Navigating the Permit Process:
Tips and Tools for Green Industry
October 15, 2013
Manoa Grand Ballroom, Japanese Cultural Center of Hawaii
Welcome and Introductory Remarks

Jesse K. Souki, Director
Office of Planning
Purpose of the Workshop

- To increase the awareness of land use and environmental permitting requirements that the green industry faces
- EDA-funded: CEDS implementation and growing the green economy
- Permitting has been identified as an issue for CEDS project implementation & renewable energy development in Hawaii
In this workshop, we can provide you with a little knowledge about the whole permitting process, but not a lot of in-depth detail.

1. Determine what type of permits are needed. Different permits for different projects. Some projects may be allowed on state lands but not county lands, like geothermal.

2. Gathering important information about the project site, including any constraints, will help facilitate the permitting process.

3. Working directly with the permitting agency, including pre-application reviews, will help alleviate errors in the permitting process.

4. Work directly with the state and county agencies to make sure the application is complete.

5. With a complete application, the permitting process will more likely, and more quickly, be accepted, thus making project development move more quickly.
Top 10 List

- Local knowledge
- Identify key regulatory personnel
- Complete the application
- Don’t skimp on planning and outreach
- Know the game: discretionary or ministerial
- Define your project—stick to it
- Follow approval criteria
- Look for opportunities for concurrency
- Have the right team of experts
- Be sure your team is communicating
Permitting Issues, Permitting Resources & Tools at the County Level
Common Permitting Issues Seen by Counties

Joseph Alueta
Department of Planning, County of Maui
Common permitting issues...

- Incomplete applications—no consultation with the agency
- Information provided too general, not specific enough
- Inadequate evaluation of project with respect to standards or criteria for a particular permit, e.g. land use permits
- Not enough information to clearly identify a project site
- Applications need to be understandable to lay decision-makers (for discretionary permits)
Common permitting issues (contd)...

- Lack of understanding of other permit requirements from other agencies
- For shoreline properties, confusion over state certified shoreline survey and setback requirements
- Plans not to scale (either reduced or enlarged) — planner’s pet peeve
...and some tips on how to avoid them

- Encourage pre-consultation meeting—before submitting application—with the department to discuss project
- Use application checklists to ensure applications are complete
- Then consult again with department to go over the preliminary application to make sure it is complete and acceptable
...more tips on how to avoid common problems

- Contact the department for any clarifications regarding development standards/requirements within the Comprehensive Zoning Ordinance (CZO)
- Don’t forget to include shoreline survey lines on site plans, if applicable
- AND...put a scale on your maps and figures and make a planner happy! (bar scales work fine)
County
Permitting,
Resources &
Tools
County of Hawaii
Bobby Command
Planning Department
County Permitting, Resources & Tools

County of Kauai

Dale Cua
Kaaina Hull
Planning Department
County Permitting, Resources & Tools

County of Maui

Jeffrey Dack
Carolyn Cortez
Department of Planning
Discretionary Permits

PRELIMINARY

- Building, grading and related permit applications, as well as subdivisions, are processed by:
  - Development Services Administration (DSA), Maui County Department of Public Works - 250 S. High Street, Wailuku 96793 – 808-270-7379 – dsa@co.maui.hi.us

- Zoning information, flood development permit and many administrative permit applications, such as for Special Management (coastal) Areas, processed by:
  - Zoning Administration and Enforcement Division (ZAED), Maui County Planning Department – 2200 Main Street, One Main Plaza Building, Room 335, Wailuku 96793 – 808-270-7253
Discretionary Permits

“Discretionary Permits” are approved by a Commission, County Council, etc., and are processed by:

- Current Division, Maui County Planning Department, – 2200 Main Street, One Main Plaza Building, Room 619, Wailuku 96793 – 808-270-8205

OVERVIEW/ROADMAP

- Start at ZAED
- Submit a Zoning and Flood Confirmation Request Form to confirm property zoning and provide information on the property’s LSB soil classification.
Discretionary Permits

