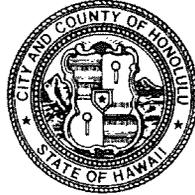


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



RECEIVED  
CITY CLERK  
C & C OF HONOLULU  
2013 MAR 27 PM 2:15  
GEORGE I. FAICHERD, JR.  
DIRECTOR DESIGNATE  
ARTHUR CHALCOMBE  
DEPUTY DIRECTOR

March 27, 2013

The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

SUBJECT: Application for a Special Management Area Use Permit (SMP) No. 2013/SMA-2

Applicant: City and County of Honolulu, Department of Design and Construction  
Landowner: State of Hawaii, Department of Land and Natural Resources  
Agent: R. M. Towill Corporation  
Location: 1350 Sand Island Parkway - Sand Island  
Tax Map Key: 1-5-41: 5  
Acceptance Date: January 28, 2013

We recommend approval of this application for an SMP to allow a second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly, as a component of the existing in-vessel bioconversion facility at the Sand Island Wastewater Treatment Plant and associated work. Approval is subject to conditions relating to obtaining a waiver of the Land Use Ordinance development and/or design standards, project modification, archaeological resources, and approvals from other government agencies.

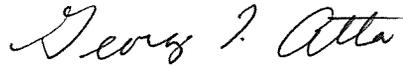
Attached for your consideration are our report, Draft Resolution, and the transcript of the public hearing held on February 27, 2013. In addition to the Department of Planning and Permitting staff, two representatives of the agent, two representatives of the Applicant, and two members of the public were present. The agent's representative provided details of the project. No written or oral testimony was provided and the public hearing was closed.

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our findings and recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council's time deadline.

The Honorable Ernest Y. Martin, Chair  
and Members  
March 27, 2013  
Page 2

If you have any questions, please contact me at 768-8000.

Very truly yours,



George I. Atta, FAICP, LEED AP, CEI  
Director Designate  
Department of Planning and Permitting

GIA:nw

Attachments

cc: Mayor Kirk Caldwell  
Managing Director Ember Lee Shinn  
Corporation Counsel  
Hearings Reporter  
R. M. Towill Corporation (James Niermann)  
City and County of Honolulu, Department of Design and Construction  
State of Hawaii, Department of Land and Natural Resources  
State of Hawaii, Office of Planning (CZM Branch)

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )  
 )  
 OF )  
 )  
 THE DEPARTMENT OF DESIGN AND ) FILE NO. 2013/SMA-2(AA)  
 CONSTRUCTION )  
 )  
 FOR A )  
 )  
 SPECIAL MANAGEMENT AREA USE PERMIT )  
\_\_\_\_\_ )

FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT: City and County of Honolulu, Department of Design and Construction (DDC)  
LANDOWNER: State of Hawaii, Department of Land and Natural Resources (DLNR)  
LOCATION: 1350 Sand Island Parkway - Sand Island (Exhibit A)  
TAX MAP KEY: 1-5-41: 5  
LAND AREA: 50 Acres  
EXISTING USE: Municipal Wastewater Treatment Facility  
SURROUNDING LAND USES: Sand Island State Recreational Area and Industrial Uses  
EXISTING ZONING: I-3 Waterfront Industrial District (Exhibit C)

B. Proposal: The Applicant proposes a second egg-shaped digester (ESD) and sludge storage tank (SST) as a component of the existing in-vessel bioconversion facility at the Sand Island Wastewater Treatment Plant (WWTP), which is being operated by Synagro WWT, Inc. The purpose of the second ESD and SST is to provide additional process capacity needed for existing design solids loads and for projected design solids loads anticipated prior to the upgrade of the Sand Island WWTP to secondary treatment, as well as to provide necessary facility redundancy while either ESD temporarily shuts down for maintenance and/or repair work.

The existing in-vessel bioconversion facility is part of the Sand Island WWTP solids handling process, which replaced the low-pressure oxidation system. See Exhibit B-1. The primary purpose of the bioconversion facility is to treat wastewater sludge for beneficial re-use in compliance with the 1995 Consent Decree (Civil No. 94-0765DAE)

executed between the City, the State, and the U.S. Environmental Protection Agency. This will be the second ESD and SST on the site. It will be of the same design as the existing ESD and SST. Specifically, the 2,350,000-gallon ESD tank will be approximately 112 feet high (which includes the handrail at the top of the tank) with a maximum diameter of 83.5 feet. The 537,400-gallon SST will be approximately 112 feet high and 30 feet in diameter. Access to the new SST and ESD will be provided through an interconnecting bridge between the existing SST and the new SST, and between the new SST and the new ESD tank. The project will also entail construction of one, 10,000-cubic-foot biogas holding tank, with an approximate dimension of 40 feet in height and 25 feet in diameter, and flare assembly. The existing gas holding tank, flare assembly, and gas scrubber structure will be relocated to accommodate the new ESD and SST. A second gas flare will be installed with the relocated flare. The existing centrifuge and dryer have sufficient capacity to process treated sludge from the new ESD and SST and will not be modified. See Exhibits B-2 and B-3.

Approximately 1,390 cubic yards of soil are proposed to be excavated for the foundation work for the new ESD, SST, and gas holding tank. The excess soil will either be disposed of at the Sand Island WWTP Soil Management Area in accordance with the facility's long-term maintenance and monitoring plan, or at an off-site landfill in compliance with requirements from the State of Hawaii's Department of Health.

Project construction will commence once the Applicant obtains all necessary permits and entitlements. The Applicant anticipates that this will be in December of 2013, and the work is expected to take about two years to complete. The estimated cost of the project is \$24 million.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director Designate (Director) of the Department of Planning and Permitting (DPP) has found:

### A. Location:

1. Site/Surrounding Uses: The second ESD and SST will be located adjacent to the existing ESD and SST, near the center of the Sand Island WWTP. The project will occupy a footprint of approximately 13,000 square feet once the project is completed. See Exhibits A and B-2.

The Sand Island WWTP has been in operation since 1978 as an advanced primary WWTP. It has a processing capacity of 90 million gallons of wastewater per day, and services metropolitan Honolulu from Niu Valley in the east to Salt Lake/Aliamanu in the west. The WWTP facilities include several prominent structures, including clarifier tanks, gas tank (40 feet tall), incinerator building (80 feet tall), and ESD (116 feet tall).

Surrounding land uses include industrial harbor facilities to the north; the Sand Island Industrial Park to the east; the Sand Island State Recreational Area, a 141-acre coastal recreation area managed by the DLNR, Division of State Parks, to the south/south-east; and the State Department of Transportation container yard to the west.

The topography of the project site is nearly flat, with a ground elevation of about eight feet above mean sea level.

