HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-4

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE REHABILITATION AND UPGRADE OF THE WEST LOCH WASTEWATER PUMP STATION IN HONOULIULI, O'AHU.

WHEREAS, on September 12, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2025-SMA-75) from the Department of Environmental Services ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the expansion and rehabilitation of the existing wastewater pump station including a new electrical room; emergency generator, electrical, ventilation systems, pumps, valves, and the relocation of a perimeter concrete rubble masonry wall and trash enclosure, on an approximately 2,300-square-foot area of an 80-acre lot zoned AG-1 Restricted Agricultural District, located at 91-1024 Kapapapuhi Street, and identified as Tax Map Key 9-1-181: Portion 001(the "Project"); and

WHEREAS, on November 7, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members, and no members of the public; and

WHEREAS, on January 6, 2026, within 60 calendar days after the close of the public hearing (the Applicant having requested a 15-day extension of the 45-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 01/06/2026, by Departmental Communication No. 6 and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, D-1 through D-5, E-1, E-2, F, G, H, I-1, I-2, and J through L, attached hereto and incorporated by reference herein. Any change in the size or

nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Monitoring Plan that meets the requirements of § 13-279-5, Hawai'i Administrative Rules.

2. 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 Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

C. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

7. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

    b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

    c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

        (i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area; and

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both.

d. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition C7 must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

D. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is proposed;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities;

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the

Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible Federal or State of Hawai'i agency charged with the eradication and management of invasive species;

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/; and

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material. Should existing palm trees become damaged or killed by the coconut rhinoceros beetle, replacement should be an appropriate species not susceptible to the coconut rhinoceros beetle.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

E. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-4

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Colette Sakoda, Environmental Planning Solutions, LLC, 945 Makaiwa Street, Honolulu, Hawai'i 96816; Roger Babcock Jr., Director of the Department of Environmental Services; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

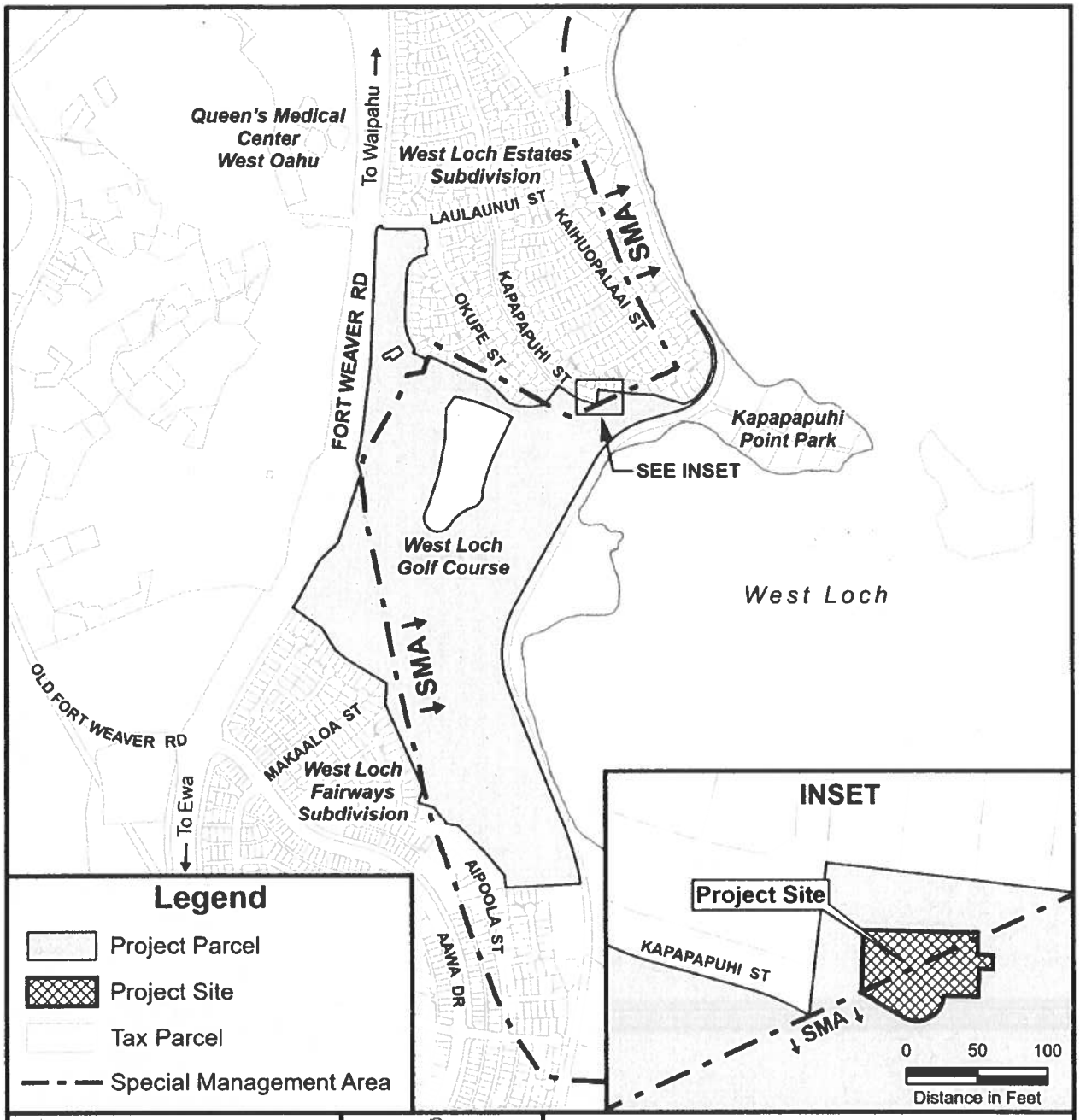
(br)

DATE OF INTRODUCTION:

JAN 7 2026

Honolulu, Hawai'i

Councilmembers



LOCATION MAP w/ SMA

EWA

TAX MAP KEY: 9-1-181:001 por.

