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PLANNING COMMISSION
KOMIKINA HOʻOLĀLĀ
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAIʻI 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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MAYOR
MEIA

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JASON WOO
MARK CLEMENTE

May 27, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: State Land Use District Boundary Amendment (SLUDBA)
Lāʻie Corporation Yard and Refuse Convenience Center

The Planning Commission (PC) held a public hearing on April 1, 2026, on the above subject matter. No public or written testimonies were received. The public hearing was closed on April 1, 2026.

The PC voted 6:1 [Chair Meatoga III recused] to approve the recommendations and conditions of the Director of the Department of Planning and Permitting (DPP) regarding the SLUDBA application submitted by the City and County of Honolulu (City), Department of Design and Construction (DDC), for a State Land Use District Boundary Amendment (SLUDBA) to reclassify 8.188 acres of land from the State Land Use (SLU) Agricultural District to the SLU Urban District.

Attached are the report of the Director of the DPP and the PC Findings of Fact, Conclusions, and Recommendation pertaining to the SLUDBA.

DEPT. COM. 370(26)

Should you have any questions, please contact me at (808) 768-8007.

Sincerely,

Joy Kimura
Vice Chair

Attachments

ACKNOWLEDGED:

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ACKNOWLEDGED:

Michael D. Formby, Managing Director
Office of the Managing Director

ACKNOWLEDGED:

Rick Blangiardi, Mayor

Report of the Director of the DPP

Authorization Dawn Takeuchi Apuna, Director.
Advertisement March 27, 2026
Public Hearing April 1, 2026

DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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PO'O

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DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

March 6, 2026

2025-DBA-18 (FK)

RECEIVED
26 MAR -6 P1:25
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

MEMORANDUM

TO: Pane Meatoga III, Chair
and Members of the Planning Commission

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

SUBJECT: State Land Use District Boundary Adjustment (SLUDBA)
Lāʻie Corporation Yard and Refuse Convenience Center
Tax Map Key 5-6-006: 001

Transmitted for appropriate action is our report and recommendation for the conditional approval of a SLUDBA Application of 8.188 acres from the State Land Use (SLU) Agricultural District to the SLU Urban District (Petition Area) proposed by City and County of Honolulu, Department of Design and Construction on behalf of the Department of Facilities Maintenance (DFM).

The Lāʻie Corporation Yard and Refuse Convenience Center (Corporation Yard) has operated at this location since 1951 and precedes the SLU Law which was enacted in 1961. However, the Corporation Yard was not included in the SLU Urban District. This request is intended to bring the existing and proposed uses into compliance with the SLU Law and allows the DFM to proceed with implementing its Facilities Master Plan for the property.

The proposed SLUDBA conforms to the policies and guidelines of the Hawaiʻi State Plan and the Oʻahu General Plan of the City and County of Honolulu. It also conforms to the policies and guidelines of the Koʻolau Loa Sustainable Communities Plan (SCP). The Petition Area is located within the Community Growth Boundary on lands designated as industrial on the Koʻolau Loa SCP Land Use Map. In addition, the Corporation Yard is identified on the Koʻolau Loa SCP Public Facilities Map.

Based on the conclusions in this report, the Department of Planning and Permitting (DPP) recommends approval of the SLUDBA with the following conditions:

1. Protection of nearby agricultural uses pursuant to Hawai'i Revised Statutes (HRS), § 205-3.5 (a)(1);

2. An archaeological inventory survey shall be conducted prior to any new construction onsite to be reviewed and approved by the State Historic Preservation Division in compliance with HRS, § 6E-42, Historic Preservation; and

3. The design, construction, and operation of the Petition Area shall abide by the following Avoidance and Minimization Measures from the United States Fish and Wildlife Service:

    a. Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15);

    b. Do not use barbed wire for fencing;

    c. Fully shield all outdoor lights so the bulb can only be seen from below;

    d. Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.

    e. Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

    f. Where fences extend above vegetation, integrate three strands of polytape into the fence to increase visibility.

    g. For power lines, guy-wires, and other cables, minimize exposure above vegetation height and vertical profile.

As the Petition Area is less than 15 acres, the recommendation by the Planning Commission will be transmitted to the City Council for approval.

Attachment

cc: Greg Nakai, Planner and Senior Associate, PBR HAWAI'I & Associates, Inc.
Joette Yago, Architect V, Department of Design and Construction
State Land Use Commission

PC Findings of Fact, Conclusions and Recommendation

BEFORE THE PLANNING COMMISSION
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAIʻI

IN THE MATTER OF THE APPLICATION OF LĀʻIE CORPORATION YARD & THE REFUSE CONVENIENCE CENTER FOR A STATE LAND USE DISTRICT BOUNDARY AMENDMENT OF 8.188 ACRES FROM THE STATE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT	File No. 2025-DBA-18

FINDINGS OF FACT, CONCLUSIONS,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

APPLICANT	:	Department of Design and Construction (DDC).
LANDOWNER	:	City and County of Honolulu (City).
AGENT	:	Greg Nakai, PBR Hawaiʻi & Associates, Inc. and Planning Solutions, Inc.
LOCATION	:	56-020 Kamehameha Highway, Lāʻie, Koʻolau Loa, Oʻahu, (Petition Area).
TAX MAP KEY (TMK)	:	5-6-006: 001.
LAND AREA	:	8.188 acres.
STATE LAND USE (SLU) DISTRICT	:	Agricultural District (Exhibit 1).
EXISTING ZONING	:	AG-2 General Agricultural District (Exhibit 2).

SHORELINE SETBACK AREA/ SPECIAL MANAGEMENT AREA	:	The Petition Area is on the mauka side of Kamehameha Highway outside of the designated Special Management Area (Exhibit 3).
DEVELOPMENT PLAN AREA	:	Koʻolau Loa.
KOʻOLAU LOA PUBLIC INFRASTRUCTURE MAP (PIM)	:	No Corporation Yard symbol on Koʻolau Loa PIM (Exhibit 4).
FLOOD HAZARD AREAS	:	Flood Zone X – (Area of Minimal Flood Hazard) (Exhibit 5). Federal Emergency Management Agency (FEMA) Preliminary Flood Maps released July 31, 2024 show no change in the flood risk to this property.
EXISTING USES	:	City Corporation Yard & Refuse Convenience Center.
SURROUNDING LAND USES	:	Open pasture and agricultural land, scattered low-density residential and farm dwellings and one small commercial structure (Lāʻie Country Store) on the mauka side of Kamehameha Highway. The Mālaekahana Bike Path parallels the mauka side of the highway while the Mālaekahana Recreational Area lies opposite on the makai side. Additionally, the Kahawainui Stream channel flows just south to the ocean.

B. Proposal. The proposed State Land Use District Boundary Amendment (SLUDBA) Application is to reclassify the Petition Area from the Agricultural District to the Urban District. Doing so brings the existing City facilities into conformance with SLU Law and allows the City to proceed with its Facilities Master Plan for the property.

C. Background. The Lāʻie Corporation Yard & Refuse Convenience Center (Corporation Yard) is on an 8.188-acre parcel identified as TMK 5-6-006: 001. The Corporation Yard has operated at this location since 1951 and precedes the SLU Law which was enacted in 1961. However, the Corporation Yard was not included in the SLU Urban District. This request is intended to bring the existing and proposed uses into compliance with land use regulations.

D. Authority for a SLUDBA. In accordance with the Hawaiʻi Revised Statutes (HRS), § 205-3.1(c), the county has decision-making authority for SLUDBAs of 15 acres or less (except lands in the SLU Conservation District or designated as Important Agricultural Lands [IAL]). The Project is 8.188 acres, thus meeting the 15-acre threshold.

E. Description of the Proposed Project. See Exhibit 6 for the Facilities Master Plan of the proposed project (Project). According to the Application, the planned improvements include:

- Replacing the existing administration building with a 2,000-square foot structure to be used for general storage. Shown as Building A on Exhibit 6.

- Replacing the existing garage shop with a new 3,460-square foot administrative office with locker rooms, lunch room, and tool room. Shown as Building B on Exhibit 6.

- Constructing two covered garages to house road maintenance vehicles. Building F will provide parking for nine vehicles and Building G, eight vehicles. Combined, the buildings will have a floor area of approximately 6,000 square feet. The two garages will be separated by a 40-foot-wide driveway.

- Constructing two covered garages in the stockpile area. Building E will provide parking for seven refuse collection vehicles while Building D will house five refuse collections vehicles. Together they will occupy approximately 5,000 square feet but be separated by a 40-foot-wide driveway.

- Constructing a wash rack facility (Building H) of approximately 1,900 square feet adjacent to Buildings F and G. Presently there is no such facility at the Corporation Yard and vehicles are hosed down without containment. The proposed wash rack facility will be equipped with a recycling water system to filter and reuse wash water and control drainage. Washing will be limited to vehicle exteriors and equipment. Water recycling and filtration should eliminate particles of sand and mud as well as removing oil and petroleum from the recycled water.

- Constructing a dewatering facility (Building I) for sorting and dewatering "wet" materials collected as refuse off-site. Currently this process is accomplished in the open center of the stockpile area. Materials are sorted into different groups for transfer to a transfer station and runoff water is allowed to find its way to a low point in the stockpile area. The dewatering facility will control the extraction of water and pipe runoff water to absorption beds for disposal.

- Constructing a new emergency generator building (Building K) adjoining Building A. This 145 square foot building will be enclosed, secured, and equipped with a re-sized emergency generator. The generator will provide electrical power to the Corporation Yard during emergencies.

- Adding a canopy roof over the existing fuel station. The fuel pumps will remain at their present location. Two above-ground storage tanks will be placed at a higher elevation behind the existing fuel station. One tank will hold gasoline (1,500 gallons) and the other diesel fuel (3,000 gallons). The lubrication shed, located behind the fuel station, will be enlarged.

- Reducing the number of existing material bins from seven to five. The new concrete bins will be larger than existing ones with dimensions of 25 feet long by 25 feet wide by eight inches tall. These open-air bins are walled on three sides with the fourth side open for loading and unloading material such as sand, gravel, rock, and cement. The bins will share a common wall with Building G.

F. Timeline and Approximate Costs. The cost for new construction is estimated at $10 million (in 2024 dollars). Funding will be provided by the City. A three-phase construction schedule is proposed as follows:

- Phase 1: Construction duration is projected at 270 days
- Phase 2: Construction duration is projected at 270 days
- Phase 3: Construction duration is projected at 330 days

A construction timetable has not been established at this time. Start-up will depend on Capital Improvements appropriation from the Honolulu City Council, competition of the procurement process, successful negotiations with the selected contractor, and obtaining regulatory and construction permits.

During all phases of construction, the Corporation Yard will remain open and fully operational.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director hereby finds that:

A. Description of the Site and/or Surrounding Land Uses.

1. Location and Current Use. The Petition Area is an 8.188-acre parcel identified by TMK 5-6-006: 001. It is on the mauka side of Kamehameha Highway, at the northern end of Lāʻie town, across from the southern end of Mālaekahana State Recreation Area. The Corporation Yard is managed by the Department of Facility Maintenance (DFM), Division of Road Maintenance (DRM) which provides road maintenance between Waimea Bay to Kualoa. Vehicles are serviced off-site at other facilities. The DFM shares the facility with the Department of Environmental Services (ENV)'s, Division of Refuse Collection and Disposal (DRCD). The Lāʻie Refuse Convenience Center is a transfer station for Koʻolau Loa resident recycling and disposal of household waste. A 270-square foot area is leased to Sprint for cellular telephone service with a 100-foot high tower and two equipment panels.

2. Topography. The Petition Area is a former limestone and/or coral quarry and the lot is considered an excavation. The facilities within are located entirely at the bottom of the excavation.

   Ground elevation varies by location. Kamehameha Highway is at elevation 10 feet, six inches above mean sea level (MSL). Elevations increase away from the highway reaching 14 to 15 feet at the existing administration building and the road maintenance vehicle garage. The driveway separating both buildings

slopes down to the sorting/stockpile area at elevations ranging from three and a half to six feet. A retention basin at two feet MSL in the stockpile area is the low point.

3. Soil Classification.

   a. Land Capability Classification – Soil Conservation Service of the United States (U.S.) Department of Agriculture (Exhibit 7). Soils in the Petition Area are of two types of almost equal east-west distribution underlying the Petition Area. The Jaucas sand (JaC) soil type comprises the makai half to Kamehameha Highway and Lahaina silty clay (LaC) soil type comprises the mauka half to the top of the property.

      In a representative profile, Jaucas sand is single grain, pale brown to very pale brown, sandy and more than 60 inches thick. Permeability is rapid, and runoff is slow to very slow. The hazard of water erosion is slight but wind erosion is severe where vegetation has been removed.

      Lahaina silty clay consists of well-drained soils on upland and were developed in material weathered from basic igneous rock. For the particular soil, runoff is medium, and the erosion hazard is moderate.

   b. Agricultural Land of Importance to the State of Hawai'i (ALISH). In 1977, ALISH classification system identified three classes of agriculturally important lands in order of productivity criteria: "Prime Agricultural Lands," "Unique Agricultural Lands," and "Other Important Lands." The mauka portion of the Petition Area is partially designated "Other Important Lands" while most of the Corporation Yard is designated "Unclassified" on the ALISH map (see Exhibit 8).

   c. Land Study Bureau Classification (LSB). The LSB rating system is based on the agricultural productivity of soils throughout the State accounting for characteristics such as texture, slope, salinity, erodibility, and rainfall. The averaged master productivity ratings are used to designate each area as class A, B, C, D, and E with class 'A' representing the highly productive lands and class 'E' the least productive lands. As shown on Exhibit 9, there is no LSB rating for the Petition Area due to the urban activity. Agricultural land immediately bounding the Petition Area is LSB rated 'B.'

   d. IAL. The Honolulu City Council adopted Resolution No. 18-233, CD1, FD1, identifying lands recommended for designation as IAL to create long-term protection for Hawai'i's high-quality farm land and preserve productive agricultural land. The Petition Area was not included in the City's recommendations for IAL.

4. Surrounding Uses. The Petition Area is located on the mauka side of Kamehameha Highway, a quarter of a mile from the northern edge of Lā'ie. Open pasture and agricultural land, scattered low-density residential and farm dwellings and one small commercial structure (Lā'ie Country Store) are located on the mauka side of Kamehameha Highway. The Mālaekahana Bike Path

parallels the mauka side of the highway while the Mālaekahana Recreational Area lies opposite on the makai side of Kamehameha Highway. Additionally, the Kahawainui Stream channel flows just south to the ocean.

5. Infrastructure and Services.

a. Wastewater. The Corporation Yard is not connected to a municipal or private sewer system. Wastewater is collected and disposed of by an on-site Individual Wastewater System (IWS). The IWS was designed for 21 persons and currently exceeds the design capacity by 6 persons. The septic tank is pumped regularly to prevent overflow. The capacity of the IWS (septic tank and leach field) will be upsized to accommodate personnel increases (up to 29 persons) in the future.

b. Water. Domestic water to all of Lā'ie is provided by the Lā'ie Water Company, a private water company owned by Hawai'i Reserves, Inc. The off-site water system is an 8-inch main in Kamehameha Highway owned by the Lā'ie Water Company. Water is drawn from the main through a 3/4-inch meter and distributed by the on-site water system.

An existing 3/4-inch water meter will be increased in size to accommodate a new 8-inch water line and the anticipated increase in demand. The on-site distribution system will be upgraded to provide water to the new buildings. Domestic water use for the caretaker's cottage and employee locker room is not anticipated to substantially increase, however, the wash rack facility will contribute to increased water demand. The facility will mostly use recycled water and not draw a large amount of water.

There are no fire supply meters for on-site fire protection. The Honolulu Fire Department (HFD) will determine the extent of fire protection needed for the Project. At the least, one fire hydrant will be installed. Driveways to the shop and stockpile areas will provide access to all structures per HFD access requirements.

c. Drainage and Flood Zones. There are no natural streams, lakes, ponds, marshes, or wetlands on the premises. The Corporation Yard has been characterized as a "sump" because of its historical use as a quarry and excavation associated with that activity. The stockpile area which is a large excavation and lower than the rest of the yard, receives overland flow which percolates into the ground.

