

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

MAY 18 1994

KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Ref: LM-NV

OD-92-921a

Mr. Bruce Anderson, Interim Director
Office of Environmental Quality Control
Central Pacific Plaza, 4th Floor
220 South King Street
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Final Environmental Assessment (EA) for
Publication in OEQC Bulletin for Consolidation and
Resubdivision for a Public Auction of Government
Lease for Industrial Purposes, Moanalua, Oahu, TMK
1-1-64:6,7, 29 and 39

The Department of Land and Natural Resources has reviewed
the Draft Environmental Assessment for the subject project matter
during the thirty (30) days public comment period which began
March 28, 1994 and ending April 22, 1994.

This agency has determined that the proposed consolidation
and resubdivision for a public auction of government lease for
industrial purposes will not have a significant environmental
effect; and by this notice, the Department of Land and Natural
Resources is issuing a Negative Declaration. Please publish the
notice in the next available publication date.

We have enclosed a completed OEQC Bulletin publication form
and four (4) copies of the Final Environmental Assessment.

Should you have any questions, please contact Nicholas
Vaccaro at 587-0433.

Very truly yours,

Keith W. Ahue
KEITH W. AHUE

Enclosures

cc: Ms. S. Himeno
Mr. M. Nekoba

MS

b2

1994-06-08 - FEA-0A - Shafter Flats
Industrial Park

JUN - 8 1994

ENVIRONMENTAL ASSESSMENT
IN ANTICIPATION OF A NEGATIVE DECLARATION
FOR

**PUBLIC AUCTION SALE OF GOVERNMENT
LEASE FOR INDUSTRIAL PURPOSES**

MOANALUA, OAHU, HAWAII

TMK: 1-1-64: 6, 7, 29, and 39

PREPARED BY

PARAMETRIX, INC.

MAY, 1994

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I. SUMMARY

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT (E.A.)**

Action:	Agency
Project Name:	Public Auction of Government Leases for Industrial Purposes
Project Description:	The State of Hawaii, Department of Land and Natural Resources, Division of Land Management is requesting a consolidation of Lots 4 and 5 of Shafter Flats Industrial Development, Unit I, and the resubdivision of said consolidation into Lots A, B, C, D, and E.
Project Location:	Off Kilihau Street, Mapunapuna Subdivision (See Figure 1).
Tax Map Key:	1-1-64: 6, 7, 29, and 39
Area:	42,828 square feet
State Land Use Designation:	Urban
County Zoning Designation:	I-2
Landowner:	State of Hawaii
Contact:	F.J. Rodriguez c/o Parametrix, Inc. 1164 Bishop Center, Suite #1600 Honolulu, Hawaii 96813 Tel: 524-0594

II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

A. Introduction

The State of Hawaii, Department of Land and Natural Resources, Division of Land Management, is requesting a consolidation of Lots 4 and 5 of the Shafter Flats Industrial Development, Unit I (See Figure 2). The purpose of the consolidation is to resubdivide the said consolidation into Lots A, B, C, D, and E for public auction sale. The resubdivision will take place entirely on State lands, and more specifically on Tax Map Key: 1-1-64: 6, 7, 29, and 39 (See Figure 3). The State Land Use Boundary designation is Urban, and the Zoning is I-2.

B. Technical Characteristics

At the present time, the site is occupied by leasehold tenants who are on a month-to-month revocable lease. The consolidation and resubdivision is a paper transaction with the new tenants on the newly subdivided lots A-E responsible for their onsite and offsite improvements. Utilities, i.e. potable water, sewerage capacity, drainage, ingress and egress patterns, Flood Hazard District Certification, and other land use policy permits are being reviewed by the appropriate governmental agencies. Improvements to each individual parcel will also be the responsibility of each successful bidder for the lots. Anticipated use must be in conformance with the underlying zoning of I-2.

C. Socio-Economic Characteristics

As previously described, the purpose of this paper transaction is to permit a higher and best use of the subject State land parcel. This is considered vital to the State's ability to better utilize their Industrial zoned lands within the Primary Urban Center, thus offering to smaller industrial businesses, the opportunity to remain within the metropolitan Honolulu area.

D. Environmental Characteristics

There will be minimal, if any, environmental impacts resulting from this proposed paper transaction. There may be additional clearing and grading to a finish grade. This will allow the individual tenant to place the concrete building pad, installation of the structural improvements for the industrial operations, and if required, the enclosing of the improvements with a wire mesh security fence. The final installation plans will be reviewed by the appropriate State and City agencies prior to construction.

E. Funding and Phasing

All improvement costs will be borne by the applicant/bidder for each individual lot, with the landowner responsible to provide services to the boundary line.

