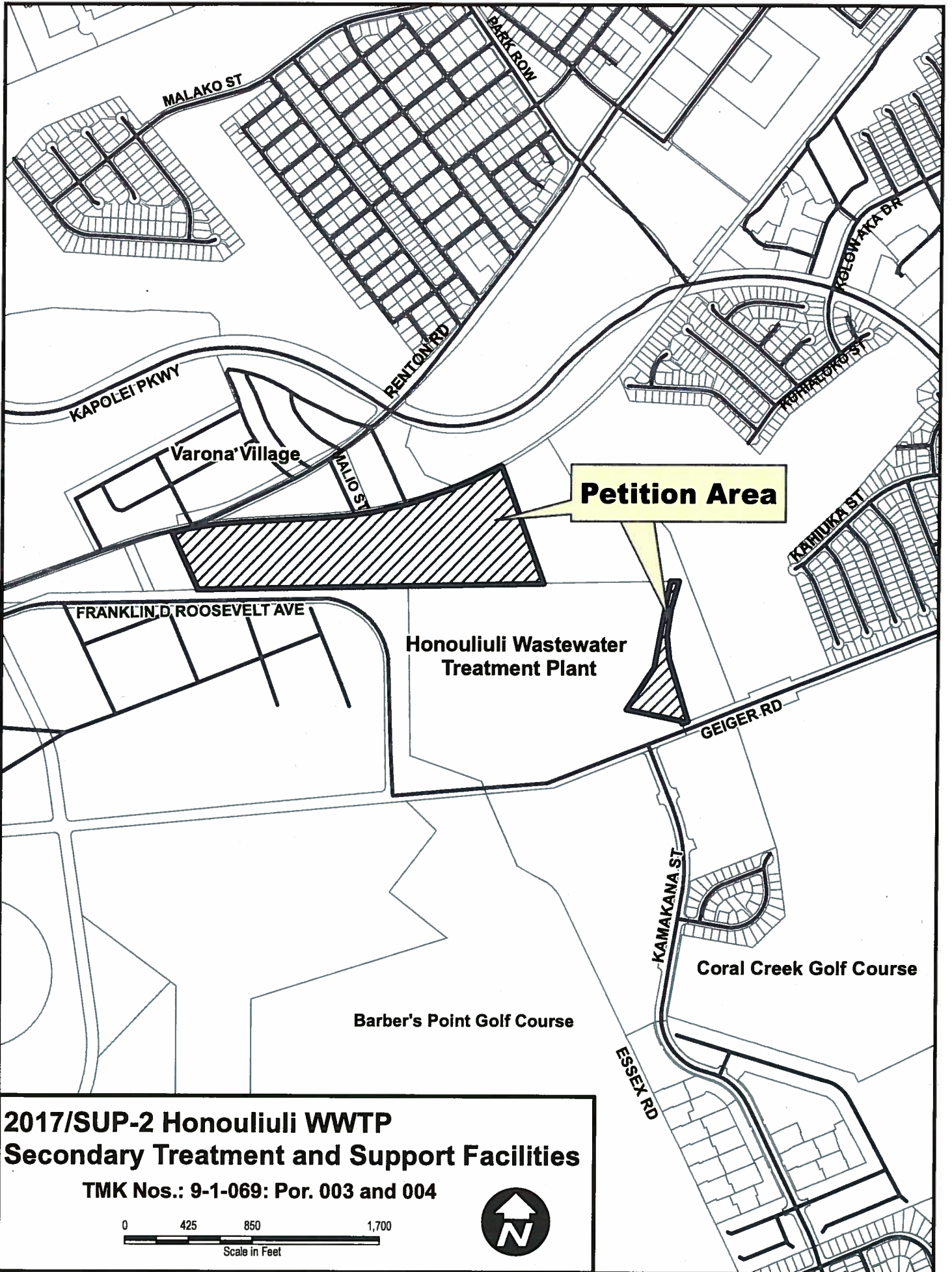
**Honouliuli Wastewater  
Treatment Plant**

**B**

**E**

**B**

**A**

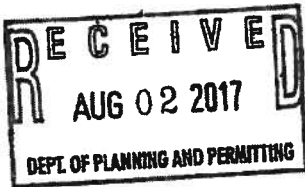


**2017/SUP-2 Honouliuli WWTP  
Secondary Treatment and Support Facilities**

TMK Nos.: 9-1-069: Por. 003 and 004



## **Attachments**



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

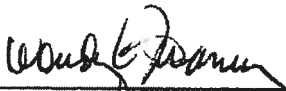
SURROUNDING LAND USE : Golf courses, residential, open space, and lands under construction for industrial mixed uses.

