'26SEP22 PM 12:23 CITY CLERK

Lāʻie Corporation Yard Facilities Master Plan

Bill 42 (2026)

State Land Use District Boundary Amendment

Presentation to the

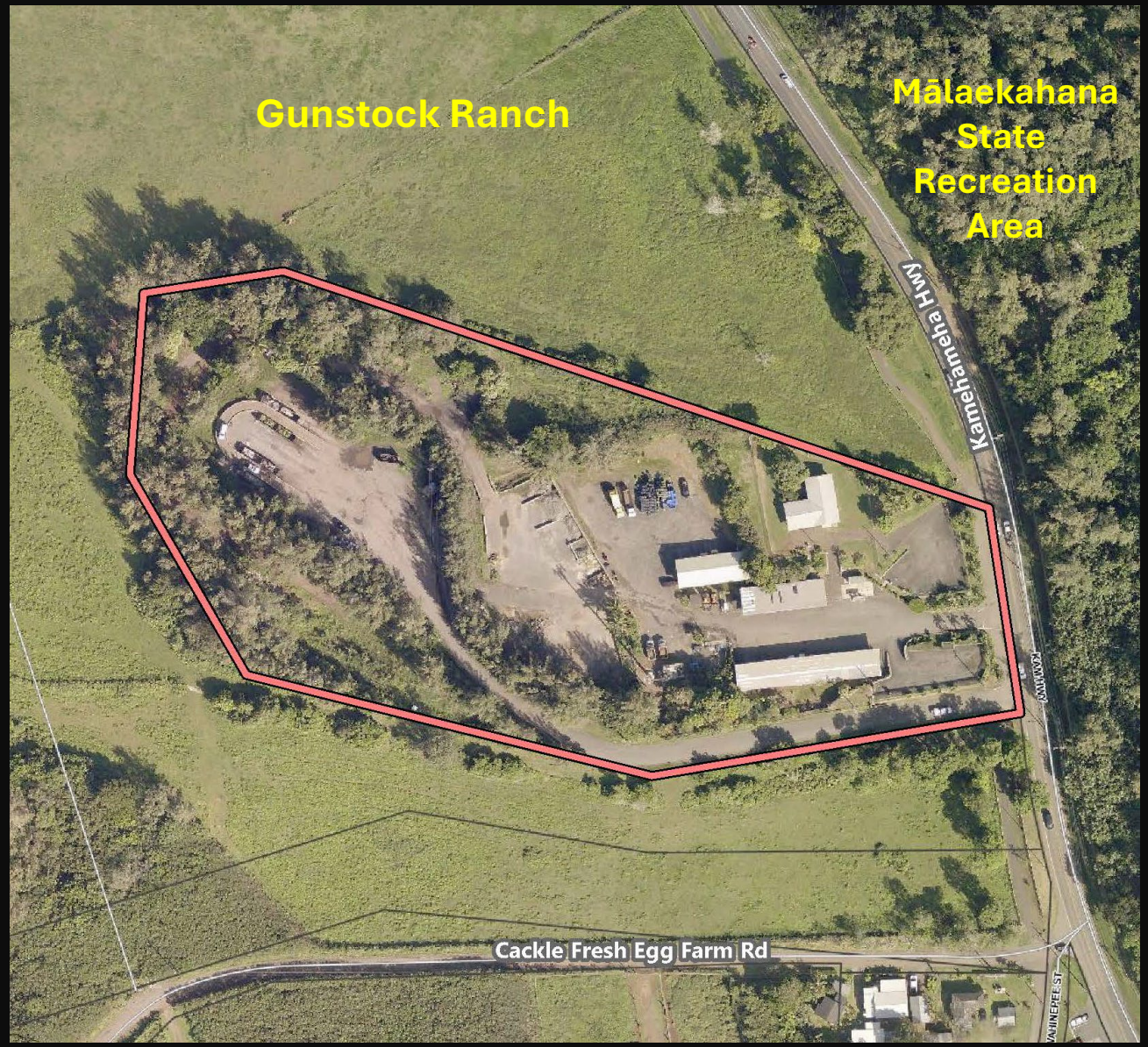
City Council Committee on Zoning & Planning

September 24, 2026



REGIONAL LOCATION

Lā‘ie Corporation Yard Project is located just north of Lā‘ie Town



AERIAL PHOTOGRAPH

Lāʻie Corporation Yard Project is located north of Cackle Fresh Egg Farm Road & accessed by Kamehameha Highway