2. Site Soils: According to the 1972 Soil Survey prepared by the U.S. Department of Agriculture Soil Conservation Service, the soils underlying the project site are identified as Fill Land, mixed. This soil type consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources.
3. Water/Drainage: Potable water is supplied to the WWTP by a 16-inch municipal water main located along Sand Island Parkway. Rainfall and storm water runoff from the site is directed to an existing storm drain system consisting of catch basins and underground piping, and discharges into a man-made drainage ditch located on the north side of the WWTP facility. This extends 700 feet eastward, then northward to a culvert that passes under Sand Island Parkway and a nearby cargo container yard, eventually draining into the Honolulu Harbor, a Class A embayment.
4. Hydrology: The nearshore waters along Sand Island are identified as Category 5, Low Priority, in the Clean Water Act, Section 303(d) list of impaired water bodies with no total maximum daily load established. There are no standing water bodies, streams, or other surface water features in the vicinity of the project site.
5. Zoning: The entire WWTP site, including the project area, is in the I-3 Waterfront Industrial District. See Exhibit C.
6. Coastal Zone Management: The project site is located entirely within the Special Management Area (SMA). See Exhibit A. The project constitutes "development," pursuant to Revised Ordinances of Honolulu (ROH) Chapter 25, and requires approval of a Special Management Area Use Permit (SMP). The project site is located over 1,000 feet landward of the shoreline, and is not affected by the shoreline setback. According to the Tsunami Evacuation Zone Map, the majority of the project site is located outside of the evacuation zone, except for the construction work area, at the makai end of the project site, which will be partially located within the evacuation zone.

The Coastal View Study (Chu and Jones, 1987) places the site in the Downtown Section of the South Shore Viewshed. This section includes Honolulu Harbor, Sand Island, and the Downtown Business Community. Sand Island Parkway is listed as a coastal roadway, and Sand Island State Recreational Area is identified as a significant stationary view.

- B. Environmental Compliance: The project is located on State-owned land and involves City funds. Therefore, it is subject to the environmental impact statement requirements of Hawaii Revised Statutes (HRS) Chapter 343. The Applicant completed a Final Environmental Assessment (EA) for the project, and issued a Finding of No Significant Impact (FONSI) on January 7, 2013. The FONSI was published by the Office of Environmental Quality Control's The Environmental Notice on February 8, 2013.

C. Flood District: The Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 15003C0361G, revised on January 19, 2011, indicates the project site is in Flood Zone X. See Exhibit D. Flood Zone X consists of areas determined to be outside the 500-year flood plain.

D. Consistency with County Plans: The following land use plans, policies, objectives, and regulations of the City are relevant to the request:

1. General Plan:

Transportation and Utilities.

a. 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 3: Encourage the development of new technology which will reduce the cost of providing water and the cost of waste disposal.

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

b. 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.

Policy 3: Plan for the timely and orderly expansion of utility systems.

c. 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.

2. Development Plan: The project site is in an area envisioned for "Industrial" use on the Primary Urban Center (PUC) Development Plan (DP) Map. The policies in the PUC DP provide for the implementation of adequate and timely upgrades/expansion of wastewater treatment facilities to meet the growth demands of the PUC.

3. Land Use Ordinance (LUO): The WWTP is classified as a “public use and structure,” which is a permitted use in the I-3 Waterfront Industrial District. In accordance with LUO Section 21-3.130-1(b) [Table 21-3.5], the maximum height for a lot in the I-3 Waterfront Industrial District is determined by the zoning map. According to the zoning map, the maximum height limit for the subject parcel is 60 feet. The proposed ESD and SST will exceed the maximum height limit by approximately 52 feet. Pursuant to LUO Section 21-2.130(a)(1), public or public/private uses and structures are eligible for a waiver from the strict development and/or design standards of the LUO.
- E. Other Permits and Approvals: The City Council approved SMP No. 2003/SMA-36 on January 28, 2004, with the adoption of Resolution No. 03-193, FD1, to allow the existing in-vessel bioconversion facility on the site, which consists of an ESD and SST, a biogas storage tank to store methane produced by the digestion process, a hydrogen sulfide scrubber, a flare to burn off excess methane, two centrifuges for dewatering, a dryer for pelletizing, and associated auxiliary equipment and controls. The DPP subsequently approved a zoning waiver (No. 2003/W-29) on February 2, 2004, to allow the first ESD and SST to exceed the maximum height limit.

The current project will require a zoning waiver, construction plan review and approval, building permits, and grading and stockpiling permits from the City and County of Honolulu. Also required are the construction plan review and approval, modification to covered source permit, renewal of a variance allowing molybdenum ceiling concentrations in exceptional quality biosolids to be raised, and possibly a National Pollutant Discharge Elimination System (NPDES) Permit from the State of Hawaii.

- F. Public Agency Comments: During the EA process, comments were submitted by the following agencies and a utility company:
1. City: Board of Water Supply; Department of Facility Maintenance; Department of Parks and Recreation; Honolulu Fire Department; Police Department; and DPP.
  2. State: Department of Accounting and General Services; Department of Business, Economic Development & Tourism; Department of Health (Clean Air Branch and Environmental Planning Office); Department of Transportation; and Office of Environmental Quality Control.
  3. Federal: U.S. Department of Transportation (Federal Aviation Administration).
  4. Utility Company: Hawaiian Electric Company.
- G. Public Hearing and Community Comments: Upon acceptance of the SMP application for processing, notifications were sent by the DPP to various community organizations, public officials, property owners within 300 feet of the site, the Aliamanu/Salt Lake/Foster Village Neighborhood Board No. 18, the Kalihi-Palama Neighborhood Board No. 15, the Kalihi Valley Neighborhood Board No. 16, and the Liliha-Kapalama Neighborhood Board No. 14. As of the date of this report, no community comments have been received.

The DPP held a public hearing on February 27, 2013, at 10:30 a.m., in the Multi-Purpose Room at the Kalakaua District Park located at 720 McNeill Street to receive public testimony concerning the Applicant's request. In addition to two DPP staffers, two

representatives of the agent, two representatives of the Applicant, and two members of the public were present. The agent's representative provided details of the project. No written or oral testimony was provided, and the public hearing was closed. A copy of the public hearing transcript is attached.

### III. ANALYSIS

The proposed development was analyzed in accordance with the objectives, policies, and guidelines established in ROH Sections 25-3.1 and 25-3.2, as well as HRS Sections 205A-2 and 205A-26.

- A. Coastal Hazards: The project is not anticipated to have an impact on or be affected by coastal hazards. Further, construction within Flood Zone X is not subject to the Flood Hazard District requirements of the LUO.
- B. Alteration to Landforms: The project is not anticipated to have a significant effect on any landforms. Impacts associated with grading and stockpiling during construction will be addressed as part of the grading permit process.
- C. Water Quality/Drainage: The project is not expected to have an adverse effect on surface or ground waters. The Applicant proposes to implement and maintain best management practices (BMPs) during all phases of construction activities to ensure that sediments and other contaminants are not discharged in runoff water from the site. Although the construction site and staging area itself will involve less than one acre, excavated soils from the project may be disposed at the Sand Island WWTP Soil Management Area that, altogether, will exceed one acre of construction activity and necessitate a NPDES Permit for storm water. Therefore, at a minimum, the selection of appropriate BMPs will be evaluated during the grading permit process. As such, no SMP conditions are necessary to address this issue. Construction of the new ESD and SST will not alter existing drainage patterns or involve modifications to the existing drainage systems.
- D. Solid and Liquid Waste Disposal: The purpose of the project is to improve the WWTP system's reliability and operations. Except for construction-related material and activities, no liquid or solid waste will be generated. Any excess soils resulting from excavation activities will be disposed of at the Sand Island WWTP Soil Management Area, or at an off-site landfill in compliance with requirements of the State of Hawaii Department of Health.
- E. Coastal Ecosystems: There are no known threatened or endangered species of flora or fauna located in the WWTP site. Species that commonly frequent the site include introduced flora and fauna. Construction activities may temporarily disrupt the routine behavior of common fauna species; however, fauna activity in the vicinity is expected to return to pre-existing conditions once construction is completed.
- F. Recreational Resources and Shoreline Access: The existing WWTP is located more than 1,000 feet north of the Sand Island State Recreation Area and is an already developed and established WWTP facility. The project is not anticipated to have any impact on this or any other public recreation or shoreline access areas.

