

January 29, 1992

DEPARTMENT OF LAND UTILIZATION
91/SMA-95(AC)

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Sen Plex Corporation
Applicant : Sen Plex Corporation
Agent : Tyrone T. Kusao, Inc.
Location : 248 Sand Island Road, Sand Island
Tax Map Key : 1-2-21: 13
Request : Construction of a 24-Lot Industrial
Subdivision and Access Road
Determination : Environmental Impact Statement (EIS)
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization

DAC:cct

1992-02-08-DA-*FEA*-Sand Island Access Road 24-Lot
FEB 8 1992 *Subdivision*

**ENVIRONMENTAL ASSESSMENT REPORT
FOR PROPOSED 24-LOT INDUSTRIAL SUBDIVISION
AT 248 SAND ISLAND ACCESS ROAD
TMK 1-2-21:13**

**SEN PLEX CORPORATION
P.O. BOX 2114
HONOLULU, HAWAII 96805
STANLEY K.F. LEE, PRESIDENT
APPLICANT**

Tyrone T. Kusao, Inc.
1188 Bishop Street, Suite 2202
Honolulu, Hawaii 96813
Agent

December, 1991

TYRONE T. KUSAO, INC.
Planning and Zoning Consultant

1188 BISHOP STREET, SUITE 2202
HONOLULU, HAWAII 96813

BUS. (808) 538-6652
RES. (808) 395-1338
FAX (808) 521-4292

December 11, 1991

Mr. Donald A. Clegg
Director
Department of Land Utilization
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: SMA Permit/Assessment For Proposed 14-Lot
Subdivision At 248 Sand Island Access Road,
TMK 1-2-21:13.

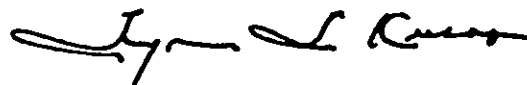
Enclosed herein are the following items in connection with the
subject application:

- 1 - Completed DLU Master Application Form.
- 2 - Five copies of the project's environmental
assessment report.

As noted throughout the enclosed report, a previous SMA
application for a similar project on this site was approved by
the County in 1987 under Resolution No. 87-185, CD-1. The
principal difference between this and the previous one has to
do with the number of lots. The present application proposes
24 lots while the former proposed 12 lots. In this way, the
current applicant believes that the needs of the smaller
industrial users will be served.

Your assistance in processing the assessment report is
sincerely appreciated. Should there be questions, please
contact me.

Very truly yours,



Tyrone T. Kusao

TTK:afk
Enc.
cc: Mr. Stanley K.F. Lee

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1. GENERAL INFORMATION

Applicant: Sen Plex Corporation
P.O. Box 2114
Honolulu, Hawaii 96805
(808) 848-0111
Stanley K.F. Lee, President

Recorded Fee Owner: Same as Applicant, above.

Agent: Tyrone T. Kusao, Inc.
1188 Bishop St., Ste. 2202
Honolulu, Hawaii 96813

Tax Map Key: 1-2-21:13

Lot Area: 5.43 acres

Agencies consulted in preparing assessment:

State of Hawaii:
Dept. of Transportation
Dept. of Health

City & County of Honolulu:
Board of Water Supply
Dept. of Public Works
Dept. of Transportation Services
Fire Department
Building Department

Note: The letters to agencies were mailed on November 25, 1991, and as of this writing no response has been received. As soon as comments are received, they will be promptly forwarded to you under separate cover. The Building Department has informed us that they will not be responding to our inquiry at this time but will comment during processing of the subdivision map.

2. Background Information

In 1987, the previous owner of this property, Hawaiian Bitumuls and Paving Co., filed a Special Management Area Use Permit application for a 12-lot subdivision project which was processed under DLU File No. 84/SMA-44(AC). The City Council on July 8, 1987 approved that application under Resolution No. 87-185, CD-1. A copy of the Resolution is included herein as Appendix 1 to this report. Since no action was taken within the specified 3-year period following the granting of that permit, the previous approval is now deemed null and void.