Runoff is retained entirely on-site without discharge to adjoining lots. The Flood Insurance Rate Map [(FIRM) Panel 15003C0045H, effective November 5, 2014] classifies the entire property as Zone X which is defined as "areas determined to be outside the 0.2 percent annual chance floodplain" (Exhibit 5). The 0.2 percent annual chance floodplain is the 500-year floodplain. FEMA Preliminary Flood Maps released July 31, 2024 show no change in the flood risk to this property. The Corporation Yard is located within two tsunami evacuation zones. From Kamehameha Highway, the tsunami evacuation zone extends inland

approximately 145 lineal feet. The fuel dispensing station, part of the proposed Building B, and the two employee parking areas are in the tsunami evacuation zone. It should be noted that the two parking areas are 10 feet higher in elevation than Kamehameha Highway.

The remainder of the Corporation Yard and associated facilities are within an extreme tsunami evacuation zone.

d. Streets and Transportation. Kamehameha Highway (State Highway 83), is the only roadway linking Lā'ie with other communities in the districts of Ko'olau Loa and Ko'olau Poko to the south, North Shore communities to the north, and by extension to Central O'ahu. The two-way, two-lane road section fronting the Corporation Yard lacks curbs, gutters, and sidewalks on both sides of the right-of-way. The travel lanes are flanked by grass shoulders and a swale on the makai side and a paved shoulder on the mauka side. The paved shoulder varies in width presumably to aid vehicle turning movements and provide sight distance in both directions from all driveways. The posted speed limit is 45 mph.

TheBus, the City's municipal bus service, provides public transportation in northbound and southbound directions on Kamehameha Highway Mondays through Sundays (Routes 55 and 88A during peak hours). Ala Moana Shopping Center is the origination and/or destination for the Route 55 bus.

The Mālaekahana Bike and Pedestrian Path, a 1.3-mile long, 8-foot-wide paved multi-use path connects the Lā'ie and Kahuku communities providing pedestrians, joggers, and bicyclists with a safer, off-road, separated passage adjacent to the road shoulder. This bike path extends across the frontage of the two driveways of the Corporation Yard before ending at Wahinepe'e Street in Lā'ie.

e. Solid Waste. Solid waste is collected and taken to the Kawailoa Transfer Station. Road waste, such as broken asphalt and concrete from repairs to curbs, gutters, sidewalks, stream walls, as well as what is collected from mechanical and manual sweepers, is collected and sorted at the Corporation Yard for disposal.

f. Protective Services. Protective services are based at the Kahuku Police Substation and the Kahuku Fire Station (Station 13) about 1.7 miles to the north. The stations are located adjacent to each other on Kamehameha Highway. A resident caretaker and perimeter fencing provide security for the Corporation Yard.

g. Power and Communication. Hawaiian Electric Company (HECO) and Hawaiian Telcom provide power and communication services respectively. Service is drawn from overhead systems along Kamehameha Highway.

B. Other Permits and/or Approvals Required.

Permits required for the Project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

1. State of Hawai'i Department of Health (DOH)
   - Variance from Pollution Controls (Noise Permit)
   - Disability and Communications Access Board Facility Access Review
   - IWS Permit
   - National Pollution Discharge Elimination System Permit

   State of Hawai'i Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD)
   - Chapter 6E Historic Site Review

   State of Hawai'i Department of Transportation (DOT)
   - Traffic Control Plans

2. City Department of Planning and Permitting (DPP)
   - SLUDBA (less than 15-acre SLUDBA processed through the DPP, Planning Commission, and Honolulu City Council)
   - Grubbing, Grading, and Stockpiling permits
   - Storm Water Quality Permit
   - Building Permits for Building, Electrical, Plumbing, and Demolition Work
   - Certificate of Occupancy permits

   City HFD
   - Fire Plans Review

C. Public Agency Notification and/or Comments.

On November 12, 2025, the following public agencies were notified of the proposed SLUDBA and were requested to evaluate the impact of the proposed Project on their facilities and services. Substantive comments received will be addressed in Section III of this report. All written comments are included in their entirety in Attachment 1.

Any comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. City Agencies:
   Board of Water Supply
   Department of Customer Services
   DDC
   Department of Emergency Management
   ENV
   DFM
   Department of Transportation Services
   Honolulu Emergency Services Department
   HFD
   Honolulu Managing Director's Office

Honolulu Mayor's Office
Honolulu Neighborhood Commission
Honolulu Police Department
Office of Climate Change, Sustainability, and Resiliency

2. State Agencies:
DOH
Department of Business, Economic Development and Tourism
Office of Planning and Sustainable Development
Land Use Commission (LUC)
DLNR
SHPD
Department of Education
DOT
Office of Hawaiian Affairs
Oʻahu Metropolitan Planning Organization

3. Federal Agencies:
U.S. Army Corps of Engineers
U.S. Pacific Island Fish and Wildlife Service Office (PIFWO)

D. Community and Adjoining Property Owner's Notification and/or Comments

Representatives for the Petitioner presented the Project to the Koʻolau Loa Neighborhood Board No. 28 (NB28) on January 9, 2025. The hybrid meeting was held at the Hauʻula Community Center and online via Webex. Prior to the meeting, a written notification of the presentation was sent to the owners of the adjoining property. Approved minutes from the meeting are available on the Neighborhood Commission website and are included in Exhibit 1 of the Application.

Immediately following the presentation, NB28 members and community members asked questions regarding various topics including: the current uses and operations of the Corporation Yard; and the reasons and/or rationale for the proposed improvements. Written responses to the questions posed by the NB28 members can be found in Exhibit 1 of the Application.

On November 12, 2025, the DPP also sent notice of the SLUDBA Application to the following community organizations:

1. Community Organizations:
Association of Hawaiian Civic Clubs
Hawaiʻi Building and Construction Trades Council
HECO
Hawaiʻi Gas
Hawaiʻi's Thousand Friends
Laborers and Employers Cooperation and Education Trust
Ulupono Initiative

Notices about the proposed SLUDBAs went out to Koʻolau Loa district elected officials and surrounding property owners within 300 feet. On December 24, 2025, a follow-up, reminder e-mail was sent to agencies to send in their comments.

To date, the DPP has not received substantive responses from community organizations regarding the proposed SLUDBA.

III. ANALYSIS

A. Agency Comments.

1. City agencies responding to the Request-for-Comments either had no comments at this time or were in support of the much needed rehabilitation and improvements to the Corporation Yard.

2. Substantive comments from State agencies came from the DLNR Engineering Division and the DOH Environmental Management Division. From the DLNR, the comments registered were a reminder that the Project must adhere to the requirements of the National Flood Insurance Program as applicable. The DOH provided website links for their standard comments about how development projects are required to meet the regulations to protect clean water and clear air, and managing solid and hazardous wastes. No comments were specific to this Project.

3. The PIFWO, a federal agency within the U.S. Department of the Interior, has transitioned to the use of an online portal for planning and consultation (IPaC) for agencies and individuals to obtain official species list that may be threatened or endangered in the Petition Area. An updated species list can be requested through the IPaC system as the Project moves forward. After identifying species that may be in the Petition Area, the Applicant is reminded to incorporate threat avoidance and impact minimization measures as necessary.

   DPP Response. Many of the standard comments made by the contributing agencies are requirements that need to be met as a matter of construction or development activities. The Finding of No Significant Impact (FONSI) for the Final Environmental Assessment (EA) on December 19, 2019 by the DDC entails that best management practices and adhering to local, state, and federal regulations be adhered to. As these are in place, no additional conditions of approval are needed with this SLUDBA.

B. Compliance with State Legislation and City Ordinances.

1. HRS, Chapter 205, SLU Commission. Per HRS, § 205.2 (d), yards for equipment, material, vehicle storage, repair or maintenance and refuse convenience centers are not permitted uses in the SLU Agricultural District. The Corporation Yard has operated at this location since 1951 and precedes the SLU Law which was enacted in 1961. To bring the use into compliance with SLU regulations, and to accommodate implementation of the proposed Facilities Master Plan, a boundary amendment to the SLU Urban District is needed. In accordance with HRS, § 205-2(a)(1), the purpose and intent of establishing the

boundaries of the Urban District is for lands that are now in urban use (and have been in urban use since 1951 as this is one of the City's oldest road maintenance facilities) and likely will be for the foreseeable future.

2. According to the Revised Ordinances of Honolulu (ROH) and the DPP Administrative Rules governing the processing of petitions to amend SLU District boundaries for areas less than 15 acres, ROH, § 23-1.6 and DPP Rule 8 stipulates that all petitions for boundary amendments shall be reviewed from the perspective of:

   a) contribution to the general welfare and prosperity of the people of O'ahu;

   b) whether or not a public issue, need or problem presently exists to serve as a basis for the proposed amendment; and

   c) consistency with the Hawai'i State Plan and the O'ahu General Plan;

   Furthermore, DPP Rule 8 includes:

   d) suitability of the subject property for the need or problem being addressed; and

   e) conformance with the Administrative Rules.

   DPP Response. As explained in the Application, the Petition Area is challenged by obsolete operational and staffing accommodations, aged buildings and facilities, and constrained site conditions. It has operated at this location since 1951. The Facility Master Plan prescribes a blueprint and sequence for reconstructing aged facilities, providing sufficient garage, storage, workroom, office, and employee accommodations (lunchroom, lockers/showers), spatially separating the two municipal Divisions (DRM and DRCD) based at the Petition Area, and consolidating their facilities and materials at their respective locations. The Facility Master Plan also proposes new facilities for complying with National Pollutant Discharge Elimination System and City Storm Water Quality Rules. The planned improvements improve operational efficiency with modern facilities allowing greater service to the public. As discussed in later sections of this report, it is consistent with state and local land use plans as the Project will continue to provide essential services while protecting agricultural lands and the rural character of the community.

3. HRS, Chapter 205A, Coastal Zone Management (CZM). Chapter 205A establishes the CZM program for all lands of the State and the area extending seaward of the shoreline to the seaward limits of the State's jurisdiction. Applicable sections include:

   (b) CZM Objectives.

      (2) Historic Resources:

         (A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in

the CZM area that are significant in Hawaiian and American history and culture.

Policy (c)(2)(A): Identify and analyze significant archaeological resources.

Discussion: The Petition Area has long been used as a Corporation Yard following previous deep disturbance as a quarry. However, an Archaeological Literature Review and Field Inspection (LRFI) was prepared by Honua Consulting in 2021 for the Draft EA for the proposed "Kahawainui Stream Maintenance Dredging" project, located in the vicinity of the Petition Area. According to Figure 21 of the LRFI, there are no historic properties within the Petition Area.

(3) Scenic and Open Space Resources:

(A) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policy (c)(3)(D): Encourage those developments that are not coastal dependent to locate in inland areas.

Discussion: The Petition Area is located 0.15 miles inland from the ocean and nearby beaches. Figure 14 of the Application shows portions of the Petition Area possibly inundated by 3.2 feet of sea level rise (SLR). As a former quarry, on-site runoff flows to the low-lying stockpile area where it collects and percolates into the ground. The low area is susceptible to potential groundwater submergence resulting from a projected 3.2 feet of SLR. New buildings in these areas will be built at elevations above the projected rise in groundwater.

(5) Economic Uses:

(A) Provide public or private facilities and improvements important to the State's economy in suitable locations.

Discussion: The Petition Area is located on the northern edge of Lā'ie and the Corporation Yard and more recently the Refuse Convenience Center have long provided public road maintenance and refuse collection facilities to the Ko'olau Loa district, the island of O'ahu, and by extension the State. The proposed Project is in conformance and fulfills the policies and objectives of the CZM.

4. HRS, Chapter 226, Hawai'i State Plan (HSP). The HSP (1986) serves as a guide for the future long-range development of the State. The HSP establishes a statewide planning system to coordinate and guide all major state and county activities and to implement the overall theme, goals, objectives, policies, and priority guidelines. This system implements the HSP through the development of functional plans and county general plans. Sections of the HSP's goals,

objectives, and policies that are relevant to the proposed action and support the HSP, are discussed below.

I. HRS, § 226-14: Objectives and policies for facility systems – in general.

(a) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.

(b) To achieve the general facility systems objective, it shall be the policy of this State to:

(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.

Discussion: The SLUDBA to allow the implementation of the Corporation Yard Facilities Master Plan is in consonance with local, long-range plans and responds to changing public demands and priorities with the increase in services reflecting public need and sentiment for the collection and disposal of solid and recycled wastes. Choosing to invest in upgrading the facilities is efficient and a cost-effective use of public resources by modernizing facilities on-site, to be more sustainable and resilient as well as, protecting the vehicles and equipment needed to perform and provide road maintenance and facility support.

II. HRS, § 226-15: Objectives and policies for facility systems-solid and liquid wastes.

(a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:

(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.

(b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:

(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.

(3) Promote research to develop more efficient and economical treatment and disposals of solid and liquid wastes.

Discussion: Implementation of the Corporation Yard Facilities Master Plan through the SLUDBA provides planned facility and equipment upgrades. The proposed wash rack facility will be equipped with a recycling water system to filter and reuse wash water. Water recycling and filtration should eliminate particles of sand and mud as well as removing oil and petroleum for improved water quality.

5. Ka Pa'akai Analysis. The Hawai'i Supreme Court ruling in *Ka Pa'akai Ka O 'Āina v. Land Use Commission* outlined a three-part inquiry to operationalize constitutional protections for Native Hawaiian rights:

a. The identity and scope of valued cultural, historical, or natural resources in the Petition Area including the extent to which traditional and customary Native Hawaiian rights are exercised in the Petition Area;

b. The extent to which those resources, including traditional and customary Native Hawaiian rights will be affected or impaired by the proposed action; and

c. The feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist.

Keala Pono Archeological Consulting LLC prepared a Ka Pa'akai Analysis for the Corporation Yard in September 2025. The full results of the analysis are provided as Exhibit 3 of the Petitioner's Application and summarized below:

The Ka Pa'akai Analysis was designed to identify any valued historical, natural, and cultural resources or practices that may occur in the area, determine if the proposed Project will affect the resources or practices, and offer mitigation recommendations for the Project.

The background research that was conducted synthesized traditional and historic accounts and land use history for Lā'ie Wai Ahupua'a and the wider district of Ko'olau Loa. This region is remembered in *'ōlelo no'eau, mo'olelo*, and a multitude of place names. It is an area that was important for its numerous streams and natural resources. Previously conducted archaeological studies documented *lo'i* deposits, traditional human burials, and structural remnants representing agricultural, habitation, and ceremonial sites throughout coastal Lā'ie.

Community consultations were performed to obtain information about the cultural significance of the subject property and the surrounding area, as well as to address their concerns regarding the effects the proposed development may have on places of cultural and/or traditional importance. Interviews were completed with four individuals knowledgeable about the traditional cultural practices and cultural resources of Lā'ie. Each of the interviewees have long familial and/or residential relationships to Lā'ie. These interviews produced information on the area's rich cultural history.

Archival research and ethnographic interviews compiled for the current study reveal that Lā'ie Wai and Lā'ie Malo'o Ahupua'a and their surroundings were important locations associated with various resources, named people, and sustained a number of traditional activities. It is known to be an area of respite and a *pu'uhonua*. The region has a wide range of coastal, marine, and freshwater resources that supported and continues to support traditional subsistence activities such as agriculture, the gathering of terrestrial plants for cultural practices such as *lā'au lapa'au*, and the procurement of numerous freshwater and marine resources such as *limu, he'e,* and fish. A number of the named places adjacent to the Petition Area were associated with the natural environment, such as natural landforms, streams, reefs, beaches, and planting areas. While archaeological sites such as burials, cave habitation, sites of significant *mo'olelo*, *ko'a*, and *lo'i* were mentioned in the ethnographic interviews, no archaeological resources were known to occur within the Petition Area itself.

