

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)

**FILE COPY**

**OCT 08 2016**

KIRK CALDWELL  
MAYOR



ARTHUR D. CHALLACOMBE  
ACTING DIRECTOR

KATHY K. SOKUGAWA  
ACTING DEPUTY DIRECTOR

2014/ED-9(JY)

September 28, 2016

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

Dear Mr. Glenn:

**SUBJECT:** Chapter 343, Hawaii Revised Statutes  
Withdrawal of Draft Environmental Assessment

**Project:** Dillingham Ranch Agricultural Subdivision  
**Applicant:** Dillingham Ranch, Aina, LLC  
**Agent:** HHF Planners (Glenn Tadaki)  
**Location:** 68-540 Farrington Highway - Waialua  
**Tax Map Key:** 6-8-3: 6 and 15  
**Proposal:** Roadway connection to Farrington Highway and a wastewater treatment plant for an agricultural subdivision on former Dillingham Ranch lands.

RECEIVED  
16 SEP 28 P12:02  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

We respectfully request to withdraw the Draft Environmental Assessment for the Dillingham Ranch Agricultural Subdivision which was published in The Environmental Notice on December 23, 2014. The Applicant, Dillingham Ranch Aina, LLC, has agreed to withdraw in order to prepare an Environmental Impact Statement for a revised project.

Should you have any further questions on this matter, please contact Joette Yago of our Urban Design Branch at 768-8034 or [jyago@honolulu.gov](mailto:jyago@honolulu.gov).

Very truly yours,

FOR *Arthur D. Challacombe*  
Arthur D. Challacombe  
Acting Director

Enclosure: One hard copy of OEQC Publication Form  
One disc containing OEQC Publication Form

Doc1390855

17-136

## APPLICANT PUBLICATION FORM

FILE COPY

OCT 08 2016

Project Name:	Dillingham Ranch Agricultural Subdivision
Project Short Name:	(please use no more than five succinct words; count not to include document status, e.g., EA)
HRS §343-5 Trigger(s):	Roadway Connection to Farrington Highway and Wastewater Treatment Plant
Island(s):	Oahu
Judicial District(s):	Waialua
TMK(s):	(1) 6-8-3: 6 and 15
Permit(s)/Approval(s):	Section 404 Permit; 401 Water Quality Certification; Public Water System approval; Wastewater System approval; National Pollutant Discharge Elimination System Permit; Community Noise Permit; Historic Resources Review; Stream Channel Alteration Permit; Well Drilling and Pump Installation Permits; approval of 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; Certificates of Occupancy
Approving Agency:	City and County of Honolulu, Department of Planning and Permitting
<i>Contact Name, Email, Telephone, Address</i>	Contact: Joette Yago; E-mail: <a href="mailto:jyago@honolulu.gov">jyago@honolulu.gov</a> ; Phone: (808) 768-8034 Address: 650 South King Street; 7 <sup>th</sup> Floor Honolulu, Hawaii 96813
Applicant:	Dillingham Ranch Aina, LLC
<i>Contact Name, Email, Telephone, Address</i>	Contact: Dave Eadie; E-mail: <a href="mailto:deadie@kennedywilson.com">deadie@kennedywilson.com</a> ; Phone: (714) 619-7877 Address: 3200 Bristol Street, Suite 640; Costa Mesa, California 92626
Consultant:	HHF Planners
<i>Contact Name, Email, Telephone, Address</i>	Contact: Glenn Tadaki; E-mail: <a href="mailto:gtadaki@hhf.com">gtadaki@hhf.com</a> ; Phone: (808) 457-3179 Address: 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.

A Draft Environmental Assessment-Anticipated Finding of No Significant Impact for the proposed action was published in the **Environmental Notice** on December 23, 2014. Dillingham Ranch Aina, LLC (DRA) proposed an Agricultural Subdivision on approximately 934 acres of the 2,742-acre Dillingham Ranch to include 91 lots for sale each with a minimum size of 5.0 acres. Two subdivided lots were intended to be for an agricultural cluster with approximately 15 farm dwellings. Subdivision lot owners were intended to be able to build a farm dwelling and non-agricultural accessory uses with a development area not to exceed 5,000 square feet on a single lot per the Land Use Ordinance. New roads were proposed to be developed to access the subdivided lots and agricultural operations. The remaining acreage of 1,808 acres were to be resubdivided into seven bulk parcels to serve the pasturage and equestrian operations, agricultural and ranch operations, and protected open space. After review of the Draft EA with the City Department of Planning and Permitting, DRA will now proceed with an Environmental Impact Statement for a reconfigured project.