- ZAED tells you what, if any, permits are needed
- Complete application with all items in checklist
- Can submit discretionary permit application to Current Division, or to main office:
  - Maui County Planning Department – 2200 Main Street, One Main Plaza Building, Room 315, Wailuku 96793 – 808-270-7735 – planning@co.maui.hi.us
Discretionary Permits

Current Division processes discretionary permit application, assigned to a single planner, who:

- Reviews for completeness, and requests additional necessary information
- Transmits to agencies for comments
- Analyzes application against ordinances, plans, administrative rules, best practices, and requests additional necessary information
- Sets application on appropriate meeting agenda, such as a planning commission
Discretionary Permits

Current Division planner (continued):

- Writes report on project to the meeting body
- Planner supports the body at the meeting when application being considered
- Works with applicant on any post approval requirements by Planning Department
Tips for Maui County Permitting

- Maui County has a traditional “use” based zoning system, similar to Big Island and many older zoning ordinances on Mainland.
- County’s traditional zoning sometimes has difficulty with energy facilities as the principal “use” on lots.
- Most applications must be consistent with Countywide Policy Plan, Maui Island Plan (only on Maui), and applicable community plan (six on Maui, one each on Molokai and Lanai).
Tips for Maui County Permitting

- Discretionary permit applications involve considerable information, plans, and elapsed time to get to a public meeting agenda, so start early and be diligent.

- A “Conditional Permit” can allow uses not among a zone’s listed uses, but can take a year and requires Council approval as an ordinance.
Tips for Maui County Permitting

- While PV facilities are allowed in State Agricultural districts, the County has additional ratios and limitations on size for facilities located in the Agricultural district depending on the LSB soil classifications.


County Permitting & Resources & Tools

City & County of Honolulu

Bruce McClure
Anne Lau
Department of Planning & Permitting
Quote:

- “Construction codes have become much more detailed and complex and offer many options for compliance”
- “Construction documents do not normally provide easy to find information detailing the thought process for code compliance.”
- “Permit and inspection department personnel many times do not have the time to search through a set of construction documents to guess at the thought process”
“Code officials are not trained as mind-readers”

“Certain information needs to be transmitted to help the code official understand the project”

“Without this information the code official cannot issue the permit”
“What the code official doesn’t know can hurt you”
So the first step is: “Know the codes”
Revised Ordinances
Affecting Building Permits (12 out of 41)

- Chapter 14:
  - Public Works Infrastructure
- Chapter 16:
  - Building Code
- Chapter 17:
  - Electrical Code
- Chapter 18:
  - Fees and Permits for Building, Electrical, Plumbing and Sidewalk Codes
- Chapter 19:
  - Plumbing Code
- Chapter 20:
  - Fire Code

- Chapter 21:
  - Land Use Ordinance
- Chapter 23:
  - Shoreline Setbacks
- Chapter 25:
  - Special Management Area
- Chapter 27:
  - Housing Code
- Chapter 32:
  - Building Energy Efficiency Standards
- Chapter 33:
  - Development Agreements
Commercial Plans Submittal Checklist – Short Version

City and County of Honolulu Building Permit
Commercial Application Checklist
Department of Planning and Permitting

The purpose of this checklist is to provide a GUIDE to assist permit applicants as to the minimum information required for plans review for City and County of Honolulu permit requirements. If the minimum information indicated below is not provided, plans review may not be completed in a timely manner.

The applicant should also refer to "SUPPLEMENT to the Building Permit Commercial Application Checklist" (hyperlink) to determine whether additional information should be obtained before starting your project. This checklist is not to be considered as a regulatory document.

For complex projects, applicants should use the "location" column to note the item's location and page number from the plans or the specification book.

It is not necessary to duplicate submittal information, even if it is asked for in multiple sections.

In the checklist, "Required" means that the applicant must provide this information for plan review.
In the checklist, "P" means —
- If checked by the applicant — the information is provided for the plan review.
- If checked by the plans reviewer — this information is required for the plan review.
In the checklist, "NA" means that the information does not apply.

Choose only those sections of the checklist that apply to your scope of work. Section 1.0, "General Project Data," must be included with each project submitted.