- G. Historic and Cultural Resources: The project is not expected to have an adverse effect on archaeological resources since the entire WWTP was constructed on artificially created mixed fill soils. The State Historic Preservation Division (SHPD) had previously determined that there are no known historic sites at the project location. Under Chapter 6E in the unlikely event that historic sites, including human burials, are uncovered during construction activities, the Applicant will be required to cease all work in the immediate area and notify the proper authorities, including the SHPD, as a standard condition of the SMP approval.
- H. Scenic and Open Space Resources: The project will be consistent with the industrial character of the site and existing nearby industrial harbor facilities on Sand Island. The proposed ESD and sludge storage tank is not anticipated to reduce or impede views from urban Honolulu to the WWTP and surrounding areas.
- I. Consistency with Land Use Plans and Zoning: The project is consistent with the policies of the General Plan relating to transportation and utilities. It is also consistent with the Industrial Land Use Policy in the PUC DP.

For LUO purposes, the Sand Island WWTP site qualifies for waivers from the strict application of the LUO development and/or design standards. The standard for height in the I-3 Waterfront Industrial District is 60 feet, but the proposed ESD and SST will exceed this standard. Therefore, the Applicant will be required to obtain a zoning waiver to exceed the maximum height limit prior to the issuance of building permits; and, this should be made a condition of approval of the SMP.

#### IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH Sections 25-3.1 and 25-3.2, and HRS Sections 205A-2 and 205A-26, and found to be consistent with established SMA objectives, policies, and guidelines. Based on the analysis, the proposed ESD, sludge storage tank, biogas holding tank and gas flare assembly will not adversely impact SMA resources, provided that appropriate mitigative conditions are observed.

#### V. RECOMMENDATION

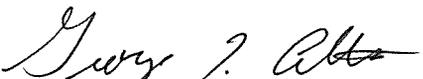
It is recommended that the application for a Special Management Area Use Permit (SMP) be APPROVED subject to the following conditions:

- A. Approval of this SMP includes the development of the second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly as a component of the existing in-vessel bioconversion facility at the Sand Island Wastewater Treatment Plant, depicted in Exhibits B-2 and B-3.
- B. Prior to the issuance of any building permits for the construction of the second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly, the Applicant shall obtain a waiver of the Land Use Ordinance (LUO) development and/or design standards, as necessary, from the Director Designate (Director) of the Department of Planning and Permitting (DPP).

- C. Construction shall be in general conformity with the plans on file with the DPP. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu, and Chapter 205A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a Minor Modification; and, therefore permitted under this resolution, upon review and approval of the Director of the DPP.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources, State Historic Preservation Division (SHPD), immediately. Work in the immediate area shall be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.
- E. Approval of this SMP does not constitute compliance with other LUO or governmental agencies' requirements, including building permit approval. These are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.

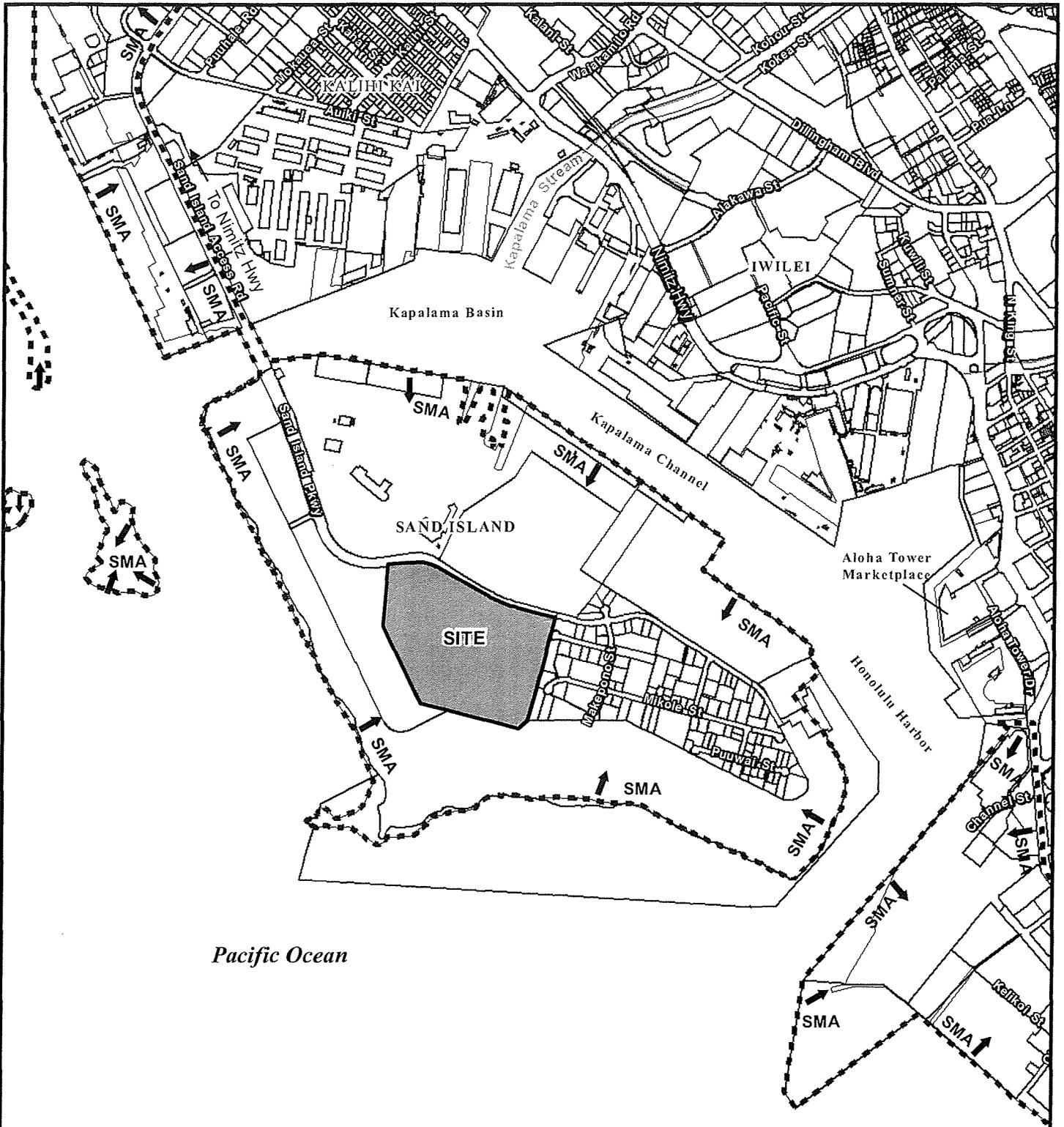
Dated at Honolulu, Hawaii, this 27th day of March, 2013.

