

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813  
December 8, 2017

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF: 05OD-245

OAHU

Amend Prior Board Action of February 23, 2007, Item D-6, As Amended : *Issuance of a Direct Lease to the University of Hawaii, College of Tropical Agriculture and Human Resources, Fee Simple Conveyance of State Land to the Department of Hawaiian Home Lands and Amend Prior Board Action of September 25, 1998 (Agenda Item D-17), and May 9, 1997 (Agenda Item D-26), Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4-1-08:5, 79 and 80, and (1) 4-1-26:4*

The purpose of the amendment is to seek Board approval to authorize the issuance of a management right of entry permit to University of Hawaii (UH) pending the issuance of a direct Lease for parcels of land at Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4-1-008:005, 080 (por.), and (1) 4-1-026:004

APPLICANT: University of Hawaii, College of Tropical Agriculture and Human Resources, by its Board of Regents (UH)

LEGAL REFERENCE: Sections 171-55 and 95, Hawaii Revised Statutes, as amended.

LOCATION: Portion of Government (Crown) Lands of Waimanalo situated at Koolaupoko, Waimanalo, Oahu, identified by Tax Map Keys: (1) 4-1-008:005 and 080 (por.) and (1) 4-1-026:004, as shown on the attached maps labeled **Exhibit A-1 and A-2.**

AREA: Former Meadow Gold Dairies, Inc. (MGD) site (1) 4-1-08:005 [139.115 acres] and 080 por. [121.94 acres], and (1) 4-1-26:004 [21.25 acres], with a total of 282.305 acres, more or less, to be leased to UH. See attached **Exhibit A-1 and A-2.**

ZONING:

State Land Use District: Agricultural

City and County of Honolulu CZO: AG-1, restricted agricultural and AG-2, general agricultural

TRUST LAND STATUS: Section 5(b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to  
Hawaii State Constitution - NO

CURRENT USE STATUS: The former MGD site containing 282.305 acres, more or less, is  
vacant and unencumbered.

CHARACTER OF USE:

UH: Agricultural/Bioremediation research and other related University of  
Hawaii, College of Tropical Agricultural and Human Resources  
purposes.

LEASE TERM: 65 years

LEASE COMMENCEMENT

DATE: First of the month to be determined by the Chairperson.

ANNUAL RENT: \$1.00 for the entire term.

METHOD OF PAYMENT: One time payment in advance.

RENTAL REOPENINGS: None

PERFORMANCE BOND: Waive

PROPERTY

CHARACTERISTICS:

Utilities: Available  
Elevation: 40 to 50 feet above sea level.  
Rainfall: 50 inches, annual median  
SCS Soil Series: Alaeloa silty clay soils

Legal access to property: Staff has verified that there is legal access to all the subject parcels  
from Waikupanana Street or access easements off of Waikupanana  
Street.

Subdivision: Staff has verified that the subject parcels are legally subdivided lots.

Encumbrances: Staff has verified that the following encumbrances exist on the  
property: A ten foot wide easement for the Maunawili Ditch  
encumbers TMK: (1) 4-1-008: Portions 005 and 080. A Perpetual,  
Non-Exclusive Easement to Department of Hawaiian Home Lands



(DHHL) for access purposes over (1) 4-1-008:080, por. Future encumbrances include Board of Water Supply (BWS) proposed well and reservoir over and water pipeline and access over all the parcels: TMK: (1) 4-1-008:005, 080 and 4-1-026:004, which are currently covered under a right-of-entry issued to BWS.

CHAPTER 343 –  
ENVIRONMENTAL  
ASSESSMENT:

In 2011, UH retained Kimura International, Inc. to prepare an Environmental Assessment (EA), and a draft of the EA consisting of approximately 300 pages, with Appendix was provided to UH in February 2012.

UH began the process of evaluating and refining its Master Plans, and projects selecting an additional consultant to prepare a more detailed environmental assessment covering its proposed use for the 282.305 acres portion of the former MGD site. UH anticipates completing the procurement for the contractor in 2018.

Attached as **Exhibit B** is a summary report of UH's progress, projected permits, and excerpts from the 300 page report with UH's red markings to serve as UH's update to its proposed Master Plan for the 282.305 acres.

**Exhibit B** also serves as support for UH's request for a management right of entry permit.

DCCA VERIFICATION:

N/A - government agencies are not required to register with DCCA

APPLICANTS  
REQUIREMENTS:

The February 23, 2007, agenda item D-6 Board submittal, which is attached and labelled **Exhibit C**, provided that Applicant UH should process and obtain a subdivision of the parcels at Applicant's own cost and provide survey maps and descriptions according to State DAGS standards, at Applicant's own cost. These requirements have been completed. The Applicant also was required to obtain an Environmental Assessment, which was commenced in 2011, with a draft provided to UH in 2012. An updated EA is projected for 2018.

REMARKS:

Background

The February 23, 2007, agenda item D-6 Board submittal provides a detailed summary of the parcel history (see attached **Exhibit C**). That history is briefly recapped here with focus upon the UH

parcels.

For nearly forty years the subject Waimanalo site was used for dairy purposes. Beginning in 1967, General Lease No. S-4101 covering 196 acres (TMK: (1) 4-1-008:080 and (1) 4-1-026:004) was issued to L.W. Campos Ranch, Ltd., for dairy purposes.