3. Description of the Proposed Action

General Description: - The proposed action involves the subdivision of the 5.43 acre property into 24 industrial lots. Lot sizes will range from 7,500 square feet to 10,490 square feet. The site is situated on the "makai" side of Sand Island Access Road as shown on Exhibit "A", Location Map. It is located entirely within the Special Management Area (SMA) as the centerline of Sand Island Access Road constitutes the SMA boundary line as shown on Exhibit "B".

The property is classified "Urban" by the State Land Use Commission, designated Industrial on the County's Primary

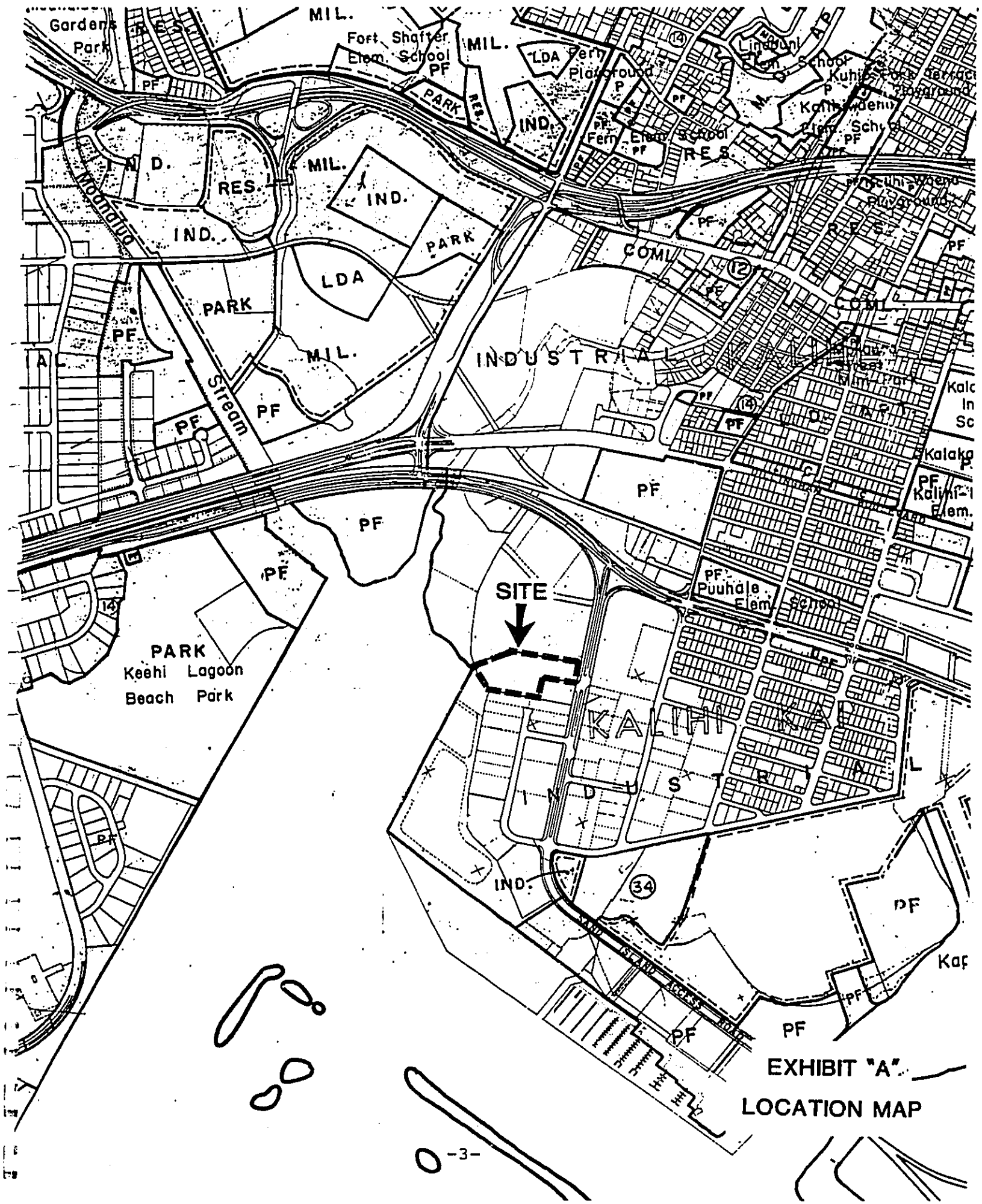


EXHIBIT "A"
LOCATION MAP

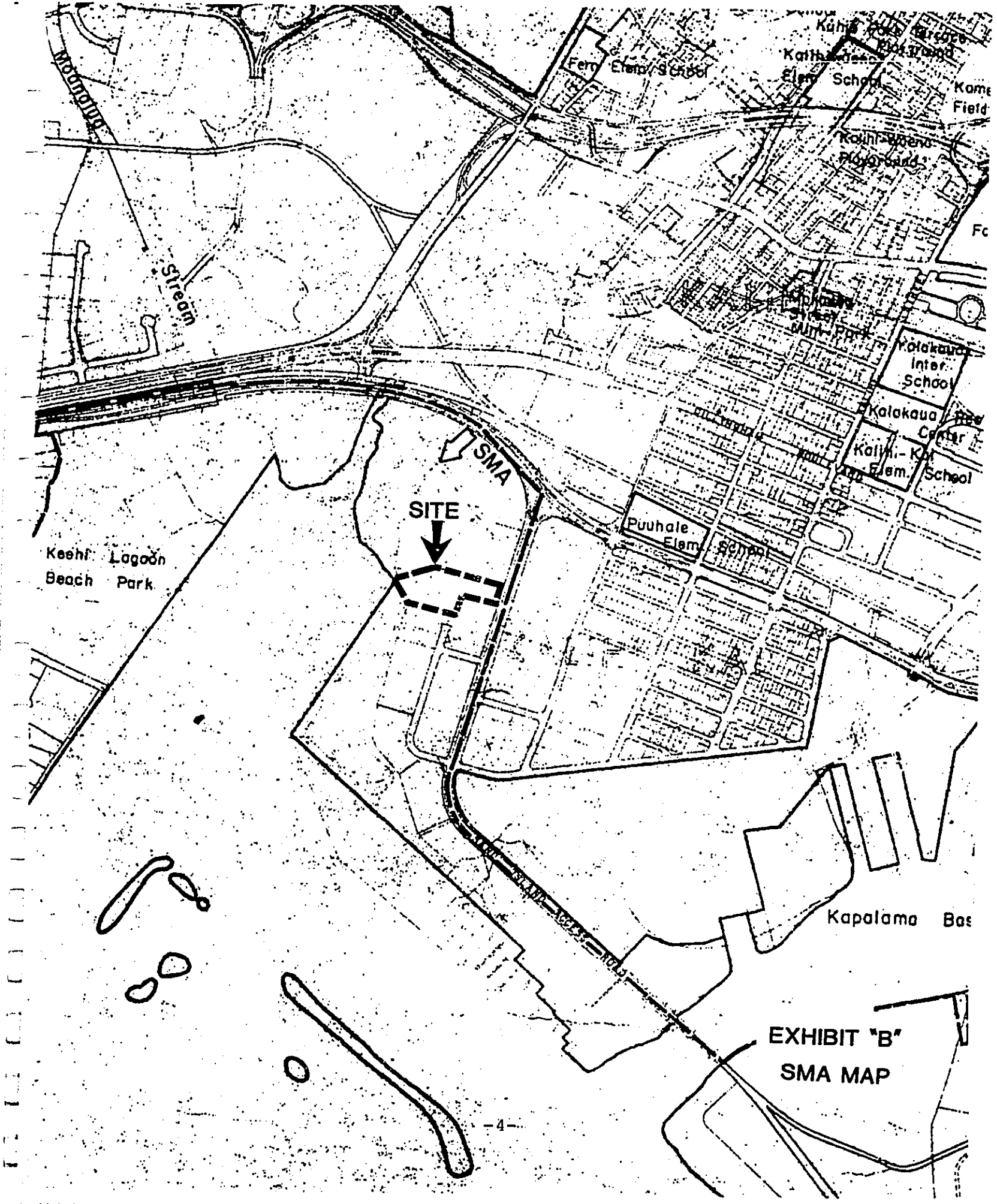


EXHIBIT "B"
SMA MAP

Urban Center Development Plan Land Use Map and zoned I-2, Intensive Industrial District on the County's zoning map.

Based on the foregoing, the permits required for the implementation of this project are the following:

- (1) Subject SMA application.
- (2) Subdivision Map.
- (3) Building permits.

Technical Characteristics: - Exhibit "C", Preliminary Subdivision map (enclosed in the envelope attached to inside of the back cover), depicts the proposed layout for the subject property. The plan calls for a 24-lot subdivision serviced by a 44-foot wide access road connected to Sand Island Access Road. Additionally, there is a 32-foot wide road servicing lots 19 through 24.