Department of Planning and Permitting  
City and County of Honolulu  
State of Hawaii

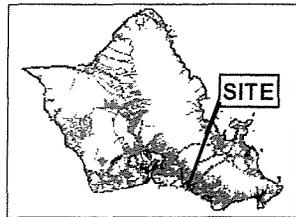
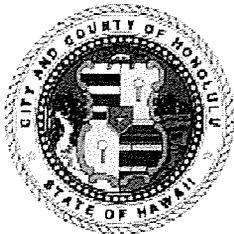
By   
George I. Atta, FAICP, LEED AP, CEI  
Director Designate  
Department of Planning and Permitting

GIA:nw

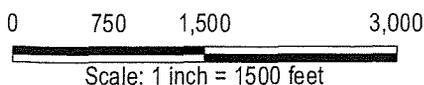
Attachments



Pacific Ocean



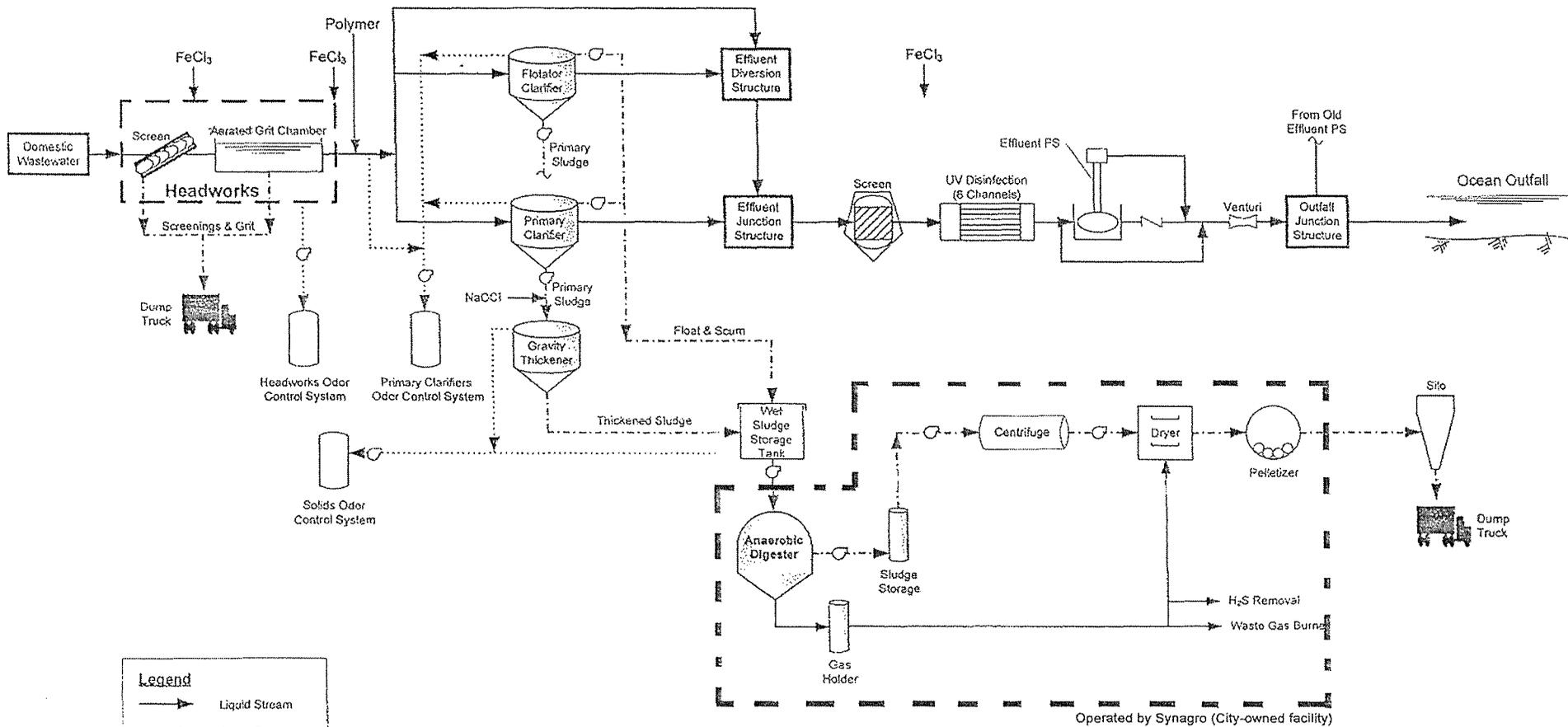
VICINITY MAP



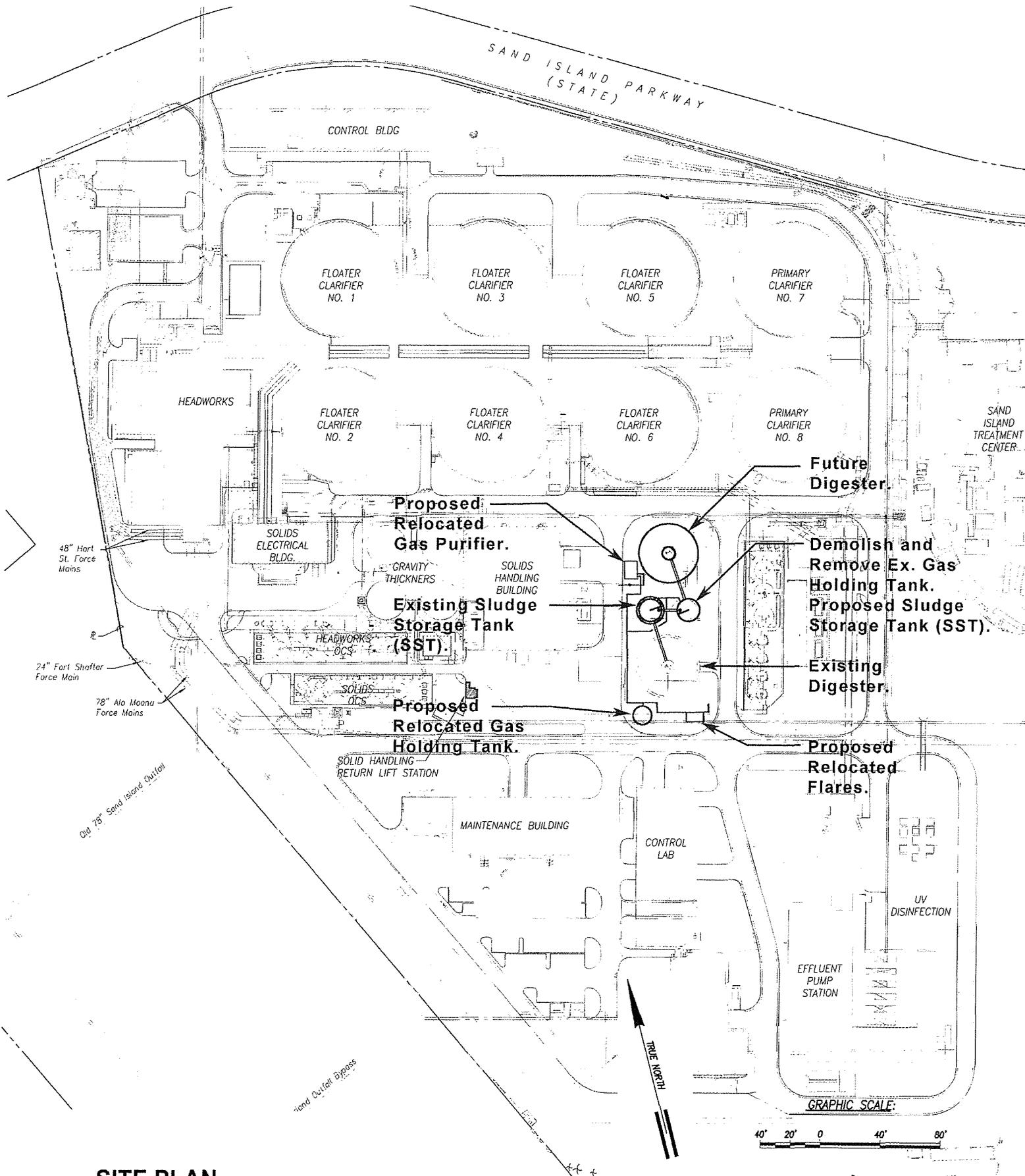
# LOCATION MAP SAND ISLAND WWTTP

--- IN SPECIAL MANAGEMENT AREA (SMA)  
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**TAX MAP KEY(S): 1-5-041:005**  
**FOLDER NO.: 2013/SMA-2**