Then, by way of assignment in 1969 Foremost Dairies Hawaii, Ltd. (Foremost) acquired the leased premises. Also, revocable permits covering 139 acres (TMK: (1) 4-1-008:005) for pasture purposes were issued to Foremost to support its expansion of the dairy operation.

On September 4, 1997, the Southern Food Group, L.P. (Southern) dba Meadow Gold Dairies, Inc., by assignment, acquired the premises demised under General Lease No. S-4101 and the pasture permit areas. On July 31, 2002, Southern, in downsizing the dairy operation, canceled its pasture permits. Subsequently, Southern decided to discontinue its Waimanalo dairy operation and on August 12, 2005, General Lease No. S-4101 was canceled.

The 282.305 acre portion consisting of TMKs (1) 4-1-008:005, 080 (por.) and (1) 4-1-026:004 of the former MGD site requested for lease by UH is located adjacent to UH's 127-acre Waimanalo Agricultural Experimental Station set aside to UH by Governor's Executive Order No. 3786.

A direct lease of the 282.305 acres to UH is permissible under Section 171-95 (a)(2), Hawaii Revised Statutes, as amended, which states, "(a) Notwithstanding any limitations to the contrary, the board of land and natural resources may, without public auction: (2) Lease to the governments, agencies, public utilities and renewable energy producers public lands for terms up to, but not in excess of, sixty-five years at such rental and on such other terms and conditions as the board may determine...."

#### Management Right-of-Entry

In the 2007 Board submittal, agenda item D-6 (**Exhibit C**), UH did not request Board approval for a Management Right-of-Entry Permit (ROE) for land management and maintenance purposes, but UH now seeks such approval from the Board. The authority for a ROE is §171-55, HRS, as amended which provides for the issuance of a permit for temporary occupancy of state land, or an interest therein.

Subsequent to the February 23, 2007 Board meeting, and following Board approval, TMKs (1) 4-1-008:080 and (1) 4-1-026:004 parcels were subdivided into two lots, Lot A for UH and Lot B for DHHL, with Easement A over Lot A in favor of Lot B.<sup>1</sup> See **Exhibit A-2** map herein.

On February 14, 2017, the subdivision maps and surveys were revised (see attached **Exhibit A-2** for survey map). Thereafter, during much of 2017 the DAGS survey section continued to update

---

1-The City and County of Honolulu has not yet assigned new tax maps keys to Lots A and B.

the maps and survey descriptions, and final maps and surveys are still pending, but expected completed soon.

Later in 2017, at its June 23, 2017 Board meeting, under agenda item D-7, the Board approved the Easement A over Lot A in favor of Lot B with a grant of Perpetual, Non-exclusive Easement to DHHL for access purposes over a portion of (1) 4-1-008:080, the UH Lot A, consisting of approximately 1.290 acres, more or less. See attached Board submittal labeled **Exhibit D**.

### Evaluation

In year 2007, UH did not request Board approval for a Management Right of Entry Permit. Since the Board required UH to conduct an environmental assessment, and since UH will have many consultants and contractors entering the parcel on its behalf in the future for the purpose of UH's use, maintenance, and management plans, and since it may take some time to process the direct lease of the parcel to UH, the Land Division returns now to the Board to request approval to provide a Management Right of Entry Permit, in accordance with §171-55, HRS, as amended, for UH to manage and maintain the parcel until a direct lease is issued to UH.

**Exhibit B** serves as UH's update of its Waimanalo Master Plan and is presented in this submittal to inform the Board of UH's progress on the parcels, UH's proposed plans for the parcels and the projected time table for such plans. As indicated in Exhibit B, various State and County permits are planned, and each will require UH having a Management Right of Entry Permit to effectuate UH's planning and permitting.

Exhibit B, under the Excerpt section, notes that UH CTAHR's Cooperative Extension Service will utilize the acres which are the subject of this Board submittal to further its "various activities and programs which leverage the fruit of the [UH] station's research including the Waimanalo Learning Center, built around activities designed to educate visitors and kamaaina in organic food production e.g. Farm to Fork / Pond to Plate / FARMacy / Food as Medicine Concepts, Agro-Tourism / Sustainability, Traditional Knowledge -- `Ike Kupuna / Mālama `Āina / Aloha `Āina, Farm tours, Aquaponics technology, Organic gardening, Hawaiian Medicine, Tiny Home Living, as well as collaboration with KCC Culinary and GoFarm programs."

Exhibit B also indicates that, among other things, the acres are planned to be used for "[e]arly career farmer for training and business incubation in collaboration with partners like GoFarm – expansion of the existing GoFarm program at the existing Waimanalo Experiment Station to provide the next phase which will be longer in duration of training with larger individual plot responsibilities than current phases (AgSchool, AgPro, AgIncubator, and AgBusiness)."

### Conclusion

A ROE is necessary in furtherance of the various items UH must perform prior to DLNR issuing a direct lease to UH. **Exhibit B** demonstrates significant progress on the part of UH towards meeting



the February 23, 2007 Land Board requirements (**Exhibit C**) upon UH. Land staff recommends the issuance of a Management Right of Entry Permit so that UH may proceed forward to use, maintain and manage the parcels, with the end result of a direct Lease to UH.