FOLDER NO.: 2025-SMA-75

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2025

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EXHIBIT A

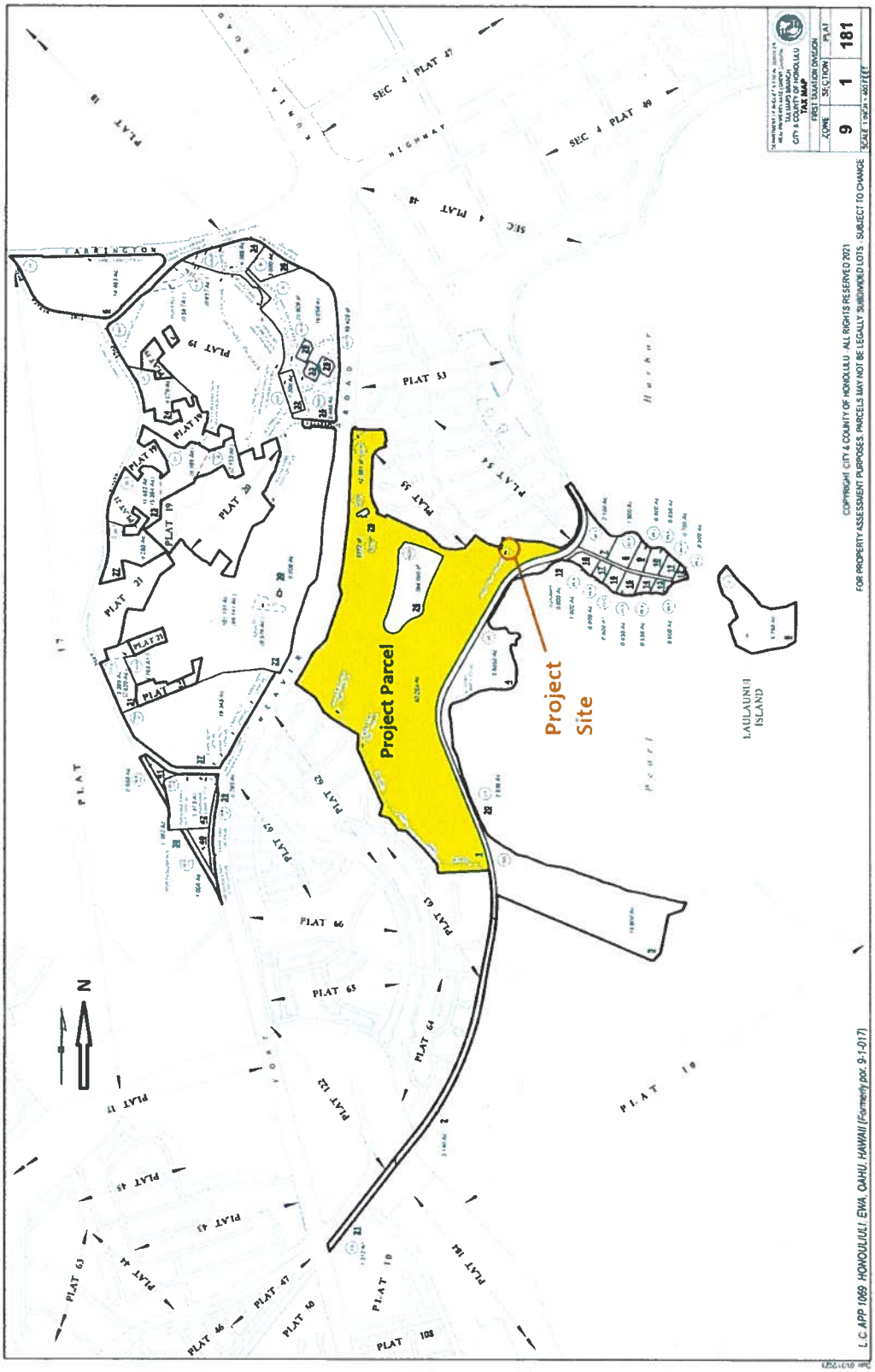
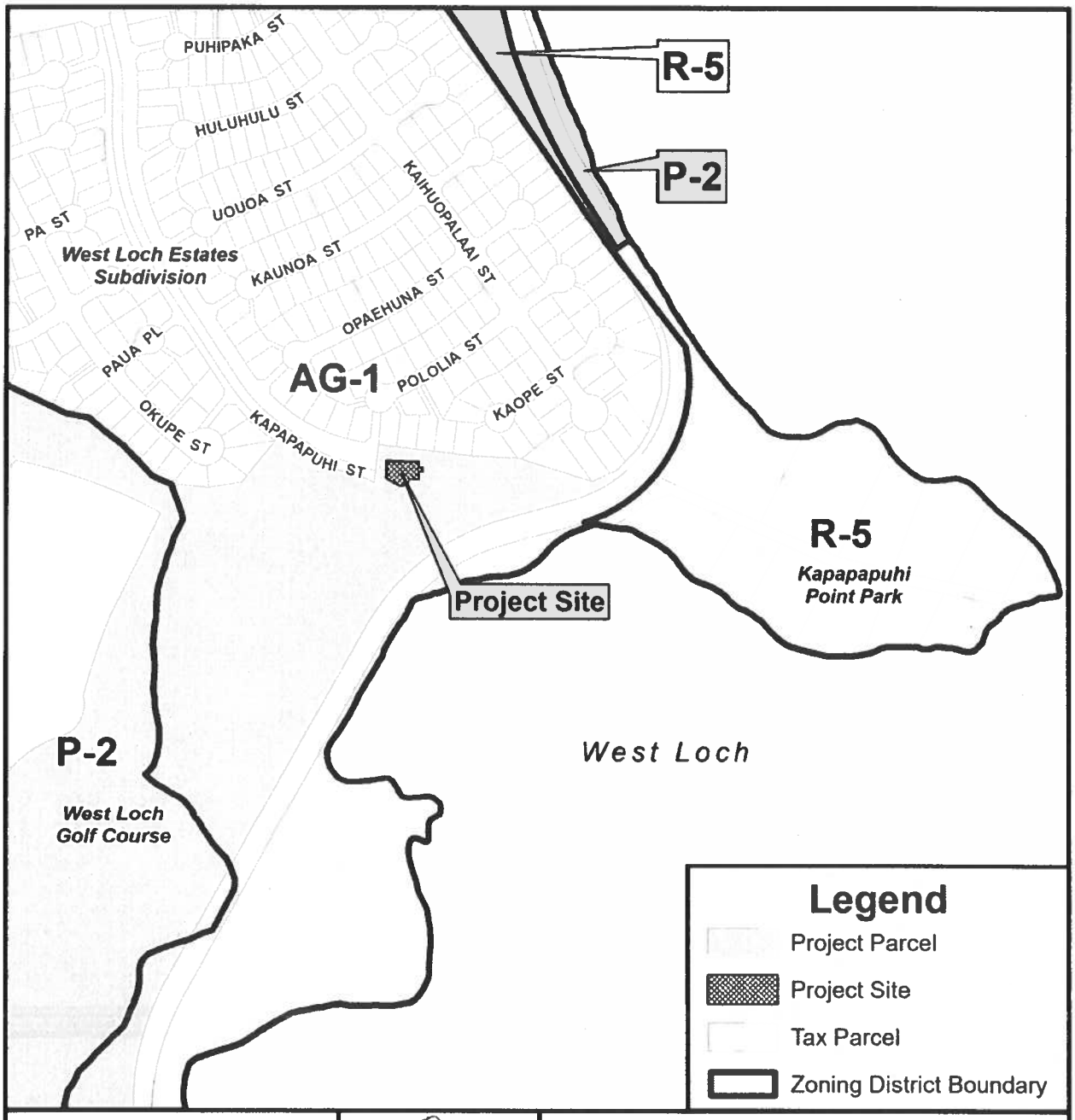


EXHIBIT B

FILE NO.: 2025-SMA-75



PORTION OF
ZONING MAP

WAIPAHU/MAKAKILO

TAX MAP KEY: 9-1-181:001 por.