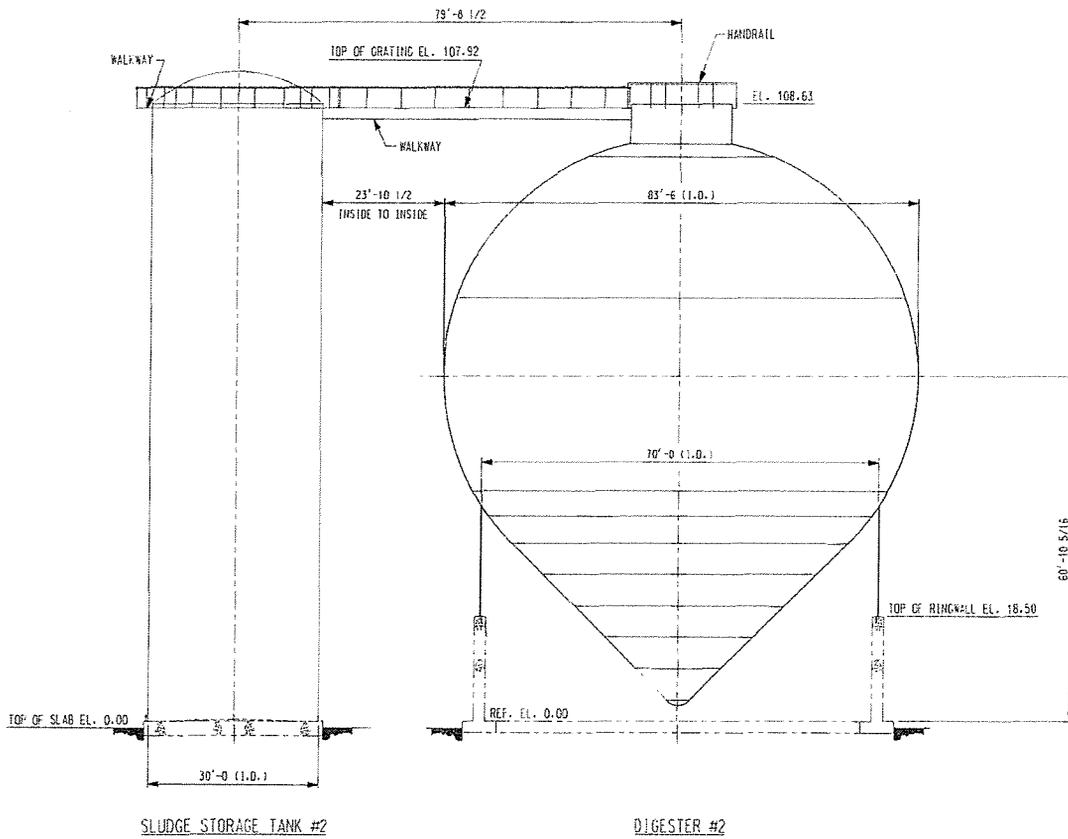
**SAND ISLAND WWTP PROCESS SCHEMATIC (EXISTING)  
SOLID WASTE STREAM PROCESSES**



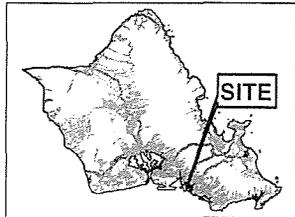
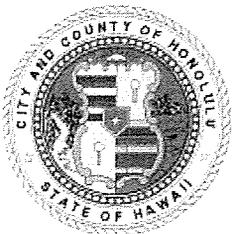
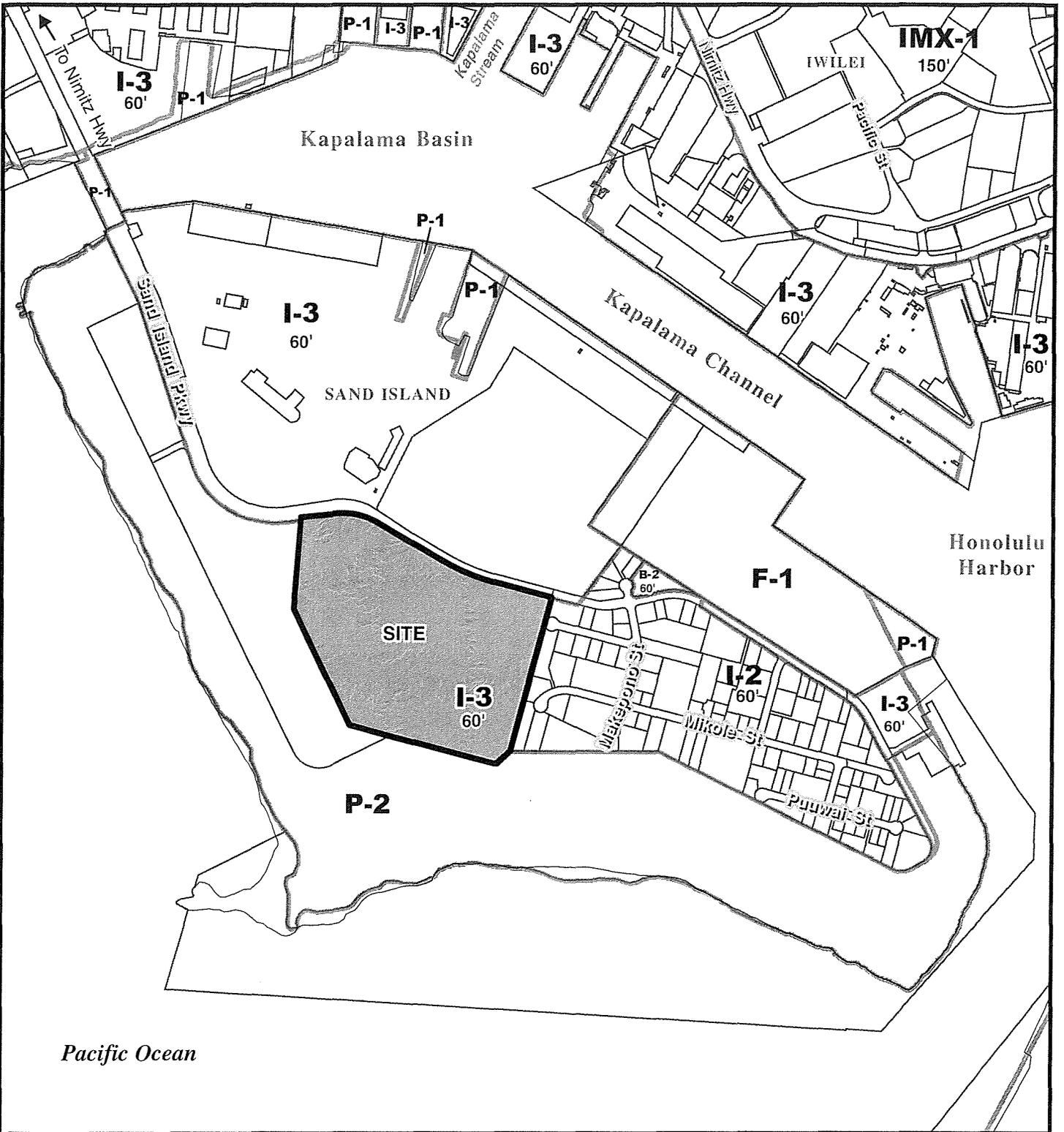
**SITE PLAN**  
**Sand Island WWTP Anaerobic Digester Facility Expansion**  
 Department of Design and Construction  
 City and County of Honolulu