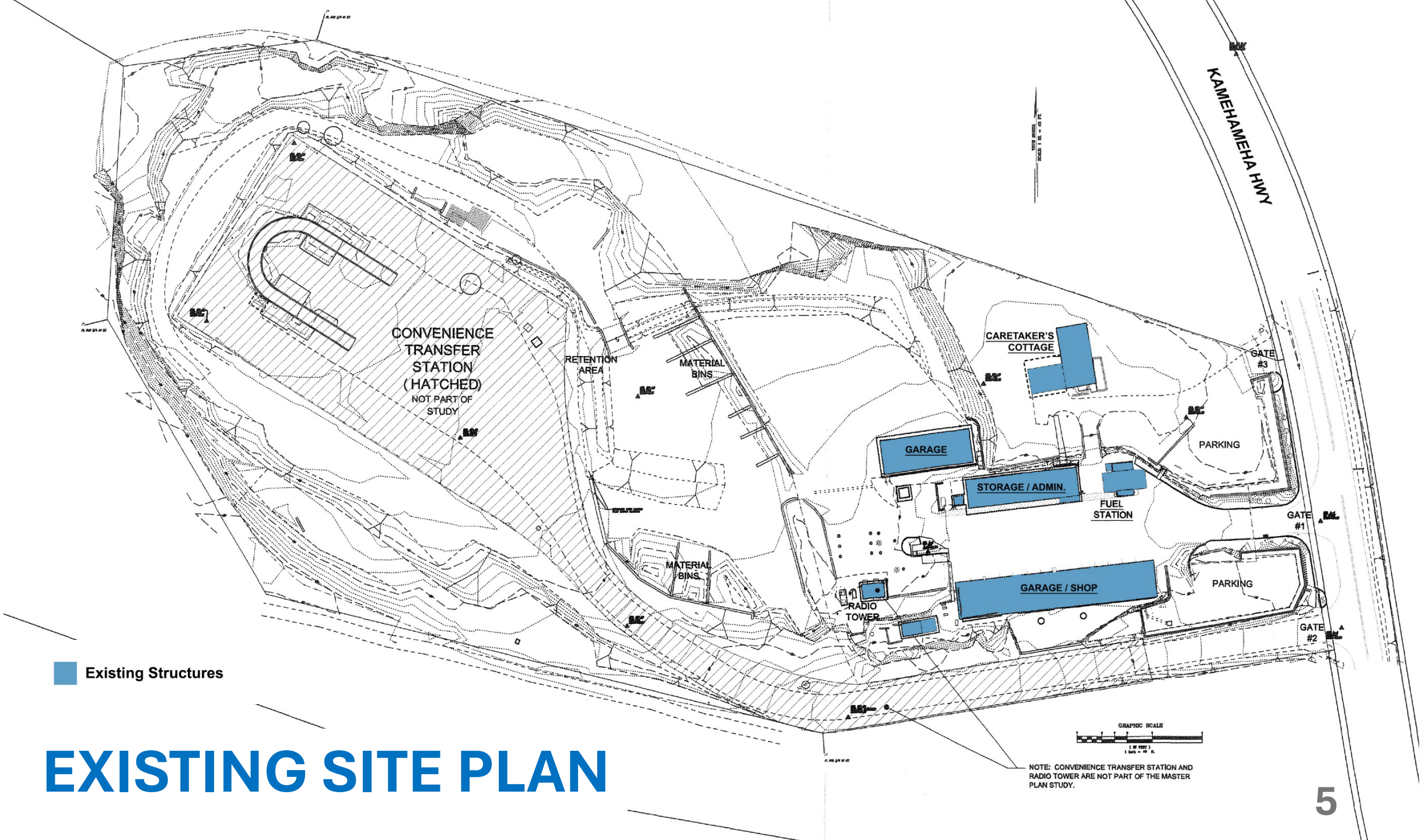
The Property Includes Two Existing Uses:

1. Lāʻie Corporation Yard

Department of Facility Maintenance (DFM) --
Division of Road Maintenance (DRM)

2. Lāʻie Refuse Convenience Center

Department of Environmental Services (ENV) --
Division of Refuse Collection & Disposal (DRCD)



EXISTING SITE PLAN

SITE PHOTOS:
DRM Base Yard



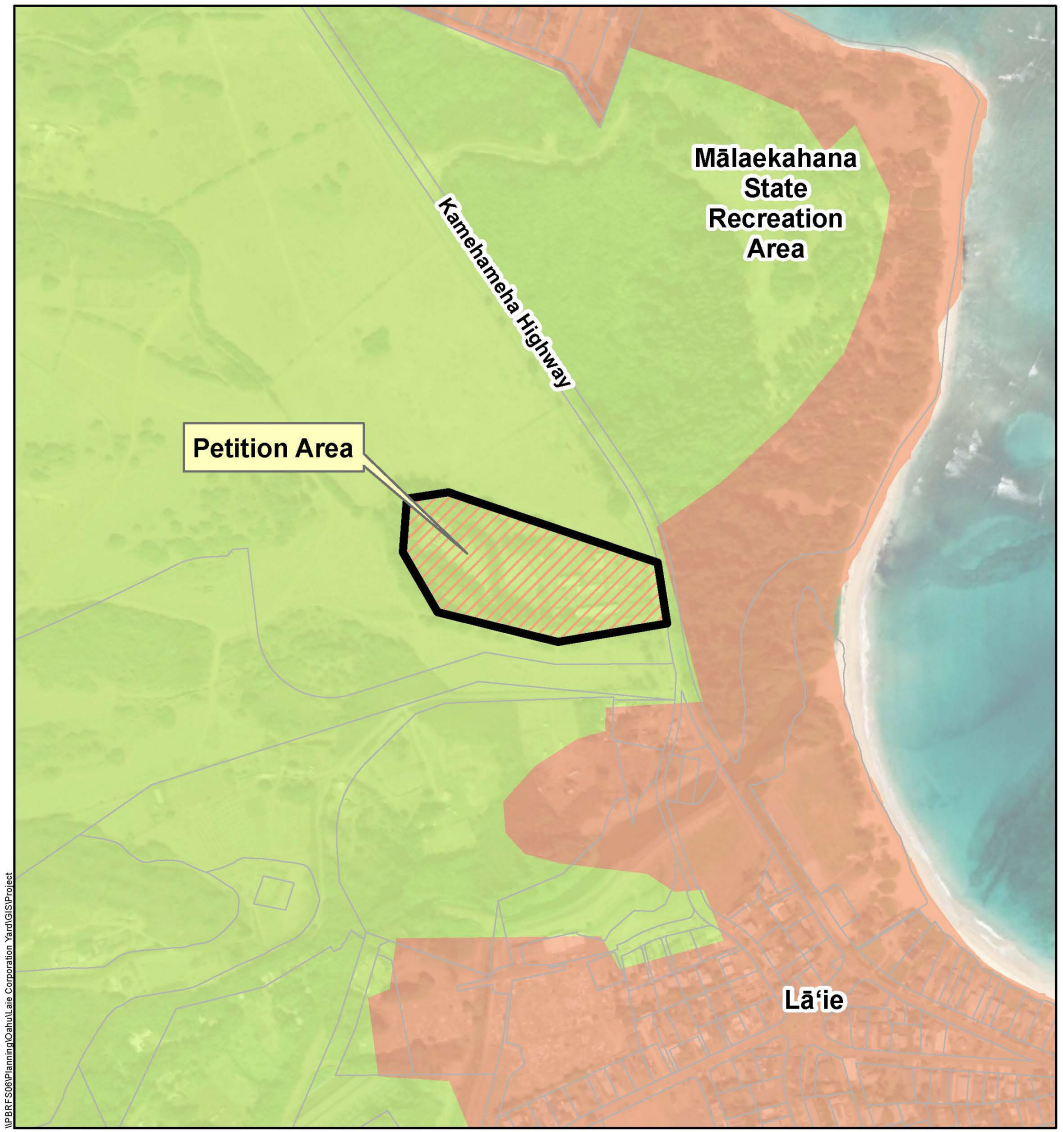
SITE PHOTOS:

Refuse Convenience Center



The Lāʻie Corporation Yard and Lāʻie Refuse Convenience Center (“Corporation Yard”) have operated at this location since 1951 and precedes the 1961 SLU Law.