AGENCY COMMENTS:

Comments were solicited from the State Departments of DLNR-Historic Preservation (HP), Hawaiian Home Lands (DHHL), University of Hawaii (UH), Agribusiness Development Corporation (ADC), the Office of Hawaiian Affairs (OHA) and the City and County of Honolulu Departments of Planning and Permitting (DPP), and the Board of Water Supply (BWS). The following comments were received:

Agency	Comment
DLNR- Historic Preservation (SHPD)	SHPD comments are provided in Exhibit E to this submittal.
Department of Hawaiian Home Lands (DHHL)	DHHL has no comment.
Office of Hawaiian Affairs (OHA)	OHA has no comments or concerns with this Board submittal at this time. UH appears to have good plans for the parcel, and that an updated EA will be forthcoming in the future, which OHA looks forward to reviewing.
University of Hawaii-CTAHR (UH)	UH has no objection to this Board submittal, but notes that the Management Right of Entry will be subject to UH review and conforming to UH policies and conditions for real property agreements, and subject to possible Board of Regents approval.
Agribusiness Development Corporation (ADC)	ADC has no comment.
City and County of Honolulu- Department of Planning and Permitting (DPP)	DPP has no objection to this Board submittal as it approved the subdivision in March 2017.
Board of Water Supply (BWS)	BWS has no objection to this Board submittal, but defers comments regarding water availability to the proposed parcels until further notice by the developer.



RECOMMENDATION: That the Board:

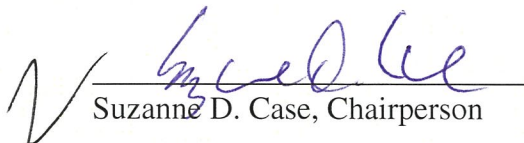
1. Amend its prior action of February 23, 2007, item D-6, by revising paragraph 1 of the Recommendation and adding paragraph e. to read as follows:
  - “e. Grant a Management Right of Entry Permit to UH, its consultants, contractors, and/or persons acting for or on its behalf, over the subject lands, under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
    1. The standard terms and conditions of the most current maintenance, management and construction right-of-entry form, as may be amended from time to time;
    2. The management right-of-entry permit is effective as of the date of December 8, 2017, and upon Land Board approval, and shall continue until the direct lease is issued; and
    3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the intentions of the State.”

Respectfully Submitted,



Kim E. Miller  
Supervising Land Agent

APPROVED FOR SUBMITTAL:



Suzanne D. Case, Chairperson

BLNR- Issue Management Right  
Of Entry Permit to UH  
Pending Direct Lease

December 8, 2017

# EXHIBIT A-1, A-2

**Maps (A-1 and A-2) showing portion of Government (Crown)  
Lands of Waimanalo situated at Koolaupoko, Waimanalo, Oahu,  
identified as TMK:1/4-1-08:005 and 080 (por.) and 1/4-1-26:004**