**EXHIBIT B-2**

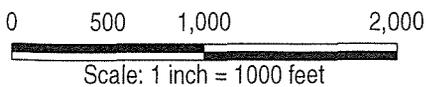
**FOLDER NO.: 2013/SMA-2**



VIEW OF PROPOSED SECOND ESD/SST.

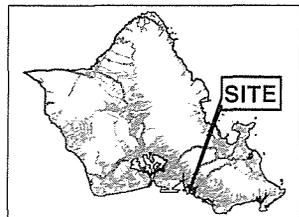
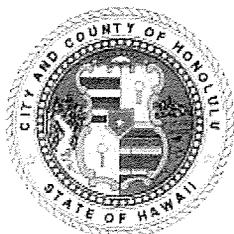
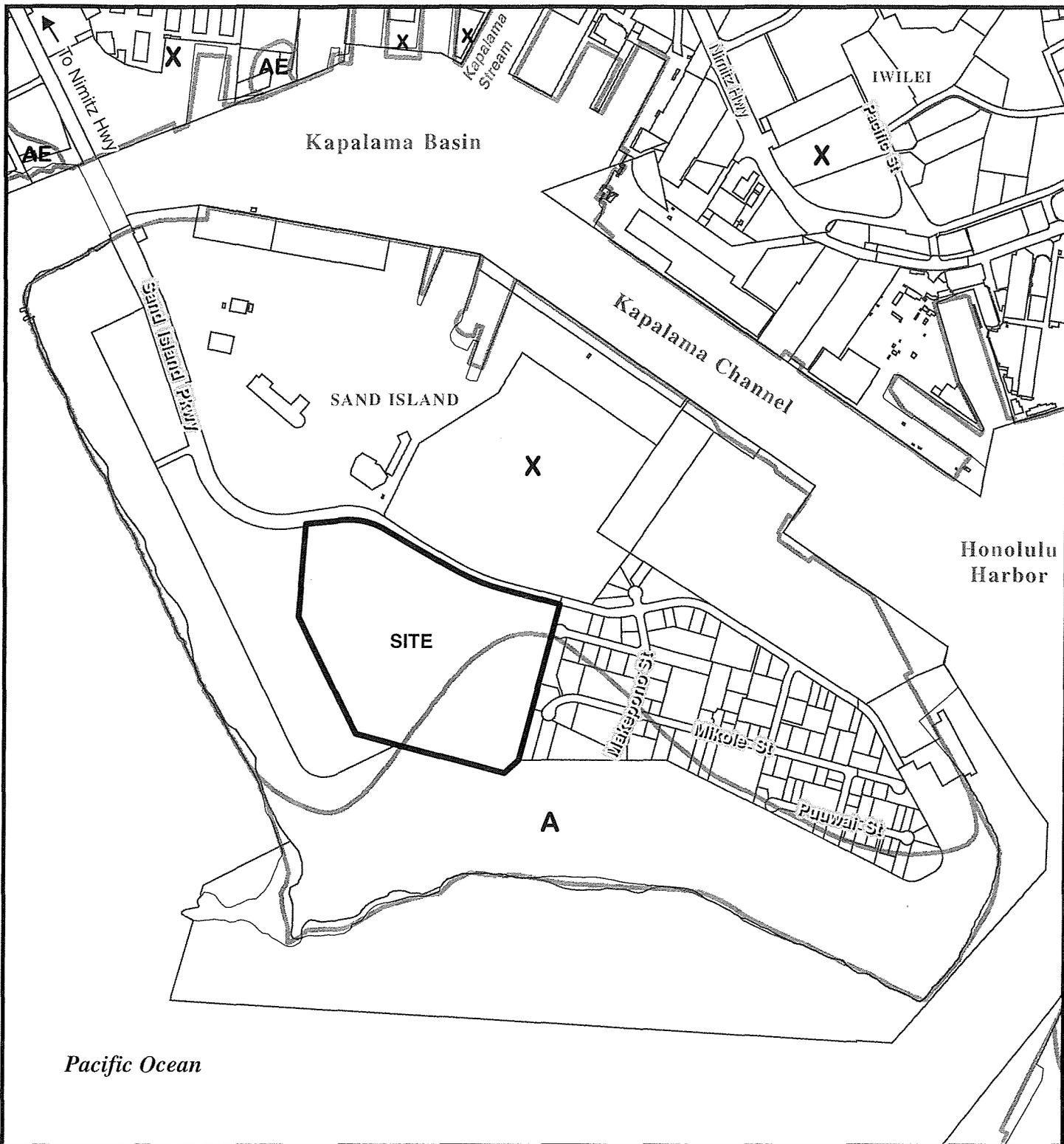


VICINITY MAP

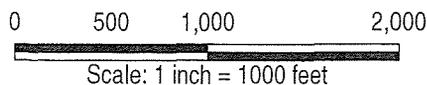


**PORTION OF  
EXISTING ZONING MAP #5  
SAND ISLAND WWTP**

**TAX MAP KEY(S): 1-5-041:005  
FOLDER NO.: 2013/SMA-2**



VICINITY MAP



## FLOOD HAZARD MAP SAND ISLAND WWTP

Legend

- A - 100 Year Flood, No Base Flood Elevation Determined
- AE - 100 Year Flood, Base Flood Elevation Determined
- X - Beyond 500 Year Flood Plain

**TAX MAP KEY(S): 1-5-041:005**  
**FOLDER NO.: 2013/SMA-2**

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

IN THE MATTER OF THE )  
 )  
APPLICATION OF ) FILE NO. 2013/SMA-2  
 )  
CITY AND COUNTY OF HONOLULU, )  
DEPARTMENT OF DESIGN AND )  
CONSTRUCTION )  
\_\_\_\_\_)

TRANSCRIPT OF PROCEEDINGS

The above-entitled matter came on for hearing at the  
Kalakaua District Park, Multi-Purpose Room, 720 McNeil  
Street, Honolulu, Hawaii on Wednesday, February 27, 2013,  
commencing at 10:30 a.m., pursuant to Notice.