However, the Corporation Yard was not included in the SLU Urban District.



W:\PBR\FS08\Planning\Oahu\Laie Corporation Yard\GIS\Project

LEGEND

- Petition Area
- TMK Parcels

State Land Use Districts

- Agricultural
- Urban

Source: City & County of Honolulu, 2024, ESRI Online Basemap.State Land Use Commission, 2020.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 1:
Petition Area

Lā'ie Corporation Yard

City and County of Honolulu — Island of O'ahu

North — Linear Scale (feet) 0 250 500

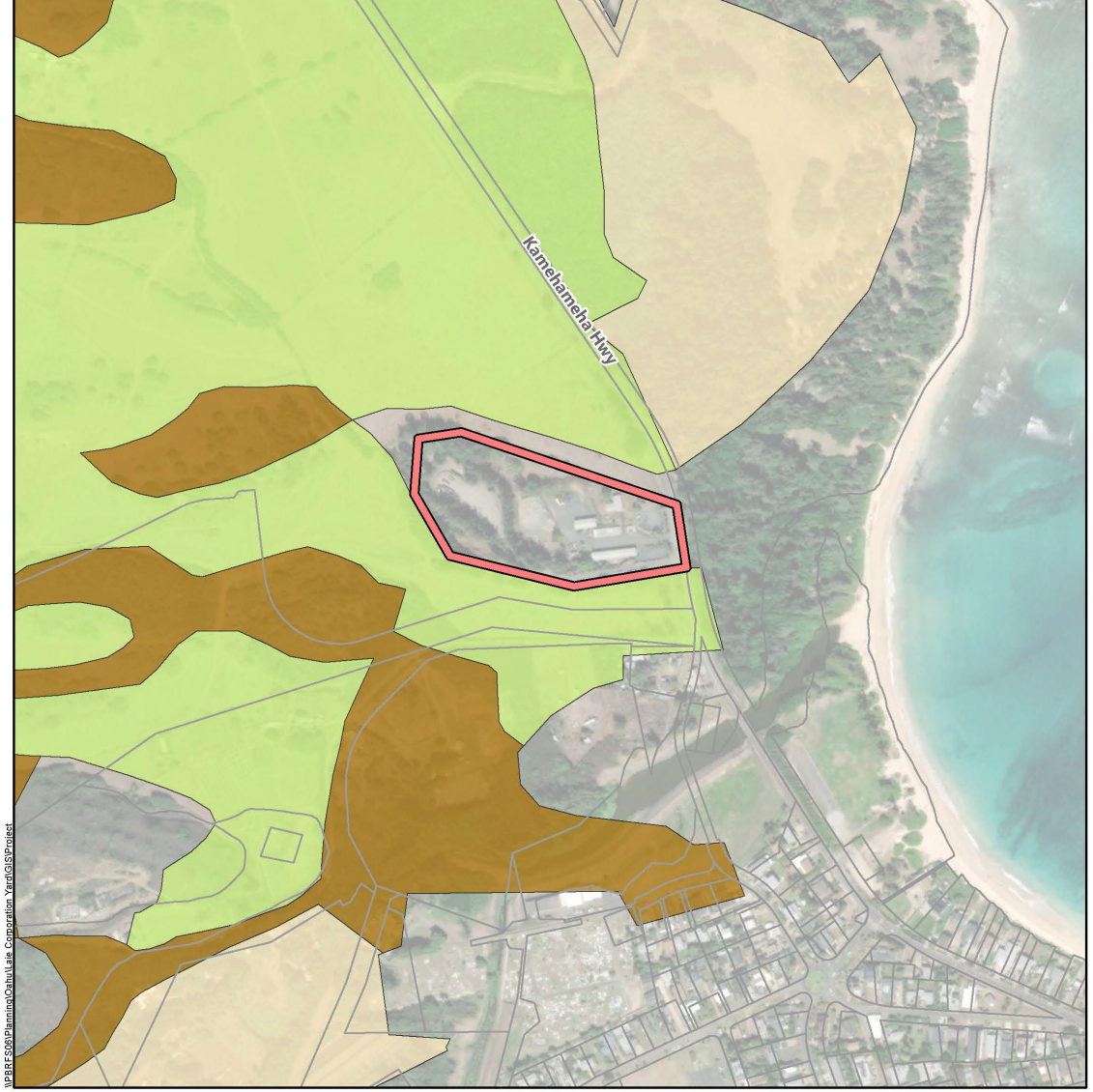
PBR HAWAII & ASSOCIATES, INC.

STATE LAND USE DISTRICT BOUNDARIES (SLUDB)

Lā'ie Corporation Yard Project is located within the State Agricultural Land Use District and Needs a SLUDB Amendment

LAND STUDY BUREAU (LSB) DETAILED LAND CLASSIFICATION

Lā‘ie Corporation Yard Project is located on lands that were not classified by the LSB



LEGEND

Petition Area

TMK Parcels

LSB Land Classification

B - Good

C - Fair

D - Poor

E - Very Poor

Source: City & County of Honolulu, 2024, ESRI Online Basemap.University of Hawaii Land Study Bureau, 1972, digitized by State OP, 2012.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 9:
LSB Detailed Land Classification

Lā‘ie Corporation Yard

City and County of Honolulu — Island of O'ahu

North

Linear Scale (feet)

0 250 500

PBR HAWAII & ASSOCIATES, INC.