1.0 General project data ..................................................... Page 2
2.0 Civil data ................................................................. Page 2
3.0 Landscaping data ....................................................... Page 3
4.0 Architectural data ....................................................... Page 3
5.0 Structural data ........................................................ Page 4
6.0 Mechanical/Plumbing data .......................................... Page 4
7.0 Electrical data ........................................................ Page 5
8.0 Other documents and reports ..................................... Page 5

CONTACT INFORMATION:

EMAIL

TELEPHONE

PRINT/SIGNATURE

DATE
Supplemental Commercial Plans Submittal Checklist - Long Version
• The quality and completeness of submittals (addressed by checklist).

• Site specific requirements (addressed by checklist).

• The volume of building permit within the department for review (addressed by Third Party Review, HONline, and other streamlining initiatives).

• The owner — the approval process is based upon a static set of submission if the owner constantly changes the design it has impact on the approval process. (Owner’s responsibility).

• Contractor — not following approved set of drawings or not constructing to code (construction without a permit). New drawings and permit review required. (Not the City’s responsibility to manage contractor).

• Applicant — not diligently routing submissions for approvals which are outside of the City’s purview. (not the City’s responsibility to manage applicant’s responsibility).
Permit Processing Tips

- DON’T forget to pick up your permit.
Permit Processing Tips

- DON’T begin construction prior to obtaining DPP approvals.
Navigating the Permit Process | October 15, 2013

Welcome to the Department of Planning & Permitting (DPP) Online Services

Thank you for visiting our online services! We hope to provide you with the resources that will assist in your planning and permitting needs. Use the Honolulu Internet Permit System to get up-to-date status information and research parcel information. Use HOnline and get an online building permit for certain types of work that do not require plan reviews or submit an application and make an appointment. Save time and do it online.

Explore the Island of Oahu through the Honolulu Land Information System by using GIS and create your own maps with layers of information that you can turn on or off, then print. View a variety of map services or use the links to access additional maps.

Use the Online Customer Service if you need to file a complaint for code violations or if you need to contact someone in the Department of Planning & Permitting.

ePlans - A new phase of the Honolulu e-Permitting system

Welcome to Honolulu ePlans

The City has begun implementation of “Honolulu ePlans,” a program to electronically review building permit plans. In addition to enhancing customer service and communication, this online system offers financial benefits by reducing paper use, printing and storage costs, drive time, and gasoline consumption.

When a building permit application is created, an ePlans is selected, an electronic project is created. The applicant will be invited to the project via email with instructions to log in, upload and/or review plans or documents in the ePlans system.

Steps to submit your ePlans application:
1. Review ePlans submittal requirements - Submittal Requirements
2. Prepare drawings files - Tips for submitting your plans through Prescribers - the Fast Track
3. Submit Internet Building Permit Application - ePlans Submission Instructions
4. Login to ePlans and upload drawings - Link to ePlans Web Site
5. Obtain any outside agency approvals - Routing Plans

Instructions for using ePlans
- How to check the status of your ePlans permit application - Instructions on how to use ePlans reports to obtain up to the minute status information on your project, 24 hours a day, 7 days a week.
- ePlans FAQ - Frequently asked questions about ePlans
- Resubmitting Instructions - Instructions on how to review department comments and upload revised drawing files.

The ePlans program is now open to all qualifying applicants and the public. Customers can still choose to use the existing paper system, but DPP will transition to electronic filing in the near future. For questions, contact DPP at info@honolulu.gov.
Online permits

FY2013 16,737 out of 30,882 building permits
http://www.honoluludpp.org/
Permitting, Permitting Resources & Tools at the State Level
State Permitting, Resources & Tools

Department of Land & Natural Resources

William Tam
Deputy Director
State Permitting, Resources & Tools

DOH Environmental Health Administration

Gary Gill
Deputy Director
Environmental Health Administration

- Environmental Management Division
  - Clean Air, Clean Water, Safe Drinking Water, Waste Water, Solid Waste

- Environmental Health Services Division
  - Sanitation, Food and Drug, Indoor and Radiation, Vector Control

- State Laboratories Division
  - Environmental Health, Medical Micro, Emergency Response

- Hazard Evaluation and Emergency Response
- Environmental Planning, Compliance Assistance, Information Management, Fiscal Resources
What requires a permit?