BEFORE: NELSON ARMITAGE, Hearings Officer  
ANN ASAUMI, Staff Planner

## P R O C E E D I N G S

1  
2 HEARINGS OFFICER ARMITAGE: Thank you for coming  
3 this morning. Good morning, my name is Nelson Armitage and  
4 I'll be conducting today's public hearing in accordance with  
5 Revised Ordinances of Honolulu, Chapter 25, which is the SMA  
6 ordinance.

7 Notice of this public hearing was published in the  
8 Honolulu Star-Advertiser on Wednesday, February 6, 2013.  
9 Notice of this public hearing has also been posted on the  
10 outside door to this room.

11 For the record, today is Wednesday, February 27,  
12 2013. It is 10:31 a.m. We're conducting this public  
13 hearing at the Kalakaua District Park, Multi-Purpose Room,  
14 720 McNeil Street, Honolulu, Hawaii.

15 The purpose of today's public hearing is to hear  
16 testimony on an application for a Special Management Area  
17 Use Permit, No. 2013/SMA-2, which is to allow construction  
18 of the second anaerobic digester and sludge storage tank at  
19 the Sand Island Wastewater Treatment Plant which is in the  
20 SMA, as required by R.O.H. Chapter 25 and Hawaii Revised  
21 Statutes Chapter 205A.

22 The request is from the City's Department of Design  
23 and Construction or the DDC. Pursuant to R.O.H. Section  
24 25-3.2, the following guidelines shall be used for the  
25 review of development proposed in the Special Management

1 Area. One, all development in the SMA shall be subject to  
2 reasonable terms and conditions to ensure (a) adequate  
3 access to publicly owned or used beaches, recreation areas  
4 and natural reserves; (b) that provisions are made for solid  
5 and liquid waste management, treatment and disposition; and  
6 (c) that alterations to land forms and vegetations and  
7 construction of structures minimizes adverse effects to SMA  
8 resources and causes minimal potential danger relevant to  
9 natural disasters.

10 Two, no development in the SMA shall be approved  
11 unless it is found that it will not have a substantial  
12 adverse environmental or ecological effect, except where  
13 such effect can be minimized to a practical extent and is  
14 clearly outweighed by public health and safety and/or  
15 compelling public interests. Development must be consistent  
16 with the coastal zone management objectives enumerated by  
17 Hawaii Revised Statutes Section 205A-26 and with the general  
18 plan, development plans and zoning.

19 Three, and finally, the City Council, which is the  
20 decision maker for the permit, shall seek to minimize where  
21 reasonable (a) dredging, filling or otherwise altering any  
22 natural shoreline; (b) any development which will reduce the  
23 size of any beach or other area useable for public  
24 recreation; (c) any development which will reduce or risk  
25 public access to shoreline resources; (d) any development

1 which will substantially interfere with or detract from the  
2 line of sight toward the sea from the state highway nearest  
3 the coast; and (e) any development which will adversely  
4 affect water quality, existing areas of open water,  
5 fisheries and fishing grounds, wildlife habitats or  
6 agricultural uses.

7           Now, I ask at this point is there anybody from the  
8 public here today? There's nobody from the public here  
9 today? In that case, usually at this point I would ask our  
10 staff planner, Ann Asaumi, to give a presentation, but since  
11 there's no one from the public, we'll waive that.

12           What I'd like to do now is ask the applicant and  
13 his representatives to please come forward and make a  
14 presentation for the record about this project.

15           MR. NIERMANN: I'll keep this short and sweet. My  
16 name is Jim Niermann. I'm a planner with R.M. Towill  
17 Corporation representing the city's Department of Design and  
18 Construction in the preparation and processing of this SMA  
19 permit application.

20           The proposal is for the construction of an  
21 egg-shaped digester and sludge storage tank at the Sand  
22 Island Wastewater Treatment Plant. The tank and digester is  
23 part of the bio-solids treatment process and it will be  
24 constructed at the center of the site. We will also need to  
25 get -- the height of the new facility will exceed the

1 maximum zoning height of 60 feet so we will be requesting a  
2 height variance. We'll also be seeking an FAA clearance for  
3 navigational aid within the flight approach to Honolulu  
4 International Airport.

5 Those are the major permits we'll be getting.  
6 We'll also have to get a MPDS permit for construction of  
7 storm water and hydro testing water.

8 The project is scheduled to start, if I recall, in  
9 December of this year, I believe -- is that more or less  
10 approximately -- and last about 12 months for construction.  
11 And that's about all I will say unless there are any other  
12 questions from those present.

13 MR. TAKARA: It'll take about two years for  
14 construction.

15 MR. NIERMANN: Oh, two years for construction.  
16 Sorry.

17 HEARINGS OFFICER ARMITAGE: Okay. Ann, do you have  
18 any questions for the applicant or the agent?

19 MS. ASAUMI: No, I don't have any questions.

20 HEARINGS OFFICER ARMITAGE: Is there anyone else  
21 here who'd like to make a statement on this project?

22 Seeing that is the case, I'd like to reiterate if  
23 you have further comments following the close of this public  
24 hearing, you may make them directly to the City Council.  
25 You're also encouraged to contact the City Clerk should you





## RESOLUTION

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GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE DEVELOPMENT OF THE SECOND EGG-SHAPED DIGESTER, SLUDGE STORAGE TANK, BIOGAS HOLDING TANK, AND GAS FLARE ASSEMBLY, AS A COMPONENT OF THE EXISTING IN-VESSEL BIOCONVERSION FACILITY AT THE SAND ISLAND WASTEWATER TREATMENT PLANT.

WHEREAS, on January 28, 2013, the Department of Planning and Permitting (DPP), accepted the application of the City and County of Honolulu, Department of Design and Construction, herein referred to as the "Applicant," for a Special Management Area Use Permit (SMP) to allow the development of a second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly, and associated improvements at the Sand Island Wastewater Treatment Plant, located at 1350 Sand Island Parkway, Sand Island, and identified as Tax Map Key 1-5-41: 5 (Attachments 1 and 2); Reference Number 2013/SMA-2; and

WHEREAS, on February 27, 2013, the DPP held a public hearing which was attended by DPP staff, two representatives of the agent, two representatives of the Applicant, and two members of the public. No written or oral testimony was provided and the public hearing was closed; and

WHEREAS, on March 27, 2013, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, and at its meeting of \_\_\_\_\_, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Approval of this SMP includes the development of the second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly, as a component of the existing in-vessel bioconversion facility at the Sand Island Wastewater Treatment Plant, depicted in Attachments 1 and 2.

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## RESOLUTION

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- B. Prior to the issuance of any building permits for the construction of the second egg-shaped digester, sludge storage tank, biogas holding tank, and gas flare assembly, the Applicant shall obtain a waiver of the Land Use Ordinance (LUO) development and/or design standards, as necessary, from the Director Designate (Director) of the DPP.
- C. Construction shall be in general conformity with the plans on file with the DPP. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, ROH, and Chapter 205A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a Minor Modification; and, therefore permitted under this resolution, upon review and approval of the Director of the DPP.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.
- E. Approval of this SMP does not constitute compliance with other LUO or governmental agencies' requirements, including building permit approval. These are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.