AGRICULTURAL LANDS OF IMPORTANCE TO THE STATE OF HAWAIʻI (ALISH)

Only Mauka portion of Lāʻie Corporation Yard Project is identified as “Other Important Agricultural Land”



LEGEND

Petition Area
TMK Parcels

ALISH

Prime
Other
Unclassified

Figure 8:
Agricultural Lands of Importance to the State of Hawaiʻi

Lāʻie Corporation Yard

City and County of Honolulu — Island of Oʻahu

North

Linear Scale (feet)
0 250 500

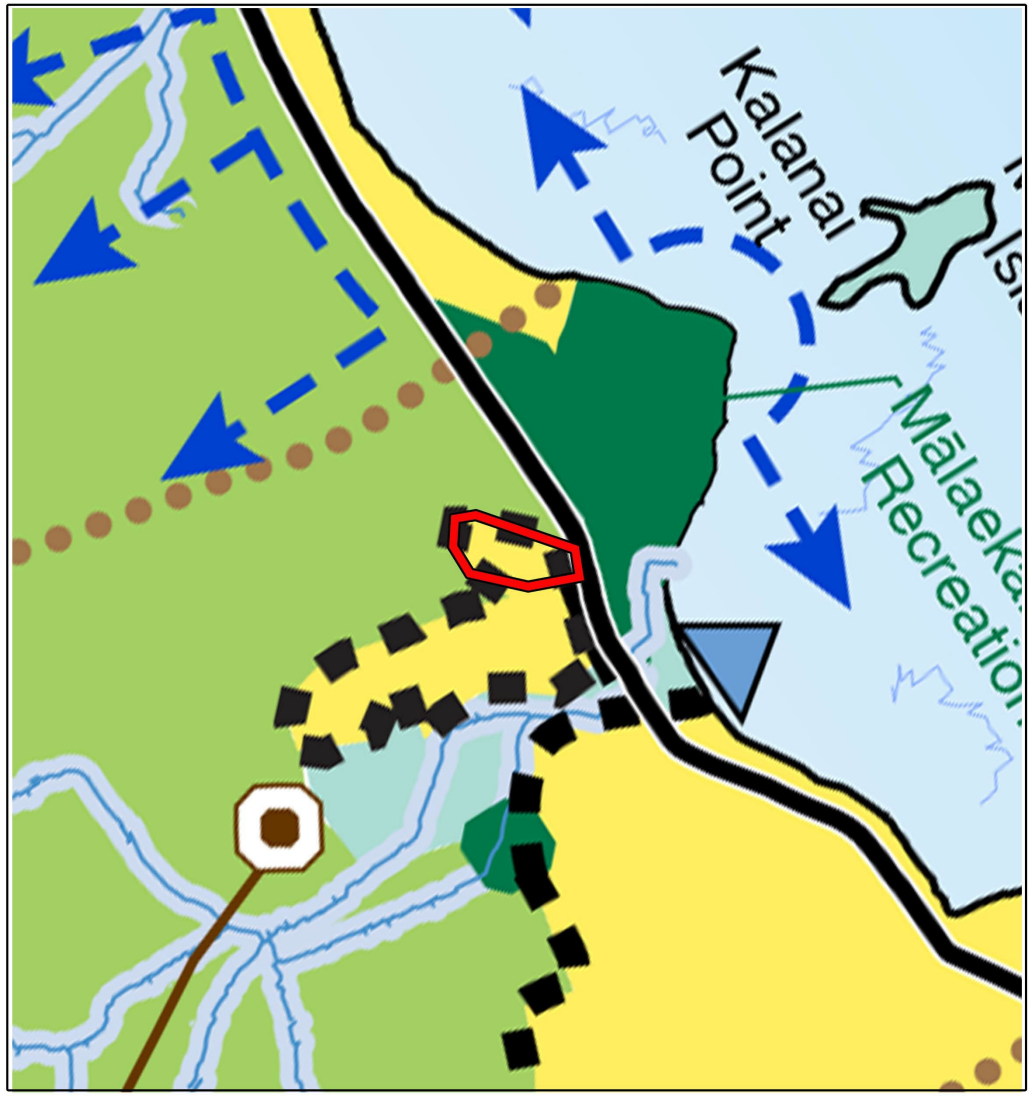
PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2024, ESRI Online Basemap.State Department of Agriculture, 1977.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

The Lāʻie Corporation Yard Project is Consistent with the *Koʻolau Loa Sustainable Communities Plan (KSCP)*

KSCP OPEN SPACE MAP

Lāʻie Corporation Yard Project is within Community Growth Boundary



LEGEND:

- Petition Area
- Rural Communities
- Parks
- Golf Courses
- Agriculture
- Preservation
- Mountain Access
- Shoreline Access
- Natural Drainageways/Gulches
- Panoramic Views
- Community Growth Boundary
- Ahupua'a Boundary
- Kamehameha Highway

