

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

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LAND USE COMMISSION  
STATE OF HAWAII

'22 SEP 23 P1:22

DAWN TAKEUCHI APUNA  
ACTING DIRECTOR

RICK BLANGIARDI  
MAYOR



September 20, 2022

2022/ELOG-1429(fk)

Mr. Daniel E. Orodener  
Executive Director  
State Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

SUBJECT: Review of State Land Use Commission, Findings of Fact,  
Conclusions of Law, and Decision and Order (D&O),  
Docket Number A06-0771

Dear Mr. Orodener:

As you may be aware, numerous residents of the Hoopili master planned community have requested the Department of Planning and Permitting (DPP) to investigate whether the overhead 46-kilovolt (kV) electric transmission lines being installed on Kamolehonua Avenue to connect the Kulanihakoi Substation within Hoopili to Hawaiian Electric's (HECO) system conform to the previous representations made by the developer, D.R. Horton before the State Land Use Commission (LUC).

Review of the LUC Findings of Fact, Conclusions of Law, and Decision and Order (D&O), Docket No. A06-0771, finds that Finding of Fact No. 630 states, "All utility lines will be underground to minimize visual impacts, except those that have already been installed by HECO, the BWS, and other public and private utility companies." This is a generalized statement on utility lines, understood to include lines owned by public or private utility companies, and not limited as to size and purpose.

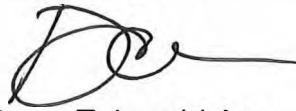
The apparent disconnect to make representations that all utilities will be underground to some being overhead without sufficient public input is concerning for residents. D&O No. 21 states that the Petitioner shall develop the Petition Area in substantial compliance with the representations made to the LUC. The representations made during these proceedings include, as stated in the Finding of Fact, No. 630, that all utilities will be underground. It is unclear whether such a statement is an enforceable requirement for the DPP to pursue under the authority granted to it under Hawaii Revised Statutes, Chapter 205-12. The DPP defers to the LUC whether such a

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departure from placing a 46-kV transmission line underground to overhead on a central residential street within the community is substantial non-compliance with the representations made to the LUC.

Should you have any questions, please contact Franz Krintz, of our staff, at [fkrintz@honolulu.gov](mailto:fkrintz@honolulu.gov) or at (808) 768-8046.

Very truly yours,

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

Dawn Takeuchi Apuna  
Acting Director

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