RESOLUTION

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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this resolution be transmitted to George I. Atta, FAICP, LEED AP, CEI, Director Designate of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Chris T. Takashige, Director of the Department of Design and Construction, 650 South King Street, 11th Floor, Honolulu, Hawaii 96813; William J. Aila, Jr., Chairperson of the Department of Land and Natural Resources, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Hawaii 96813; and Jesse K. Souki, Director of the Office of Planning, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

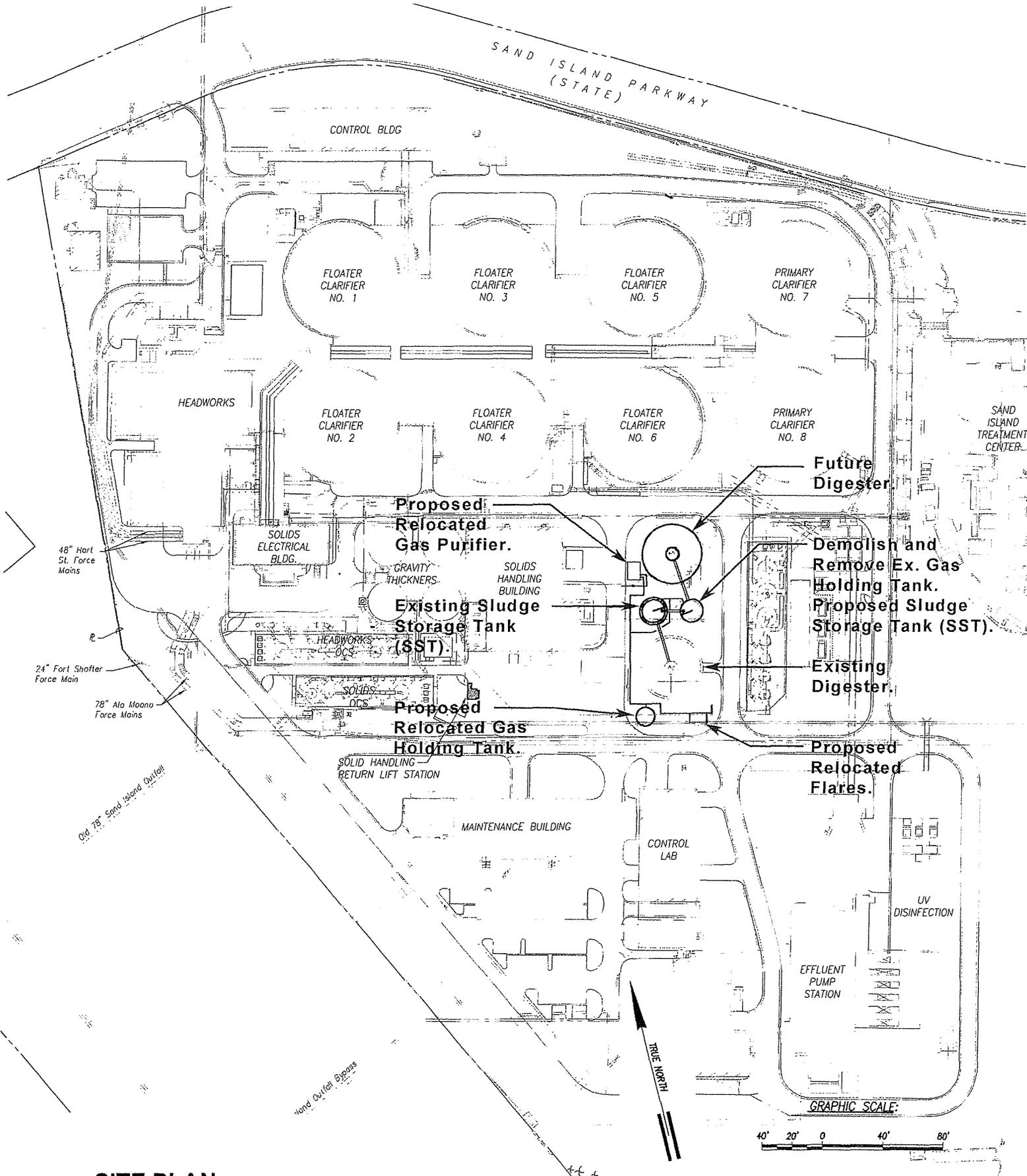
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Honolulu, Hawaii

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Councilmembers

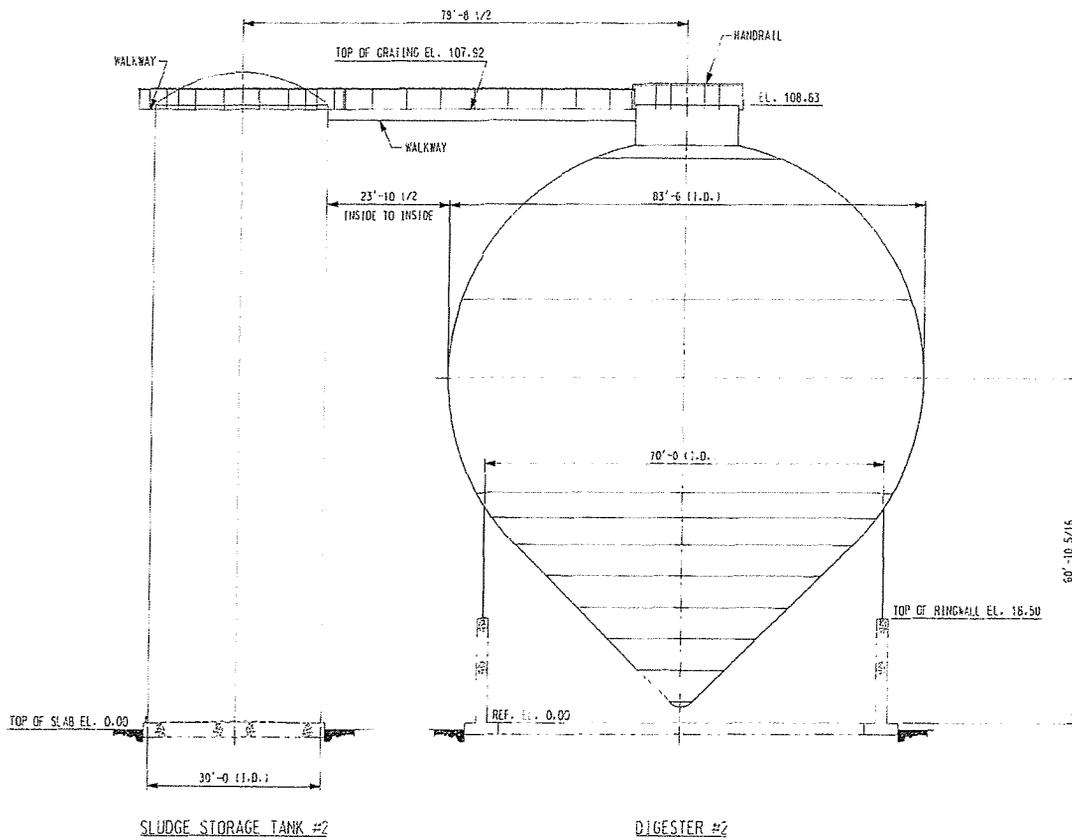


**SITE PLAN**

**Sand Island WWTP Anaerobic Digester Facility Expansion**  
 Department of Design and Construction  
 City and County of Honolulu

**ATTACHMENT 1**

**FOLDER NO.: 2013/SMA-2**



VIEW OF PROPOSED SECOND ESD/SST.