Figure 15:
Koʻolau Loa Sustainable Communities Plan Open Space Map

Lāʻie Corporation Yard

City and County of Honolulu — Island of O'ahu

North

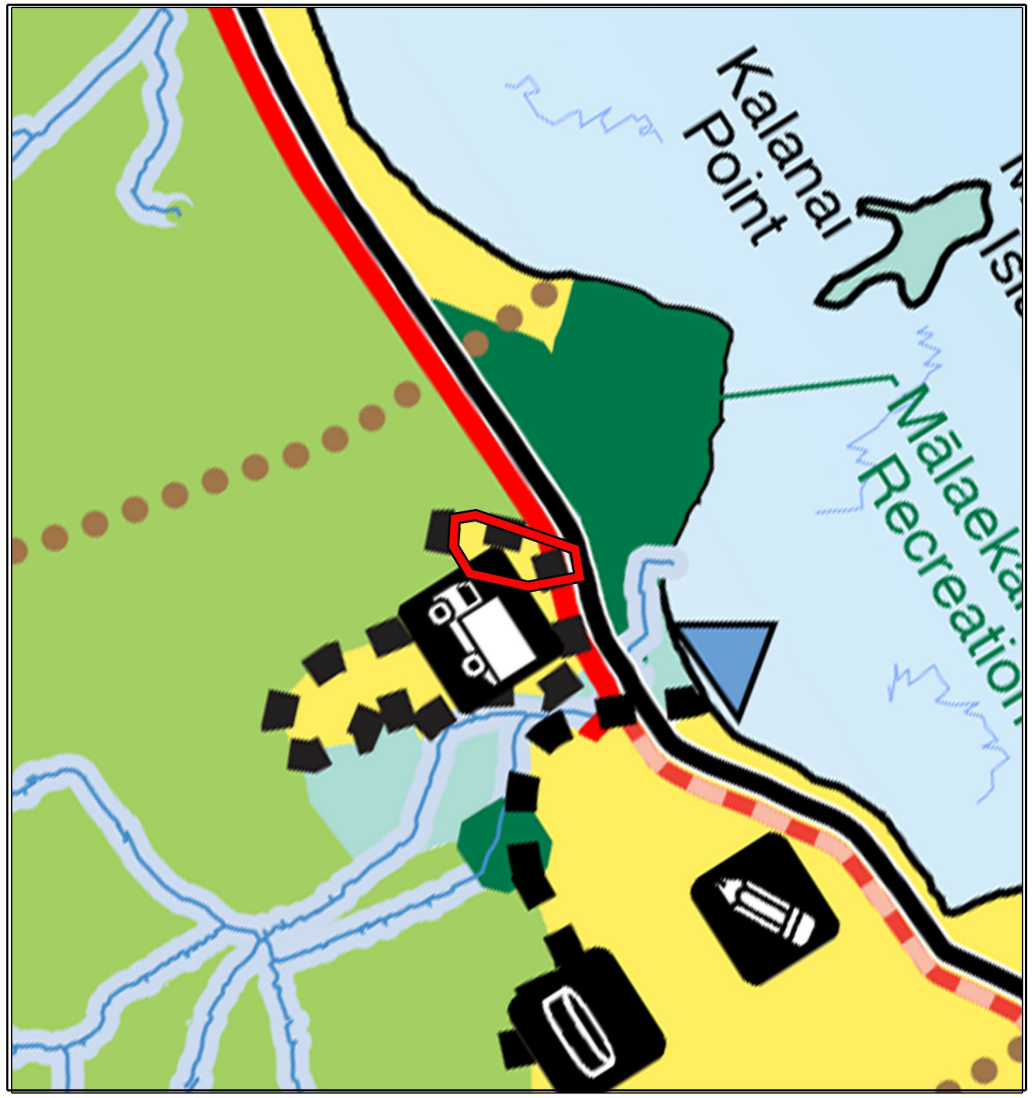
Not to Scale

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2024,
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

KSCP PUBLIC FACILITIES MAP

Petition Area is shown with a “Corporation Yard” symbol



LEGEND:

- Petition Area
- Rural Communities
- Agriculture
- Preservation
- Parks
- Golf Courses
- Shoreline Access

Bike Facilities*

- Shared Use Path
- Bike Route (Future)

*Based on the 2019 O'ahu Bike Plan Update

- Wastewater Treatment Plant
- Elementary School (State)
- Corporation Yard
- Community Growth Boundary
- Ahupua'a Boundary
- Moku Boundary
- Kamehameha Highway

Source: City & County of Honolulu, 2024,
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 17:
Koʻolau Loa Sustainable Communities Plan
Public Facilities Map