The consultation process identified the past and current cultural practices of grave care, fishing, gathering marine and near-coastal resources in the surrounding area, although no ongoing cultural practices were identified within the Petition Area itself. Medicinal plants gathered in the surrounding region include *maile hohono, 'uhaloa,* and *ha'uoi*. Cultural resources such as *lo'i* and *ko'a* were mentioned for the larger Lā'ie area, but the interviewees did not know of cultural resources within the boundaries of the Petition Area.

The interviewees recognized the need for the services provided by the Corporation Yard and generally supported the proposed site improvements. There were no specific concerns voiced during the interviews in regard to cultural sites or resources located directly within the Petition Area.

Recommendations offered during the interviews include continuing to:

- protect neighboring cultural sites from attention such as Wai'āpuka without making locations and significance more public;
- be community-oriented;
- meet growing community infrastructure needs;
- install landscape screening around the Corporation Yard and continue to cultivate the plumeria trees currently planted;

- engage Brigham Young University – Hawai'i and its Native Hawaiian Studies program, cultural practitioners, the Lā'ie Community Association, and the local kūpuna council on sensitivities and cultural considerations;

- support community-led endeavors such as beach cleanups and flood response; and

- have open and transparent conversations with community members.

Interviewees suggested to:

- keep an eye out for native trees or plants that may be within the Petition Area,

- and to contact cultural knowledge holders if iwi kūpuna are encountered.

Discussion: The outreach conducted through this analysis concluded that there were no known valued cultural, historical, or natural resources found or traditional or cultural rights practiced in the Petition Area. Therefore, a condition of approval relating to traditional or customary rights is not recommended at this time.

C. Conformance with City Land Use Plans and Compliance with City Land Use Regulations.

1. O'ahu General Plan (January 14, 2022 by Resolution 21-23, CD1). The proposed SLUDBA supports the following General Plan objectives and policies.

I. Section V. Transportation and Utililties, Objective B.
Provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations, and support a One Water approach that uses and manages freshwater, wastewater, and stormwater resources in an integrated manner.

Policy 4: Encourage the increased availability and use of recycled or brackish water to meet nonpotable demands.

Discussion: The upgrade of the Corporation Yard meets the above policy of this objective. The planned improvements will allow for enhanced service and capabilities that include: a) a new wash rack facility equipped with a recycling water system to filter and reuse water and control drainage; b) a new facility to dewater "wet" materials collected as refuse off-site to control the extraction of water and pipe runoff water to absorption beds to improve water quality.

II. Section VII. Physical Development and Urban Design, Objective A.
To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 1: Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.

Policy 9: Locate community facilities on sites that will be convenient to the people they are intended to serve.

Discussion: As "infrastructure" to serve the community, the facilities within the Corporation Yard have deteriorated and are in much need of these new structures and planned upgrades. By implementing the Facilities Master Plan for this site, it's location is well-known to the community and access from Kamehameha Highway is convenient.

III. Section VII. Physical Development and Urban Design, Objective B. To plan and prepare for the long-term physical impacts of climate change.

Policy 1: Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

Policy 3: Prepare for the anticipated impacts of climate change and SLR on existing communities and facilities through mitigation, adaptation, managed retreat, or other measures in exposed areas.

Discussion: According to the Final EA/FONSI (2019), the estimated 3.2 feet of SLR by 2100 shows the submergence of sections of the storage area on-site where some of the proposed buildings and improvements are planned. This is the result of ground water being pushed up through the ground surface. Locations susceptible to the rise in groundwater are the areas where rock was quarried and left as is for drainage purposes.

The storage area already receives runoff and there is nowhere for the water to go except to percolate into the ground. The design implication should be minimal as areas shown to be subject to the 3.2-foot high SLR will be regraded or are away from any new or existing buildings. Furthermore, the lowest building finished floor elevation could be set above elevation 6.0 feet MSL. If so, there will be no impact from 3.2 feet of SLR. Grading and filling will set the respective improvements at finished floor elevations above the height of runoff and the rise in groundwater. Final elevations will be adjusted during the engineering design for the respective improvements.

IV. Section VII. Physical Development and Urban Design, Objective G. To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.

Policy 3: Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

Discussion: The Corporation Yard is one of the City's oldest road maintenance facilities. It is challenged by obsolete operational and staffing accommodations, aged buildings and facilities, and constrained site conditions. The Facilities Master Plan contains new facilities and operational efficiencies within the boundaries of their existing site.

2. Koʻolau Loa Sustainable Communities Plan (SCP), ROH, Chapter 24, Article 7. The ROH, § 24-7.6, provides that approvals on all proposed developments within the Koʻolau Loa SCP area will be based on the extent to which they support the policies and guidelines of the Koʻolau Loa SCP. The Koʻolau Loa SCP was last adopted in February 2021 (Ordinance 21-1).

   The Koʻolau Loa SCP is "oriented toward maintaining and enhancing the region's ability to sustain its unique character, current population, agricultural lands, open space and natural environment, growing families, lifestyle, and economic livelihood that all contribute to its vitality and future potential. In line with the Oʻahu General Plan's policies to preserve the open space and country atmosphere of the rural areas, growth is limited to "infill" areas within or contiguous to existing development, minimal commercial development to accommodate existing and future housing and employment needs."

   The Petition Area is located within the Community Growth Boundary on lands designated as industrial on the Koʻolau Loa SCP Land Use Map. Below is a discussion of the applicable Koʻolau Loa SCP policies and guidelines:

   4.8.1 Civic and Public Safety Facilities, Policies

   - Support adequate staffing and facilities to ensure effective and efficient delivery of basic governmental service, emergency and primary medical services, and protection of public safety.

   4.8.2 Civic and Public Safety Facilities, Guidelines

   - Better Utilization of Facilities. Support the planning and programming of public facilities to create maximum usage. In addition, encourage interagency coordination in better utilization of existing facilities to provide a more integrated approach to delivering services in the region. Examples could include using school facilities as emergency shelters, requiring that all new public buildings serve a secondary function as an emergency shelter, and establishing satellite city halls as multi-purpose facilities with expanded hours and services for area residents.

Discussion: The Facilities Master Plan for the Corporation Yard is a blueprint for maximizing the usage of this public facility. The DFM and the ENV have shared the site and while the planned improvements serve DFM, the upgrades reflect an integrated approach to better utilizing the existing location and property. The Corporation Yard is identified on the Koʻolau Loa SCP Public Facilities Map.

3. Consistency with the Land Use Ordinance, ROH, Chapter 21.
The Petition Area lies within the AG-2, General Agriculture zoning district (Exhibit 2). From a county zoning perspective, the "Public uses and structures," within the Corporation Yard are permissible in all zoning districts regulated by the City. Therefore, no change of zoning or a conditional use permit are required.

4. ROH, Chapter 25, Special Management Area Ordinance.
The Petition Area is not within the Special Management Area (Exhibit 3).

5. PIM, ROH, Chapter 4, Article 8.
The PIM identifies major public infrastructure projects within each of the development plan areas of the City. However, on the Koʻolau Loa PIM, a symbol for the Corporation Yard is not shown (Exhibit 4). A PIM amendment will be necessary prior to the appropriation of construction funds for the proposed Project.

D. Compliance with Environmental Legislation.

1. HRS, Chapter 343, Environmental Reivew. In a letter to the State of Hawai'i Office of Environmental Quality Control (now "Environmental Review Program"), the City DDC issued a FONSI for the Final EA on December 6, 2019. Notification of the Final EA/FONSI was published in the January 8, 2020, issue of "The Environmental Notice."

2. HRS, § 6E-42, Historic Preservation. An Archaeological LRFI was prepared by Honua Consulting in 2021 for the Draft EA for the proposed "Kahawainui Stream Maintenance Dredging" project, located in the vicinity of the Petition Area. According to Figure 21 of the LRFI, there are no historic properties within the Petition Area. However, more information is needed from the applicant to determine that historic properties will not be impacted by any future development of the site. Moreover, the Petition Area has never been surveyed before and the referenced LRFI of a nearby site indicates that there are known burial sites and archaeological resources in the immediate area. As the project is also located on Jaucas sands, there typically is a good chance there may be unknown historic properties/burials. Therefore, the DPP recommends, as a conditional of approval, an archaeological inventory survey be conducted prior to any new construction on-site.

3. ROH, Chapter 21A, Flood Hazard Areas. There are no natural streams, lakes, ponds, marshes, or wetlands on the premises. The Corporation Yard has been characterized as a "sump" because of its historical use as a quarry and excavation associated with that activity. The stockpile area which is a large excavation and lower than the rest of the yard, receives overland flow which percolates into the ground.

Runoff is retained entirely on-site without discharge to adjoining lots. The FIRM Panel 15003C0045H, effective November 5, 2014, classifies the entire property as Zone X which is defined as "areas determined to be outside the 0.2 percent annual chance floodplain" (Exhibit 5). The 0.2 percent annual chance floodplain is the 500-year floodplain. FEMA Preliminary Flood Maps released July 31, 2024 show no change in the flood risk to this property and remains in Zone X.

Two tsunami evacuation zones are mapped for the Corporation Yard. From Kamehameha Highway, the tsunami evacuation zone extends inland approximately 145 lineal feet. The fuel dispensing station, part of the proposed Building B, and the two employee parking areas are in the tsunami evacuation zone. It should be noted that the two parking areas are 10 feet higher in elevation than Kamehameha Highway.

The remainder of the Corporation Yard and associated facilities are within an extreme tsunami evacuation zone.

4. Impact of Potential SLR. In addition to the above, a portion of the Petition Area would be subject to a 3.2-foot high SLR.

SLR was discussed as a potential impact in the 2019 Final EA/FONSI. Modeling and analysis of SLR specific to the Project and property were not performed for the Facilities Master Plan and for the Final EA/FONSI. Instead, the "Hawai'i Sea Level Rise Vulnerability and Adaptation Report," December 2017 (Report) was reviewed and its companion tool, the Hawai'i SLR Viewer, was used to gauge potential SLR.

The Report modelled three hazards attributable to SLR for the State of Hawai'i: 1) passive flooding, 2) annual high wave flooding, and 3) coastal erosion. The Corporation Yard should not be affected by high wave flooding and coastal erosion because of its location away from the shoreline and Pacific Ocean. However, passive flooding could pose conditions in need of mitigation.

The Hawai'i SLR Viewer shows that portions of the Petition Area are within a SLR Exposure Area. A SLR of 0.5 feet and 1.1 feet would not affect the Petition Area.

A 2-foot SLR begins to affect a very small area of the Petition Area. A 3.2-foot SLR by 2100 submerges sections of the storage area where some of the proposed buildings and improvements are planned. The shop area would not be affected and the refuse convenience center itself is not affected because its principal facilities – a paved driveway and elevated horseshoe U-turn at the disposal site – are above the 3.2 feet elevation of SLR.

The storage area already receives runoff and there is nowhere for the water to go except percolate into the ground. The design implication should subject the 3.2-foot high SLR areas to be regraded away from any new or existing buildings. For instance, the lowest building finish floor elevation could be set above elevation six feet MSL. This would meet the aim of Mayor's Directive 2018-2 where City departments are to use six feet of SLR exposure in their plans, programs, and capital improvement decisions for infrastructure and critical facilities. If so, there will be no impact from 3.2 feet of SLR. Grading and filling will set the respective improvements at finish elevations above the height of runoff and the rise in groundwater. Final elevations can and will be adjusted during the engineering design for the respective improvements.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

1. In accordance with HRS, § 205-3.1(c), the City Council is authorized to process the proposed SLUDBA of 8.188 acres of land (less than 15 acres) from the SLU Agricultural District to the SLU Urban District. A Draft Bill for an Ordinance is included as Attachment 2.

2. In accordance with ROH, § 23-1.6 and the DPP Administrative Rule 8, the SLUDBA meets the standards and criteria established for boundary adjustments between agricultural and urban districts.

3. The proposed SLUDBA complies with ROH Sec. 23-1.6(1) by contributing to the general welfare and prosperity of the people of O'ahu. The project upgrades obsolete operational and staffing accommodations, aged buildings and facilities, and constrained site conditions to better serve the communities in the Ko'olau Loa and North Shore Districts.

   The proposed SLUDBA complies with ROH Sec. 23-1.6(2) by addressing the public need for infrastructure maintenance and waste disposal in the Ko'olau Loa and North Shore Districts and curing the discrepancy between the Project Site's use and the applicable State Land Use District.

   The proposed SLUDBA complies with ROH Sec. 23-1.6(3) because it is consistent with the applicable policies and objectives of the Hawai'i State Plan, Oahu General Plan, and 2020 Ko'olau Loa Sustainable Communities Plan.

4. The Ka Pa'akai Analysis did not identify any cultural, historical, or natural resources on the Property or any traditional and customary Native Hawaiian rights being exercised on the Property. As there has been no identification of valued cultural, historical, or natural resources and no rights being exercised on the Property no mitigative action is necessary.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the DPP recommends that a SLUDBA of 8.188 acres of TMK 5-6-006: 001 from the SLU Agricultural District to the SLU Urban District be **APPROVED** subject to the following conditions:

1. Compliance with HRS, § 205-3.5(a)(1), Reclassification of land contiguous to an agricultural district. There shall be a prohibition on any action that would interfere with or restrain farming operations on lands in the SLU Agricultural District that are contiguous or adjacent to the Petition Area; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the SLU Agricultural District.

2. Compliance with HRS, § 6E-42, Historic Preservation. An archaeological inventory survey shall be conducted prior to any new construction on-site to be reviewed and approved by the SHPD.

3. Endangered Species. The design, construction, and operation of the Petition Area shall abide by the following Avoidance and Minimization Measures from the U.S. Fish and Wildlife Service:

   a. Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).

   b. Do not use barbed wire for fencing.

   c. Fully shield all outdoor lights so the bulb can only be seen from below.

   d. Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.

   e. Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

   f. Where fences extend above vegetation, integrate three strands of polytape into the fence to increase visibility.

   g. For power lines, guy-wires, and other cables, minimize exposure above vegetation height and vertical profile.