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DEPARTMENT: Budget and Fiscal Services

COMMENTS:

We have no objections to the proposed expansion project.

 JUL 31 2017

By Wendy K. Inamura, Date  
Purchasing Division or  
Administrator



*copy*

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

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



KIRK CALDWELL  
MAYOR

LOUIS H. REALOHA  
CHIEF

CARY OKIMOTO  
JERRY HOOTE  
DEPUTY CHIEFS

OUR REFERENCE MT-DK

July 18, 2017

2017 JUL 21 AM 10:33  
CITY & COUNTY OF HONOLULU

**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

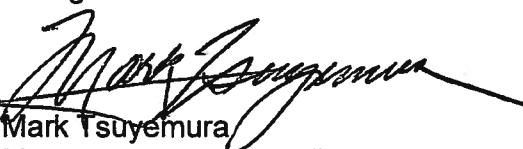
SUBJECT: Application for a Special Use Permit (2017/SUP-2) – Honouliuli  
Wastewater Treatment Plant  
Expansion to Establish Full Secondary Treatment and Support Facilities  
91-1000 Geiger Road, Ewa Beach, Oahu  
Tax Map Key: 9-1-069: Portions 003 and 004

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

DAVID Y. IGE  
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

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 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

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 black ink, appearing to read "Sina Pruder".

SINA PRUDER, P.E., CHIEF  
Wastewater Branch

LM/MST:lmj

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

Po

HONOLULU FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

836 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

CITY AND COUNTY OF HONOLULU  
JUL 21 PM 3:18

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]<sup>TM</sup>, 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<sup>TM</sup>, 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.)

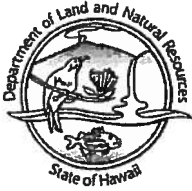
3. Submit civil drawings to the HFD for review and approval.

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

  
SOCRATES D. BRATAKOS  
Assistant Chief

SDB/DO:bh

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, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

via email: [syoung@honolulu.gov](mailto: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](mailto:jeffrey.lee3@honolulu.gov))

DAVID Y. IGE  
GOVERNOR OF HAWAII



17 JUL 11 AM 11:02 ENGINEERING

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

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

From:

FROM: *TS*

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](mailto: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.
- We have no comments.
- Comments are attached.

Signed:

*Signature*

Print Name: Carty S. Chang, Chief Engineer

Date:

7/20/17

cc: Central Files

**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>).

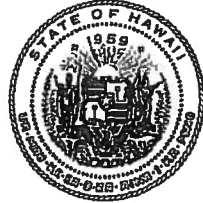
Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County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

Date: \_\_\_\_\_ 7/20/17

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

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

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

RECEIVED  
LAND DIVISION  
JUL 12 2017

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](mailto: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 *RL*

cc: Central Files



DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

850 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

1997 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.

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.

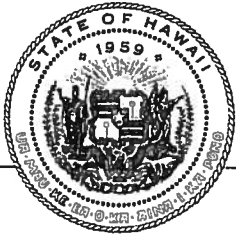
Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,



Michael D. Formby  
Director

cc: Ms. Marisol Olaes, Department of Environmental Services



## OFFICE OF PLANNING STATE OF HAWAII

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

DAVID Y. IGE  
GOVERNOR

LEO R. ASUNCION  
DIRECTOR  
OFFICE OF PLANNING

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:

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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, Kaloi 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

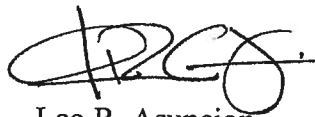
The land upon which the proposed use is sought is suited for the uses permitted within the district. As noted above, the project would be located on relatively poor quality lands, as approximately 25.5 acres are Class E land on parcel 3, as rated by the LSB productivity rating system. Under the Agricultural 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 10:29

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](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://oeaaa.faa.gov/oeaaa/external/portal.jsp>

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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](http://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



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

FORD N. FUCHIGAMI  
DIRECTOR

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

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,

A handwritten signature in black ink that reads "Ford N. Fuchigami".

*For* FORD N. FUCHIGAMI  
Director of Transportation

EKT:gm

c: Matthew Stimpson, AECOM

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