Until such time as the marketing program is completed, it would be difficult to pin-point the specific uses which will occupy the 24-lots. However based on the inquiries received by the applicant, typical uses could include fabricating establishments, manufacturing, processing and packaging establishments, warehousing, wholesaling and distribution and financial institutions. These are all permitted principal

uses in the I-2 District and do not appear to impact coastal resources such as nearshore water quality. The applicant is aware that separate SMA permits will be required for those uses which would affect coastal resources as determined by the Department of Land Utilization.

With the exception of the two structures at the entrance, the remainder of the site is vacant. We are aware that lot lines cannot traverse structures. At the moment, however, no decision has been reached regarding the retention of these structures. Should the structures remain, lots 1 through 3 will be shown as a single lot thereby reducing the total lot count to 21. It is also noted that should the building closest to Sand Island Access Road be retained, a portion of it needs to be removed to meet the 5-foot setback requirement.

Over the years, there has been considerable in-filling of the area seaward of the subject property involving Kalihi Bay. In the Director's report dated April 27, 1987 to the City Council in connection with 84/SMA-44(AC), the Department of Land Utilization on page one made the following statement concerning the distance of the site to the shoreline:

"..... The site is located entirely within the Special Management Area (SMA) and is situated approximately 500 feet from Kalihi Bay (Keehi Lagoon)." (Emphasis added.)

Solid waste generated by the proposed subdivision will be removed by private refuse collection. An existing public sewer line is available on Sand Island Access Road to service the project. The subdivision's sewer system will be connected to this existing line. The proposed project is not anticipated to impact existing solid and liquid waste disposal systems.

Economic and Social Characteristics: - The cost for this subdivision project is estimated to be \$2 million, the major portion being devoted to site improvements. The applicant intends to initiate the project as soon as all of the required governmental permits are obtained.

The proposed project will blend in with the neighborhood as the area is devoted to various industrial uses. Typical uses include storage and warehouse facilities, bulk merchandise retail enterprises and several metal fabricating establishments. The development of this project will provide employment opportunities both during its construction phase

and after project completion.

Environmental Characteristics: - The U.S. Soil Conservation Services Soil Survey For The Island Of Oahu has classified the soil on site as Fill Land, Mixed (FL). Such soils occur in various areas of Honolulu adjacent to the ocean and consists of material dredged from the ocean or hauled from nearby areas, such as garbage and general material from other sources. Although not given a capability classification, this soil type is used for urban developments.