FOLDER NO.: 2025-SMA-75

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2025

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EXHIBIT C

JOB NO. W#-##

60% SUBMITTAL

WEST LOCH ESTATES WASTEWATER PUMP STATION UPGRADE

EWA, OAHU, HAWAII
TMK: 9-1-181:001

DIVISION OF WASTEWATER ENGINEERING & CONSTRUCTION
DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY & COUNTY OF HONOLULU

PRIME CONSULTANT

STATE CONSULTANTS

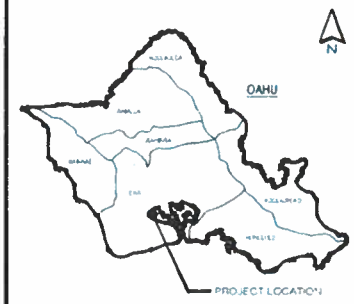
STRUCTURAL ENGINEERING CONSULTANTS

MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS

CIVIL ENGINEERING CONSULTANTS

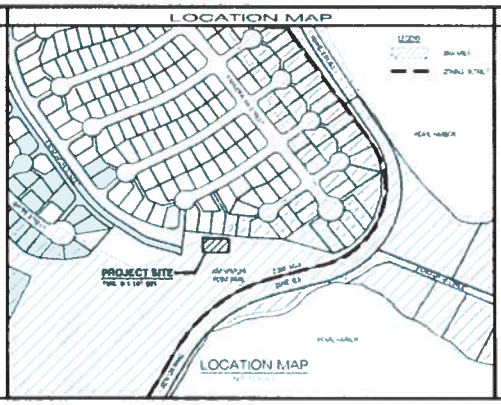
ARCHITECTURAL CONSULTANTS

VICINITY MAP



VICINITY MAP

LOCATION MAP



LOCATION MAP

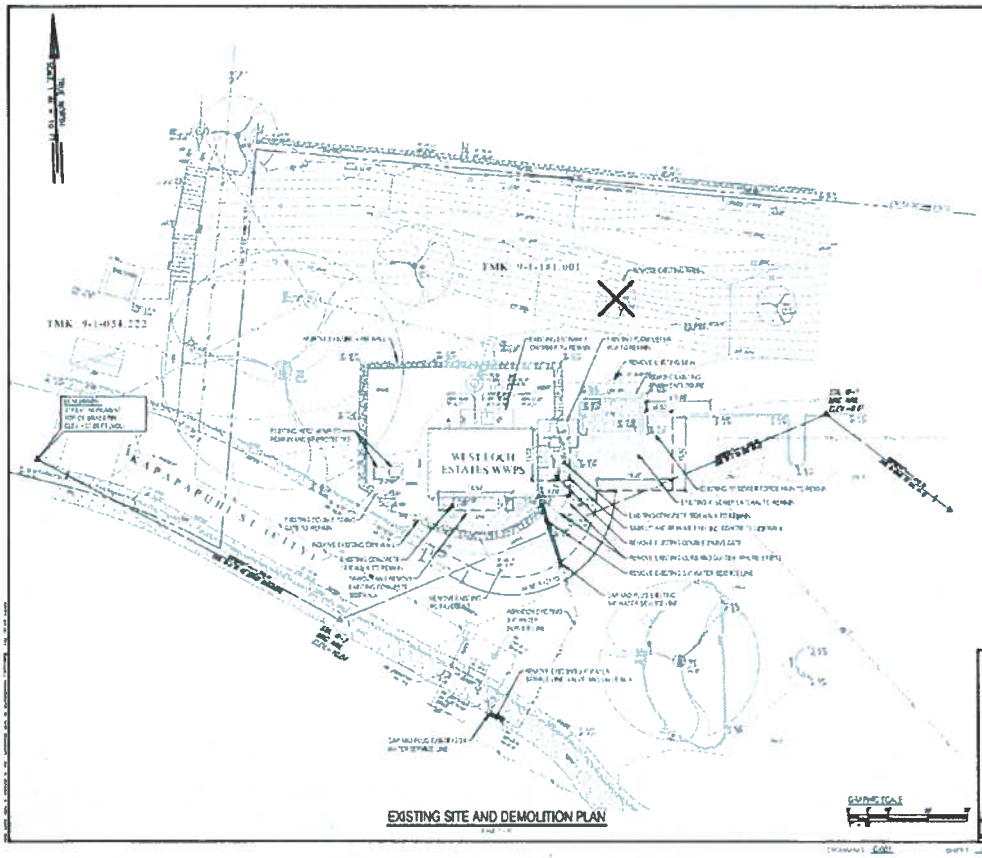
APPROVED

DEPARTMENT OF DESIGN & CONSTRUCTION
CITY AND COUNTY OF HONOLULU — DATE

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU — DATE

ENVIRONMENTAL MANAGEMENT DIVISION
DEPARTMENT OF HEALTH, STATE OF HAWAII — DATE

WEST LOCH ESTATES WASTEWATER PUMP STATION UPGRADE



EXISTING SITE AND DEMOLITION PLAN

60% SUBMITTAL

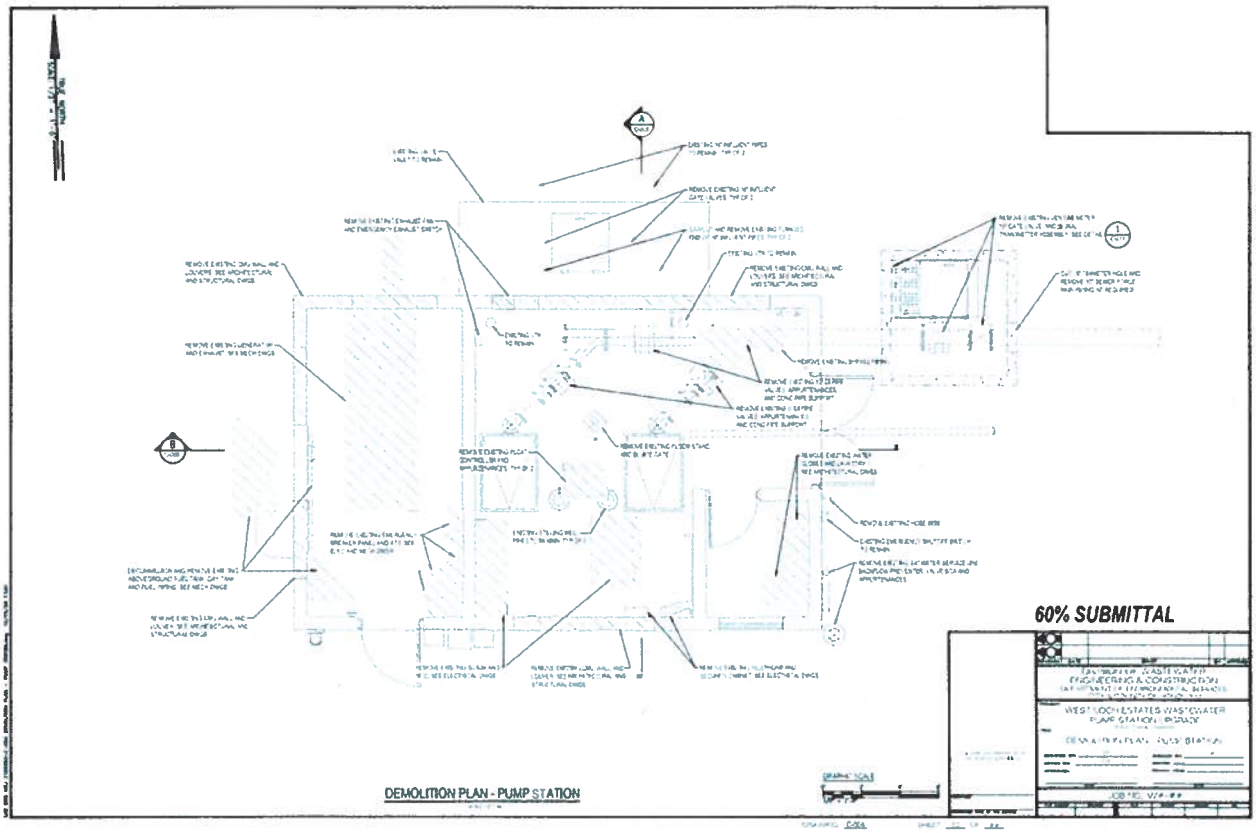
DIVISION OF WASTEWATER ENGINEERING & CONSTRUCTION
DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY & COUNTY OF HONOLULU

