

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

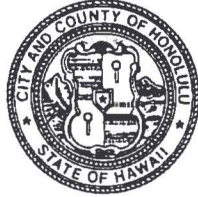
FILE COPY

KIRK CALDWELL
MAYOR

RECEIVED

19 JUN 17 11:41

**OFC. OF ENVIRONMENTAL
QUALITY CONTROL**



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

January 14, 2019

2017/ED-11(JY)

Mr. Scott Glenn, Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Final Environmental Impact Statement
Dillingham Ranch Agricultural Subdivision
Environmental Document No. 2017/ED-11
68-540 Farrington Highway - Waialua
Tax Map Keys 6-8-002: 006, 6-8-003: 005, 006, 015, 019, 030, 031,
033, 035, and 040

The Department of Planning and Permitting has accepted the Final Environmental Impact Statement (EIS) for the Dillingham Ranch Agricultural Subdivision, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. Therefore, we have simultaneously submitted a letter of acceptance to the Applicant. Enclosed is a completed Publication Form in hard copy. An electronic copy will be sent to your office. We note that the Final EIS distribution list was verified by your office on January 8, 2019.

Should you have any further questions on this matter, please contact Joette Yago, of our Urban Design Branch, at 768-8034.

Very truly yours,

A handwritten signature in blue ink that reads "Kathy K. Sokugawa".

Kathy K. Sokugawa
Acting Director

Enclosures

cc: Dillingham Ranch Aina
HHF Planners

19-231

APPLICANT PUBLICATION FORM

| | |
|--|---|
| Project Name: | Dillingham Ranch Agricultural Subdivision |
| Project Short Name: | |
| HRS §343-5 Trigger(s): | Wastewater Treatment Plant; use of State lands (Highway right-of-way). |
| Island(s): | Oahu |
| Judicial District(s): | Waialua |
| TMK(s): | 6-8-002: 006 and 6-8-003: 005, 006, 015, 019, 030, 031, 033, 035, 040 |
| Permit(s)/Approval(s): | Section 404 Permit; 401 Water Quality Certification; CZM Consistency Determination; Stream Channel Alteration Permit NPDES Permit Air Pollution Control Permit; Community Noise Permit HAR 11-20, Public Water System approval; HAR 11-62, Wastewater System approval; HRS 6E, Historic Preservation Compliance; Well Drilling and Pump Installation Permits; Work-to-Perform in the State Highway Right-of-Way; Grubbing, Grading, and Stockpiling Permits; Construction Plans approval; Final Subdivision approval; Building, Driveway, Electrical, and Plumbing Permits; Certificate of Occupancy, Utility Easements |
| Approving Agency: | City and County of Honolulu, Department of Planning and Permitting |
| <i>Contact Name, Email, Telephone, Address</i> | Joette Yago, jyago@honolulu.gov , (808) 768-8034 650 South King Street, 7th Floor, Honolulu, Hawaii 96813 |
| Applicant: | Dillingham Ranch Aina, LLC |
| <i>Contact Name, Email, Telephone, Address</i> | Dave Eadie; deadie@kennedywilson.com ; (714) 619-7877 3200 Bristol Street, Suite 640; Costa Mesa, California 92626 |
| Consultant: | HHF Planners |
| <i>Contact Name, Email, Telephone, Address</i> | Scott Ezer; sezer@hhf.com ; (808) 457-3158 733 Bishop Street, Suite 2590; Honolulu, Hawaii 96813 |

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

 FEIS Acceptance
Determination

The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

 FEIS Statutory
Acceptance

The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS

under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

Supplemental EIS Determination The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The proposed Project (Project) involves the subdivision of 2,721 acres of Dillingham Ranch land at Mokuleia. Agricultural uses on the Ranch have occurred since the 1880s, with present land uses including a mango orchard, palm tree plantation, cattle ranching, equestrian facilities, and special events at the Dillingham Lodge.

Under the Project, Lodge and palm tree operations will continue; the mango orchard will be increased (5 to 10 acres); five acres for hydroponic farming will be provided; cattle ranching will be expanded; equestrian facilities will be improved (exercise trials, barns, paddocks); and a maintenance complex for the Ranch will be built. Four employee housing units and 70 agricultural lots will also be provided. The farm lots will range from 3 to 428 acres, with each lot containing a 5,000-square-foot developable footprint for a farm dwelling and accessory structures as allowed by agricultural district zoning. The remaining area on each lot will be used for crop cultivation and open space. As part of the Project, the private water system serving the Ranch and the Mokuleia area will be upgraded; a private wastewater system and treatment plant will be constructed; internal roadways and drainage improvements will be built; and electrical and communication systems will be extended to service the Project. The Project is consistent with the State land use law, North Shore Sustainable Communities Plan, and City and County zoning.