III. THE AFFECTED ENVIRONMENT

A. Geographical Characteristics

The proposed site is located in the Mapunapuna Industrial Subdivision off Kilihau Street, above Kamehameha and Nimitz Highways. This Industrial sector has been in a highly urbanized sector of Honolulu since the early 1900s. *The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture, Soil Conservation Service in August, 1972 describes the soils as follows: *Fill Land consists of areas filled with material from dredging, excavation from adjacent uplands, garbage, bagasse and slurry from sugar mills. (FL) is the land type which occurs mostly near Pearl Harbor and in Honolulu, adjacent to the ocean. It consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general materials from other sources. This land type is used for urban development including airports, housing areas, and industrial facilities.*

B. Hydrological Characteristics

Adjacent to the subject parcel is the Moanalua Stream, and the Flood Insurance Rate Map designates the frontage portions of the subject parcel in Zone X, "areas of 500 year flood; areas of 100 year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100 year flood." The project site will be improved to dedicable County standards.

C. Biological Characteristics

The project site is located in a highly urbanized sector of Honolulu, and as such, does not maintain any viable eco-systems considered fragile or endangered. Flora and fauna, including avifauna, are almost entirely introduced species and are not endangered or protected varieties.

D. Service Facilities and Public Utilities

This paper transaction will require basic utilities, i.e. electrical power, sewerage, drainage, and telephone service.

E. Archaeological Sites

There has been no onsite inspection conducted for archaeological sites. In the event that during the installation phase, sites are uncovered, the applicant will require the contractor to halt work and advise the Historic Preservation Division (587-0045), immediately for an evaluation of any uncovered finds.

F. Aesthetics and Visual Characteristics

The project is in an Industrial zoned district, and the aesthetics and visual characteristics for the subject parcel will be consistent with the adjacent land uses.

IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed paper transaction is not anticipated to have any significant environmental impacts. The site is in an urbanized industrial sector of metropolitan Honolulu with typical industrial-urban traffic patterns. Any impacts resulting from the subject action will be temporary in nature and occur only at the time of the individual tenant improvements construction. The traditional construction methods that will be used for this installation will take place during normal construction related hours of operation, i.e. 7:00 a.m. to 3:30 p.m. Contractors will adhere to the applicable laws, ordinances, and regulations for onsite construction noise and ambient air quality.

V. ALTERNATIVES CONSIDERED

A. Alternative Locations

There are no alternative sites considered for this proposed transaction since the State is implementing a plan to more effectively use their lands that are in the Primary Urban Center.

B. Do-Nothing Alternative

The "Do-Nothing" alternative was not considered a viable alternative since the increasing demand for upgraded I-2 zoned lands within the Urban Honolulu Center is still ongoing.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects from the proposed project, and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, the Department of Land and Natural Resources anticipates the issuance of a Notice of Negative Declaration.

1. The proposed action consists entirely of consolidating existing State parcels and resubdividing the parcels for future auction sales.
2. There will be no permanent degradation of existing ambient air and noise levels. During the minimal construction period, there may be temporary violations of air and noise standards, but these are highly unlikely.
3. There are no known endangered species of animal or plant varieties within the project site.
4. There are no known natural, historic, or archaeological sites within the project site.
5. There will be no secondary adverse effects on future development, population, and public facilities.

This project will have no significant environmental effects and will be of benefit to the adjacent I-2 zoned sectors. Any adverse environmental impacts have been determined to be insignificant and the applicant will comply with all applicable statutes, ordinances, and rules and regulations of the Federal, State, and City & County of Honolulu.

VII. LIST OF PREPARERS

Parametrix, Inc.

VIII. AGENCIES TO BE CONSULTED IN PREPARATION OF E.A.

ORGANIZATIONS AND AGENCIES:

<u>Agency</u>	<u>Date of Consultation</u>	<u>Date Comment Received</u>
<u>Federal</u>		
Dept. of the Army U.S. Army Engineer District Corps of Engineers		
U.S. Fish & Wildlife Dept. of Interior		
<u>State of Hawaii</u>		
Mr. Harold Masumoto, Director Office of State Planning		
Mr. Keith W. Ahue, Chair Dept. of Land and Natural Resources	01-21-94	2-24-94
Aquatic Resources Division	01-12-93	02-24-94
State Parks Division	01-12-93	02-24-94
Water and Land Development Division	02-03-93	02-24-94
Forestry/Wildlife Division	01-11-93	02-24-94
Historic Sites Division		02-24-94
Conservation and Environmental Affairs Division	01-11-93	
Boating and Ocean Recreation Division	01-13-93	02-24-94
Dr. Bruce Anderson, Dep. Director State Dept. of Health		
Mr. T. Harano, Chief Highways Division Dept. of Transportation	01-12-93	02-24-94
Mr. Gordon Matsuoka State Public Works Engineer Dept. of Accounting & General Services		
<u>City & County of Honolulu</u>		
Mr. Robin Foster, Director Dept. of General Planning		

<u>Agency/Organization</u>	<u>Date of Consultation</u>	<u>Date Comment Received</u>
Mr. Donald A. Clegg, Director Dept. of Land Utilization	10-25-93	02-24-94
Mr. Kenneth E. Sprague, Ch. Engr. Dept. of Public Works		
Mr. Joseph M. Magaldi, Director Dept. of Transportation Services		
Mr. Michael S. Nakamura, Chief Honolulu Police Dept.		
Mr. E. James Turse, Director Dept. of Housing & Community Development		
Mr. Donald Chang, Chief Honolulu Fire Dept.		
Kalihi-Palama Neighborhood Bd. 15 Attn.: Mr. Victor Mon 1260 Richard Lane # B-607 Honolulu, Hawaii 96819		
Ms. Donna M. Kim City Council		
University of Hawaii, Manoa Facilities Planning Branch		