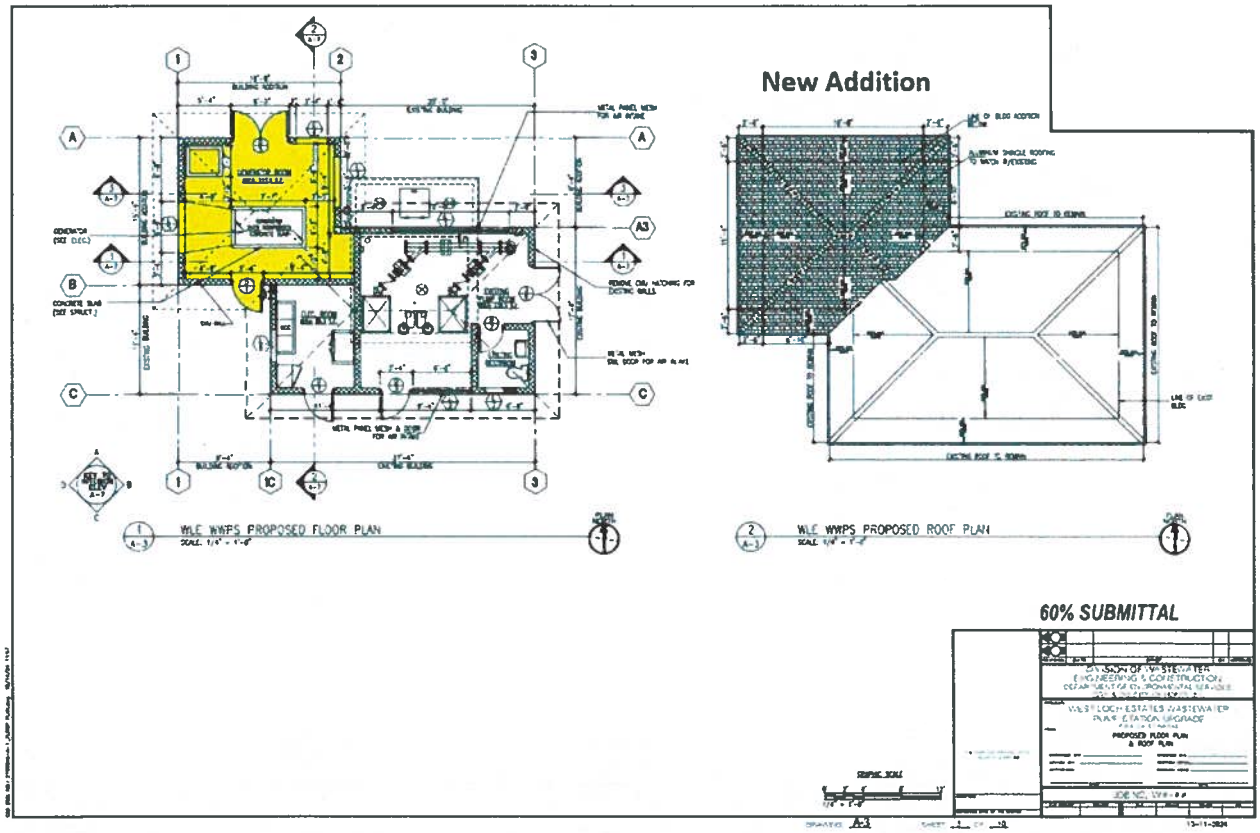
WEST LOCH ESTATES WASTEWATER PUMP STATION UPGRADE

EXISTING SITE AND DEMOLITION PLAN

JOB NO. W#-##

EXHIBIT D-1 **FILE NO.: 2025/SMA-75**





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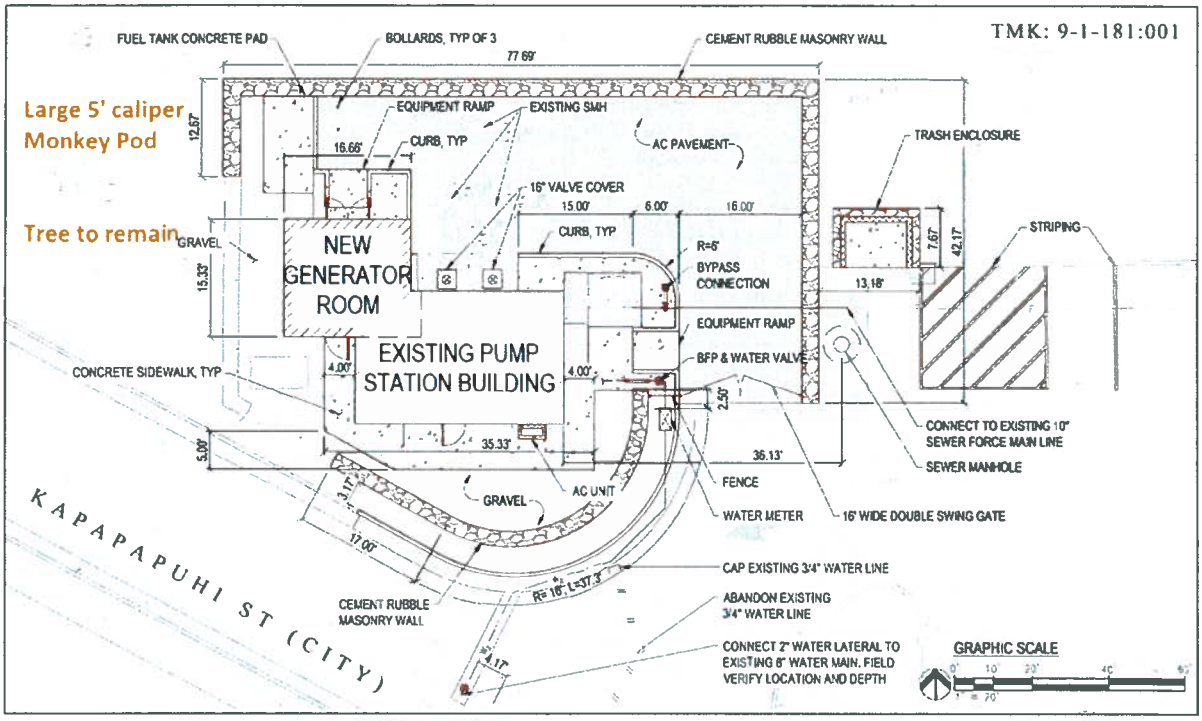