Water

Hawaii State Department of Health
Environmental Health Administration
What requires a permit?

Air

Hawaii State Department of Health
Environmental Health Administration
What requires a permit?

**Waste**

**Underground Storage Tanks**
What requires a permit?

Food

Hawaii State Department of Health
Environmental Health Administration
What requires a permit?

Sanitation

Hawaii State Department of Health
Environmental Health Administration
What requires a permit?

Noise

Radiation

Indoor Air

Asbestos

Lead-based Paint
Environmental Management Division

- Clean Water Branch
- Safe Drinking Water Branch
- Wastewater Branch
- Clean Air Branch
- Solid and Hazardous Waste Branch
Clean Water Branch

- Will the construction of the project disturb one or more acres of land or impact state waters?
- A National Pollutant Discharge Elimination System (NPDES) permit and/or a water quality certification will be required.
Safe Drinking Water Branch

- Water systems that serve 25 people or more or have 15 service connections.
- Underground Injection Control
  - Engineering
  - Monitoring
  - Enforcement
  - Groundwater & Wellhead protection
Wastewater Branch (WWB)

- Review and approve all new wastewater systems
- Monitor all existing wastewater systems
  - About 300 inspections per year
- Water Reuse Guidelines to encourage water reuse
- State Revolving Loan Fund - Loan agreements
Clean Air Branch

- Air permit required for Covered and Non Covered air emission sources (e.g. power plants, refineries, rock crushers)
- Rules restrict open burning on all islands
- Fugitive Dust from construction or farming
- Greenhouse Gas rules to address climate change
Solid & Hazardous Waste Branch

- Solid Waste facility permit (e.g. landfills, recycling centers composting operations)
- Underground Storage Tanks
- Hazardous Waste generators
- HI-5 bottle recycling program
- Electronic Waste recycling
Environmental Health Services

- Indoor & Radiological Health
  - Community Noise - Permits
  - Air Conditioning Ventilation, Asbestos, Lead, & Indoor Air Quality Programs
  - Radiation Control Program

- Food Safety & Vector Control
  - Food Manufacturing
    - medical devices, tattoo and barber shops, swimming pools
  - Sanitation/Restaurant inspection and permitting
  - Vector Control
    - Prevention of dengue and yellow fever
## Environmental Enforcement
### Fiscal Year 2013

<table>
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<th>Branch</th>
<th>Inquiries &amp; Complaints</th>
<th>Field Inspections</th>
<th>Warning Notices</th>
<th>Field Citations</th>
<th>Enforcement Cases Issued</th>
<th>Enforcement Cases Pending</th>
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Mahalo!
Department of Health’s e-Permitting Portal

Presented by: Andy Matsumoto
Environmental Health Administration
Department of Health
October 15, 2013
Electronic Permit Applications

• Have been a priority for over a decade

• Identified permitting requirements from program staff
  • Easy to use
  • Informative
  • Consistent look & feel
  • Online application submission & payment
  • Application status tracking
  • Ability to create/maintain forms & workflows

• Developed/Implemented e-Permitting Portal
e-Permitting Portal

What is it?

- Internet-based application
- One-stop shop for DOH / EHA permit applications
- Online application submission and payment
- Application tracking by applicant and DOH/DBEDT
- Submission History for streamlined permit modification and renewals
- Easy to use and informative
e-Permitting Portal

Application Finder

- Easy way to find / search for application forms / information
- Get smarter from every search performed

Search results found for Applications containing “NPDES”.
e-Permitting Portal

Application Forms

- Custom-designed for each permit application by permitting staff
- Guided process through entire application (drop-downs, geospatial map, mouse-over, Help, FAQs)
- Improved data accuracy and completeness
- Ability to save partially completed form at any time
- Application history for easier renewal submissions
- Flexible and easy to create and modify application forms and workflow processes by permitting staff
e-Permitting Portal