**EXHIBIT A-1, A-2**



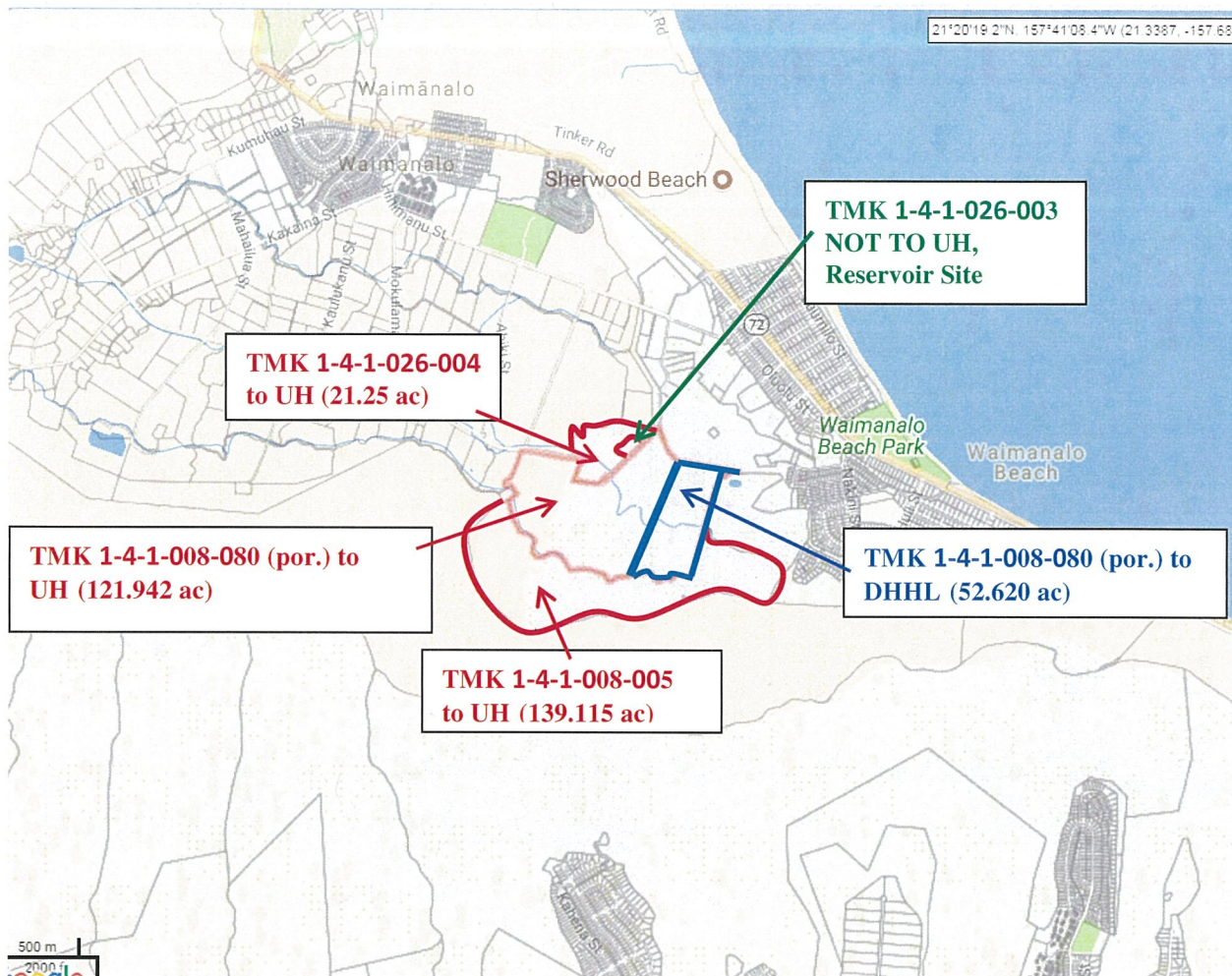


EXHIBIT A-1





# EXHIBIT B

**Summary Report of UH's  
Progress, Projected Permits, and  
Excerpts from the 300 page  
2012 Kimura International report  
With UH's red markings to serve as its  
Updated Plans to  
Waimanalo Research Station Master Plan**

**EXHIBIT B**



*Introduction to current review and revision process of the Waimanalo Research Station Master Plan, 2018 Update.*

*This document represents a working draft to update revisions to the “2012 Waimanalo Research Station Master Plan, Draft Environmental Assessment (master plan).” This is an interim report of the master plan, provided here for the Department of Land and Natural Resources (DLNR) Land Board as a portion of the supporting materials for a request of a lease agreement, and related permits pertaining to the former Waimanalo Meadow Gold Dairy (MGD) property.*

*Since the early 2000’s the College of Tropical Agriculture and Human Resources (CTAHR) has shared mutual interests with DLNR, Department of Hawaiian Homelands (DHHL) and the community in the acquisition of MGD for greater public benefit to support agriculture. There have been many starts and stops along the way with the most recent hiatus caused the DHHL’s pending subdivision, now approved. During the intervening period of 5 to 6 years between the first draft master plan and the latest iteration, 2012 draft master plan, there have been many changes in faculty staffing and program realignment as well as several changes in the college’s administration all of which requires updates to the draft.*

*At the moment CTAHR is set to begin restarting an approximate year-long master planning process. It starts with obtaining funding to retain consultants to refresh the master plan and conduct a new set of meetings to update the master plan in the coming months, including adding an additional overview to encompass the existing Waimanalo Experiment Station with MGD land as part of contiguous 400-acre agricultural station. Below is an edited outline from the 2012 master plan which will provide a direction and framework for new master-planning sessions.*

*A fully revised 2018 Update, Waimanalo Research Station Master Plan, Draft Environmental Assessment (master plan) will be the product at the end of this process that will be submitted as part of the updated Environment Assessment. Some edit notes of changes and updates are indicated in **red text** to mark subjects for further discussions, explorations and due diligences during these new planning sessions as well as consultant’s facilitations, coordination’s and due diligences concerning any approvals, permits or other regulatory protocols. These editorial markups may not be exhaustive or nor may they encompass the full scope of all future revisions or outcomes of future planning meetings. Below is the truncated text of the edited markup of the 2012 Master Plan and attached is the original 2012 Waimanalo Research Station Master Plan, Draft Environmental Assessment (master plan) for your reference.*

<b>Waimanalo Research Station Meadow Gold Plan- Environmental Permits and Approvals Planned</b>			
	<b>Agency to Work with</b>	<b>Project Timeline</b>	<b>UH Proposed Budget Planning</b>
<b>Federal</b>			
Dept. of Army Permit (work involving waters of the US- Inoaole stream, Maunawili Ditch, Kailua Ditch or wetlands on the property)	Dept. of Army, US Army Engineer District, Regulatory Branch	N.A.	No planned projects to discharge or fill waterways
<b>State</b>			
Environmental Assessment (Chp. 343)-Procure contractor to evaluate and update 2012 Kimura International draft Environmental Assessment (Phase I) / conduct community hearings and meetings	UH CTAHR- work with UH Contractor	2018	\$350,000
HRS Chp. 6E review Historic archaeological monitoring plan approval	DLNR- Historic Preservation	2012	Completed in 2012 draft EA
Section 401 Water Quality Certification for work involving discharge of fill in waters of the US	Dept. of Health- Clean Water Branch	2018-2019	N.A.
NPDES permits for storm water associated with construction activity (as needed)	Dept. of Health- Clean Water Branch	2020-2021	\$500-\$1,000
Coordination for use of agricultural water	Dept of Agriculture	2019-2020	\$1,500