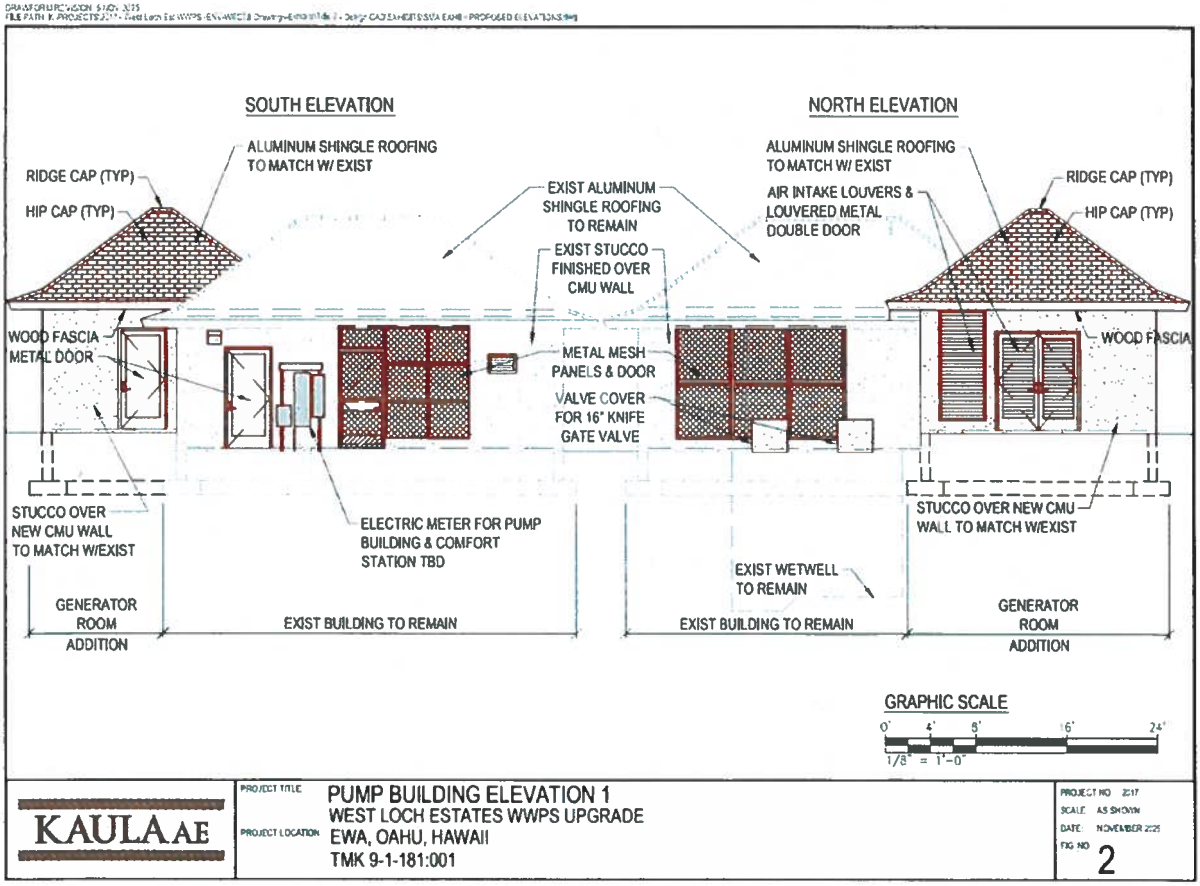

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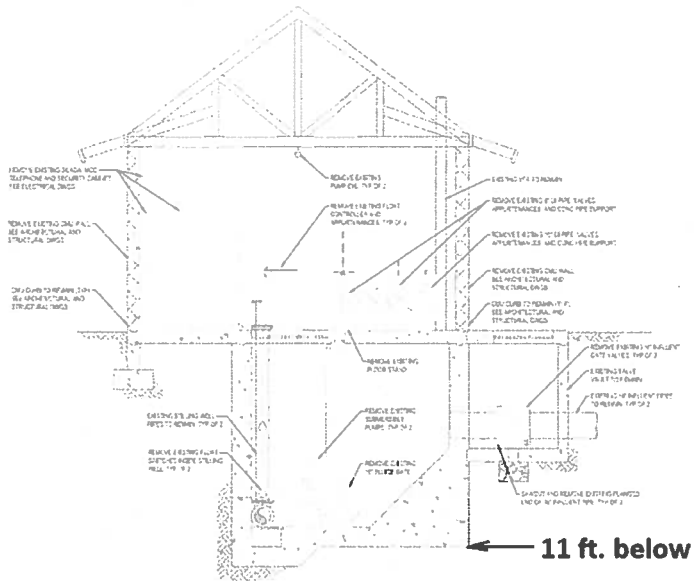
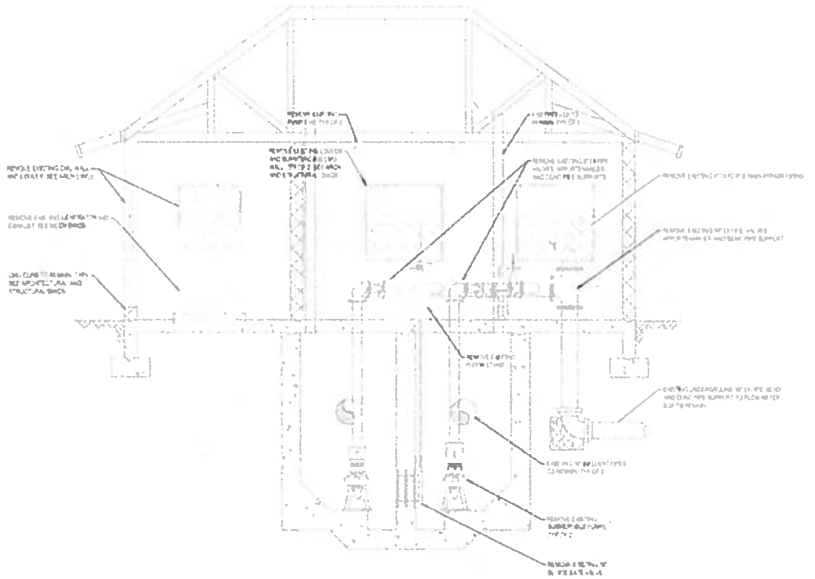