Application Submission

- Applications can be assigned to current priorities
- Highlight Clean Energy Projects
- Ability to track application status
e-Permitting Portal

Online Payment

- Allow online payment for permit application fees
- Secure & proven payment processor - PayPal
- All credit card / bank account info between customer and PayPal.
- No credit card and bank information kept by DOH.
e-Permitting Portal

Management Review Dashboard

- Improved visibility of outstanding permit actions
- Better permit processing timeliness metrics
- Can effectively manage workload and priorities
e-Permitting Portal

Benefits

Efficiencies
- Reduced back-and-forth with applicant
- Allows notes for efficient communication
- DOH able to quickly compare submitted application versions

Transparency
- Applicant has ability to track submitted application
- Ability to provide automatic email notifications to applicant of completed application’s milestone.

Resources
- New and modified application forms & workflow processes are customized by in-house program staff.
- Submission history allows the applicant to submit permit renewals easier and faster.
e-Permitting Portal

Accessing the e-Permitting Portal:

https://eha-cloud.doh.hawaii.gov/

- or -

DOH Home Page (What’s New):

http://hawaii.gov/health
Contact Information

Andy Matsumoto, Environmental Information Manager, EHA

Email: andy.matsumoto@doh.hawaii.gov
Phone: (808) 586-4641

Funding Partnership with: DBEDT - Renewable Energy

Project Consultant: Windsor Solutions, Inc.
State Permitting, Resources & Tools

Department of Business, Economic Development & Tourism

Rodney Funakoshi, Office of Planning
Robert Hines, Hawaii State Energy Office
Bird’s-eye View of DBEDT Agencies with Regulatory Authority

DBEDT

Office of Planning

Land Use Commission

Hawaii Community Development Authority

Hawaii Film Office

Hawaii Housing Finance & Development Corporation
State Land Use Commission

- Ensure orderly growth of the State by protecting and encouraging the use of lands for long term public benefit.

- Land Use District Boundary Amendments, Special Permits, Designation of Important Agricultural Lands

Office of Planning’s Role

- Coordinate and present the State’s position in LUC proceedings
State Land Use Districts

1969

- A: 48%
- C: 49%
- R: 0%
- U: 3%

2012

- A: 47%
- C: 48%
- R: 0%
- U: 5%
### Lands Designated as IAL

(Important Agricultural Lands)

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<th>Year</th>
<th>Acres</th>
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<td>--</td>
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<td>2011</td>
<td>58,984</td>
</tr>
<tr>
<td>2012</td>
<td>--</td>
</tr>
<tr>
<td>2013</td>
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</table>

**Total** 100,885
County of Maui

Map of County of Maui showing locations such as Olowalu Town, Waileo Industrial, Puunene Heavy Industrial Subdivision, and others.
Office of Planning (CZM)

- Federal Consistency review
- Special Management Area (SMA) Permit
Hawaii CZM Area – Entire State

All lands within the State and seaward to the limit of the State’s jurisdiction, including the U.S. territorial sea.

"Coastal zone management area" means all lands of the State and the area extending seaward from the shoreline to the limit of the State’s police power and management authority, including the United States territorial sea.
Federal Consistency Review

- **Triggers:**
  - Federal agency activities or development projects
  - Federal permit required for activities or projects (e.g. Army Corps of Engineers Permit)
  - Federal financial assistance activities
Office of Planning—SMA Permit

- Urban, Rural, Agricultural or Conservation District
- County Special Management Area
  - Shoreline Setback
    - Min. 20 ft or greater
  - CZM Enforceable Policies from State and County Agencies
- State Conservation District
  - CZM Enforceable Policies from State Agencies
- 3 Mile Limit
- Insular Shelf
- United States Territorial Sea

Hawaii CZM Area – Entire State
Office of Planning—SMA Permit

Shoreline Setbacks
SMA Major Permit vs. SMA Minor Permit

- **Key Factor** -- Potential substantial adverse environmental or ecological effect, taking into account cumulative effects

- **Valuation of Development** -- less than $500,000 -- Minor Permit
Role of Office of Planning (OP) in SMA Permitting