City and County of Honolulu
 DEPARTMENT OF WASTEWATER MANAGEMENT

SEWER CONNECTION APPLICATION
 (Allow at least 2 weeks processing time)

RECEIVED
 DIV. WWM

RECEIVED
 DIVISION OF
 LAND MANAGEMENT
 AUG 31 1993

PART A - TO BE FILLED BY APPLICANT (Please Print Legibly) AUG 31 3 11 PM '93

1. Project Name: SHAFTER FLATS INDUSTRIAL DEVELOPMENT PUBLIC SERVICE SECTION
2. Address: Moanalua, Honolulu, Oahu, Hawaii
3. Tax Map Key: 1-1-64 Parcel 6,7,29 and 39
4. Development: PD-H [] Cluster [] Apt. [] Subdiv. [xx]
 (Type) Other [] If Commercial, Area = _____
5. Total Number of Units Proposed: 5 Lots: A, B, C, D & E (provide breakdown below)
 Studio _____ 1 Bdrm. _____ 2 Bdrm. _____ 3 Bdrm. _____ 4 Bdrm. _____
 Other (A=9,641 sq. ft.); (B=7,500 sq. ft.); (C=7,500 sq. ft.);
 (D=7,500 sq. ft.); (E=8,974 sq. ft.)
6. Sewer Connection Work Desired: (Give length, size, depth, etc.)
Mid 1994
7. Approximate Date of Connection: Mid 1994
8. Number & Type of Existing Structures on Property: None
 Anticipation of five (5) new structures
 Indicate Number of Structures: Remain _____ Demolished _____
9. Remarks: Upon completion of the consolidation and resubdivision of the proposed lot (approved by DLN), the lots will be placed up for public auction for long-term industrial use leases. All required permits and cost of installation of infrastructure will be responsibility of the
10. Information Provided By: successful bidder.
 Name: CECIL B. SANTOS, Oahu District Agent Date: 8-23-93
 Firm: DLNR, Land Management Division Phone: 587-0433
 Mailing Address: P.O. Box 621 Honolulu, HI 96809
 Street City, State Zip Code

PART B - TO BE FILLED BY THE CITY

1. Current Zoning: I-2 General Plan _____
2. Sewer System: Adequate [] Inadequate [] Unavailable []
 Other: Provided total sewage flows from the 5 lots not to exceed 9,400 gpd.
3. Charges:
 a. Sewer Assessment _____ times _____ Area (sq. ft.) _____ \$ _____
 Rate
 b. Wastewater System Facility Charge: * _____ \$ _____
 c. Other (new laterals, etc.): _____ \$ _____
 TOTAL CHARGES (estimated) = \$ _____
4. Remarks: * Wastewater system facility shall apply to be determined and paid at time of approval of the building permit application.
5. Application:
 Approved: A. Saavaha, Jr. Date: 8/26/93
 Valid 2-year after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.

FORM 70-A
 For Internal Use
 TO: DAGS
 FROM: Land Management
W. Mason Young
 Land Management Administrator

SURVEY DIVISION
 D.A.G.S.
 JAN 12 Date Sent JAN 11 1993
 Date Received
 Suspense Date: two weeks from date received

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
 or _____ acres
 Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)
 _____ Sale _____ Lease _____ Permit _____ E.O. Other
 Consolidation/
 resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990
 Prospective Applicant: DLNR
 Intended Use: _____
 LUC Zoning: Industrial
 County Zoning: 1-2 Industrial
 County General Plan: _____
 Land Title Status: 5-E

Other Govt. Agency Referral:
 DOT Highways Div.
 DAGS

- DLNR Referrals:
- Aquatic Resources
 - State Parks
 - Water and Land Dev.
 - Forestry/Wildlife
 - Fiscal
 - Historic Sites
 - Con. & Env. Affairs
 - Ag Specialist
 - OHA
 - BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro *N*
 Land Agent
 587-0433

ENDORSEMENT:
 _____ Approved as submitted Not Applicable
 _____ Disapproved or Conditional Approval** _____ Extra Review Period Requested**

Paul Duke
 Reviewing Official
 * Attach Map
 ** Attach Explanation

SURVEY (DAGS)
 Division

COS

FORM 70-A

For Internal Use

Date Sent JAN 11 1993

TO: DAGS

Date Received

FROM: Land Management

Suspense Date: Two weeks from date received

W. Wadsworth
Land Management Administrator

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
or _____ acres

Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)

 Sale Lease Permit E.O. x Other
Consolidation/
resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990

Prospective Applicant: DLNR

Intended Use: _____

LUC Zoning: Industrial

County Zoning: 1-2 Industrial

County General Plan: _____

Land Title Status: 5-E

Other Govt. Agency Referral:
DOT Highways Div.
DAGS

DLNR Referrals:

- x Aquatic Resources
- x State Parks
- x Water and Land Dev.
- x Forestry/Wildlife
- Fiscal
- x Historic Sites
- x Con. & Env. Affairs
- Ag Specialist
- OHA
- x BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro W
Land Agent
587-0433

ENDORSEMENT:

 Approved as submitted X Not Applicable

 Disapproved or Conditional Approval** Extra Review Period Requested**

Paul D...
Reviewing Official

SURVEY (DAGS)
Division

* Attach Map
** Attach Explanation

cas

Handwritten note: 5/25/93

FORM 70-A

For Internal Use

TO: DOT Highways

FROM: Land Management

W. Haraway
Land Management Administrator

RECEIVED
JAN 12 3 07 PM '93
TRANSPORTATION DIVISION

Date Sent JAN 11 1993

Date Received

Suspense Date: Two weeks from date received

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
OR _____ acres

Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)

Sale Lease Permit E.O. Other
Consolidation/
resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990
Prospective Applicant: DLNR
Intended Use: _____
LUC Zoning: Industrial
County Zoning: 1-2 Industrial
County General Plan: _____
Land Title Status: 5-E

Other Govt. Agency Referral:
DOT Highways Div.
DAGS

DLNR Referrals:
 Aquatic Resources
 State Parks
 Water and Land Dev.
 Forestry/Wildlife
 Fiscal
 Historic Sites
 Con. & Env. Affairs
 Ag Specialist
 OHA
 BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro *W*
Land Agent
587-0433

ENDORSEMENT:

Approved as submitted Not Applicable
 Disapproved or Conditional Approval** Extra Review Period Requested**

Reviewing Official - Chief

* Attach Map
** Attach Explanation

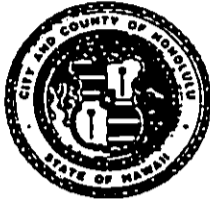
W. Haraway
Division - Highways

Handwritten initials: CAS

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

ESTABLISHED BY ACT NO. 15, MARCH 19, 1907
REORGANIZED BY ACT NO. 15, MARCH 19, 1907

FRANK F. FASI
MAYOR



OCT 20 6 16 AM '93 DONALD A. CLEGG
DIRECTOR

LORETTA K. CHEE
DEPUTY DIRECTOR

1993(161) (RM)

October 25, 1993

Mr. Paul T. Nuha
Department of Accounting & General Services, Survey Division
State of Hawaii
1151 Punchbowl Street, Room 210
Honolulu, Hawaii 96813

Gentlemen:

Proposed Subdivision: Mapunapuna--Kilihau Street
Tax Map Key: 1-1-64: 6, 7, 29 and 39
Owner : State of Hawaii
Surveyor : State of Hawaii

On October 14, 1993, your request for an extension of the deferral period was granted and will expire on April 6, 1994. You must obtain tentative approval or complete the proposed subdivision by that date.

No further extensions may be granted, under the provisions of Section 2-203(c) of the Subdivision Rules and Regulations.

Very truly yours,

A handwritten signature in cursive script that reads "Donald A. Clegg".

DONALD A. CLEGG
Director of Land Utilization

DAC:ky
1993161.kay

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

JAN 21 1994

KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
OCNA L. HANA'IKE

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Ref:LM-CS

OD-92-921

Ms. Loretta K.C. Chee, Deputy Director
City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Dear Mrs. Chee:

Subject: Proposed Suidivision Mapunapuna Kilihau Street, Tax
Map Key 1-1-64 6, 7, 29 and 39, Flood Hazard
Certification, File No. 1993 (161)(RM)

This letter is a follow up to your letter of July 21, 1993 regarding a July 8, 1993 action by DLU to defer on the proposed consolidation and resubdivision of Lot 4 and 5 of Shafter Flats Industrial Development, Unit I into five (5) Lots A to E.

The action on the proposed consolidation and resubdivision was deferred pending a submission by Department of Land and Natural Resources of a Flood Hazard District Certification signed and stamped by a professional engineer and/or architect as required by Section 7.10 of the Land Use Ordinance.

Department of Land and Natural Resources (applicant) respectfully request that the Department of Land Utilization waive the Flood Hazard District Certificate for reason that the purpose of the consolidation and resubdivision is to establish boundary lines and that no grading construction is proposed by DLNR.

The State, in the near future, will lease the individual lot at public auction to business enterprises. The lessees will be required to submit building plans and flood plan certificate to DLNR and City and County of Honolulu Building Department.

Ms. Loretta K.C. Chee
Page 2

JAN 21 1994

Thank you for your cooperation.

Should you have any questions, please contact Nicholas
Vaccaro at 587-0433.