The site is level (approximately five to ten feet above mean sea level) and without any topographic constraint which will affect its development. The existing drainage pattern for the property is sheet flow with the bulk (approximately two-thirds) of the runoff flowing westerly across the adjacent fill land to Kalihi Bay. Runoff from the rest of the site sheet flows to the driveway and from there southerly along the shoulder of Sand Island Access Road to an exiting grate inlet.

For the proposed subdivision, the flow pattern on the site will remain the same, but with one significant difference. In lieu of sheet flow, the proposed subdivision will provide an

underground collection system. Such a system will require a flowage easement along the southeasterly boundary line of the adjoining State property identified as TMK 1-2-23: 34, which will connect to the open ditch which flows into Kalihi Bay. For the previous SMA application, the State Board of Land and Natural Resources agreed to provide such an easement.

4. Affected Environment

Description of Subject Site and Surrounding Areas: - The subject site and the surrounding areas are zoned I-2, Intensive Industrial District, and are developed accordingly. Due to uses nearby as well as on Sand Island proper, Sand Island Access Road experiences heavy truck traffic. Although the general area can be classified as containing a mixture of industrial uses, some of the uses nearby are truly heavy industrial in nature. For a bird's eye view of the site and surrounding areas, please refer to the photograph on the following page labelled Exhibit "D".

The State and County planning and zoning designations for the property were previously discussed under the heading Description of the Proposed Action section, above.



Project Site in Relation to Public Properties: - The site is located adjacent to the shoreline parcels which were created by illegal fill activities in the past. These parcels are owned by the State and are proposed for recreation use in accordance with the State "Keehi Lagoon Recreation Plan".

There is no wildlife preserve on the site nor in the vicinity. However, according to the previous Director's report to the Council on 84/SMA-44(AC), there are several small wetland areas on the State-owned fill area "makai" of the site which are dominated by stands of red mangrove. These areas provide nursery grounds and protective habitat for fish and shoreline invertebrates.

Flood Protection: - The Federal Flood Insurance Rate Map (FIRM) designates the site within Zone X, which is described as an area determined to be outside of the 500-year flood plain. Such an area is not considered to be within the flood hazard district of the County's Land Use Ordinance.

Archaeological Resources: - The site is not listed on the State or National Register of Historic Sites. Given its intensive industrial use over the years, the likelihood of discovering any historic artifacts or other findings appears remote.

However, should these be uncovered during the construction phase, the Department of Land and Natural Resources will be promptly notified.

Coastal Views: - Due to distance from Sand Island Access Road to the shoreline and location of structures in the area, there is no view of Kalihi Bay (Keehi Lagoon) from Sand Island Access Road. A review of DLU's Coastal View Study confirmed that there is no significant viewing areas to and from the vicinity of the project area.

5. CONCLUSION

Based on the foregoing analysis, we find that the proposed project is consistent with the guidelines, objectives and policies contained in Sections 33.3.1 and 33-3.2, ROH. Further, the exception of the number of lots proposed for this application, this project, an industrial subdivision, is similar in all other respects to the one previously approved by Resolution No. 87-185,CD-1 on July 8, 1987.

In view of the foregoing, we respectfully request your favorable consideration of this application.

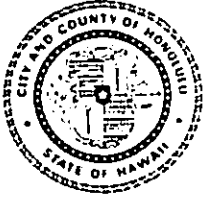
APPENDIX 1

RESOLUTION NO. 87-185, CD-1

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

APPENDIX 1
RESOLUTION NO. 87-185, CD-1



RAYMOND K. PUA
CITY CLERK

OFFICE OF THE CITY CLERK
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813 / TELEPHONE 523-4291


July 10, 1987

Mr. Tyrone T. Kusao
1188 Bishop Street, Suite 2507
Honolulu, Hawaii 96813

Dear Mr. ^{Ty}Kusao:

Enclosed for your information is a copy of Resolution
No. 87-185 CD-1 which was adopted by the Council of the
City and County of Honolulu on July 8, 1987.