- Oversee consistency of SMA permit system
- Provide CZM/SMA training sessions
- Provide SMA permit guidance
- Review SMA boundary contractions
- Review and approve SMA applications in Hawaii Community Development Authority districts (Kakaako and Kalaeloa)
Adequate access to publicly owned beaches, recreation areas and natural reserves
Solid and liquid waste treatment and management to minimize adverse effects on coastal resources
Alterations to existing land forms and vegetation shall cause minimum adverse effect to water resources, and scenic & recreational amenities.
Minimizing danger of coastal hazards
Preservation of historic and archaeological resources
Hawaii Community Development Authority

Building Sustainable Communities

Community Development Districts:

- Kakaako
- Kalaeloa
- He‘eia
Kakaako Community Development District (Mauka and Makai)

Kaka‘ako District boundaries are shown in blue. The Kaka‘ako Waterfront is on the lower portion and the HECO site on the upper left side of the aerial.
Development Permits within the Kakaako and Kalaeloa CDD:

- Developments must comply with Area Plan and Rules
- Sustainable, Livable Urban Communities
  - Work, live, visit, learn and play
  - Plans are developed around Smart Growth concepts
    - Pedestrian friendly, human scale, multi-modal, mixed use.
- Sustainability Requirements:
  - New Projects, additions and existing buildings (w/25% greater floor area) must be LEED certified.
  - Applicants may use other green building evaluation system.
Resources and Tools
Hawaii State GIS Website: http://planning.hawaii.gov/gis
State GIS Data

Administrative Layers

- Agricultural Land Use maps (OP/DOA)
- Ahupuaa Boundaries (DLNR)
- Census Tract Boundaries (US Census)
- Development Plan Boundaries (OP)
- Election Precincts (DAGS/LG)
- Enterprise Zones (DBEDT)
- Government Land Ownership (OP/Counties)
- Harbors (DOT)
- Hydrographic Units (OP/DLNR)
- State Land Use District Boundaries (LUC)
- Judicial Districts (OP)
- Marine Life Conservation Districts (OP/CZM)
- National Marine Whale Sanctuary (NOAA)
- Parcels (Counties)
- Parks (DLNR, Counties)
- Reserves (DLNR)
- Special Management Areas (OP/CZM)
- Water Quality Control Sites (OP/CZM)
- Wells (DLNR)

Basemap Layers

- Coastlines (OP/USGS)
- Coastal Names (OP)
- Dams (DLNR)
- Elevation Contours (OP/USGS)
- Geographic Names (OP/USGS)
- Hydrography (OP/USGS)
- Public & Private Schools (OP/DOE)
- Roads (OP/DOT/Counties)
- Trails

Hazard Layers

- Flood Hazard Zones (FEMA)
- Hurricane Iniki Overwash Areas (OP)
- Lava Flow Areas (DBEDT)
- Tsunami Wave Heights (OP)
- Tsunami Evacuation Zones (PDC)
- Volcano Hazard Zones (OP/USGS)
- Wildfire Risk Ratings (DLNR)

County Layers

- Council Districts
- Development Plan Areas
- Fire Stations
- Neighborhood Board Boundaries
- Ohana Zoning
- Parcels
- Parks
- Potable Water Mains
- Public Facilities
- Roads
- Storm Drains
- Shelters
- Zoning

Natural Resource Layers

- Aquaculture
- Aquifers (DLNR/DOH)
- Bird Habitat Ranges (OP)
- Body Surfing Sites (OP)
- Coral Reefs (NOAA)
- Critical Habitat (USFWS)
- Fish Habitat Areas (DLNR)
- Fishponds (DLNR)
- Former Sugar Cane Lands (OP)
- Former Pineapple Lands (OP)
- Geothermal Resource Areas (DBEDT)
- Important Agricultural Lands (OP/DOA)
- Land Study Bureau Lands (OP/DOA)
- Perennial Streams (OP/DOA)
- Rainfall (UH-Geography)
- Rain Gages (UH-Geography)
- Rare and Endangered Species (TNC)
- Soils (NRCS)
- Solar Radiation (OP/DBEDT)
- Threatened and Endangered Plants (OP/DOA)
- Vegetation (USGS)
- Watersheds (OP)
- Wetlands (NWI)
- Wind Energy Resources (DBEDT)