DEMOLITION PLAN - SECTION A

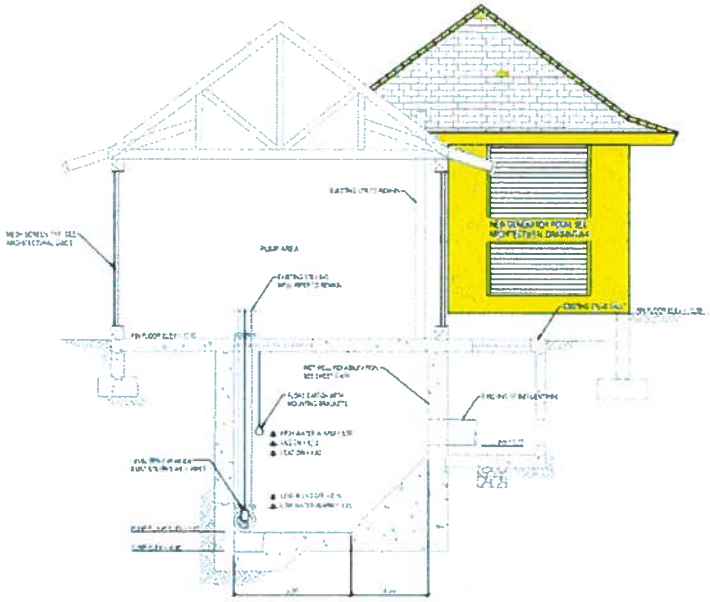
60% SUBMITTAL



DEMOLITION PLAN - SECTION B

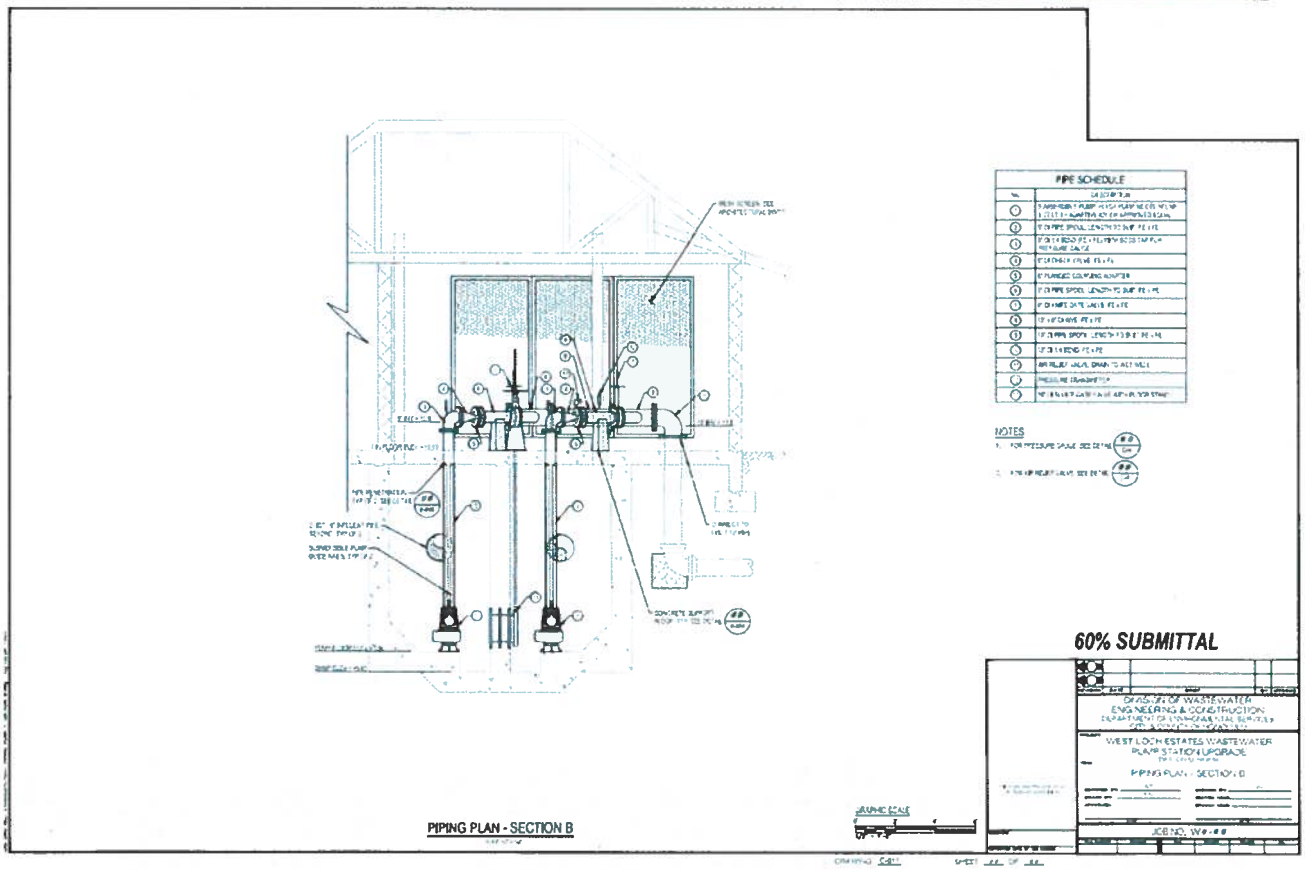
60% SUBMITTAL

EXHIBIT D-4 **FILE NO.: 2025/SMA-75**



PUMP STATION - SECTION A

60% SUBMITTAL



PIPE SCHEDULE

NOTES

PIPING PLAN - SECTION B

60% SUBMITTAL

EXHIBIT D-5 **FILE NO.: 2025/SMA-75**

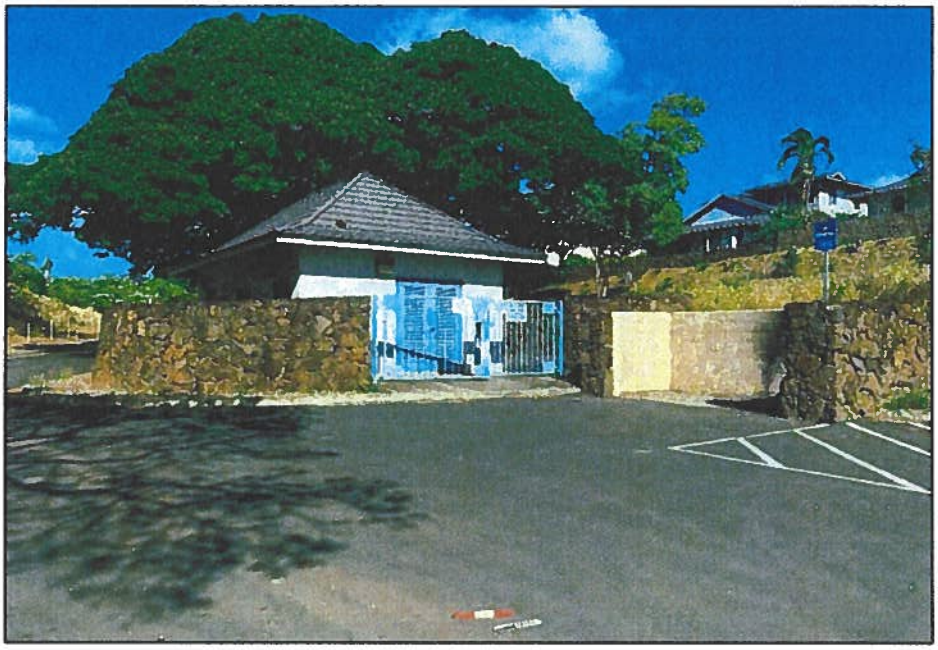


Figure 13. Wastewater pump station with a detached CMU dumpster enclosure, facing northwest.