Very truly yours,

/S/ KEITH W. AHUE

KEITH W. AHUE

cc: Ms. S. Himeno
Mr. M. Nekoba
State Survey, DAGS

Y

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DOCUMENT CAPTURED AS RECEIVED

RECEIVED
DIVISION OF
LAND MANAGEMENT

FORM 70-A
For Internal Use
TO: OCEA

JAN 26 2 04 PM '93 Date Sent JAN 11 1993

FROM: Land Management

Date Received
Suspense Date: Two weeks from date received

W. Mason Young
Land Management Administrator

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
or _____ acres

Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)

Sale Lease Permit E.O. Other
Consolidation/
resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990
Prospective Applicant: DLNR
Intended Use: _____
LUC Zoning: Industrial
County Zoning: 1-2 Industrial
County General Plan: _____
Land Title Status: 5-E

Other Govt. Agency Referral:
DOT Highways Div.
DAGS

DLNR Referrals:
 Aquatic Resources
 State Parks
 Water and Land Dev.
 Forestry/Wildlife
____ Fiscal
 Historic Sites
 Con. & Env. Affairs
____ Ag Specialist
____ OHA
 BOR

5/23/93

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro *N*
Land Agent
587-0433

ENDORSEMENT:
 Approved as submitted Not Applicable

Disapproved or Conditional Approval** Extra Review Period Requested**

[Signature]
Reviewing Official
* Attach Map
** Attach Explanation

DLNR OCEA
Division

1/26/93

RECEIVED
JAN 11 PM 3:40
'93

X. Not in Conservation District. However, Applicant MUST ADDRESS CHAPTER 343, HRS FOR THE USE OF STATE LANDS.

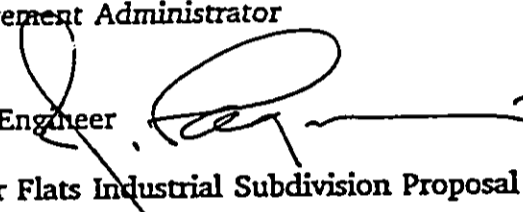
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Water and Land Development
Honolulu, Hawaii

RECEIVED
DIVISION OF
LAND MANAGEMENT

FEB 3 3 47 PM '93

FEB - 3 1993

TO: Mr. W. Mason Young, Land Management Administrator
Division of Land Management

FROM: Manabu Tagomori, Manager-Chief Engineer 

SUBJECT: State Land Use Disposition, Shafter Flats Industrial Subdivision Proposal

Our comments:

- We have no objections pertinent to our programs.
- Availability of water for State projects is subject to allocations from the Board of Water Supply (BWS). Currently, BWS will not allocate water until the Waialae Nui Well is in service (end of 1993).
- These lots are located in Zone A0 of the Flood Insurance Rate Map (FIRM, 100-year flooding 3 feet deep). This means that structures should be built 3 feet above ground elevation. Filling or building structures that would cause flood water rise of more than a foot will not be permitted by FIRM regulations.

TK:lc

FORM 70-A

For Internal Use

TO: Forestry/WL

FROM: Land Management

Date Sent JAN 11 1993

Date Received

Suspense Date: Two weeks from date received

W. Madan Jones '93 JAN 11 P3:33
Land Management Administrator

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
or _____ acres

Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)

_____ Sale _____ Lease _____ Permit _____ E.O. _____ x Other
Consolidation/
resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990

Prospective Applicant: DLNR

Intended Use: _____

LUC Zoning: Industrial

County Zoning: 1-2 Industrial

County General Plan: _____

Land Title Status: 5-E

Other Govt. Agency Referral: _____

DOT Highways Div. _____

DAGS _____

DLNR Referrals:

x Aquatic Resources

x State Parks

x Water and Land Dev.

x Forestry/Wildlife

_____ Fiscal

x Historic Sites

x Con. & Env. Affairs

_____ Ag Specialist

_____ OHA

x BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro W
Land Agent
587-0433

ENDORSEMENT:

✓ Approved as submitted _____ Not Applicable

_____ Disapproved or Conditional Approval** _____ Extra Review Period Requested**

Reviewing Official _____

* Attach Map

** Attach Explanation

cas

Nicholas Vaccaro
Division

FORM 70-A
For Internal Use
TO: Boating
FROM: Land Management

W. Mason Jones
Land Management Administrator

RECEIVED
DIVISION OF
LAND MANAGEMENT
Date Received 9:41 PM '93
Suspense Date: JAN 11 1993
Two weeks from
date received

STATE LAND DISPOSITION

Location: Shafter Flats, Moanalua, Oahu Area: 42,808+ sq. ft.
or _____ acres
Tax Map *Key: 1-1-64 Survey Division Map: Job 032(92)

Sale Lease Permit E.O. Other
Consolidation/
resubdivision

Present Encumbrance: RP S-4368, S-4280, S-4990
Prospective Applicant: DLNR
Intended Use: _____
LUC Zoning: Industrial
County Zoning: 1-2 Industrial
County General Plan: _____
Land Title Status: 5-E

Other Govt. Agency Referral:
DOT Highways Div.
DAGS

DLNR Referrals:
 Aquatic Resources
 State Parks
 Water and Land Dev.
 Forestry/Wildlife

 Fiscal
 Historic Sites
 Con. & Env. Affairs

 Ag Specialist

 OHA
 BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro *N*
Land Agent
587-0433

ENDORSEMENT:

Approved as submitted Not Applicable
 Disapproved or Conditional Approval** Extra Review Period Requested**