BLNR- Issue Management Right  
Of Entry Permit to UH  
Pending Direct Lease

13

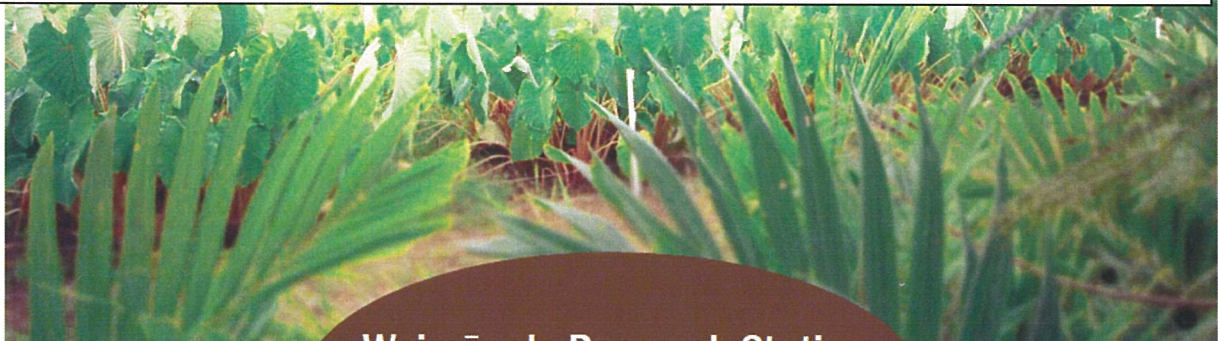
December 8, 2017

For development of new water sources	DLNR- Commission on Water Reserve Management	2019-2023	No plans at this time
<b>City and County of Honolulu</b>			
Building grubbing and grading permits construction plan approval, etc. design phase	Dept Planning and Permit	2018-2023	<b>\$300,000 - 4 acres</b>

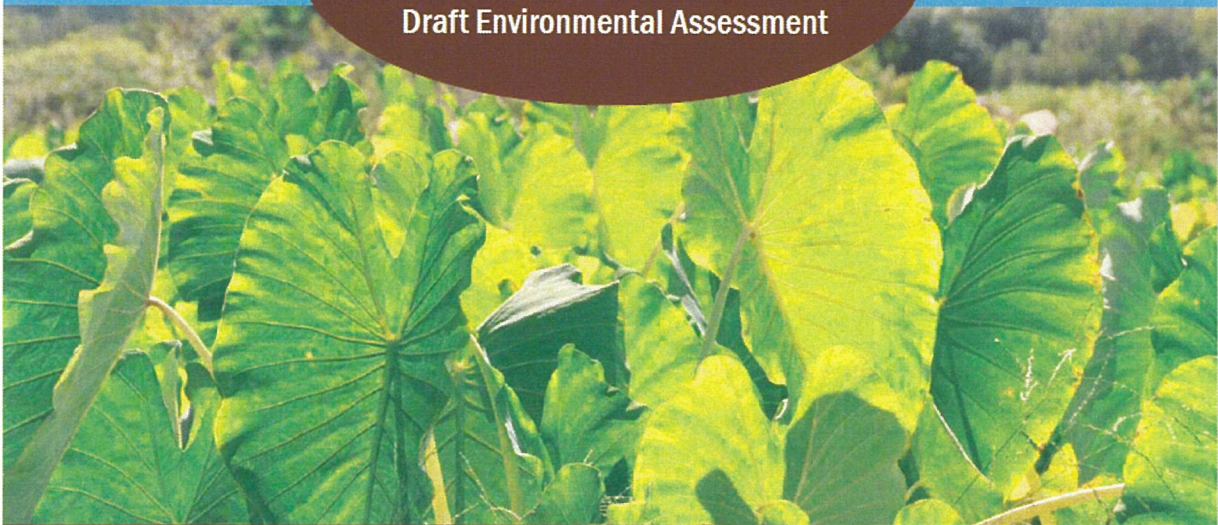




**EXCERPT OF** original 2012 Draft Master Plan (Prepared by Kimura International, with Appendix (approx. 300 pages ) **with University of Hawaii red marks to indicate revised plans.** A new consultant will be procured for the 2018 Update master plan, pending funding



**Waimānalo Research Station  
Master Plan**  
Draft Environmental Assessment



University of Hawai'i at Mānoa College of Tropical Agriculture and Human Resources  
February 2012

2018 Revisions outlines (red text) are under consideration to original 2012 Draft Master (Prepared by Kimura International). A new consultant preparing for the 2018 Update master plan is to be determined, and pending funding.