Lāʻie Corporation Yard

City and County of Honolulu — Island of O'ahu

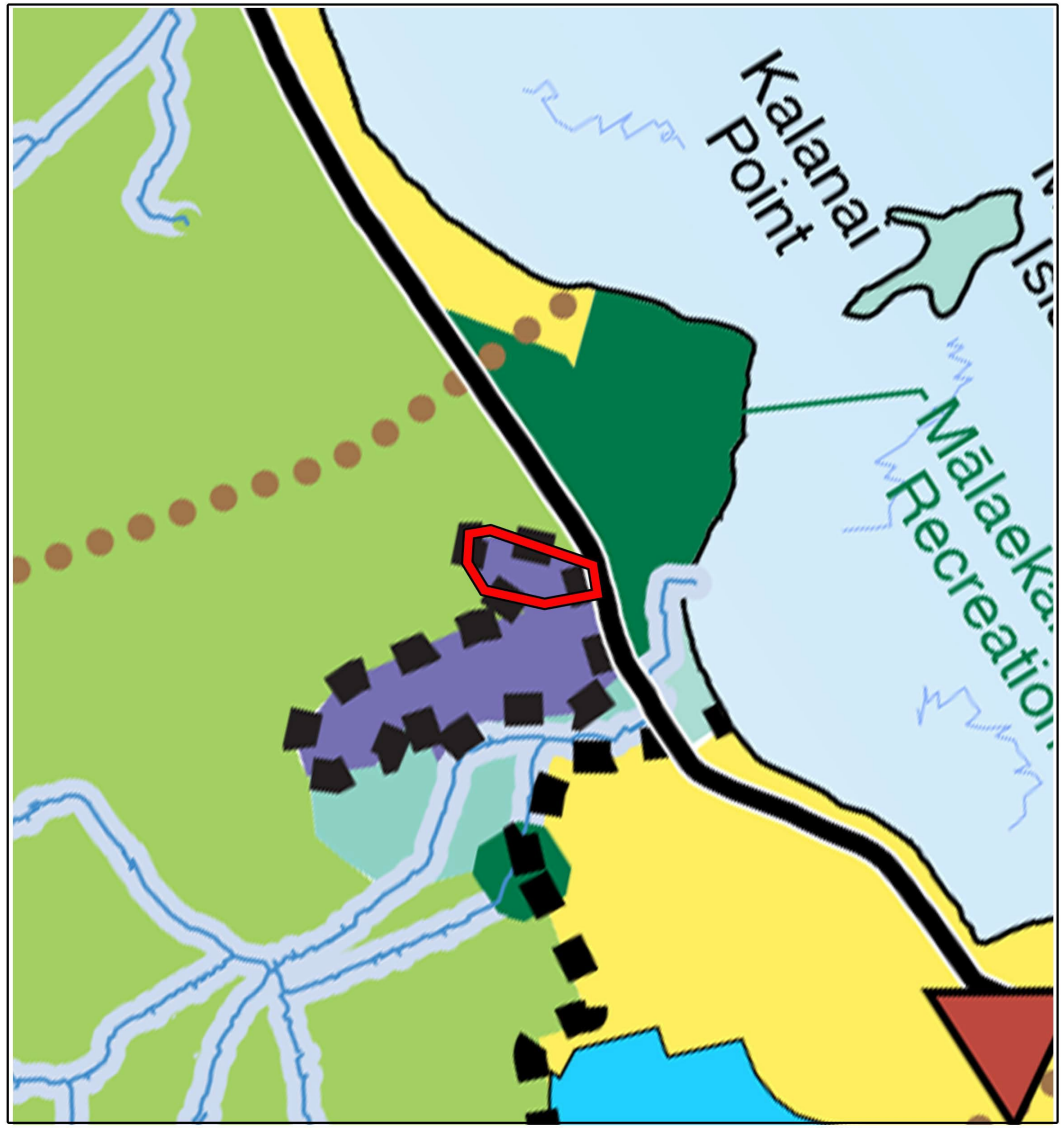
North

Not to Scale

PBR HAWAII & ASSOCIATES, INC.

KSCP LAND USE MAP

Lāʻie Corporation Yard Project is located within “Industrial” area



LEGEND:

- Petition Area
- Rural Residential
- Industrial
- Rural Regional Commercial Center
- Rural Community Commercial Center
- Institutional
- Agriculture
- Preservation
- Parks
- Golf Courses
- Community Growth Boundary
- Ahupuaʻa Boundary
- Kamehameha Highway

Figure 16:
Koʻolau Loa Sustainable Communities Plan Land Use Map
Lāʻie Corporation Yard
City and County of Honolulu — Island of Oʻahu

North
Not to Scale

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2024.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

FINAL ENVIRONMENTAL ASSESSMENT

FACILITIES MASTER PLAN

Division of Road Maintenance at the Lā'ie Corporation Yard

Prepared in Partial Fulfillment of the Requirements of Chapter 343, Hawai'i Revised Statutes and Hawai'i Administrative Rules Title 11, Chapter 200



Lā'ie Corporation Yard View of Main Entrance From Kamehameha Highway

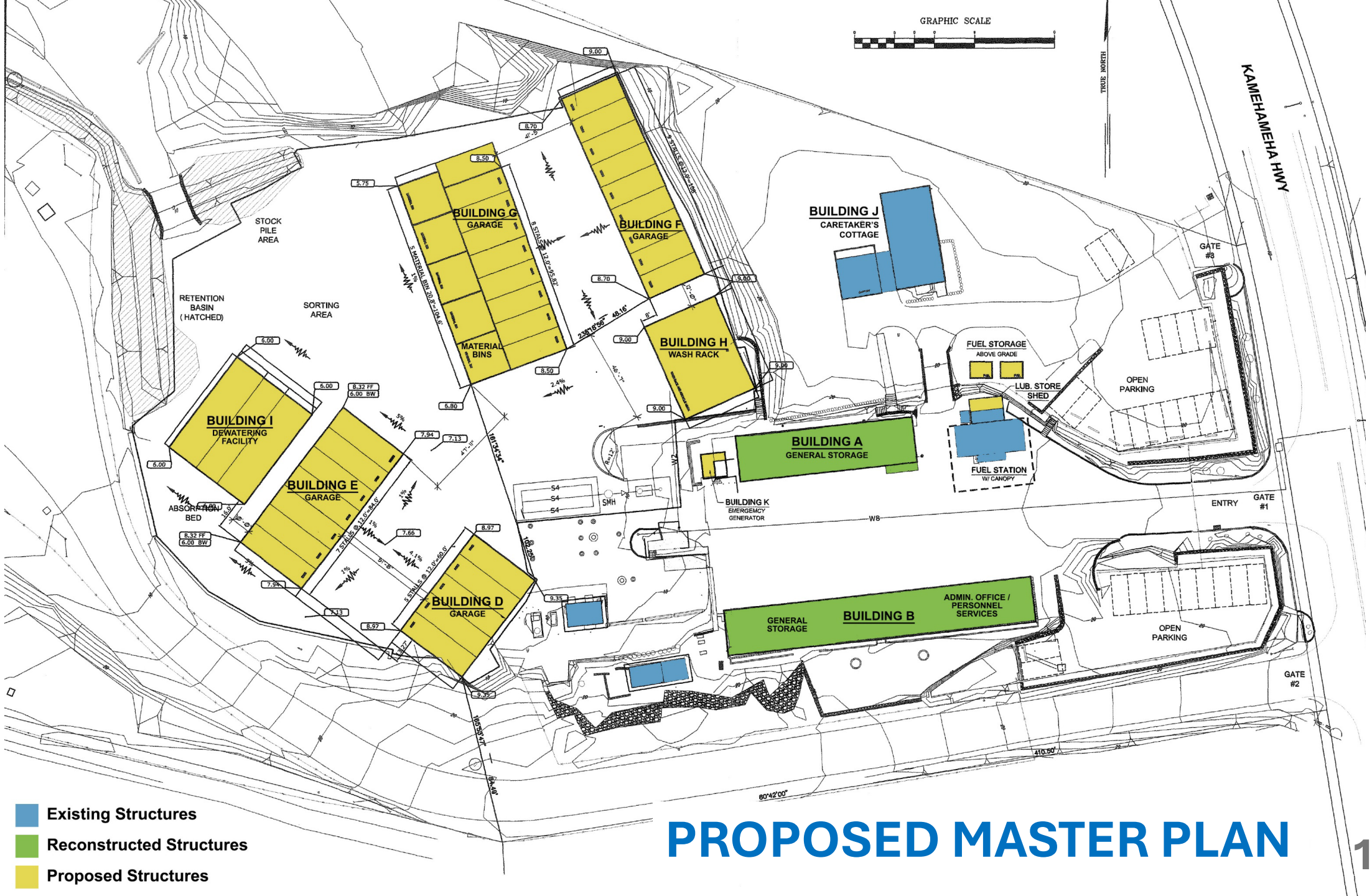
Prepared For

Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawai'i 96813

December 2019

PROPOSED PROJECT

The City and County of Honolulu Department of Design & Construction (DDC) is proposing several improvements to the Lā'ie Corporation Yard