Figure 14. CRM wall enclosure, facing southwest.

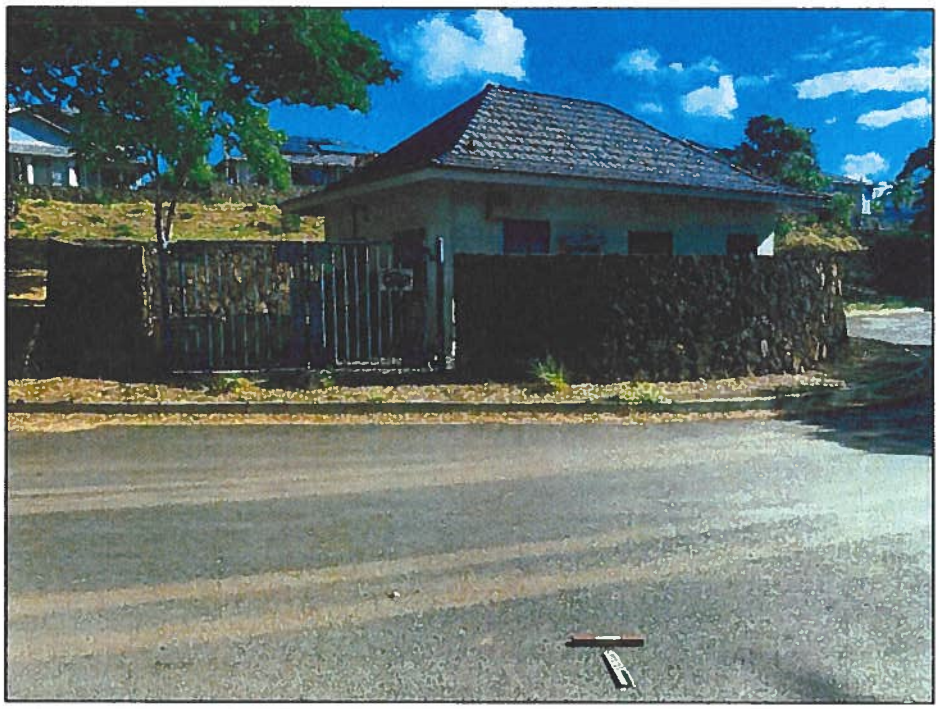
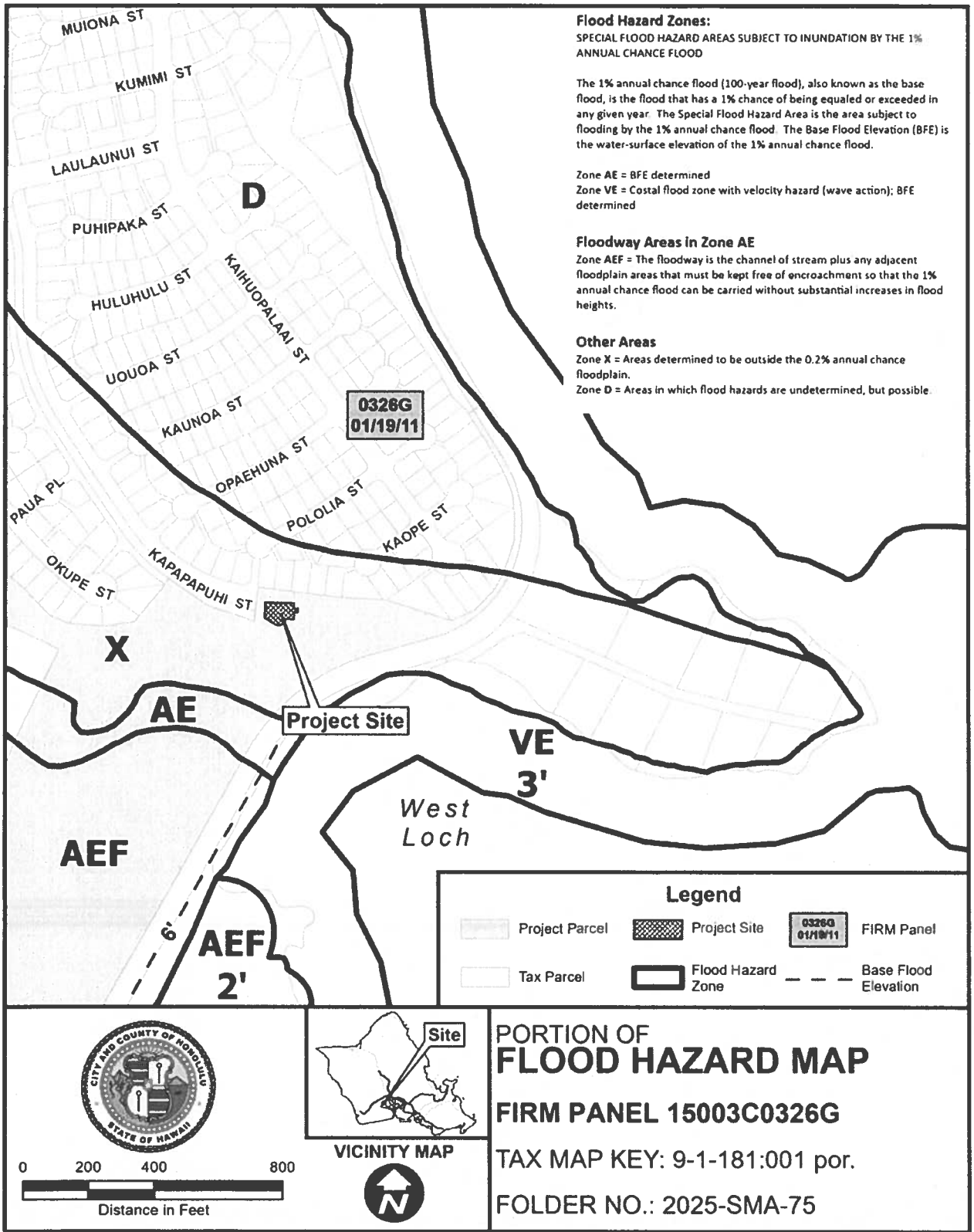


Figure 20. CRM wall enclosure with attached blue metal gate, facing north.



Figure 17. Gravel yard with diesel fuel tank and HECO enclosures, facing south.