W. Mason Jones
Reviewing Official

DOROR
Division

* Attach Map
** Attach Explanation

cas

RECEIVED
DIVISION OF
LAND MANAGEMENT

JAN 25 1 09 PM '93
FORM 70-A

DIVISION OF
STATE PARKS

JAN 12 9 20 AM '93

- TO:
- ADMINISTRATOR
 - ASST ADMIN.
 - DEV BR.
 - PLAN BR.
 - RES. MGT BR.
 - PROJ CONTROL
 - SW REC PLAN.
 - CLERICAL STAFF
 - BIOLOGISTS
 - DATE/POST
 - COMMENTS & REC.
 - GET REPLY

For Internal Use
 From: TO: State Parks
 To: FROM: Land Management
W. Masaru Jones
 Land Management Administrator

Date Sent JAN 11 1993
 Date Received
 Suspense Date: Two weeks from date received

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 DAGS

- DLNR Referrals:
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 - State Parks
 - Water and Land Dev.
 - Forestry/Wildlife
 - Fiscal
 - Historic Sites
 - Con. & Env. Affairs
 - Ag Specialist
 - OHA
 - BOR

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Requested by: Nicholas Vaccaro
 Land Agent
 587-0433

ENDORSEMENT:
 Approved as submitted Not Applicable
 Disapproved or Conditional Approval** Extra Review Period Requested**

R. Kanayama Reviewing Official
State Parks Division

* Attach Map
 ** Attach Explanation

CS

RECEIVED
DIVISION OF
LAND MANAGEMENT

FORM 70-A JAN 20 9 11 AM '93

For Internal Use
TO: Aquatic Resources
FROM: Land Management

W. Madan Young
Land Management Administrator

Date Sent JAN 11 1993
Date Received _____
Suspense Date: Two weeks from date received

DIVISION OF AQUATIC RESOURCES

DIRECTOR	<input checked="" type="checkbox"/>	Suspense Date:	
PERMITS	<input checked="" type="checkbox"/>	Draft Reply	<input type="checkbox"/>
CONSERVATION	<input checked="" type="checkbox"/>	Reply Direct	<input type="checkbox"/>
PLANNING	<input type="checkbox"/>	Comments	<input checked="" type="checkbox"/>
REGULATIONS	<input type="checkbox"/>	Information	<input type="checkbox"/>
ADMINISTRATION	<input type="checkbox"/>	Form Act & File	<input type="checkbox"/>
TRAINING	<input type="checkbox"/>	Return to:	
RESEARCH	<input type="checkbox"/>	Copies to:	
EDUCATION	<input type="checkbox"/>	Remarks:	
LEGISLATION	<input type="checkbox"/>		
ADVISORY	<input type="checkbox"/>		

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County General Plan: _____
Land Title Status: 5-E

Other Govt. Agency Referral:
DOT Highways Div.
DAGS

DLNR Referrals: **RECEIVED**
 x Aquatic Resources **JAN 12 1993**
 x State Parks
 x Water and Land Dev. **Div. of Aquatic Resources**
 x Forestry/Wildlife
 Fiscal
 x Historic Sites
 x Con. & Env. Affairs
 Ag Specialist
 OHA
 x BOR

Special Conditions (if any): Your comments on DLNR, LM proposed plan for resubdivision is appreciated.

Requested by: Nicholas Vaccaro *N*
Land Agent
587-0433

ENDORSEMENT:

 x Approved as submitted Not Applicable
 Disapproved or Conditional Approval** Extra Review Period Requested**