Existing Structures

Reconstructed Structures

Proposed Structures

PROPOSED MASTER PLAN

FINAL ENVIRONMENTAL ASSESSMENT

FACILITIES MASTER PLAN

Division of Road Maintenance at the Lā'ie Corporation Yard

Prepared in Partial Fulfillment of the Requirements of Chapter 343, Hawai'i Revised Statutes and Hawai'i Administrative Rules Title 11, Chapter 200



Lā'ie Corporation Yard View of Main Entrance From Kamehameha Highway

Prepared For

Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawai'i 96813

December 2019

PROPOSED PROJECT

The proposed improvements were addressed in the 2020 Final EA/ Finding of No Significant Impact (FONSI) for the Lā'ie Corporation Yard Facilities Master Plan

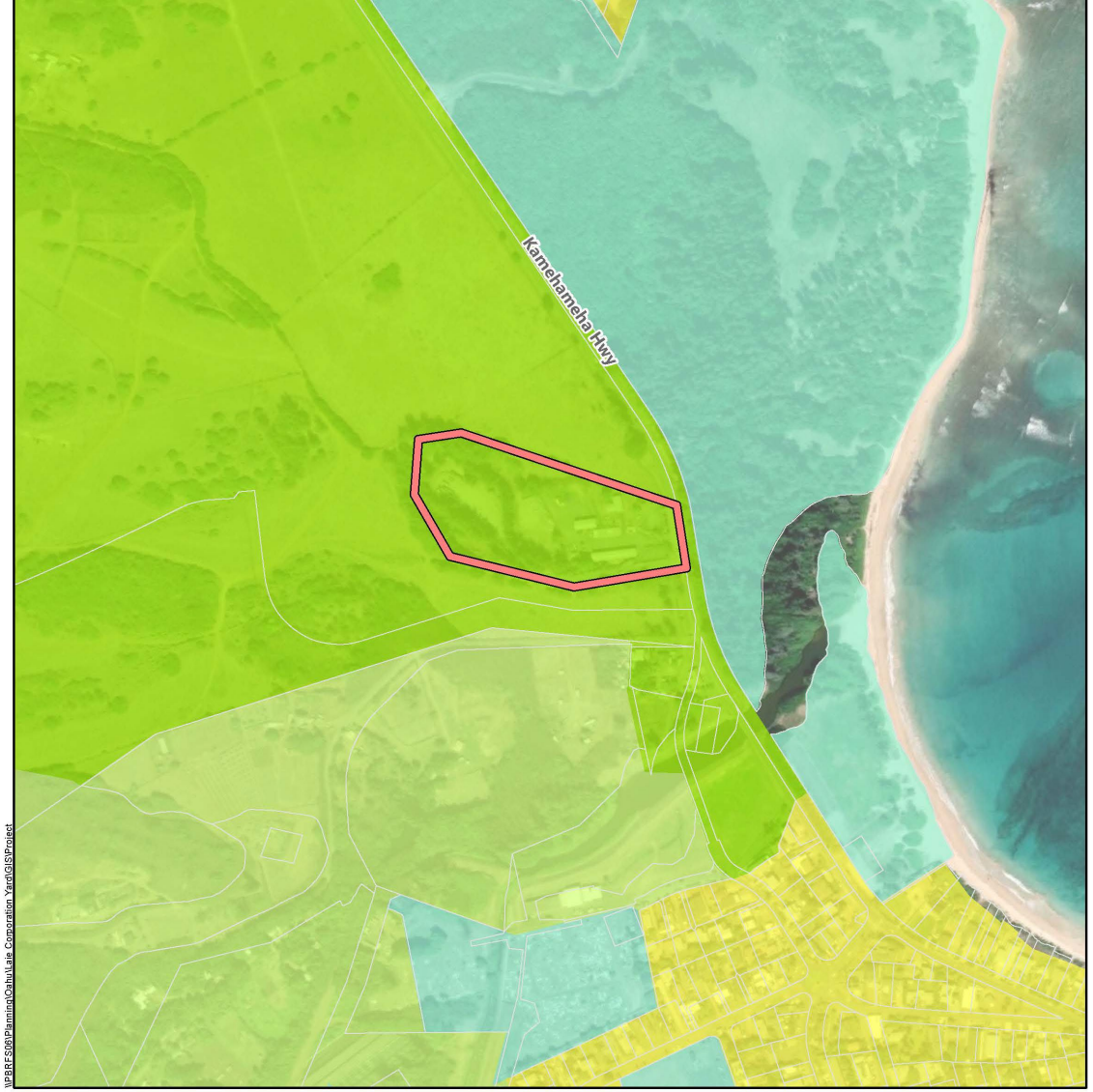
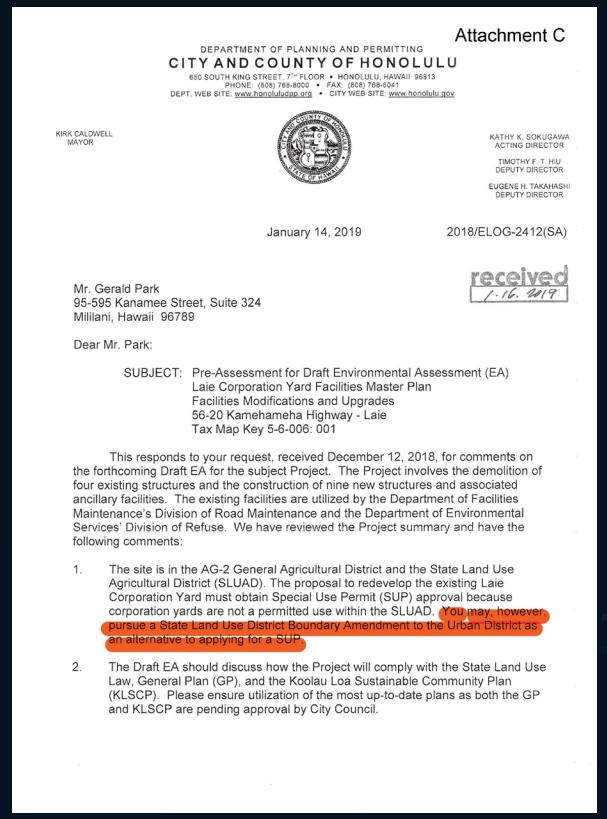