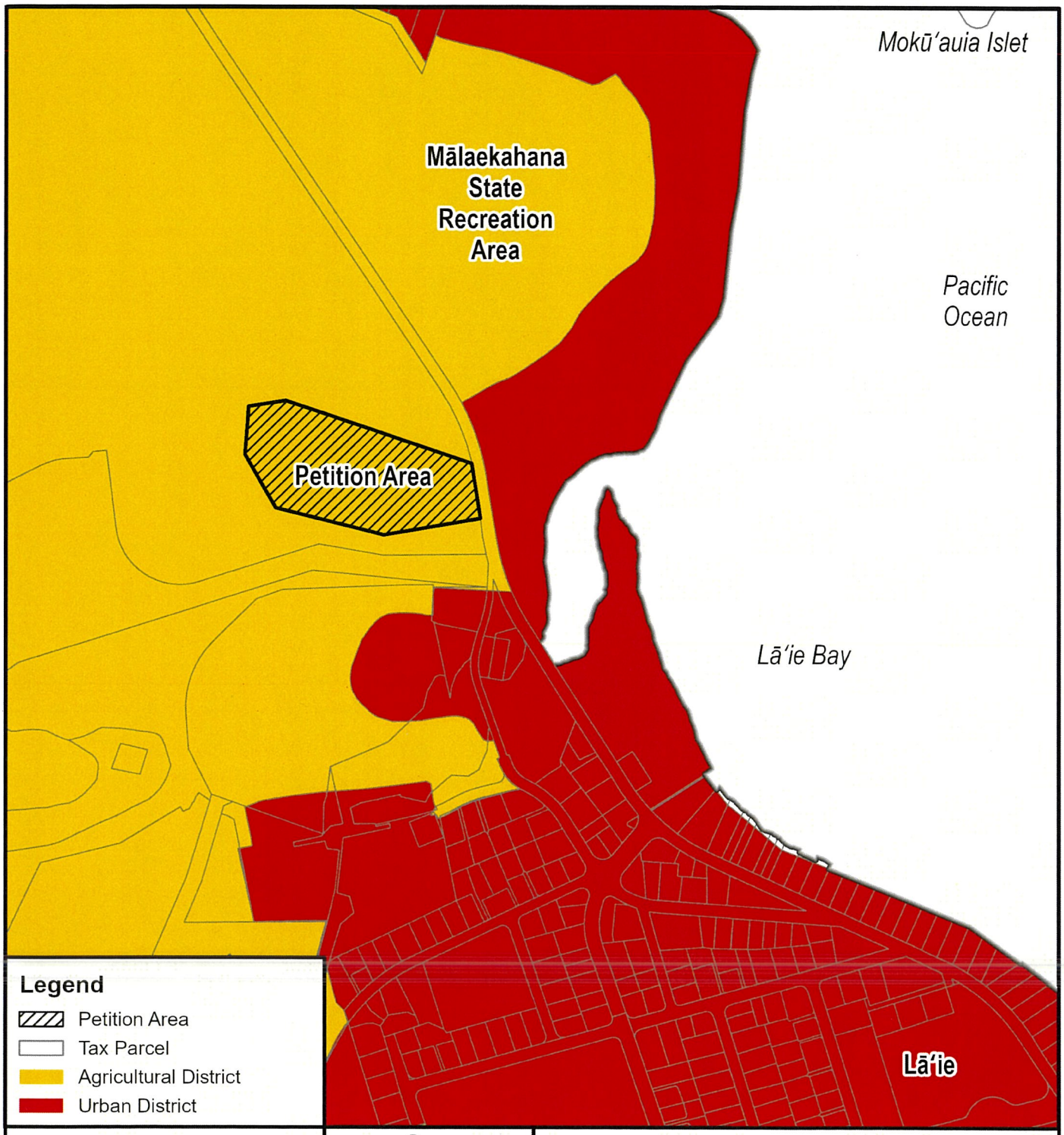
Dated at Honolulu, Hawai'i this 27th of February, 2026.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAI'I

By _____
DAWN TAKEUCHI APUNA
DIRECTOR

Attachments

EXHIBITS



PORTION OF

STATE LAND USE MAP

KAHUKU QUADRANGLE

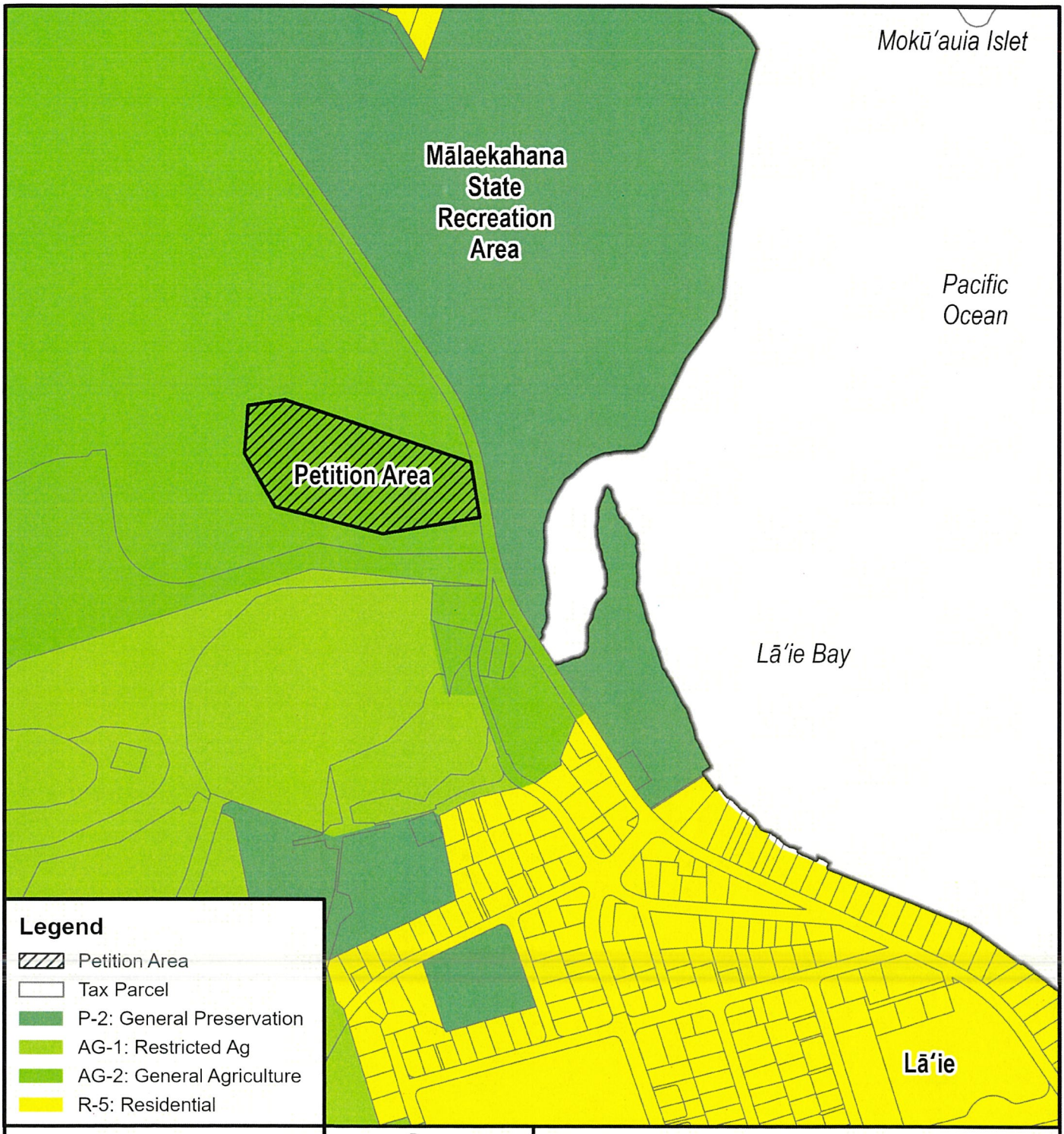
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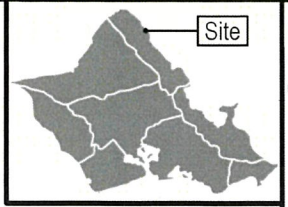
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Date Prepared: 02/2026

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EXHIBIT 1





VICINITY MAP

0 160 320 640

Scale in Feet

PORTION OF

ZONING MAP

KAHUKU - LĀ'IE

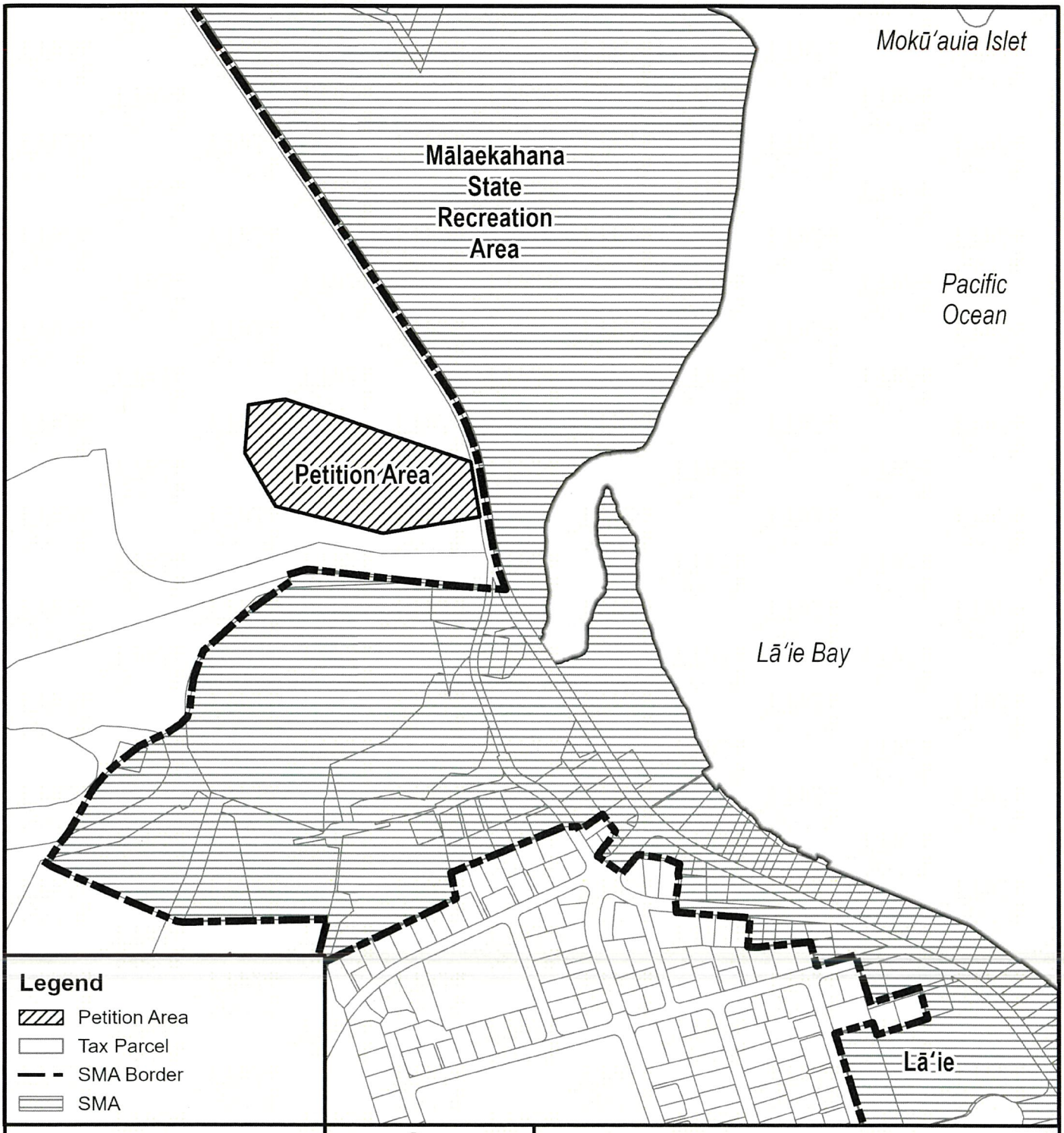
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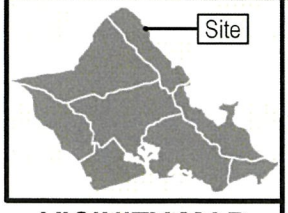
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EXHIBIT 2





VICINITY MAP

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Scale in Feet

SPECIAL MANAGEMENT AREA

KAHUKU, LĀ'IE, KO'OLAU LOA

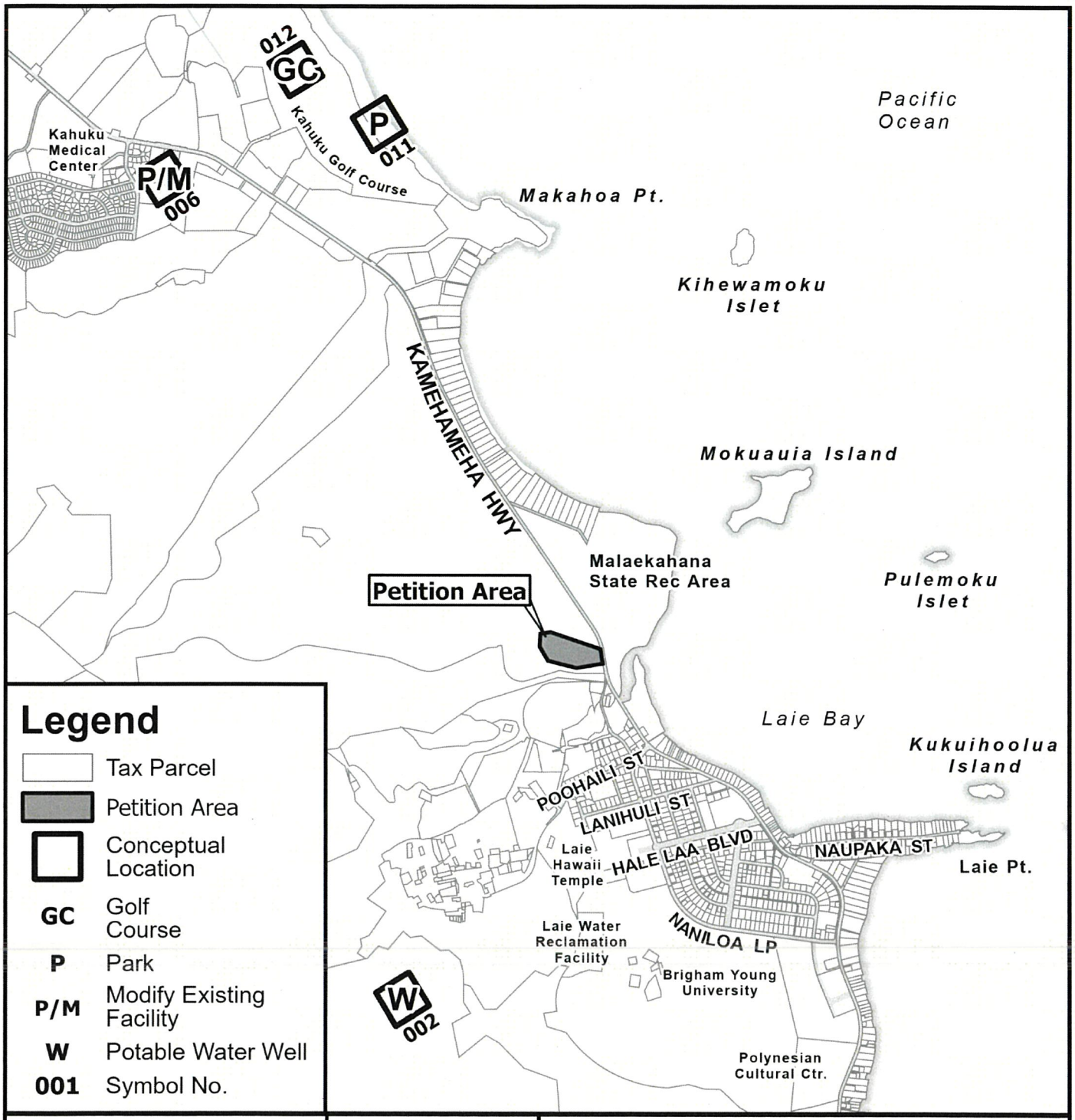
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EXHIBIT 3



Legend

- Tax Parcel
- Petition Area
- Conceptual Location
- **GC** Golf Course
- **P** Park
- **P/M** Modify Existing Facility
- **W** Potable Water Well
- **001** Symbol No.