Henry M. [Signature]
Reviewing Official

Aquatic Resources
Division

* Attach Map
** Attach Explanation

CS

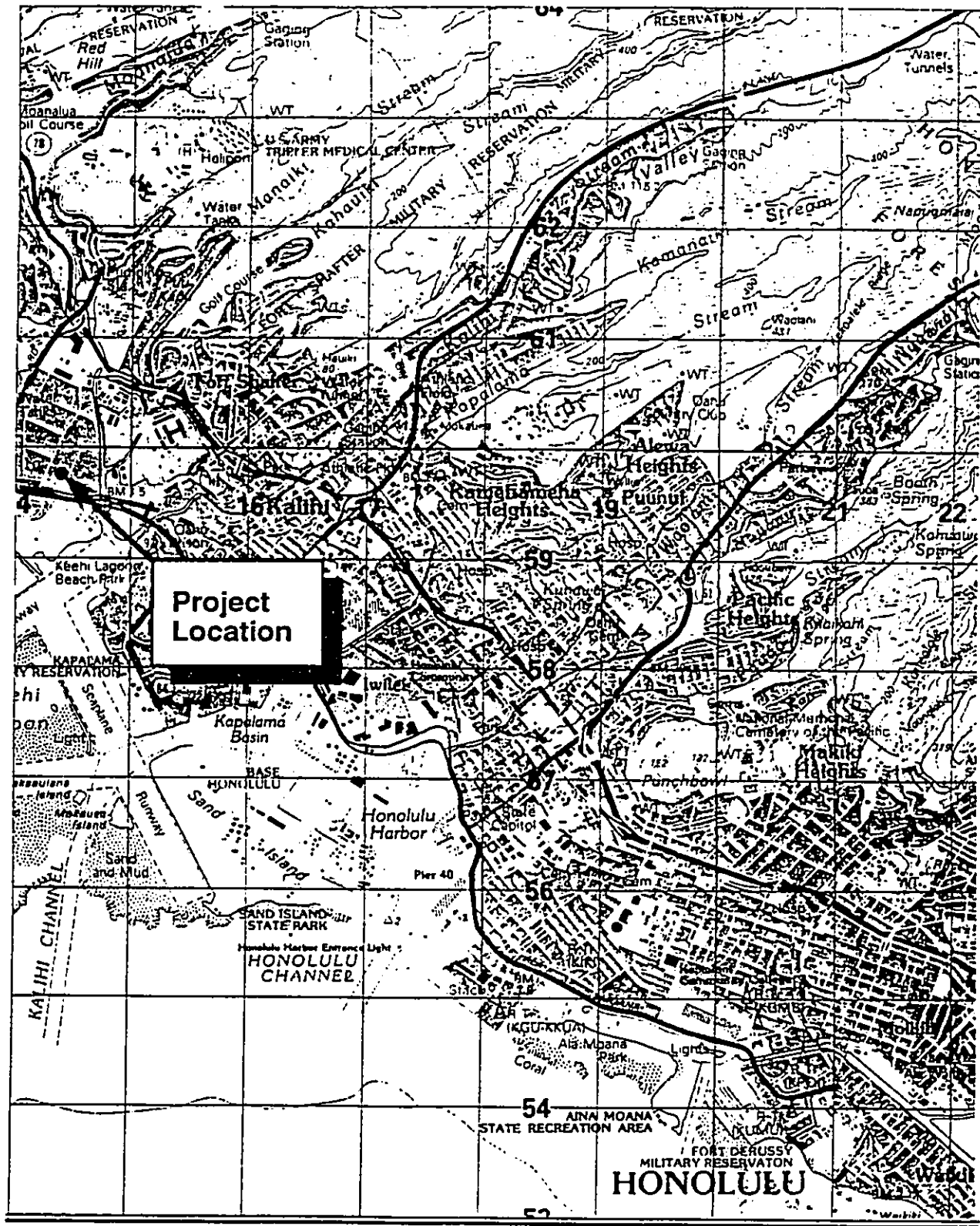


Figure 1