Sincerely and Aloha,


RAYMOND PUA
City Clerk

pm

Enclosure

RESOLUTION

CD-1

**GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR
AN INDUSTRIAL SUBDIVISION IN KALIHI, OAHU**

WHEREAS, the Department of Land Utilization (DLU) on March 3, 1987, accepted the application of Hawaiian Bitumuls & Paving Company, Ltd., herein referred to as the APPLICANT, for a Special Management Area Use Permit (SMP) to create an industrial subdivision located at 248 Sand Island Access Road, in Kalihi and identified as Tax Map Key 1-2-21: 13; Reference Number 84/SMA-44; and

WHEREAS, on April 10, 1987, the DLU held a public hearing which was attended by three representatives of the applicant and one interested party; and

WHEREAS, on April 27, 1987, within ten (10) working days after the close of the public hearing, the DLU, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 33-3.1 and 33-3.2, Revised Ordinances of Honolulu, completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council having received the findings and recommendation of DLU on April 28, 1987, and at its meeting of July 8, 1987, having duly considered all of the findings and reports on the matter, approved the subject application for SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMP be issued to the APPLICANT under the following conditions:

- A. Prior to implementation of the project, the applicant must meet the requirements and obtain approval of all governmental agencies normally required for such projects.
- B. If, during construction, any previously unidentified sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the applicant shall stop work and contact the State DLNR Historic Sites Office at 548-7460 immediately. Work in the immediate area shall be stopped until the office is able to assess the impact and make further recommendations for mitigative activity.

RESOLUTION

- C. Final approval of the subdivision must be obtained within three years of the date of this permit. Failure to complete the subdivision within this period shall render the permit null and void.
- D. Under this SMP, future development of the newly subdivided lots shall be permitted, subject to review by DLU and a finding that the development will not affect coastal resources. Upon a finding that a proposed development may have a significant impact upon coastal resources, the DLU shall require application for a new SMA permit.
- E. The applicant, if awarded the lease to Tax Map Key 1-2-23: 34, shall provide for shoreline access through this parcel in accordance with the requirements of the State Harbors Division.

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and he is, hereby directed to transmit copies of this resolution to Mr. John P. Whalen, Director of Land Utilization; Mr. Herbert K. Muraoka, Director and Building Superintendent, Building Department; Mr. Hiram K. Kamaka, Director, Department of Parks and Recreation; Mr. William W. Paty, State Department of Land and Natural Resources, Historic Preservation Office, P. O. Box 621, Honolulu, Hawaii 96809; and Mr. Tyrone T. Kusao, 1188 Bishop Street, Suite 2507, Honolulu, Hawaii 96813.

INTRODUCED BY:

Amey Muraoka Kim

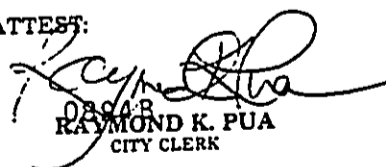
DATE OF INTRODUCTION:
 MAY 4 1987
Honolulu, Hawaii

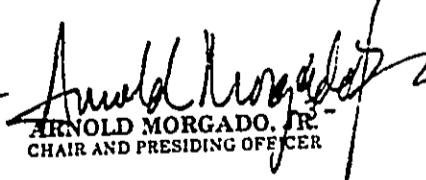
Councilmembers

0894B

CITY COUNCIL
 CITY AND COUNTY OF HONOLULU
 HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

 OSCAR
 RAYMOND K. PUA
 CITY CLERK


 ARNOLD MORGADO, JR.
 CHAIR AND PRESIDING OFFICER

Dated JUL 8 1987

ADOPTED MEETING HELD			
JUL 8 1987			
	AYE	NO	ABE
BORNHORST			
DeSOTO			X
DOO			
GILL			
IWASE			
KAHANU			
KIM			
O'CONNOR			
MORGADO			
	8	0	1

Reference: D-479

Report No.