VICINITY MAP

0 1,000 2,000 4,000
Scale in Feet

PORTION OF

PUBLIC INFRASTRUCTURE MAP (PIM)

KO'OLAU LOA

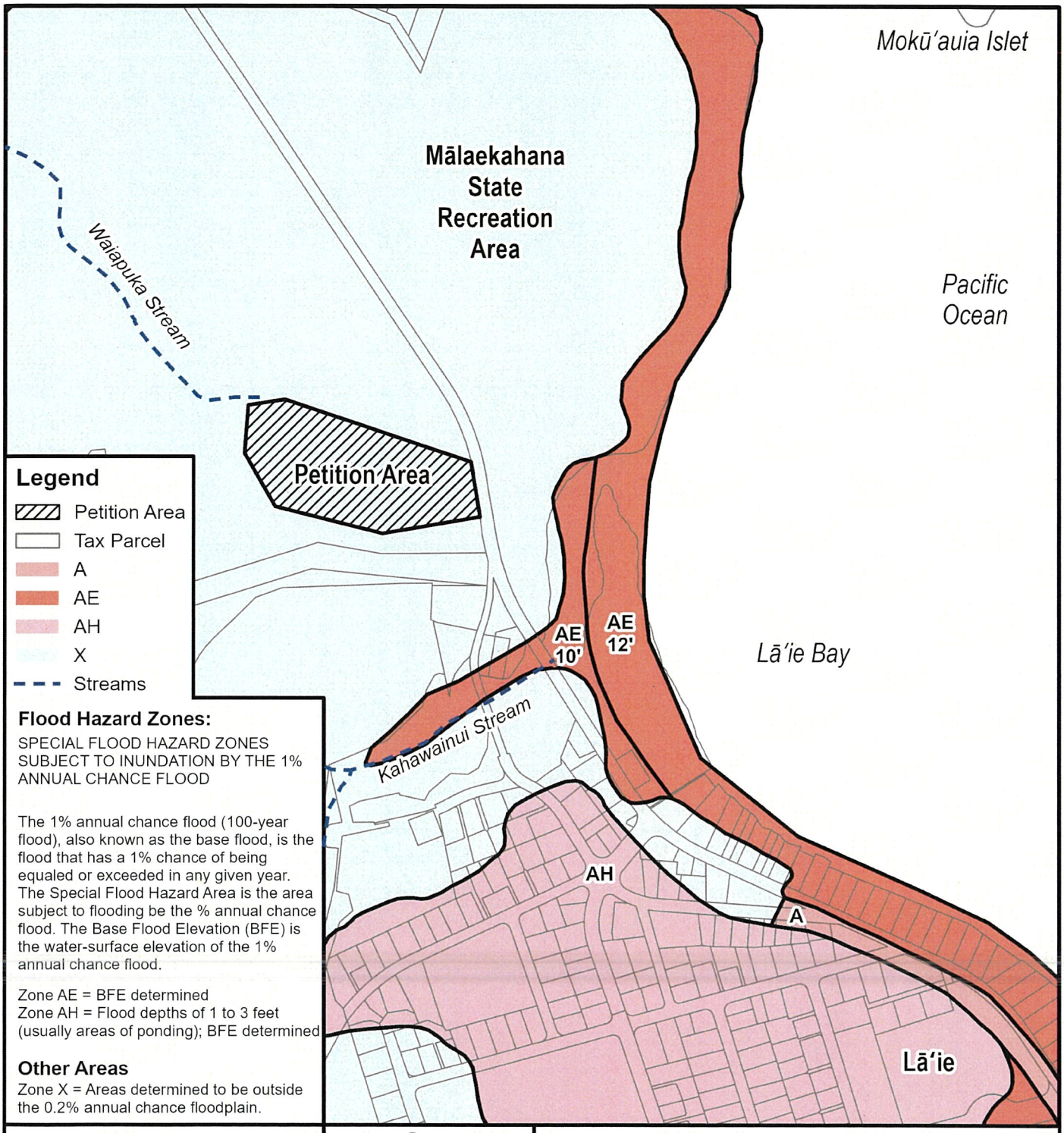
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EXHIBIT 4



Legend

- Petition Area
- Tax Parcel
- A
- AE
- AH
- X
- Streams

Flood Hazard Zones:

SPECIAL FLOOD HAZARD ZONES SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding be the % annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

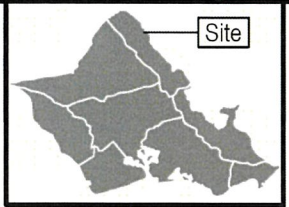
Zone AE = BFE determined
Zone AH = Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined

Other Areas

Zone X = Areas determined to be outside the 0.2% annual chance floodplain.

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Scale in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0045H

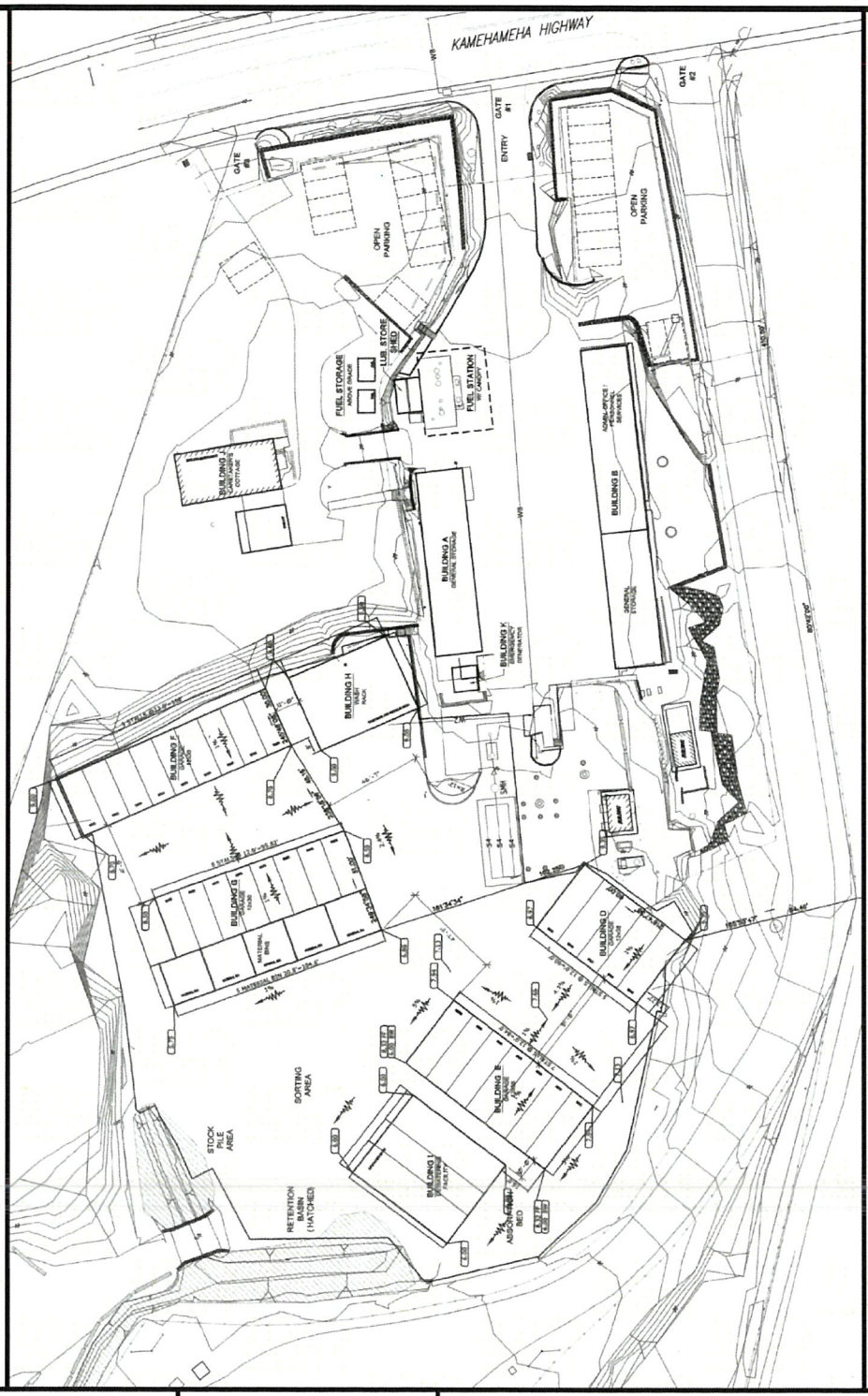
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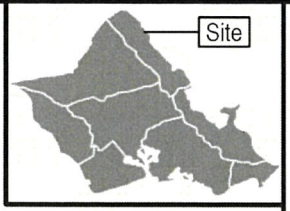
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EXHIBIT 5





VICINITY MAP

0 15 30 60

Scale in Feet

FACILITY MASTER PLAN

LĀʻIE CORPORATION YARD

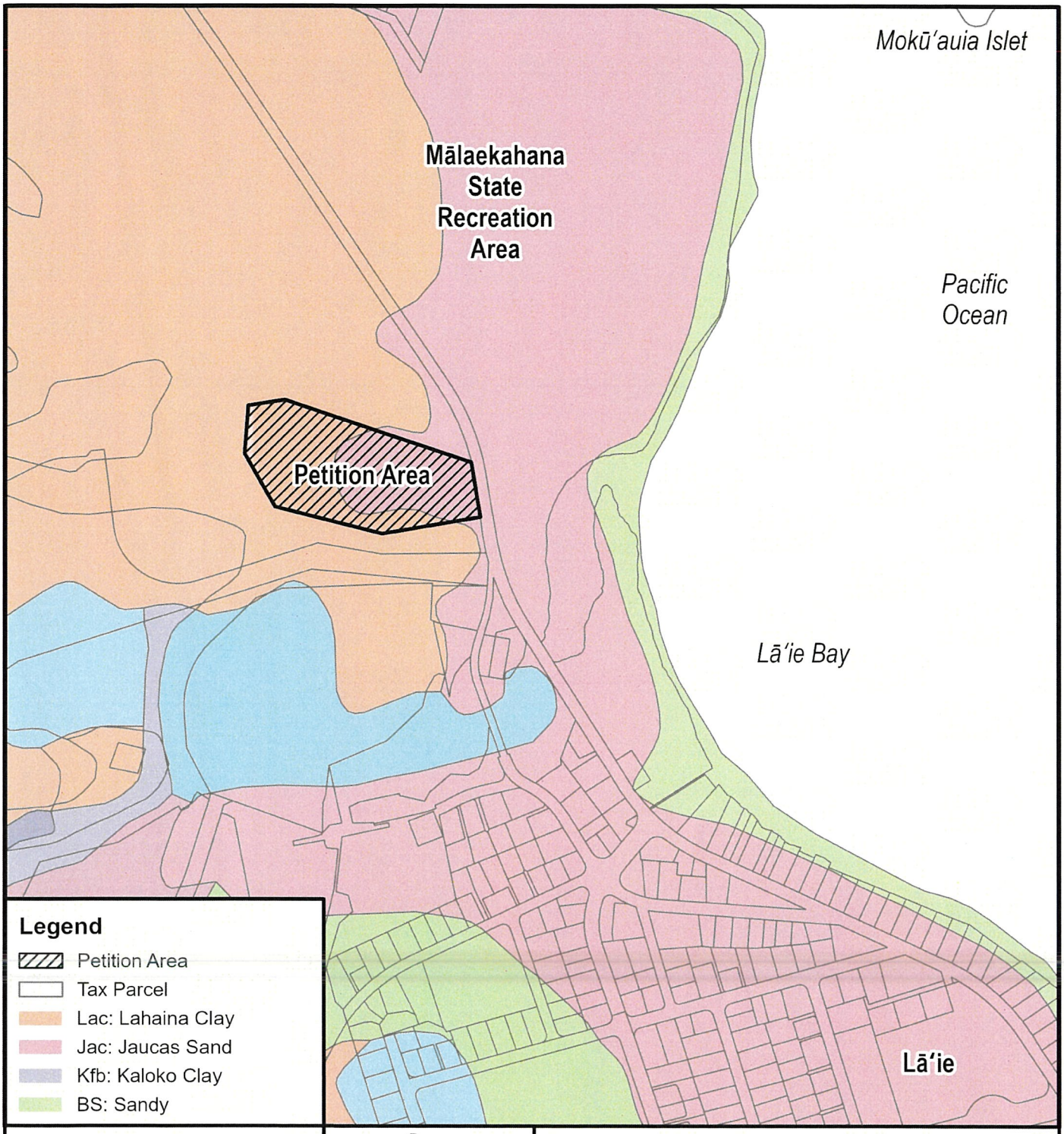
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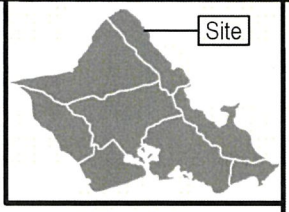
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EXHIBIT 6





VICINITY MAP

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Scale in Feet

PORTION OF

NATURAL RESOURCES CONSERVATION SERVICE (NRCS) Soil Classification

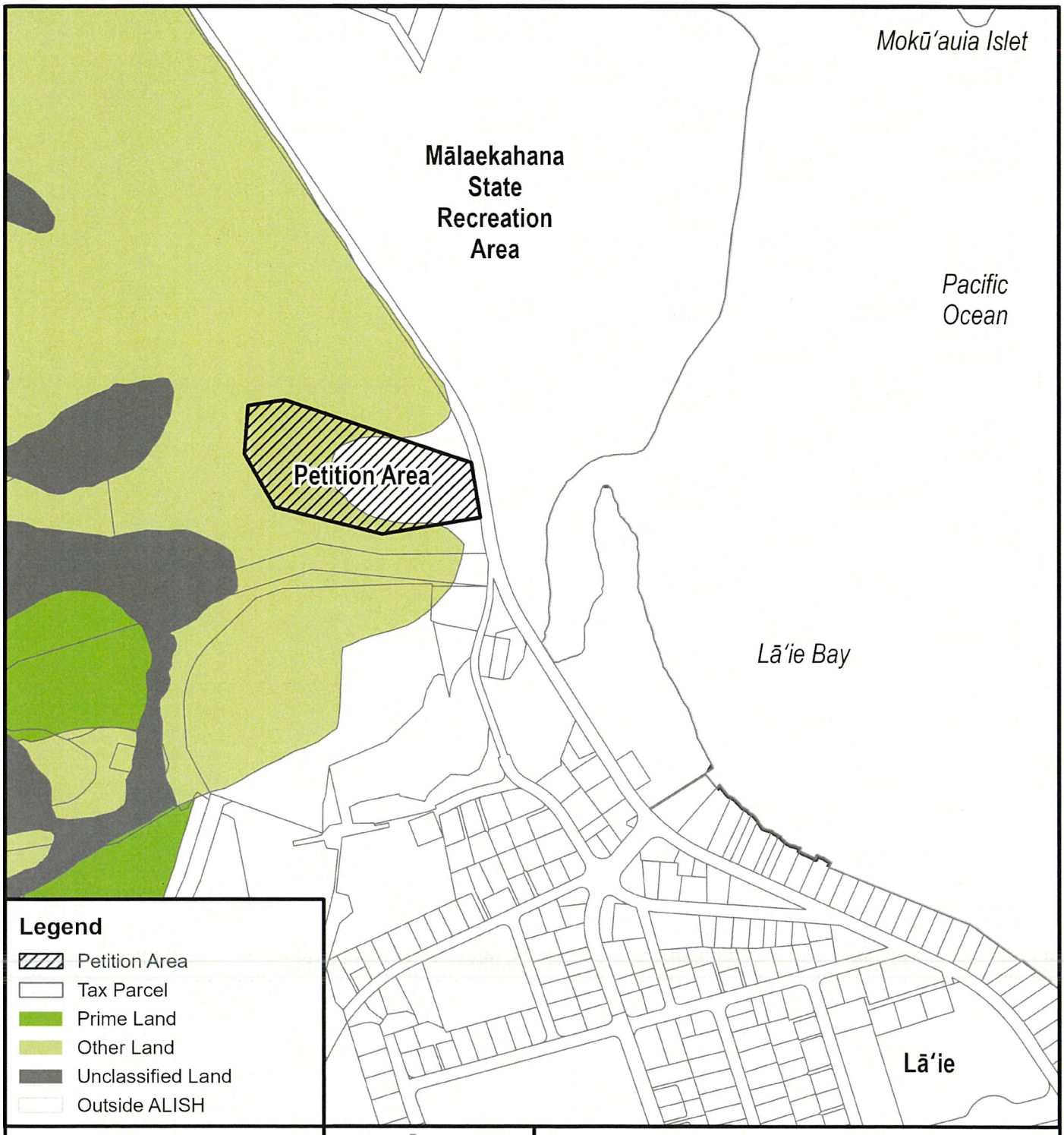
TAX MAP KEY: 5-6-006:001
FOLDER NO.: 2025-DBA-18

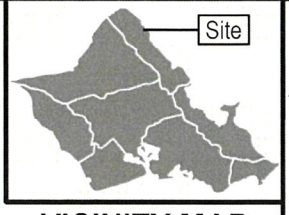
Prepared by: Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 02/2026

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EXHIBIT 7





VICINITY MAP

0 160 320 640

Scale in Feet

PORTION OF

AGRICULTURAL LANDS OF IMPORTANCE TO THE STATE OF HAWAI'I (ALISH)