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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2025

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EXHIBIT F

WETLAND MAP (U.S. Fish and Wildlife Service)



EXHIBIT G **FILE NO.: 2025/SMA-75**

SOILS MAP (U.S. Department of Agriculture)

Island of Oahu, Hawaii (HI990)			
Island of Oahu, Hawaii (HI990)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FL	Fill land, mixed	11.5	5.0%
HLMG	Helemano silty clay, 30 to 90 percent slopes	21.8	9.5%
HxA	Honouliuli clay, 0 to 2 percent slopes	36.2	15.8%
KmbA	Keaau clay, saline, 0 to 2 percent slopes	21.1	9.2%
Ph	Pearl Harbor clay, 0 to 2 percent slopes, MLRA 163	15.4	6.7%
W	Water > 40 acres	9.3	4.1%
Totals for Area of Interest		**229.4**	**100.0%**

EXHIBIT H

FILE NO.: 2025/SMA-75

SEA LEVEL RISE MAP (3.2 ft. of SLR – Related High Wave Flooding by 2100)

EXHIBIT I-1 **FILE NO.: 2025/SMA-75**

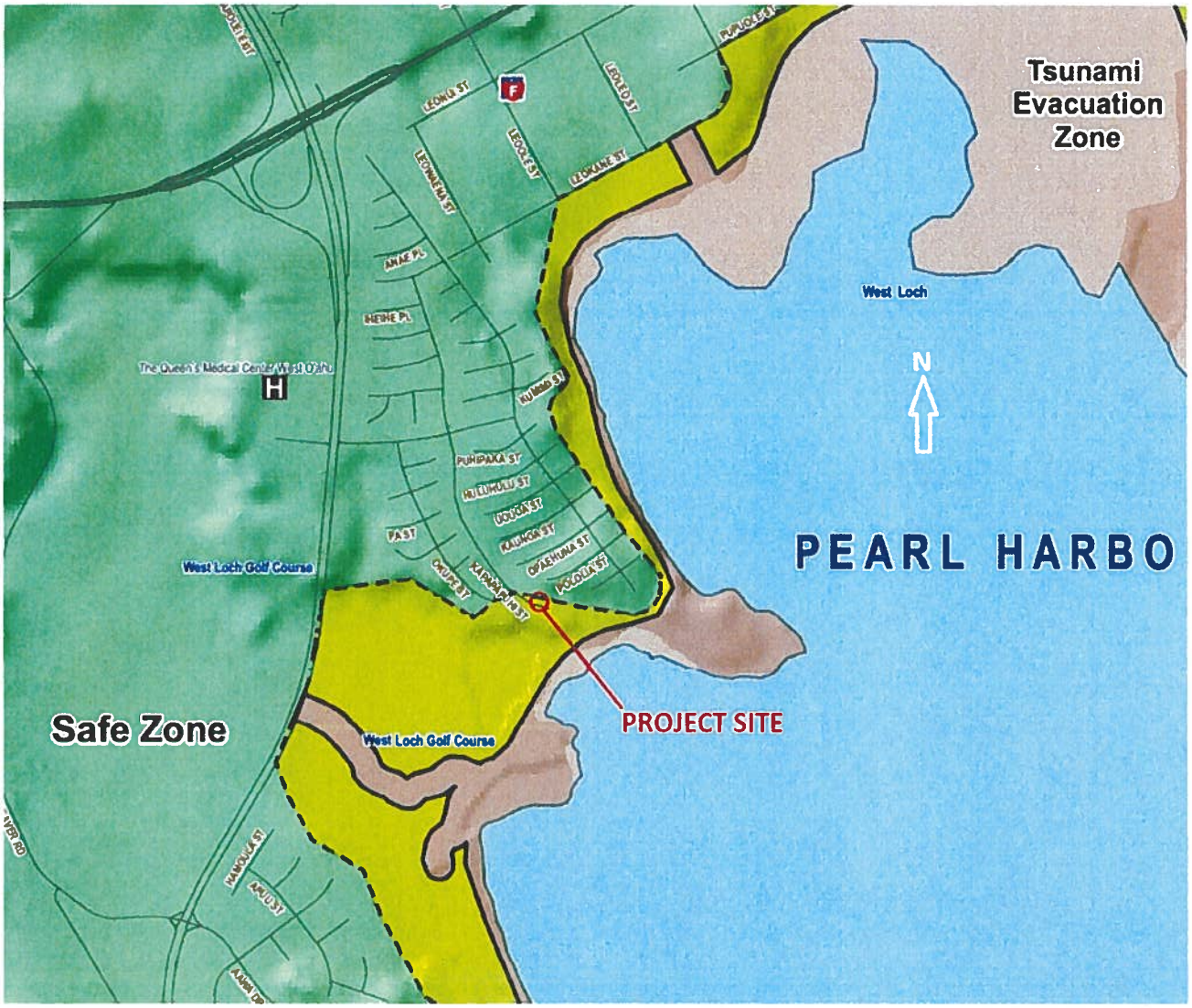
SEA LEVEL RISE MAP (6.0 ft. of SLR – Passive High Tide Flooding by 2100)

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer
An Interactive Mapping Tool in Support of the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report
view full-screen map
BASEMAPS
EXPOSURE
Sea Level Rise Exposure Area (SLR-XA) (a, b, and c combined area)
information on real estate disclosure
0.5 ft
1.1 ft
2.0 ft
3.2 ft
SLR-XA Components
NOAA Passive (High Tide) Flooding
information on use and limitations
4.0 ft
5.0 ft
6.0 ft
7.0 ft
8.0 ft
VULNERABILITY
Potential Economic Loss
Flooded Highways
Social Indicators
PacIOOS
expand
Search address or TMK...
Zoom to...
or use <Shift>-drag to zoom
Kaihuopalaai St
Kaiholena St
Kaiholena Pl
Kaiholena Loop
Kaiholena Cir
Kaiholena Way
Kaiholena Ln
Kaiholena Pkwy
Kaiholena Ct
Kaiholena Dr
Kaiholena Ave
Kaiholena Blvd
Kaiholena Rd
Kaiholena Terrace
Kaiholena Trail
Kaiholena Path
Kaiholena Alley
Kaiholena Crossing
Kaiholena Square
Kaiholena Plaza
Kaiholena Park
Kaiholena Garden
Kaiholena Meadow
Kaiholena Forest
Kaiholena Valley
Kaiholena Hill
Kaiholena Mountain
Kaiholena Peak
Kaiholena Ridge
Kaiholena Canyon
Kaiholena Gulch
Kaiholena Creek
Kaiholena River
Kaiholena Stream
Kaiholena Pond
Kaiholena Lake
Kaiholena Bay
Kaiholena Beach
Kaiholena Shore
Kaiholena Coast
Kaiholena Island
Kaiholena Peninsula
Kaiholena Point
Kaiholena Cape
Kaiholena Headland
Kaiholena Cliff
Kaiholena Slope

EXHIBIT J

FILE NO.: 2025/SMA-75

TSUNAMI EVACUATION MAP



Legend

- Fire Station
- Hospital
- EMS
- Police
- Public/Private School
- Safe Zone
- Extreme Tsunami Evacuation Zone
- Tsunami Evacuation Zone
- Major Street
- Street

EXHIBIT K

FILE NO.: 2025/SMA-75

CUMULATIVE PROJECTS RADIUS MAP



EXHIBIT L

FILE NO.: 2025/SMA-75