Resolution No.
87-185

APPENDIX 2
MASTER APPLICATION FORM

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
850 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- | | | |
|---|--|---|
| <input type="checkbox"/> Agricultural Cluster | <input type="checkbox"/> Park Dedication | <input checked="" type="checkbox"/> Special Management Area Permit/Assessment |
| <input type="checkbox"/> Cluster Housing | <input type="checkbox"/> Plan Review Use | <input type="checkbox"/> State Special Use Permit |
| <input type="checkbox"/> Country Cluster | <input type="checkbox"/> Planned Development-Housing | <input type="checkbox"/> Subdivision |
| | <input type="checkbox"/> Shoreline Setback Variance | <input type="checkbox"/> Sunlight Reflection |
| | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Variance from LUO Sec.(s): _____ |
| Conditional Use Permits: | | |
| <input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 | <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Waiver (public uses/utilities) |
| | <input type="checkbox"/> Special District: _____ | <input type="checkbox"/> Zero Lot Line |
| <input type="checkbox"/> Existing Use | (Indicate District) | <input type="checkbox"/> Zone Change, From _____ to _____ |
| <input type="checkbox"/> Flood Hazard Variance | | <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____ |

TAX MAP KEY(S): TMK 1-2-21:13
 LOT AREA: 5.43 Acres
 ZONING DISTRICT: I-2, Intensive Industrial District STATE LAND USE DISTRICT: Urban
 STREET ADDRESS/LOCATION OF PROPERTY: 248 Sand Island Access Road, Honolulu, Hawaii 96819

RECORDED FEE OWNER:
 Name: Sen Plex Corporation
 Mailing Address: P.O. Box 2114
Honolulu, Hawaii 96805
 Phone Number: (808) 548-0111
 Signature: Stanley K. F. Lee, President

APPLICANT:
 Name: Same as Recorded Fee Owner
 Mailing Address: _____
 Phone Number: _____
 Signature: _____

PRESENT USE OF PROPERTY/BUILDING: _____
Property vacant except for the two
structures at the entrance to the
property.
 PROJECT NAME (if any): N.A.

AUTHORIZED AGENT/CONTACT PERSON:
 Name: Tyrone T. Kusao, Inc.
 Mailing Address: 1188 Bishop St., Suite 2202
Honolulu, Hawaii 96813
 Phone Number: (808) 538-6652
 Signature: Tyrone T. Kusao, AICP

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Development of 24-lot industrial subdivision on property.

FOR DEPARTMENT USE ONLY
 Submitted Fee Amount: \$ _____
 Date Application Accepted: _____ Accepted By: _____
 Date of Public Hearing: _____
 Approved
 Approved with conditions indicated below.
 Denied for reason(s) given below.
 Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