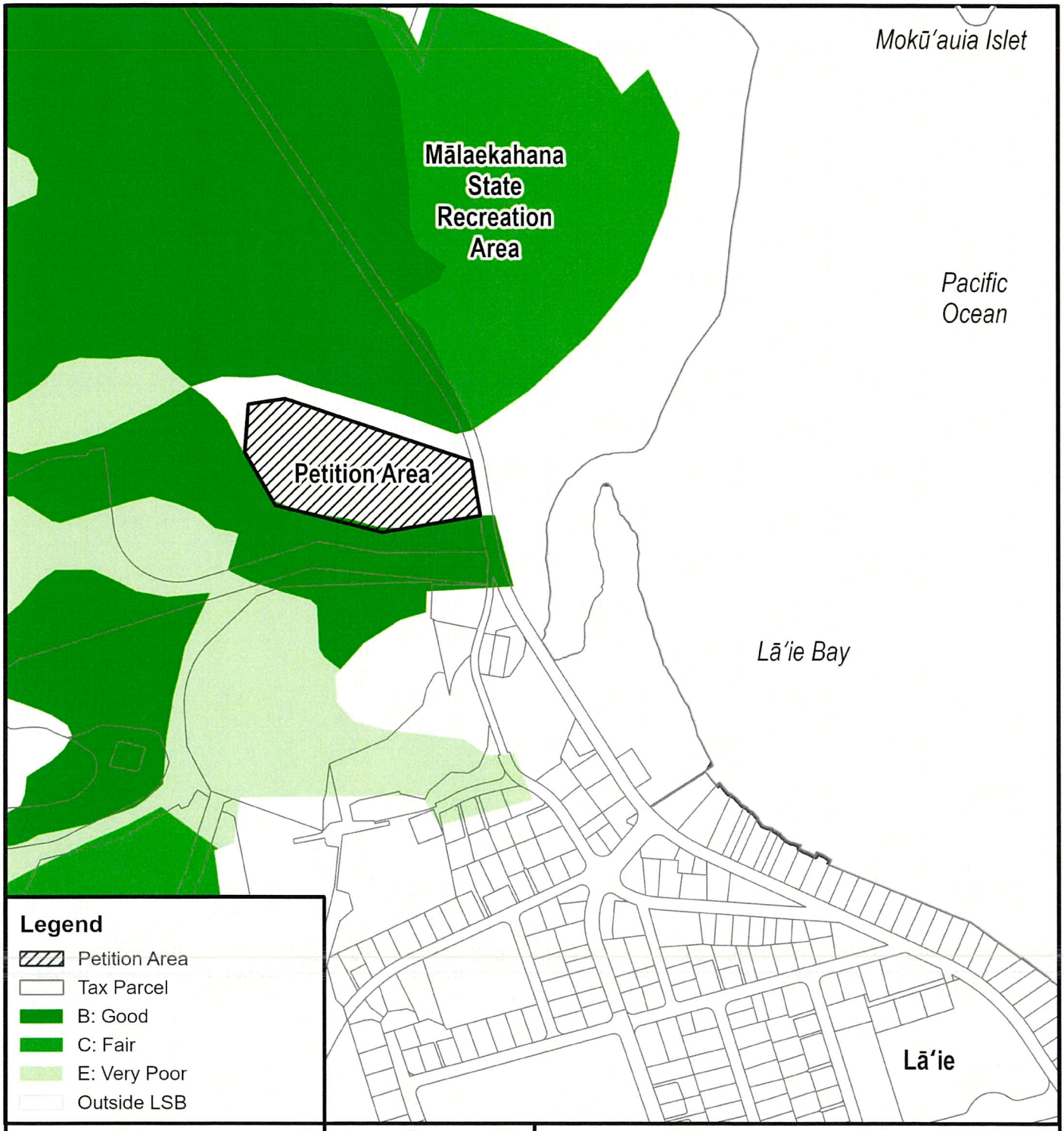
TAX MAP KEY: 5-6-006:001
FOLDER NO.: 2025-DBA-18

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

Date Prepared: 02/2026

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EXHIBIT 8

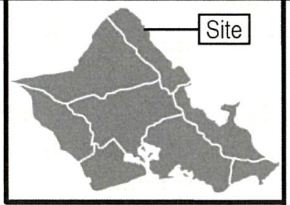


Legend

- Petition Area
- Tax Parcel
- B: Good
- C: Fair
- E: Very Poor
- Outside LSB

0 160 320 640

Scale in Feet



VICINITY MAP

PORTION OF

LAND STUDY BUREAU (LSB) Land Classification

TAX MAP KEY: 5-6-006:001
FOLDER NO.: 2025-DBA-18

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

Date Prepared: 02/2026

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EXHIBIT 9

ATTACHMENT 1
COMMENTS FROM GOVERNMENT AND OTHER PUBLIC AGENCIES

BOARD OF WATER SUPPLY
KA ʻOIHANA WAI
CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET • HONOLULU, HAWAIʻI 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀʻĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
LANCE WILHELM
JEFFREY LAUPOLA
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

December 24, 2025

RECEIVED
25 DEC 26 P1:31
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: FRANZ KRAINTZ

FROM: ERNEST Y.W. LAU, P.E. MANAGER AND CHIEF ENGINEER

SUBJECT: YOUR MEMORANDUM DATED NOVEMBER 12, 2025, ON THE APPLICATION FOR A STATE LAND USE DISTRICT BOUNDARY AMENDMENT OF LESS THAN 15 ACRES FROM THE STATE LAND USE AGRICULTURAL DISTRICT TO THE STATE LAND USE URBAN DISTRICT FOR THE LĀʻIE CORPORATION YARD AND REFUSE CONVENIENCE CENTER (2025-DBA-18) AT 56-020 KAMEHAMEHA HIGHWAY – TAX MAP KEY: 5-6-006: 001

The Board of Water Supply does not have a water system serving the project area. All potable, nonpotable, and fire protection water services shall be provided by the private water system serving the area.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division, at (808) 748-5444.

DEPARTMENT OF DESIGN AND CONSTRUCTION
KA ʻOIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

RECEIVED
25 NOV 28 P2:56
DEPT OF PLANNING AND PERMITTING CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

HAKU MILLES, P.E.
DIRECTOR
PO'O

MARK YONAMINE, P.E.
DEPUTY DIRECTOR
HOPE PO'O

November 21, 2025

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ATTN: Franz Kraintz, Chief
Community Planning Branch, Planning Division

FROM: Haku Milles, P.E., LEED AP, Director
Department of Design and Construction

SUBJECT: Application for a State Land Use District Boundary Amendment of less than 15 acres from the State Land Use (SLU) Agricultural District to the SLU Urban District for the Lā'ie, O'ahu, Hawai'i TMK: 5-6-006: 001
File Number 2025-DBA-18

Thank you for the opportunity to review and comment. The Department of Design and Construction does not have any comments to offer.

Should you have any questions, please contact me at x88480.

HM:cf (947666)

DEPARTMENT OF FACILITY MAINTENANCE
KA ʻOIHANA MĀLAMA HALE
CITY AND COUNTY OF HONOLULU

1000 ULUʻŌHIʻA STREET, SUITE 215, KAPOLEI, HAWAIʻI 96707
PHONE: (808) 768-3343 • Fax: (808) 768-3381 • WEBSITE: honolulu.gov

RECEIVED
Dec. 26, 2025
2:34 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

RICK BLANGIARDI
MAYOR
MEIA

GENE C. ALBANO, P.E.
DIRECTOR AND CHIEF ENGINEER
PO'O A ME LUNA NUI 'ENEKINIA

WARREN K. MAMIZUKA
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
DRM 25-342

December 29, 2025

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

VIA: Franz Kraintz, Planner VII
Community Action Plans Branch, Planning Division

FROM: Gene C. Albano, P.E.
Director and Chief Engineer
Digitally signed by Albano, Gene
Date: 2025.12.26 14:14:30-10'00'

SUBJECT: Application for a State Land Use District Boundary Amendment of less than 15 acres from the State Land Use (SLU) Agricultural District to the SLU Urban District for the Lāʻie Corporation Yard and Refuse Convenience Center, Lāiʻe, TMK: 5-6-006:001

The Department of Facility Maintenance (DFM) supports the District Boundary Amendment for the Lāʻie Corporation Yard and Refuse Convenience Center.

This amendment is needed so that the Department of Design and Construction (DDC) can proceed with much needed rehabilitation and improvements to the Lāʻie Corporation Yard and Refuse Convenience Center. The Lāʻie Corporation Yard is jointly operated to provide the Department of Environmental Services' Refuse Collection Services and DFM's Division of Road Maintenance (DRM) road and stream maintenance services to the North Shore community. Structural damages to the Lāʻie Corporation Yard affect the City's refuse collection services between Waimea Bay and Kahaluʻu and the road and stream maintenance services between Waimea Bay and Kualoa Point. If approved, the State Land Use District Boundary Amendment will enable the Lāʻie Corporation Yard renovation work to proceed to enable continued services to the north shore community in an efficient and timely manner.

If you have any questions, please contact Tyler Sugihara, Chief of the DRM at (808) 768-3600.

cc: DDC-FD

RECEIVED
25 DEC 30 A11 :22
DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
REFUSE DIVISION
1000 ULUOHIA STREET, SUITE 201, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 ● FAX: (808) 768-3487 ● WEBSITE: http://envhonolulu.org

RICK BLANGIARDI
MAYOR

DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR

HENRY D. GABRIEL, JR.
ACTING CHIEF

IN REPLY REFER TO:
RA 25-034

December 26, 2025

MEMORANDUM

TO: Franz Kraintz, Chief
Community Planning Branch, Planning Division
Department of Planning and Permitting

FROM: Josh M. Nagashima, Chief

SUBJECT: Application for a State Land Use District Boundary Amendment
Lā'ie Corporation Yard and Refuse Convenience Center
Lā'ie, O'ahu, Hawai'i Tax Map Key 5-6-006: 001

This letter is to provide comments in support of file number 2025-DBA-18 for the reclassification of the subject property from the State Land Use (SLU) Agricultural District to the SLU Urban District.

Refuse Division operations, specifically the collection fleet base yard and the convenience center for disposal drop-offs, operate on the parcel and provide a valuable service to collect trash and recyclables for the community. The SLU District Boundary Amendment will allow for the facilities, which house these and other operations, to be updated to improve services to meet the current and future needs of the community.

Should you have questions, please do not hesitate to reach out to me at 808-768-3430 or by email at josh.nagashima@honolulu.gov.

HONOLULU FIRE DEPARTMENT
KA ʻOIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU
636 SOUTH STREET • HONOLULU, HAWAIʻI 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RECEIVED
Dec. 29, 2025
10:56 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

RICK BLANGIARDI
MAYOR
MEIA

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

December 4, 2025

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: CHRISTOPHER CABASA, ACTING FIRE CHIEF

SUBJECT: APPLICATION FOR A STATE LAND USE (SLU) DISTRICT BOUNDARY AMENDMENT OF LESS THAN 15 ACRES FROM THE SLU AGRICULTURAL DISTRICT TO THE SLU URBAN DISTRICT FOR THE LĀʻIE CORPORATION YARD AND REFUSE CONVENIENCE CENTER, LĀʻIE, OʻAHU, HAWAIʻI
TAX MAP KEY: 5-6-006: 001

In response to your memorandum dated November 12, 2025, regarding the abovementioned subject, the Honolulu Fire Department reviewed the submitted information and has no comment at this time.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdfpb1@honolulu.gov.

CHRISTOPHER CABASA
Acting Fire Chief

CC/MD:sk

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96813
TELEPHONE: (808) 529-3111 • WEBSITE: www.honolulupd.org

RECEIVED
Dec. 3, 2025
9:47 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

RICK BLANGIARDI
MAYOR
MEIA

RADE K. VANIC
INTERIM CHIEF
KAHU MĀKA'I KŪIKAWĀ

AARON TAKASAKI-YOUNG
RYAN T. NISHIBUN
INTERIM DEPUTY CHIEFS
NĀ HOPE LUNA NUI MĀKA'I KŪIKAWĀ

OUR REFERENCE EO-SH

December 2, 2025

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ATTENTION: Franz Kraintz, Chief, Community Planning Branch

FROM: Carlene Lau, Acting Assistant Chief of Police, Support Services Bureau

SUBJECT: State Land Use (SLU) District Boundary Amendment Application for the Lā'ie Corporation Yard and Refuse Convenience Center, Lā'ie, Hawai'i, Tax Map Key: 5-6-006: 001

Thank you for the opportunity to review the subject application to reclassify approximately 8.188 acres from the SLU Agricultural District to the SLU Urban District.

Based on the information provided, the Honolulu Police Department does not have any concerns at this time.

If there are any questions, please call Major Randall Platt of District 4 (Kāne'ohe, Kailua, Kahuku) at (808) 723-8640.

Carlene Lau
Acting Assistant Chief of Police
Support Services Bureau

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

RECEIVED
Dec. 31, 2025
4:41 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

December 5, 2025

MEMORANDUM

FROM: ~~TO~~:

DLNR Agencies:
___Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
___Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
_X_Engineering Division (DLNR.ENGR@hawaii.gov)
_X_Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks (curt.a.cottrell@hawaii.gov)
_X_Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
_X_Land Division – O'ahu District (barry.w.cheung@hawaii.gov)
___Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov

TO: ~~FROM~~: Ryan K.P. Kanaka'ole, First Deputy

SUBJECT: **Application for a State Land Use District Boundary Amendment of less than 15 acres from the State Land Use (SLU) Ag District to the SLU Urban District for the Lā'ie Corporation Yard and Refuse Convenience Center– Project No. 2025-DBA-18**

LOCATION: TMK 5-6-006:001, Lā'ie, O'ahu

APPLICANT: City and County of Honolulu Department of Planning and Permitting

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **December 29, 2025**. If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(✓) Comments are included/attached.

Signed: _____
Print Name: Dina U. Lau, Acting Chief Engineer
Division: Engineering Division
Date: Dec 29, 2025

Attachment(s)

RECEIVED
Dec. 31, 2025
4:41 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 31, 2025

Department of Planning and Permitting
City and County of Honolulu
Attn: Franz F.K. Kraintz, Chief
650 South King Street. 7th Floor
Honolulu, Hawai'i 96813

via email: fkraintz@honolulu.gov

SUBJECT: Application for a State Land Use District Boundary Amendment of less than 15 acres from the State Land Use (SLU) Agricultural District to the SLU Urban District for the Lā'ie Corporation Yard and Refuse Convenience Center – Project No. 2025-DBA-18; TMK: 5-6-006:001

Mr. Kraintz,

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

Enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to contact Dayna Vierra at (808) 587-0423.

Sincerely,

L. Yasaka

Lauren Yasaka
Acting Assistant Administrator

Enclosure(s)

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Ryan K.P. Kanaka'ole

Ref: Application for a State Land Use District Boundary Amendment of less than 15 acres from the State Land Use (SLU) Ag District to the SLU Urban District for the Lā'ie Corporation Yard and Refuse Convenience Center– Project No. 2025-DBA-18
Location: Lā'ie, O'ahu
TMK(s): (1) 5-6-006: 001
Applicant: City and County of Honolulu Department of Planning and Permitting

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: _____
DINA U. LAU, ACTING CHIEF ENGINEER

Date: Dec 29, 2025

RECEIVED
Dec. 24, 2025
3:43 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

Mahalo, Dar.

Aloha Devin – Please refer to the EHA standard comments.

> *For Standard Comments and Records Requests, please see the EPO Land Use Planning Review webpage at https://health.hawaii.gov/epo/landuse/ and contact the appropriate Environmental Health Administration branches and offices directly.*
>
> *A comprehensive contact list is available at https://health.hawaii.gov/epo/files/2025/09/DOHEHALandUseContactList_20250917.pdf.*
>
> *Effective 10/03/2025*

The Clean Water Branch Standard Comments are located at https://health.hawaii.gov/cwb/files/2023/07/Memorandum-for-CWB-Standard-Project-Comments-07016CMHK.23-part-1-signed.pdf.

The Solid and Hazardous Waste Branch Standard Comments are located at https://health.hawaii.gov/epo/files/2024/10/SHWB-standard-comments-v4-October-2024-update.pdf.