Waimānalo Research Station Master Plan  
Draft Environmental Assessment

Table of Contents

**Table of Contents**

<u>Section</u>	<u>Page</u>
<b>EXECUTIVE SUMMARY</b>	
<b>1 PROJECT DESCRIPTION</b>	
1.1 Introduction.....	1-3
1.2 The Project Site.....	1-3
1.3 CTAHR Background .....	1-6
1.3.1 Cooperative Extension Service (CES).....	1-6
1.3.2 Existing Waimānalo Agricultural Research Station .....	1-6
1.3.3 CTAHR Departments.....	1-7
1.4 Proposed Action.....	1-7
1.5 Possible Environmental Permits and Approvals.....	1-1
<b>2 ALTERNATIVES INCLUDING THE PROPOSED ACTION</b>	
2.1 Alternatives Considered.....	2-1
2.2 No-Action Alternative .....	2-1
2.3 Master Plan Alternatives.....	2-1
2.3.1 Alternative 1.....	2-2
2.3.2 Alternative 2.....	2-2
2.3.3 Alternative 3.....	2-2
2.4 Preferred Alternative: Hybrid Plan .....	2-6
2.4.1 Land Use Components .....	2-6
2.4.2 Proposed Circulation.....	2-9
2.4.3 Integration with Existing Waimānalo Research Station .....	2-11
2.5 Project Phasing.....	2-11
<b>3 AFFECTED ENVIRONMENT, IMPACTS AND MITIGATION</b>	
3.1 Introduction.....	3-1
3.2 Physical Environment .....	3-1
3.2.1 Location .....	3-1
3.2.2 Project Site History .....	3-1
3.2.3 Existing and Adjacent Land Uses .....	3-3
3.2.4 Geology and Topography .....	3-8
3.2.5 Soils.....	3-8
3.2.6 Climate and Air Quality.....	3-11
3.2.7 Natural Hazards .....	3-13
3.2.8 Hydrology .....	3-15
3.2.9 Noise .....	3-17



Waimānalo Research Station Master Plan  
Draft Environmental Assessment

Table of Contents

<u>Section</u>	<u>Page</u>
3.3 Biological Environment.....	3-18
3.3.1 Botanical Resources.....	3-19
3.3.2 Avifauna and Mammals.....	3-21
3.4 Socio-Economic Environment.....	3-22
3.4.1 Existing Conditions.....	3-22
3.4.2 Archaeological, Historic, and Cultural Resources.....	3-24
3.5 Utilities and Infrastructure.....	3-28
3.5.1 Potable Water.....	3-28
3.5.2 Sanitary Sewer.....	3-29
3.5.3 Electrical and Telephone.....	3-30
3.5.4 Drainage.....	3-30
3.5.5 Solid and Hazardous Wastes.....	3-32
3.6 Traffic.....	3-32
3.6.1 Existing Conditions.....	3-32
3.6.2 Impacts and Mitigation.....	3-32
3.7 Public Services and Facilities.....	3-33
3.7.1 Police, Fire and Emergency Services.....	3-33
3.7.2 Schools and Parks.....	3-34
<b>4 CONSISTENCY WITH EXISTING PLANS, POLICIES AND CONTROLS</b>	
4.1 State of Hawai'i.....	4-1
4.1.1 Hawai'i State Plan.....	4-1
4.1.2 State Land Use Classification.....	4-2
4.1.3 Coastal Zone Management.....	4-1
4.1.4 Department of Hawaiian Home Lands Waimānalo Regional Plan.....	4-4
4.2 City and County of Honolulu.....	4-5
4.2.1 County General Plan.....	4-5
4.2.2 Ko'olaupoko Sustainable Communities Plan.....	4-5
4.2.3 County Zoning.....	4-6
4.2.4 Special Management Area.....	4-9
4.3 Other Considerations.....	4-9
4.3.1 Unavoidable Adverse Effects.....	4-9
4.3.2 Energy Requirements and Conservation Potential of Various Alternatives and Mitigation Measures.....	4-9
4.3.3 Relationship of Short-Term Uses and Long-Term Productivity.....	4-9
4.3.4 Irretrievable and Irreversible Resource Commitments.....	4-9
<b>5 DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING THE CHAPTER 343 HRS DETERMINATION</b>	
5.1 Chapter 343 HRS Determination.....	5-1

**Waimānalo Research Station Master Plan**  
Draft Environmental Assessment

**Table of Contents**

5.2	Chapter 343 Hawai'i Revised Statutes Significance Criteria .....	5-1
-----	--	-----

**6 REFERENCES**

**7 PERSONS AND AGENCIES INVOLVED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

7.1	Agencies and Organizations Contacted .....	7-1
7.2	Comments Received During Pre-Assessment Consultation .....	7-3

**APPENDICES**

- A. Biological Surveys Conducted for the University of Hawai'i, College of Tropical Agriculture and Human Resources, Waimānalo Research Station.  
Reginald E. David, Rana Biological Consulting and Eric Guinther, AECOS Consultants, January 14, 2012
- B. Archaeological Literature Review and Field Inspection of the Approximately 280-Acre CTAHR Waimānalo Experiment Station, Waimānalo Ahupua'a, Ko'olaupoko District, O'ahu Island, TMK: [1] 4-1-008:005, 080 por: and 4-1-026:004, Cultural Surveys Hawai'i, October 2010
- C. Cultural Impact Assessment for the Waimānalo Experiment Station Project, Waimānalo Ahupua'a, Ko'olaupoko District, O'ahu Island, TMK: [1] 4-1-008:005, 080 por: and 4-1-026:004, Cultural Surveys Hawai'i, November 2011
- D. Traffic Impact Assessment (letter report), Julian Ng, Inc., February 3, 2012