Other Data Available on State GIS

- Digital Elevation Models (USGS)
- Digital Raster Graphics (USGS)
- IfSAR Elevation Data (NOAA)
- Various aerial photography (Various)
- WorldView2 Satellite Imagery (OP/USGS)
ArcGIS Online site for delivering content – web maps, web apps, data

http://histategis.maps.arcgis.com/home/index.html
Ready to use maps

- Agricultural Lands of Importance to the State of Hawaii (ALISH):
  - State of Hawaii - large map (1.6 MB) small map (336 KB)
  - Island of Hawaii - large map (4.7 MB) small map (500 KB)
  - Island of Kauai - large map (5.2 MB) small map (587 KB)
  - Island of Maui - large map (2.3 MB) small map (491 KB)
  - Islands of Molokai and Lanai - large map (1.9 MB) small map (279 KB)
  - Island of Oahu - large map (3.6 MB) small map (406 KB)

- Agricultural Land Use Maps (ALUMI):
  - Hawaii
  - Kauai
  - Maui
  - Molokai-Lanai
  - Oahu

- ALISH within State Owned Agricultural Lands:
  - Kauai | Oahu | Molokai | Maui | Hawaii

- Critical Habitat, Proposed (2012):
  - Island of Hawaii

- Enterprise Zone Maps:
  - PDF

- Geothermal Maps (By GeothermEx, Inc.):
  - Geothermal Resource Areas
  - Areas with Potential for Warm Ground Water

- Hawaii Agriculture Conference Maps (2012):
  - State Land Use District Map (updated 2015)
  - ALISH Map
  - [AL (important Ag. Lands) Map (updated 2013)]
Locator Applications – State Land Use Districts, LSB Soils, SMA, EZ
Demographic Profile Applications
The State of Hawaii, Office of Planning, gathers, analyzes, and provides information to the Government in the overall analysis and formulation of state policies and strategies.

The purpose of the Office is to (1) provide central direction and cohesion in the allocation of resources and effectuation of state activities and programs, and (2) effectively address current or emerging issues and opportunities.

The Office works closely with local, state, and federal government agencies, the University of Hawaii, and various community stakeholders to achieve these objectives.

The Office is divided into the Land Use Division and Planning Division. The Planning Division includes the Coastal Zone Management Program, Special Plans Branch, and the Geographic Information Program.
Hawaii State Energy Office

Our Mission:

- Help Renewable Energy Projects Get Built
- Balance Economic, Technical, Environmental & Cultural Considerations
- Provide the Tools & Resources to Assist Stakeholders Navigate the Regulatory Processes
Tools & Guidance for Renewable Energy Projects

- Renewable Energy Permitting Wizard
- Renewable EnerGIS Mapping Tool
- Renewable Energy Projects Directory
- Permit Packets
How to Access these Tools?

Hawaii State Energy Office Website

➤ Developer & Investor Center

➤ Google: “Developer & Investor Center”

➤ The Website Link: [http://energy.hawaii.gov/developer-investor](http://energy.hawaii.gov/developer-investor)
Let’s Work Together

Hawaii State Energy Office
robert.l.hines@dbedt.hawaii.gov
http://energy.hawaii.gov
(808) 587-9022
How to succeed in getting…

Permits for Green Energy Projects in Hawaii
Project Permitting Essentials

Technical
- Size/Scale
- Location
- Inputs/Outputs
- Regulatory
- Timetable

Community
- Culture
- Neighbors
- Area/Region
- Political
- Interest Groups

Environment
- Green/Brown
- Cultural
- Biological
- Human/Social
- Benefits
Permits & Reviews = Time

- Planning
- Technical Studies
- Design
- EA/EIS & Approvals
- Permits (Build-Operate)
- Construction
- Operation
- … Green Energy!
Limit the Process -- Up Front

• Define Permit Requirements
  – Land Use, Environmental, Site/Building
  – Legal Agreements, Licenses

• Scope Project to Minimize Issues
  – Location, Scope, Process, Design Choices
  – Limit Permits & Regulatory Process

• Inter-Agency Cooperation Essential
  – Federal, State, County
  – Seek Concurrent Reviews
“Don’t Be Afraid…It’s Green Energy!”