Mahalo!
Joanna

Joanna L. Seto, P.E.
Administrator | Environmental Management Division
Hawai'i State Department of Health | Ka 'Oihana Olakino
Office: (808) 586-4305 | Mobile: (808) 292-8408

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From: Rodrigues, Darlene L. <darlene.rodrigues@doh.hawaii.gov>
Sent: Wednesday, December 24, 2025 3:43 PM
To: devin.banks@honolulu.gov
Cc: Seto, Joanna <joanna.seto@doh.hawaii.gov>; Kraintz, Franz <fkraintz@honolulu.gov>; DOH webmaster <DOH.webmaster@doh.hawaii.gov>
Subject: FW: Follow-Up: Request for Agency Comments – SLUDBA (2025-DBA-18)
Importance: High

Aloha Devin,

Thank you for your follow-up inquiry on whether or not we intend to provide our state agency comments **on a proposed State Land Use District Boundary Amendment (SLUDBA) for the Lā'ie Corporation Yard and Refuse Convenience Center, located at 56-020 Kamehameha Highway (TMK: 5-6-006: 001). The SLUDBA is to designate the 8.188 acre Corp Yard from**

Agricultural to Urban. Your request has been sent to our Environmental Management Division for a follow up response to your inquiry.

With kind regards,

Darlene Rodrigues
Secretary to Kathleen Ho, Deputy Director for Environmental Health Administration
Hawai'i State Department of Health | Ka 'Oihana Olakino
1250 Punchbowl Street, Room 325 | Honolulu, HI 96813
Office: (808) 586-4424
darlene.rodrigues@doh.hawaii.gov

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From: Banks, Devin <devin.banks@honolulu.gov>
Sent: Wednesday, December 24, 2025 2:33 PM
To: Kraintz, Franz <fkraintz@honolulu.gov>
Subject: [EXTERNAL] Follow-Up: Request for Agency Comments – SLUDBA (2025-DBA-18)

Good afternoon,

My name is Devin Banks, and I am with the Department of Planning and Permitting.

I am following up on our October 22 e-mail request to your agency for comments on a proposed State Land Use District Boundary Amendment (SLUDBA) for the Lā'ie Corporation Yard and Refuse Convenience Center, located at 56-020 Kamehameha Highway (TMK: 5-6-006: 001). The SLUDBA is to designate the 8.188 acre Corp Yard from Agricultural to Urban.

As we are at the end of the comment period, I was just checking with you if your agency had intended to submit comments or not.

If you could please let me know one way or another at (808) 768-8222 or email at dbanks@honolulu.gov.

Mahalo and warm regards,

Devin Banks
Community Planning Branch
Department of Planning and Permitting
City and County of Honolulu

RECEIVED
Dec. 26, 2025
1:38 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

Hipolito, Ailene

From: Banks, Devin
Sent: Thursday, January 15, 2026 4:05 PM
To: Hipolito, Ailene
Subject: FW: Follow-Up: Request for Agency Comments – SLUDBA (2025-DBA-18)

From: DBEDT State Planning <dbedt.stateplanning@hawaii.gov>
Sent: Friday, December 26, 2025 1:38 PM
To: Banks, Devin <devin.banks@honolulu.gov>
Cc: Kraintz, Franz <fkraintz@honolulu.gov>
Subject: Re: Follow-Up: Request for Agency Comments – SLUDBA (2025-DBA-18)

CAUTION: Email received from an **EXTERNAL** sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Devin,

Thank you for the opportunity to comment on the subject matter. The Office of Planning and Sustainable Development has no comments at this time.

Megumi Nakayama
Administrative Assistant, Land Use Division
State of Hawai'i Office of Planning & Sustainable Development
Dept. of Business, Economic Development & Tourism
235 S. Beretania Street, 6th Floor
Honolulu, Hawaii 96813
(808) 587-2842

From: Banks, Devin <devin.banks@honolulu.gov>
Sent: Wednesday, December 24, 2025 2:33 PM
To: Kraintz, Franz <fkraintz@honolulu.gov>
Subject: [EXTERNAL] Follow-Up: Request for Agency Comments – SLUDBA (2025-DBA-18)

Good afternoon,

My name is Devin Banks, and I am with the Department of Planning and Permitting.

I am following up on our October 22 e-mail request to your agency for comments on a proposed State Land Use District Boundary Amendment (SLUDBA) for the Lā'ie Corporation Yard and Refuse Convenience Center, located at 56-020 Kamehameha Highway (TMK: 5-6-006: 001). The SLUDBA is to designate the 8.188 acre Corp Yard from Agricultural to Urban.

As we are at the end of the comment period, I was just checking with you if your agency had intended to submit comments or not.

If you could please let me know one way or another at (808) 768-8222 or email at dbanks@honolulu.gov.

Mahalo and warm regards,

Devin Banks

Community Planning Branch

Department of Planning and Permitting

City and County of Honolulu

RECEIVED
Nov. 26, 2025
10:27 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

Hipolito, Ailene

From: Matsuoka, Koa S <koa_matsuoka@fws.gov>
Sent: Wednesday, November 26, 2025 10:27 AM
To: Kraintz, Franz
Subject: Response to Land Use Amendment for Laie Corp Yard and Refuse Convenience Center

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Mr. Kraintz,

My name is Koa Matsuoka a biologist with the U.S. Fish and Wildlife Service. I am writing in response to the memo regarding review of the Application for a State Land Use District Boundary Amendment for the Lā'ie Corporation Yard and Refuse Convenience Center, Lā'ie, O'ahu, Hawai'i TMK 5-6-006: 001

To assist with your project planning, please see below for instructions on identifying species that may be in your area and avoidance and minimization measures that may need to be incorporated into your project.

The Pacific Island Fish and Wildlife Office (PIFWO) has transitioned to the use of the Information for Planning and Consultation (IPaC) online portal, https://ipac.ecosphere.fws.gov/, for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species and designated critical habitat in your project area. Using IPaC expedites the process for species list distribution and takes minimal time to complete.

Please note that the accuracy of your species list should be verified after 90 days. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change the species list. Verification can be completed by visiting the IPaC website at regular intervals during project planning and implementation. An updated list may be requested through the IPaC system by completing the same process used to obtain the initial species list. We hope this process provides efficiencies to our partners in obtaining a species list.

For recommended avoidance and minimization measures, you can visit the following webpage https://www.fws.gov/office/pacific-islands-fish-and-wildlife/library

Mahalo,
Koa

Koa Matsuoka
Fish and Wildlife Biologist
O'ahu, Kaua'i, Papahānaumokuākea
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850
Office Phone: (808) 210-6295
Email: Koa_Matsuoka@fws.gov

RECEIVED
Nov. 13, 2025
8:19 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

Hipolito, Ailene

From: Bungcayao, Michael <michael.bungcayao@hawaiianelectric.com>
Sent: Thursday, November 13, 2025 8:19 AM
To: Kraintz, Franz
Cc: Hipolito, Ailene; Liu, Rouen; Kuwaye, Kristen; Oda, Wendy
Subject: RE: Laie Corporation Yard SLUDBA
Attachments: 2025. DBA-18.pdf; Memo.pdf

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Franz Kraintz,

Thank you for the opportunity to review and comment on the subject project. Hawaiian Electric Company has no objections to its advancement. Please note that if Hawaiian Electric has existing infrastructure on the subject property, continued access will be necessary for the maintenance of our infrastructure.

We greatly appreciate your efforts to keep us informed throughout the planning process. As the proposed Laie Corporation Yard Facilities Master Plan advances, we kindly ask that you continue to keep us updated.

Please do not hesitate to contact us should you have any questions or require further clarification.

MICHAEL JAY BUNGCAYAO
Permits Planner, Engineering

O: 808.543.7075 | **M:** 808.970-4681
michael.bungcayao@hawaiianelectric.com

Hawaiian Electric
PO Box 2750, Honolulu, HI 96840

From: Hipolito, Ailene <ailene.hipolito@honolulu.gov>
Sent: Wednesday, November 12, 2025 4:46 PM
Cc: Hipolito, Ailene <ailene.hipolito@honolulu.gov>; Kraintz, Franz <fkraintz@honolulu.gov>
Subject: Laie Corporation Yard SLUDBA

[This email is coming from an EXTERNAL source. Please use caution when opening attachments or links in suspicious email.]

Aloha e kakou

Please find the City and County of Honolulu Department of Planning and Permitting's (DPP) request to you for comments on the proposed State Land Use District Boundary Amendment (SLUDBA) for the Lā'ie Corporation Yard and Refuse Convenience Center located at 56-020 Kamehameha Highway (TMK: 5-6-006: 001). The City and County of Honolulu Department of Design and Construction is proposing improvements as part of a Facilities Master Plan to the Corporation Yard. However, Corporation Yards are not permitted in the State Agricultural District. The SLUDBA is to change the designation of the 8.188-acre year from Agriculture to Urban.

The DPP welcomes your comments and perspectives by December 29, 2025. Please refer to the project number, 2025-DBA-18. More information can be obtained from the attached documents and on the City's website: **https://www.honolulu.gov/dpp/public-input**.

Should you have any questions, please contact Franz Kraintz at (808) 768-8046 or via email at fkraintz@honolulu.gov. Mahalo!

Thank you,

Ailene
Planning Division
Community Planning Branch
Dept. of Planning and Permitting
(808) 768-8036
ailene.hipolito@honolulu.gov

PRIVILEGED AND CONFIDENTIAL INFORMATION: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from any computer.

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2025-GEN-388

HAWAIIGAS
THE CLEAN ENERGY COMPANY

RECEIVED
25 DEC 12 P2:42
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

December 5, 2025

Mr. Frank Kraintz
Chief
City and County of Honolulu
Community Planning Branch, Planning Division
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Kraintz:

Subject: Boundary Amendment for the Laie Corporation Yard and Refuse Convenience Center
TMK: 5-6-006: 001
Plan Review and Comment

In response to your letter dated November 12, 2025, file number 2025-DBA-18, it has been determined that the area is currently clear of gas utility facilities.

Should there be any questions, or if additional information is desired, please feel free to call Christian Feria at (808) 596-1269.

Sincerely,

Hawaii Gas

Keith K. Yamamoto
Manager, Engineering

KKY:krs

ATTACHMENT 2
DRAFT BILL FOR AN ORDINANCE

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KOʻOLAU LOA DEVELOPMENT PLAN AREA, LĀʻIE, OʻAHU, HAWAIʻI.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and findings. The purpose of this ordinance is to reclassify 8.188 acres of land in Lāʻie, Oʻahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under Revised Ordinances of Honolulu 2021, § 23-1.6, the SLUDBA for the 8.188 acres of land described above:

1. Will contribute to the general welfare and prosperity of Oʻahu residents by allowing for the improvement of facilities that provide for road maintenance and refuse collection services at the Lāʻie Corporation Yard and Refuse Convenience Center;

2. Will help address the City's need to upgrade and continuously maintain public facilities and bring the Project Siteʻs Use into conformity with Hawaiʻi Revised Statutes ("HRS"), § 205; and

3. Is consistent with the Hawaiʻi State Plan, Oʻahu General Plan, Koʻolau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Map (Kahuku Quadrangle) is hereby amended by reclassifying 8.188 acres of land located in Lāʻie and identified as Tax Map Key 5-6-006: 001 (the "Petition Area"), from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions in SECTION 3 of this ordinance.

SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

A BILL FOR AN ORDINANCE

A. Compliance with the HRS, § 205-3.5(a)(1), reclassification of land contiguous to an agricultural district. There shall be a prohibition on any action that would interfere with or restrain farming operations on lands in the State Land Use Agricultural District that are contiguous or adjacent to the Petition Area; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the State Land Use Agricultural District.

B. Compliance with HRS, § 6E-42, Historic Preservation. An archaeological inventory survey shall be conducted prior to any new construction onsite to be reviewed and approved by the State Historic Preservation Division.

C. Endangered Species. The design, construction, and operation of the Petition Area shall abide by the following Avoidance and Minimization Measures from the United States Fish and Wildlife Service:

1. Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).

2. Do not use barbed wire for fencing.

3. Fully shield all outdoor lights so the bulb can only be seen from below.

4. Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when activity is not occurring in the lighted area.

5. Avoid nighttime construction during the seabird fledging period (September 15 through December 15).

6. For power lines, guy-wires, and other cables, minimize exposure above vegetation height and vertical profile.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

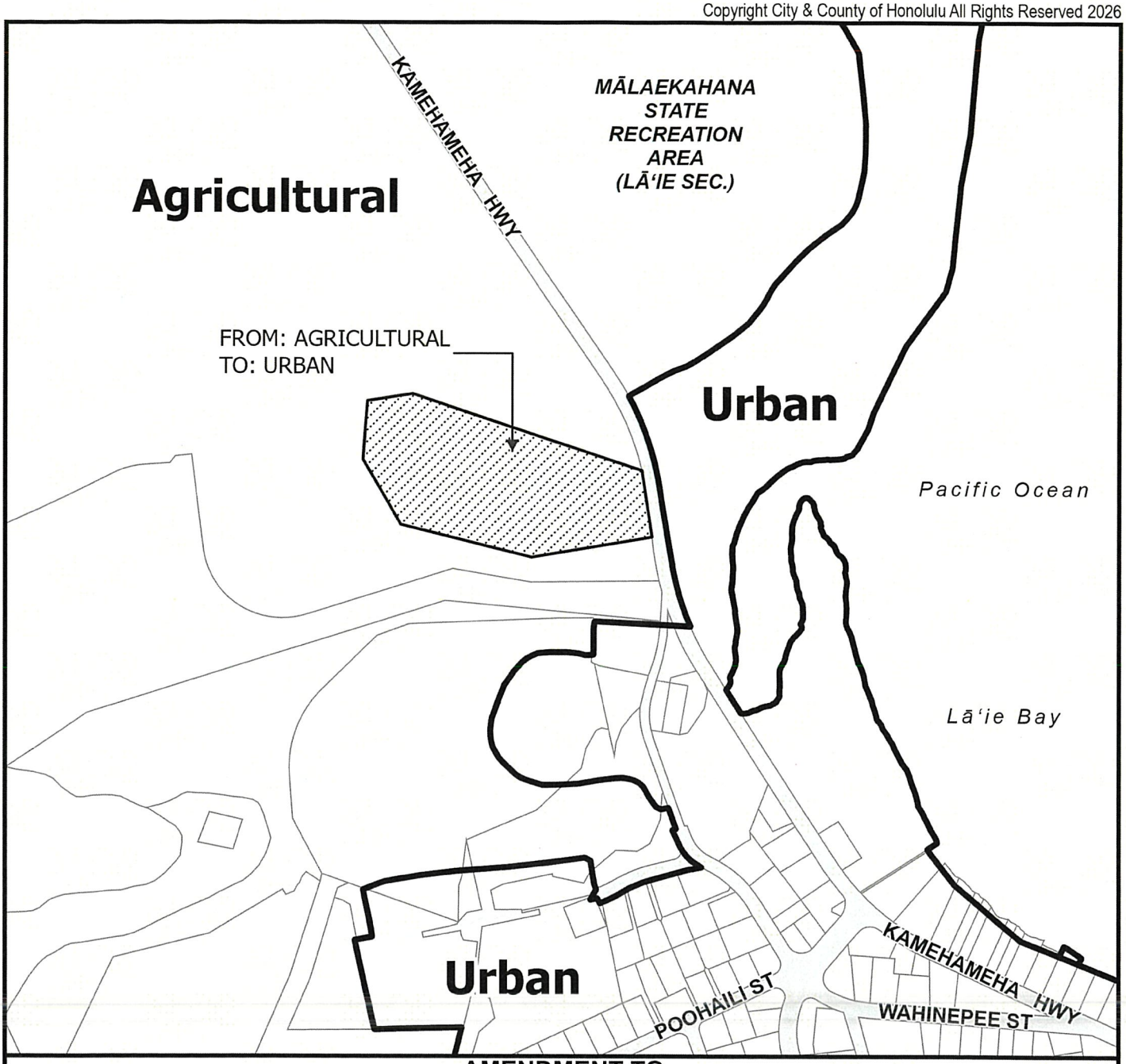
Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ____.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu

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AMENDMENT TO STATE LAND USE DISTRICT MAP LĀ'IE

0 250 500
Scale in Feet

APPLICANT: City & County of Honolulu
Department of Design & Construction (DDC),
Facilities Division

TAX MAP KEY(S): 5-6-006: 001

FOLDER NO.: 2025-DBA-18

LAND AREA: APPROXIMATELY 8.188 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

ORD. NO.
EFF. DATE: **EXHIBIT A** **BILL**

PC Findings of Fact, Conclusions and Recommendation

BEFORE THE PLANNING COMMISSION
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAIʻI

IN THE MATTER OF THE APPLICATION

FOR A

STATE LAND USE DISTRICT BOUNDARY AMENDMENT OF 8.188 ACRES FROM THE STATE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT

BY

DEPARTMENT OF DESIGN AND CONSTRUCTION (DDC)

File No. 2025-DBA-18

FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION

I. PROPOSAL

In accordance with § 23-1.7, Revised Ordinances of Honolulu, 2021 (as amended ("ROH"), the Planning Commission, at its public hearing on April 1, 2026, considered the application submitted by the City and County of Honolulu (City), Department of Design and Construction (DDC) for a State Land Use District Boundary Amendment (SLUDBA). The SLUDBA is to reclassify 8.188 acres of land from the State Land Use (SLU) Agricultural District to the SLU Urban District. The proposed SLUDBA brings the existing City facilities into conformance with SLU law and allows the City to proceed with its Facilities Master Plan for the property. The Director of the City's DPP, recommended approval, subject to conditions.