**LIST OF FIGURES**

<u>Figure</u>		<u>Page</u>
1	Location Map.....	1-4
2	TMK.....	1-5
3	Proposed Master Plan .....	1-9
4	Alternative 1.....	2-3
5	Alternative 2.....	2-4
6	Alternative 3.....	2-5
7	Land Ownership.....	3-7
8	Site Elevation.....	3-9
9	Soils.....	3-10
10	ALISH.....	3-12
11	Flood Insurance Rate Map (FIRM).....	3-14



# 1 PROJECT DESCRIPTION

## 1.1 INTRODUCTION

The University of Hawai‘i at Mānoa, College of Tropical Agriculture and Human Resources (CTAHR) has master planned a 283 [281??? Check final subdivision acreage to reconcile with official recordation] -acre site in Waimānalo, O‘ahu, Hawai‘i for a proposed Waimānalo Research Station (Figure 1). The project site is owned by the State of Hawai‘i, Department of Land and Natural Resources (DLNR), and is proposed for lease to the University of Hawai‘i (UH) CTAHR.

The project involves use of a State-owned property, and master plan improvements are likely to utilize State and other public funds and resources. As such, Chapter 343, Hawai‘i Revised Statutes (HRS) is triggered, requiring the preparation of an Environmental Assessment. This Draft Environmental Assessment (EA) for the Waimānalo Research Station Master Plan meets the environmental guidelines and requirements of Chapter 343, HRS, as well as Act 241, Session Laws of Hawai‘i (SLH) 1992, and Chapter 200 of Title 11, Department of Health (DOH) Administrative rules, “Environmental Impact Statement Rules.”

## 1.2 THE PROJECT SITE

The project site, identified as TMK 4-1-008:005, 080 (por.) and 4-1-026:004 (Figure 2), is a 283-acre State-owned property that has been used for ranching and dairy farming over the past 50 years. The project site, as well as the adjacent area labeled “Proposed Wong Farm” in Figure 1, was most recently leased to Meadow Gold Dairies between 1997 and 2001 for its dairy operations. After closing its Waimānalo operations in 2001, Meadow Gold completed a thorough remediation and clean-up of the property, in accordance with its lease and Department of Health (DOH) regulations. The remediation effort, which was completed in 2002, was complicated by several factors, including the discovery of construction debris and asbestos containing material that had been dumped on site without authorization by a previous lessee. Meadow Gold was also left with remediating approximately 21 acres of the property that had been subleased over a 15-year period to Universal Synergenics (Unisyn). This area was used by Unisyn for a waste conversion operation. Prior to its closure, Unisyn’s operation became the subject of a number of lawsuits due in part to strong odors generated by its waste conversion activities. When Unisyn went out of business in 1999, it was unable to complete the clean up of its subleased land, and master lessee Meadow Gold was tasked with finishing the job. The DOH gave Meadow Gold final approval for its clean-up activities in 2002.

The area shown on Figure 1 as the “Proposed Wong Farm” was part of the original Meadow Gold Dairies site, but is not part of the current project area. This area is the planned relocation site for another State lessee which is being displaced for a 200-unit, Department of Hawaiian Home Lands subdivision. The Wong Farm will be relocating from its current site immediately to the east. CTAHR will obtain an easement through the Wong Farm parcel to provide vehicular

access to the far eastern end of the future research station. A more detailed history of the property is provided in Chapter 3 of this EA.

### 1.3 CTAHR BACKGROUND

The project proponent, the College of Tropical Agriculture and Human Resources (CTAHR), is a unit within the University of Hawai'i at Mānoa campus. CTAHR's stated mission is ~~the~~ *"preparation of students and all citizens of Hawai'i for life in the global community through research and educational programs supporting tropical agricultural systems that foster viable communities, a diversified economy, and a healthy environment."* [ to be revised to current mission statement: *"The College of Tropical Agriculture and Human Resources creates and delivers knowledge that supports and strengthens families, agricultural and food systems, and the natural environment. We educate and serve the people of Hawai'i and those from around the world with integrity and excellence"*] CTAHR's vision is to actively help Hawai'i diversify its economy, ensure a sustainable environment, and strengthen its communities, and to be the premier resource for tropical agricultural systems and natural resource management in the Asia Pacific region. .[ to be revised to current vision statement: *The College of Tropical Agriculture and Human Resources provides exceptional education, research, and extension programs in tropical agriculture and food systems, family and consumer science, and natural resource management for Hawai'i and the international community. We cultivate innovative scientific inquiry, solve real world challenges, and provide experiential learning in an interdisciplinary setting with global impacts"*]

The proposed research station will support CTAHR's animal science and agricultural research programs, as well as its cooperative extension services which provide science-based information and educational programs to the public.

#### 1.3.1 Cooperative Extension Service (CES)

The proposed research station would be an expansion of the existing, 128-acre Waimānalo Agricultural Research Station, one of three existing Cooperative Extension Service (CES) research stations on Oahu. In addition to Waimānalo, CES research stations are located at Waiale'e in Haleiwa, and Poamoho in central Oahu. CES also has several extension offices and operates an Urban Garden Center in Pearl City.

