

September 5, 1989

Hugh Ono, Chief Engineer
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Dear Mr. Ono:

Special Management Area Use Permit Application
TMK: 2-1-11:4

The Planning Commission at its duly held public hearing on August 28, 1989, voted to approve your application, Special Management Area Use Permit No. 287, to allow the construction of a new pump station to divert raw sewage to a new secondary wastewater treatment plant which is proposed southeast of Hilo International Airport. The new pump station will be constructed at the existing Hilo Wastewater Treatment Plant site, Keaukaha, Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205-A, Hawaii Revised Statutes (HRS), and Rule No. 9, Special Management Area Rules and Regulations of the County of Hawaii, is to preserve, protect, and, where possible, to restore the natural resources of the coastal zone areas. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

One of the criteria for granting an SMA Use Permit is that, "The development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest." The construction of a pumping station and force,

SEP 05 1989

Hugh Ono, Chief Engineer
September 5, 1989
Page 2

gravity and overflow mains is not anticipated to have a significant adverse effect on the environment or its ecology. The overall impact should be more beneficial to the human and natural environments than presently exists. The total wastewater system has been designed to ultimately eliminate the practice of cesspool and septic tank disposal and to meet anticipated sewerage needs of the Hilo service in accordance with state and federal regulations. The new sewage treatment plant will provide secondary treatment to effluent discharged into Hilo Bay. Thus, the improvements are clearly in the interest of public health and safety. The project site discussed in the subject application is located within the existing Hilo Wastewater Treatment Plant facilities. This area has been extensively improved with buildings, tanks and various sewage mains. Thus, no endangered species of plant or animal life or significant archaeological resources will be directly impacted by these improvements. The removal of the Hilo Wastewater Treatment Plant to a site adjacent to the Lyman Field should improve the overall situation for nearby residents especially as it relates to nuisances such as odor and noise. According to the Final Supplemental Environmental Impact Statement, use of variable speed pumps will help to minimize detention times in the station which are desirable to reduce potential of odor-forming compounds. Additionally, an odor control system will be provided to control noxious odors from the sewage at the pump station and the sewage treatment plant. With regards to noise, noise abatement features will be installed and noise-generating equipment will be housed within structures. Emergency power will also be used to allow for an uninterrupted system operation. These mitigative measures, along with the connection of an emergency overflow main to the existing sewage outfall will create a better facility for the community.

Another criteria for approving a development within the SMA is that it is consistent with the General Plan and zoning designation. The proposed development does conform to the General Plan which designates the area for Industrial and Open Uses. Further, the project is in the direction of fulfilling the Public Utilities Element of the General Plan which standards and courses of action for South Hilo read "There shall be a minimum of visual and odor pollution emanating from sewerage treatment facilities" and "The present sewage treatment plant should also provide for secondary sewage treatment."

Hugh Ono, Chief Engineer
September 5, 1989
Page 3

The pumping station and related improvements will support the objectives and policies of Chapter 205A, HRS, and Rule 9 of the Planning Commission. While the subject property is located within a coastal hazard and tsunami inundation area, the pumping station will be constructed in accordance with applicable building code requirements for the Flood Insurance Rate Map Zones VE and AE. Remaining structures and appurtenant equipment will be removed and meetings with the Citizens Advisory Group are being held to determine what recreational uses could be established when the old plant is removed. Thus, open space and recreational resources in the area will be improved. Similarly, public access to and along the shoreline should not be affected. As of this writing, the applicant does not intend to fence the property unless necessary for security reasons. Since construction activities are land-based and do not involve dredging, coastal ecosystems should not be degraded by the proposed activity. This permit contains a condition requiring that no activity shall be permitted within the 40-foot shoreline setback area as established pursuant to Rule 8 of the Planning Commission unless otherwise provided.

Since the proposed pumping station would be located within the existing facilities, viewplanes from Kalaniana'ole Street should not be impacted. However, during plans for plan approval, landscaping shall be required if needed to buffer visual impacts to passersby.

Construction of the pumping station and related improvements will involve the excavation of trenches, installation of pipes and backfill operations. Short-term impacts include traffic disruption, fugitive dust, erosion and noise. Construction practices will employ methods such as watering and regulation of construction hours. These types of negative impacts will be short-term and are generally associated with construction activities. Long-term impacts can be associated with the operation and maintenance of the proposed facility. Noise emanating from the pumping station will be attributable to process equipment. As mentioned previously, noise-generating equipment will be housed within structures. Objectionable odors have probably been a major detrimental effect of the existing WWTP. The proposed plant design calls for enclosing the preliminary treatment units and scrubbing the exhaust gases prior to discharge. The exhaust system requires a permit from the Department of Health and must meet state air

Hugh Ono, Chief Engineer
September 5, 1989
Page 4

pollution control requirements. Provisions for adding chemical to the influent flow and treatment of secondary waste will also mitigate odor problems.

Based on the above, it has been determined that the proposed development will not have any substantial adverse impacts on the surrounding area nor will its approval be inconsistent with the General Plan and Zoning Code or contrary to the objectives and policies of Chapter 205A, HRS, relating to Coastal Zone Management and Rule No. 9 of the Planning Commission relating to Special Management Area.

Approval of this request is subject to the following conditions:

1. The applicant, its successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Final Plan Approval for the entire WWTP project shall be secured from the Planning Department within two years from the effective date of this permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. If deemed necessary, landscaping shall be required to alleviate visual impacts of the pumping station from Kalaniana'ole Street and properties to the east.
3. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
4. A certified shoreline survey of the affected area shall be submitted to the Planning Department in conjunction with plans for plan approval. No development or construction activity shall be permitted within the 40-foot shoreline setback area unless a shoreline setback variance is applied for and secured from the Planning Commission. This condition shall not apply if the applicant utilizes the exemption process set forth in Rule 8-13 of the Planning Commission relating to Shoreline Setback.
5. Comply with all other applicable laws, rules, regulations, and requirements.

Hugh Ono, Chief Engineer
September 5, 1989
Page 5

6. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied with and the Planning Director acknowledges that further reports are not required.
7. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: 1) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors, or assigns and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the director may initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Gary Mizuno
Chairman, Planning Commission

xc: Department of Public Works, Wastewater Division
Department of Water Supply
County Real Property Tax Division
DRBD, C2M Program w/background

bcc: Plan Approval Section