A public hearing was held in accordance with Section 2-85, Rules of the Planning Commission, City and County of Honolulu Administrative Rules, Part 1, effective January 16, 1995. Based on the record in this matter, the Planning Commission hereby makes the following Findings of Fact, Conclusions, and Recommendation.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Planning Commission hereby finds that:

1. The property in question is identified as a portion of Tax Map Key 5-6-006: 001 (the "Petition Area"). The Petition Area owner is the City; the applicant is the DDC (Applicant).

2. The proposed SLUDBA seeks to reclassify the approximately 8.188-acre Petition Area from the SLU Agricultural District to the SLU Urban District. The Petition Area is on the mauka side of Kamehameha Highway, at the northern end of Lāʻie town, across from the southern end of Mālaekahana State Recreation Area. The Lāʻie Corporation Yard & Refuse Convenience Center (Corporation Yard) is managed by the Department of Facility Maintenance (DFM), Division of Road Maintenance, which provides road maintenance between Waimea Bay and Kualoa. Vehicles are serviced off-site at other facilities. The DFM shares the facility with the Department of Environmental Services (ENV), Division of Refuse Collection and Disposal. The Corporation Yard is a transfer station for Koʻolau Loa residents' recycling and household waste disposal. A 270-square-foot area is leased to Sprint for cellular telephone service with a 100-foot-high tower and two equipment panels.

3. Under Hawaiʻi Revised Statutes (HRS) § 205-4.5(a)(7), yards for equipment, material, vehicle storage, repair or maintenance, and corporation yards are not permitted uses in the SLU Agricultural District. The Corporation Yard has operated at this location since 1951, predating the SLU law, which was enacted in 1961. To bring the use into compliance with SLU regulations, and to accommodate implementation of the proposed Corporation Yard Facilities Master Plan, a boundary amendment to the SLU Urban District is needed. In accordance with HRS § 205-2(a)(1), the purpose and intent of establishing the boundaries of the SLU Urban District is to encompass lands in urban use since 1951 (as this is one of the City's oldest road maintenance facilities) that are currently in urban use and likely will be for the foreseeable future.

4. In a letter to the State of Hawaiʻi Office of Environmental Quality Control (now the Environmental Review Program), the DDC issued a Finding of No Significant Impact (FONSI) for the Final Environmental Assessment (EA) on December 6, 2019. Notification of the Final EA/FONSI was published in the January 8, 2020 issue of "The Environmental Notice."

5. Although the proposed SLUDBA will result in the reduction of 8.188 acres from the SLU Agricultural District, there will be no loss of agricultural productivity since the Petition Area has not been used for productive agriculture since before 1951; extensive modification of the site occurred

during its original use as a quarry and as a Corporation Yard since 1951.

6. The proposed reclassification of lands to the SLU Urban District does not include Important Agricultural Lands, which is a consideration under HRS § 205-17(4).

7. The proposed reclassification to the SLU Urban District is consistent with the Hawai'i State Plan, specifically, its general objectives and policies for facility systems. The SLUDBA supports the implementation of the Corporation Yard Facilities Master Plan, aligning with local, long-range plans and responding to changing public demands and priorities. The increase in services reflects the public's needs and sentiments regarding the collection and disposal of solid and recycled waste. Choosing to invest in upgrading the facilities is an efficient and cost-effective use of public resources. Modernizing on-site facilities can enhance sustainability and resilience, as well as protect the vehicles and equipment needed to perform road maintenance and provide facility support.

8. The proposed reclassification to the SLU Urban District is also consistent with O'ahu General Plan (Nov. 2021), Section VII. Physical Development and Urban Design, Objective A, Policy 1. As "infrastructure" serving the community, the facilities within the Corporation Yard have deteriorated and are in great need of the new structures and planned upgrades. The proposal further implements the Corporation Yard Facilities Master Plan for this site, as its location is well known to the community, and access from Kamehameha Highway is convenient.

9. The Petition Area is located within the Community Growth Boundary of the 2021 Koʻolau Loa Sustainable Communities Plan (SCP). The Petition Area is located within the Community Growth Boundary on lands designated as industrial on the Koʻolau Loa SCP Land Use Map. The Corporation Yard Facilities Master Plan is a blueprint for maximizing the usage of this public facility. The DFM and the ENV have shared the site, and while the planned improvements serve DFM, the upgrades reflect an integrated approach to better utilize the existing location and property. The Corporation Yard is identified on the Koʻolau Loa SCP Public Facilities Map.

10. The Petition Area lies within the AG-2, General Agriculture zoning district. From a county zoning perspective, the "Public Facility" within the Corporation Yard is permissible in all zoning districts regulated by the City. Therefore, no change of zoning or a conditional use permit is required.

11. The Planning Commission received the Director's Report on March 6, 2026, from the Director of the DPP, which provided an analysis

of the proposal with recommended conditions for the reclassification from the SLU Agricultural District to the SLU Urban District. A public hearing notice was published in the Honolulu Star-Advertiser on March 22, 2026.

12. The Planning Commission held a public hearing on April 1, 2026, to hear testimony and deliberate on the proposed Application. There were no public attendees at the public hearing. In addition, no written testimony was submitted either in favor of or in opposition to the SLUDBA.

13. Public agencies that sent substantive written comments in response to the SLUDBA application, including the State Department of Land and Natural Resources, Engineering Division, the State Department of Health, Environmental Division, and the United States (U.S.) Fish and Wildlife Service did not oppose the request.

III. CONCLUSIONS

The Planning Commission hereby concludes:

1. In accordance with HRS § 205-3.1(c), the City Council is authorized to process the proposed SLUDBA to reclassify the Petition Area (8.188 acres of land, which is less than 15 acres) from the SLU Agricultural District to the SLU Urban District. A Draft Bill for an Ordinance is included as Attachment 2.

2. In accordance with Revised Ordinances of Honolulu § 23-1.6 and the DPP Administrative Rule 8, the SLUDBA meets the standards and criteria established for boundary adjustments between agricultural and urban districts.

3. The proposed SLUDBA will contribute to the general welfare and prosperity of the people of O‘ahu by upgrading obsolete operational and staffing accommodations, aged buildings and facilities, and constrained site conditions to better serve the communities in the Ko‘olau Loa and North Shore districts.

4. The proposed SLUDBA is consistent with applicable policies and objectives of the Hawai‘i State Plan and the O‘ahu General Plan.

5. The proposed SLUDBA is consistent with the vision, applicable policies, and guidelines of the 2020 Ko‘olau Loa SCP.

6. The Ka Pa‘akai Analysis found that the three-part inquiry was satisfied by consultations with cultural practitioners in the area who identified no impacts to traditional and customary Native Hawaiian rights in the Petition

Area. As no valued cultural, historical, or natural resources have been identified, no rights will be affected or impaired, and no mitigative action is necessary.

IV. RECOMMENDATION

Pursuant to the foregoing Findings of Fact and Conclusions, the Planning Commission hereby recommends **APPROVAL** of the Application for a SLUDBA to reclassify the Petition Area consisting of 8.188 acres, from the SLU Agricultural District to the SLU Urban District, subject to the following conditions:

1. Compliance with HRS § 205-3.5(a)(1). There shall be a prohibition on any action that would interfere with or restrain farming operations that are conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the agricultural district.

2. Compliance with HRS, § 6E-42, Historic Preservation. An archaeological inventory survey shall be conducted prior to any new construction on-site to be reviewed and approved by the SHPD.

1. Endangered Species. The design, construction, and operation of the Petition Area shall abide by the following Avoidance and Minimization Measures from the U.S. Fish and Wildlife Service:

   a. Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup-rearing season (June 1 through September 15).

   b. Do not use barbed wire for fencing.

   c. Fully shield all outdoor lights so the bulb can only be seen from below.

   d. Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.

   e. Avoid nighttime construction during the seabird-fledging period (September 15 through December 15).

f. Where fences extend above vegetation, integrate three strands of polytape into the fence to increase visibility.

g. For power lines, guy-wires, and other cables, minimize exposure above vegetation height and vertical profile.

Dated at Honolulu, Hawai'i this 27th day of May, 2026.

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

Joy Kimura, Vice Chair

Attachment

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KOʻOLAU LOA DEVELOPMENT PLAN AREA, LĀʻIE, OʻAHU, HAWAIʻI.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and findings. The purpose of this ordinance is to reclassify 8.188 acres of land in Lāʻie, Oʻahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under Revised Ordinances of Honolulu 2021, § 23-1.6, the SLUDBA for the 8.188 acres of land described above:

1. Will contribute to the general welfare and prosperity of Oʻahu residents by allowing for the improvement of facilities that provide for road maintenance and refuse collection services at the Lāʻie Corporation Yard and Refuse Convenience Center;

2. Will help address the City's need to upgrade and continuously maintain public facilities and bring the Project Siteʻs Use into conformity with Hawaiʻi Revised Statutes (“HRS”), § 205; and

3. Is consistent with the Hawaiʻi State Plan, Oʻahu General Plan, Koʻolau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Map (Kahuku Quadrangle) is hereby amended by reclassifying 8.188 acres of land located in Lāʻie and identified as Tax Map Key 5-6-006: 001 (the "Petition Area"), from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions in SECTION 3 of this ordinance.

SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

A. Compliance with the HRS, § 205-3.5(a)(1), reclassification of land contiguous to an agricultural district. There shall be a prohibition on any action that would interfere with or restrain farming operations on lands in the State Land Use Agricultural District that are contiguous or adjacent to the Petition Area; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the State Land Use Agricultural District.

B. Compliance with HRS, § 6E-42, Historic Preservation. An archaeological inventory survey shall be conducted prior to any new construction onsite to be reviewed and approved by the State Historic Preservation Division.

C. Endangered Species. The design, construction, and operation of the Petition Area shall abide by the following Avoidance and Minimization Measures from the United States Fish and Wildlife Service:

1. Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).

2. Do not use barbed wire for fencing.

3. Fully shield all outdoor lights so the bulb can only be seen from below.

4. Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when activity is not occurring in the lighted area.

5. Avoid nighttime construction during the seabird fledging period (September 15 through December 15).

6. For power lines, guy-wires, and other cables, minimize exposure above vegetation height and vertical profile.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

_____

_____

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_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai‘i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

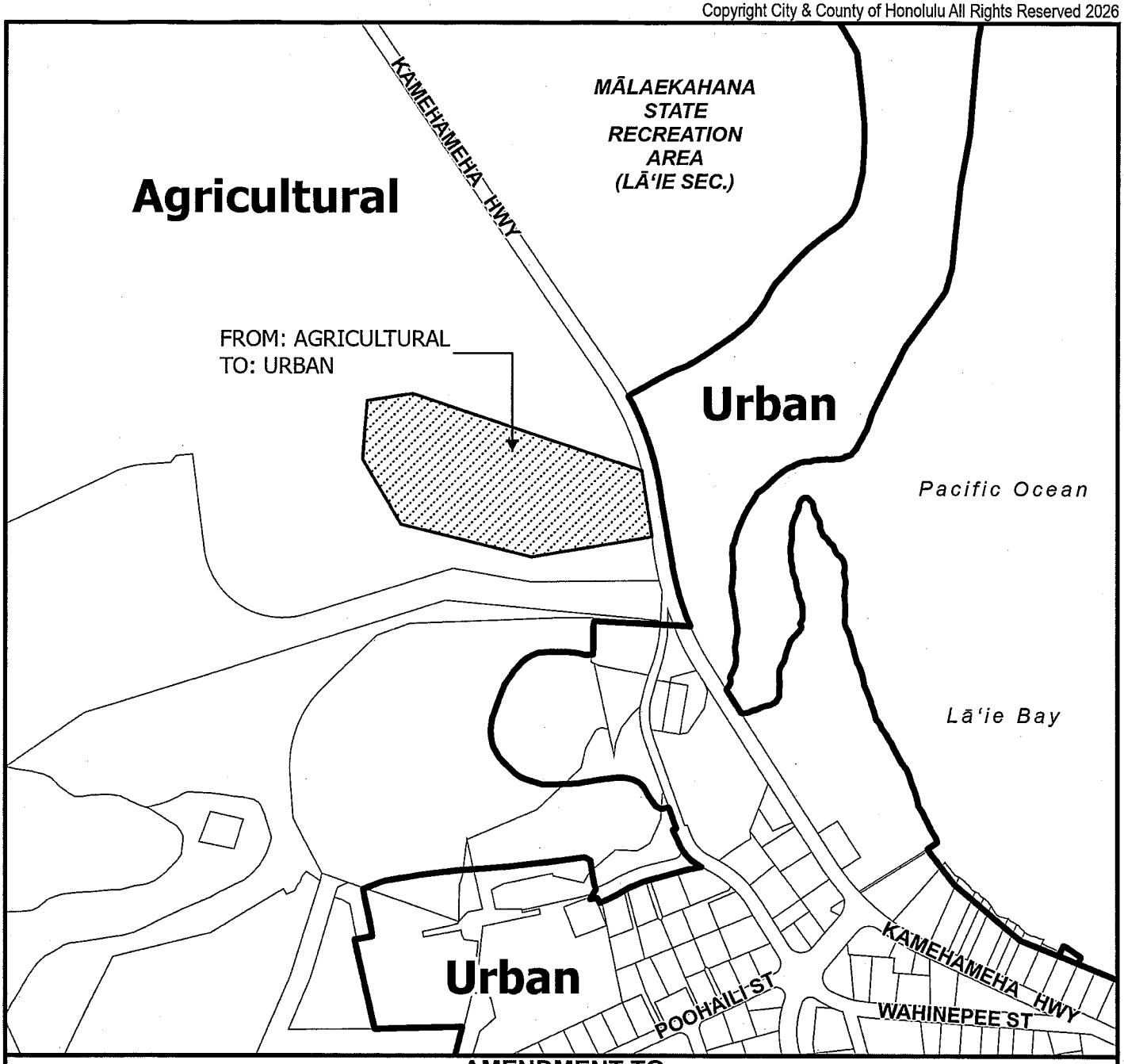
Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu

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AMENDMENT TO
STATE LAND USE DISTRICT MAP
LĀ'IE

0 250 500
Scale in Feet

APPLICANT: City & County of Honolulu
Department of Design & Construction (DDC),
Facilities Division

TAX MAP KEY(S): 5-6-006: 001

FOLDER NO.: 2025-DBA-18

LAND AREA: APPROXIMATELY 8.188 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

ORD. NO.

EFF. DATE: **EXHIBIT A** **BILL**