- Agencies are Expediting Permit Reviews
  - Mandates, System Efficiencies, Actions
- Communities want Green Energy
  - Everyone is Doing Their Part
- It’s still a “Development Project”
  - Not without Real Impacts & Balancing Values
Engage the Community

- Inform & Understand
  - Give Facts & Visuals

- Involve Community: Planning & Reviews
  - Outreach, Seek Local Input, Reflect Issues

- “Ownership” of the Outcomes
  - Recognize Impacts
  - Share in the Success
Kauai Algae Farm
General Atomics & Hawaii BioEnergy

- Algae-Based Green Jet Fuel
- $20m DARPA Grant Funding
- 30 acres
- Fed, State, County Permits: 12 mos.
- 2011 Operations
Biofuels Processing Facility

UOP Honeywell

- Non-Petroleum Fuels from Biomass
- DOE $25m Grant
- NEPA, State & County Permits: 12 mos.
- 2012 Operational
- Agencies & Public
ASEF Kalaeloa Solar Farm

ASEF Kalaeloa (Sunetric & Partners)

- Ground Mount Solar Photovoltaic 5 MW
- HECO Negotiate PPA
- Kalaeloa HCDA
- HRS 343 EA
- State & County Permits: 18 mos.
- Construction: 2014
- Cultural Community
Kawailoa Wind Farm

Overview

- First Wind
- Commercial Wind Energy
- Kamehameha Schools North Shore Lands
- HEPA and NEPA
- Federal, State, County permits
- 2012 Operational
Kawailoa Wind Farm

- 69 MW
- 30 Turbines
- Collector lines
- Switching Station
- Access Roads
- Communications
Kawailoa Wind Farm
Permit Assessment

- Based on project description and alternatives
- GIS maps of regulatory, environmental, other data
- Include all potential permits
- Research requirements and consult with agencies
- Think strategically
- Use available tools (e.g., HRS 201N)

<table>
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<th>B</th>
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<td>Condition or Trigger</td>
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Kawailoa Wind Farm
Initial Permits and Approvals

HRS 343 EIS (Accepting Authority – DBEDT) for entire project
NEPA EA for Federal Approvals

Wind Farm Permits:
- ESA Section 10 Incidental Take Permit
- FAA Determination of No Hazard to Air Navigation
- Federal Communications Commission (FCC) License
- State Endangered Species Incidental Take License
- Operate or Transport Oversize and/or Overweight Vehicles and Loads
- SMA (Minor)
- Conditional Use Permit (Minor)

Communication Site Permits:
- Conservation District Use Permit
- Request for Use of State Lands
Kawailoa Wind Farm

HEPA and NEPA

✓ HRS 343 EIS – under 12 months

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<td>DEIS issued</td>
<td>Feb 2011</td>
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<td>FEIS Acceptance</td>
<td>Jul 2011</td>
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✓ NEPA concurrent with HEPA EIS
✓ Commercial operation Nov 2012
Kawailoa Wind Farm
Permit Schedule

- Based on Permit Assessment and other key activities
- Analyze task durations and links to other tasks
- Optimize the work
- Work the schedule
- Have a contingency plan (change management)

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### Kawaiola Wind Farm

#### Compliance Matrix

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Permitting Success

• Agencies: “You’re not doing this alone!”

• **Team**: Info & Process *Coordination* 24-7
  – Work Closely with Agencies

• **Strategize** Pathways to Streamline Process
  – Avoid Conflicts & Solve Issues

• Enable **Quick Decisions**
  – Support Agencies with Information Needed

• **Be Flexible** in the Evolution of Projects
Closing Thoughts
State Office of Planning
Web: planning.hawaii.gov
Twitter: PlanningHIgov
Facebook: www.facebook.com/OfficeofPlanning.HIgov