Figure 18:
Zoning
Lāʻie Corporation Yard
City and County of Honolulu
Island of O'ahu

Source: City & County of Honolulu, 2024, ESRI Online Basemap.City & County of Honolulu, 2023.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

CITY AND COUNTY OF HONOLULU ZONING

Lāʻie Corporation Yard Project is zoned AG-2 but "Public uses and structures" are permitted in every County zoning district



Attachment C

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

January 14, 2019 2018/ELOG-2412(SA)

received
1.16.2019

Mr. Gerald Park
95-595 Kanamee Street, Suite 324
Mililani, Hawaii 96789

Dear Mr. Park:

SUBJECT: Pre-Assessment for Draft Environmental Assessment (EA)
Laie Corporation Yard Facilities Master Plan
Facilities Modifications and Upgrades
56-20 Kamehameha Highway - Laie
Tax Map Key 5-6-006: 001

This responds to your request, received December 12, 2018, for comments on the forthcoming Draft EA for the subject Project. The Project involves the demolition of four existing structures and the construction of nine new structures and associated ancillary facilities. The existing facilities are utilized by the Department of Facilities Maintenance's Division of Road Maintenance and the Department of Environmental Services' Division of Refuse. We have reviewed the Project summary and have the following comments:

1. The site is in the AG-2 General Agricultural District and the State Land Use Agricultural District (SLUAD). The proposal to redevelop the existing Laie Corporation Yard must obtain Special Use Permit (SUP) approval because corporation yards are not a permitted use within the SLUAD. You may, however, pursue a State Land Use District Boundary Amendment to the Urban District as an alternative to applying for a SUP.

2. The Draft EA should discuss how the Project will comply with the State Land Use Law, General Plan (GP), and the Koolau Loa Sustainable Community Plan (KLSCP). Please ensure utilization of the most up-to-date plans as both the GP and KLSCP are pending approval by City Council.

At the advice of the Department of Planning & Permitting (DPP), a "Less than 15-acre" State Land Use District Boundary Amendment is Required

1. The site is in the AG-2 General Agricultural District and the State Land Use Agricultural District (SLUAD). The proposal to redevelop the existing Laie Corporation Yard must obtain Special Use Permit (SUP) approval because corporation yards are not a permitted use within the SLUAD. You may, however, pursue a State Land Use District Boundary Amendment to the Urban District as an alternative to applying for a SUP.

This request is intended to bring the existing and proposed uses into compliance with the SLU Law and to allow the DFM to proceed with implementing its Facilities Master Plan for the property, to better serve the communities in the Koʻolau Loa and North Shore areas.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

A. *The City and County of Honolulu (the "City") (or any successor owner, tenant, or interested party) is* ***prohibited from taking any action involving the use of the Petition Area that may, alone or in connection with other actions, interfere with or restrain farming operations on adjacent or contiguous lands in the State Land Use Agricultural District****; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices. For the purposes of this SECTION, "farming operation" means the same as defined in Section 165-2, Hawaii Revised Statutes ("HRS").*

DDC agrees with the above condition of approval.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

B. *Prior to the sale of any land or interest in land within the Petition Area, the City (or any successor owner, tenant, or interested party) shall* ***provide a written disclosure to any prospective purchaser or lessee stating that farming operations and practices on adjacent land within the State Land Use Agricultural District are protected under the Hawaii Right to Farm Act, HRS Chapter 165.*** *This statement must also be included in any disclosures required for the sale, transfer, or lease of real property or any interest in real property.*

DDC agrees with the above condition of approval.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

C. *Prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City shall* ***submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological inventory survey for the Petition Area*** *that meets the requirements of Section 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.*

DDC agrees with the above condition of approval.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

D. *To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Petition Area, the design, construction, and operation of facilities on the Petition Area must* ***comply with the following avoidance and minimization measures from the United States Fish and Wildlife Service****:*

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

2. *Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.*

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

3. *Exterior light fixtures on the Petition Area must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.*

4. *Automatic motion sensor switches and controls must be installed on all outdoor lights, or outdoor lights must be turned off when activity is not occurring in the lighted area.*

5. *All Petition Area work and construction activities are limited to daylight hours (sunrise to sunset) during the seabird fledging period (September 15 through December 15).*

6. *Power lines, guy-wires, and other cables must have minimal exposure above vegetation height, and include a minimized vertical profile.*

DDC agrees with the above condition of approval.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

E. The lowest finished floor elevation must be a minimum of 6 feet above mean sea level for all habitable structures *(enclosed buildings or spaces intended and designed for human occupancy or habitation) located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100, as shown on the Hawaii Sea Level Rise Viewer (or its successor).*

DDC agrees with the above condition of approval.

Bill 42 (2026), CD1, Section 3 lists the following conditions of approval:

F. ***The existing fuel dispensing station that is located within the tsunami evacuation zone must be relocated to a higher elevation****, which may occur at the same time as the planned relocation of two related above-ground fuel storage tanks to a higher elevation.*

DDC agrees with the above condition of approval.

Mahalo

Are there any questions?