Location Map

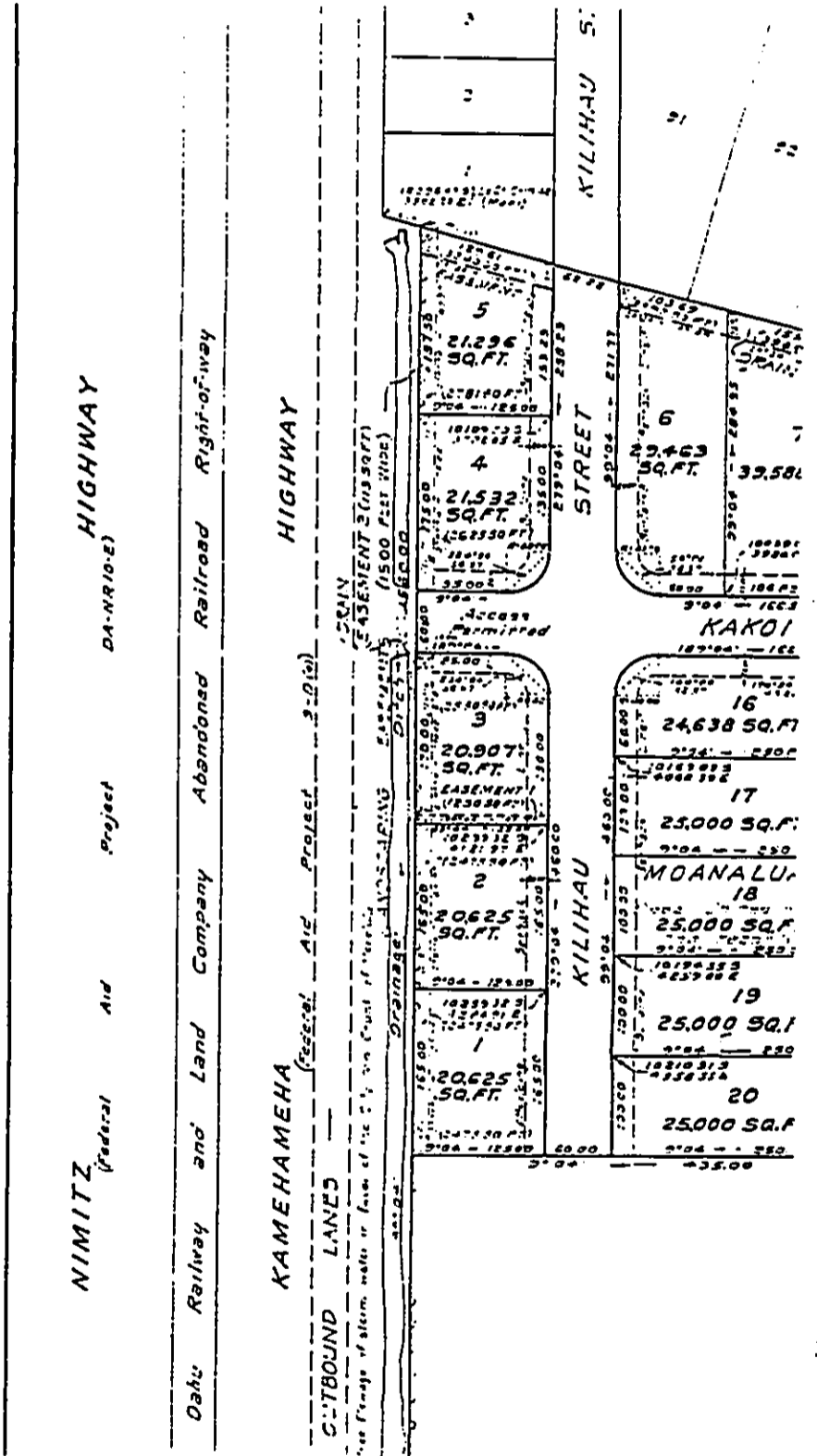


Figure 2
Existing Site Plan

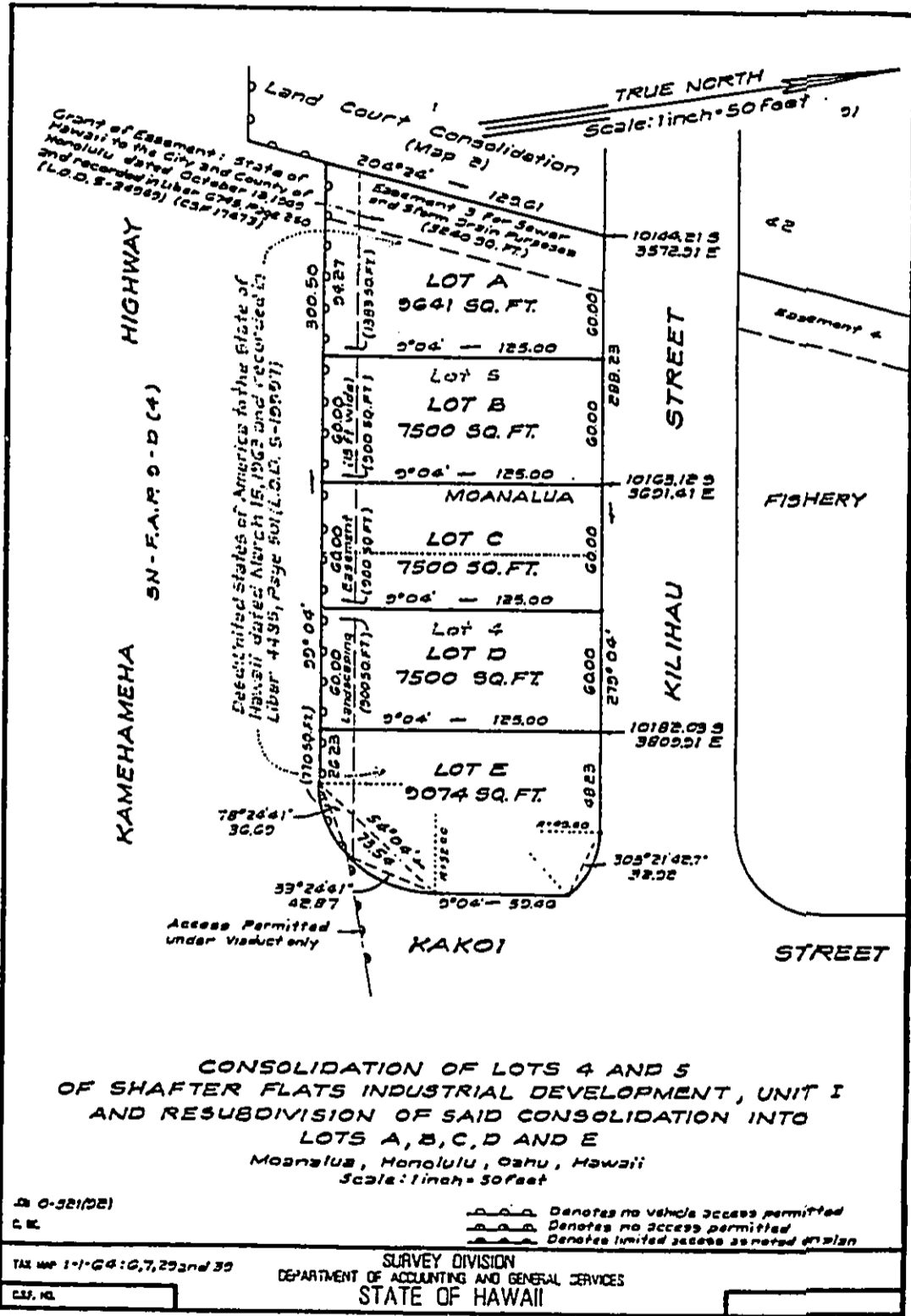


Figure 3
Proposed Resubdivision Plan