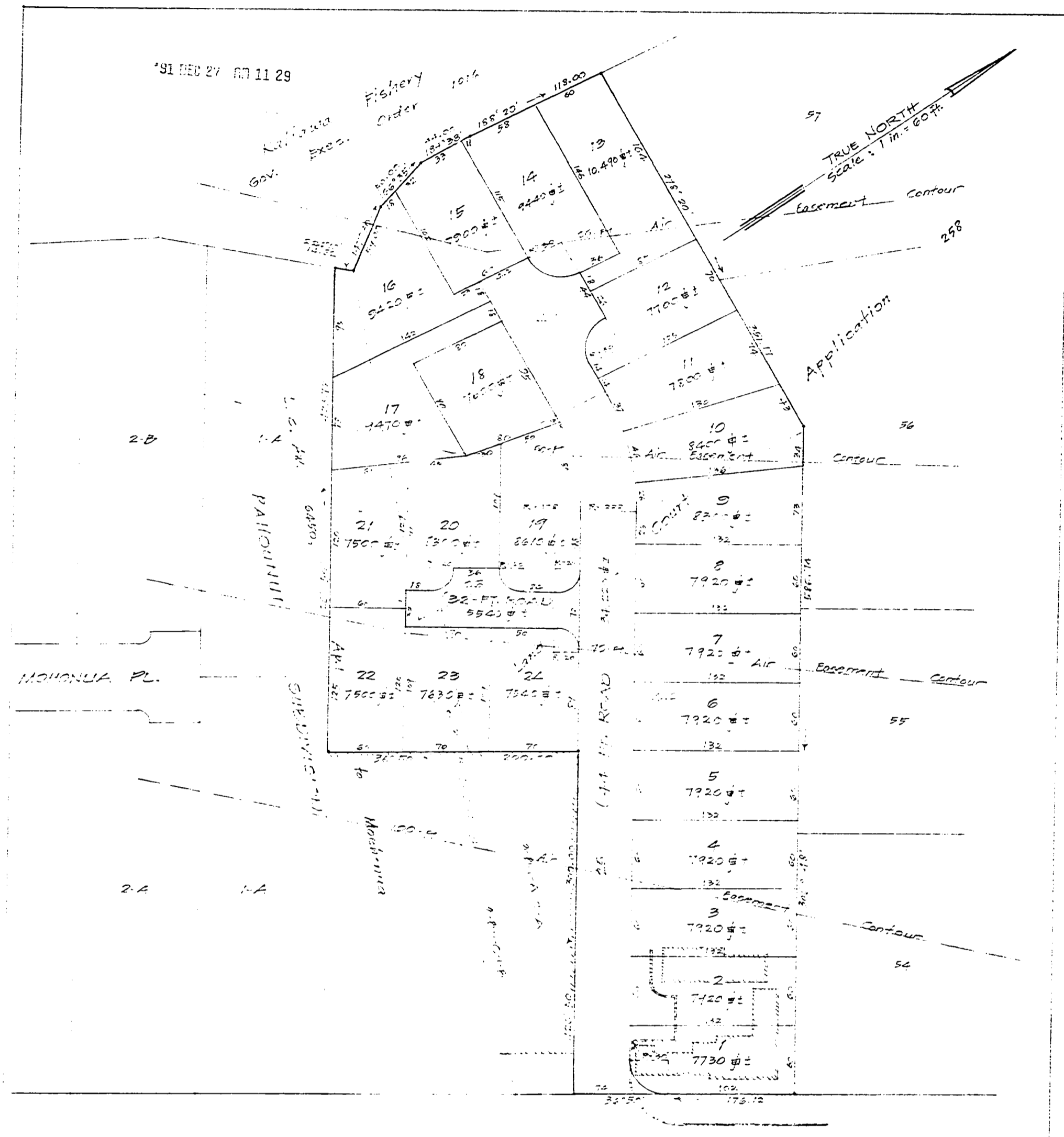
 Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

00866



FREELIMINARY SUBDIVISION
 CONSOLIDATION OF A PORTION OF
 L.C.A. 2990, AP 1 TO MOHANUA
 LOTS 3-B-10-1-A, 1-B AND 2-B OF LAND COURT APPLICATION 295
 AND RECONSTRUCTION OF SAID CONSOLIDATION
 INTO LOTS 1 TO 24 INCLUSIVE
 KALANI, HONOLULU, OAHU, HAWAII

ON MAP KEY 1-2-21-13
 Owner: Benplex Corporation

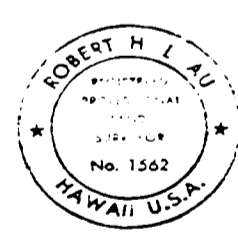


EXHIBIT C
 PRELIMINARY SUBDIVISION MAP

Robert H. Linn
 Registered Professional
 Land Surveyor
 Certificate Number 1562