CES agents and specialists conduct applied research and provide educational workshops covering topics in agriculture, home economics, family living, nutrition, and health. Popular agricultural programs on O'ahu include the Master Gardener's program, Urban Garden Centers, and the Agricultural Diagnostic Service Center (ADSC). CES demonstration and research projects cover organic and sustainable agriculture, food production, forestry, rainwater catchment, livestock production, and natural resource management, invasive species management, and renewable energy. *The CES's various activities and programs leverage the fruit of the station's research including the Waimanalo Learning Center, built around activities designed to educate visitors and kamaaina in organic food production (e.g. Farm to Fork / Pond to Plate / FARMacy / Food as Medicine Concepts, Agro-Tourism / Sustainability, Traditional Knowledge - `Ike Kupuna / Mālama `Āina / Aloha `Āina, Farm tours, Aquaponics technology, Organic gardening, Hawaiian Medicine, Tiny Home Living, as well as collaboration with KCC Culinary*



and GoFarm programs.

### 1.3.2 Existing Waimanalo Agricultural Research Station

The existing Waimānalo Agricultural Research Station was established by the University of Hawai‘i in 1950 on abandoned sugar cane land. Over its history, the station has made significant contributions to local agriculture. Crop improvement has long been a strong focus of the station and many vegetable, fruit and ornamental crops have been developed and released to the farming community. Important crops developed at the station include the “Hawaiian Supersweet” varieties of sweet corn, which have are well adapted for sustainable production in the tropics and can be grown without the use of pesticides. **New food crop researchers in breeder will continue to explore and expand the new genomic tools to increase food production.**

Ongoing activities at the Waimānalo Agricultural Research Station include biotechnology, conventional farming, organic farming, and integrated pest management. Current issues include development of bioenergy crops for local fuel protection, **cost effective agriculture for pest exclusion, increasing yield and improving quality of crops.** The use of trees to reduce greenhouse gas, the effectiveness of beneficial insects to control insect pests, and the use of native plants to reduce erosion **are additive benefits.** Organic farming has also expanded at the existing research station, with over ten acres of farming plots.

### 1.3.3 CTAHR Departments

The College of Tropical Agriculture and Human Resources is comprised of several departments, each with their own areas of study and research. The expanded Waimānalo Research Station will provide a venue for research and demonstration projects initiated by CTAHR faculty, staff and students. For example, the college’s Department of Human Nutrition, Food and Animal Sciences (HNFAS) focuses on developing and disseminating science-based information to promote sustainable food production and animal systems appropriate for the Pacific Region. Potential research station activities include small scale, sustainable animal farming, silvopasture (combining forestry and grazing of domesticated animals), and areas to test sustainable and profitable agricultural and food production.

CTAHR’s Natural Resources and Environmental Management (NREM) department emphasizes management of natural resources, and managing agricultural and forestry systems, watersheds, and landscapes in an ecologically sound manner. The master plan identifies areas for native forest restoration, and watershed management. Other research and demonstration activities that could be pursued include soil and water conservation practices, best management practices for animal wastes, home wastewater treatment, stormwater management, rainwater catchment, solar and wind power, organic gardening and composting.

CTAHR’s Department of Tropical Plant and Soil Sciences (TPSS) focuses on important plant and soil issues with the goal of responsible management of land, water, and crops. Potential



research activities at the station may focus on biotechnology and production technologies to enhance and sustain food production, assure a safe food supply and development of environmentally sound production and soil restoration systems.

Another CTAHR department, Plant and Environmental Protection Sciences (PEPS), focuses on plant pathology, entomology, and integrated pest management. The CES Agricultural Diagnostic Service Center (ADSC) conducts diagnostic tests for plant disease, pests and soil analysis. The master plan identifies areas of the site for entomology and invasive species research to support these types of activities.

## 1.4 PROPOSED ACTION

The proposed action is the implementation of the Waimānalo Research Station Master Plan, which will provides a venue for CTAHR research and development initiatives over a 20+ year period. These initiatives will focus on sustainable agriculture and natural resource management through an ecosystems approach, integrating crop and animal production and utilizing renewable energy sources.

The proposed master plan, shown on Figure 3, designates areas for the following land uses. Additional examples of activities in each category are listed on the figure.

1. ~~Integrated Food Production Research~~-Early career farmer for training and business incubation in collaboration with partners like GoFarm – expansion of the existing GoFarm program at the existing Waimanalo Experiment Station to provide the next phase which will be longer in duration of training with larger individual plot responsibilities than current phases (AgSchool, AgPro, AgIncubator, and AgBusiness)
2. **. Integrated Animals/Livestock Food Production Research** -- small animal and plant research facilities, and later transition to cattle, sheep, goats, horses, swine, poultry as industry needs dictates. ~~No large scale animal raising.~~
3. **Forestry**--watershed management, native forest restoration. These would be located on the steeper sloped areas of the site.
4. **Entomology**--insect and pathogen colonization, stream biodiversity, native insect restoration.
5. **Archaeology**—archaeological preserve around Pueo Heiau and other cultural sites.
6. **Plants/Biofuel Crops**—biofuel crops, irrigation studies, groundwater impacts, rainwater harvesting, etc.
7. **Floraculture Arboretum**—to showcase and research plants of Hawai‘i and the Pacific. (Old Fruit Tree Arboretum site located on Ewa/Mauka corner of existing Waimanalo Experiment Station is a site in consideration as a possible site for education center, learning center or charter school)

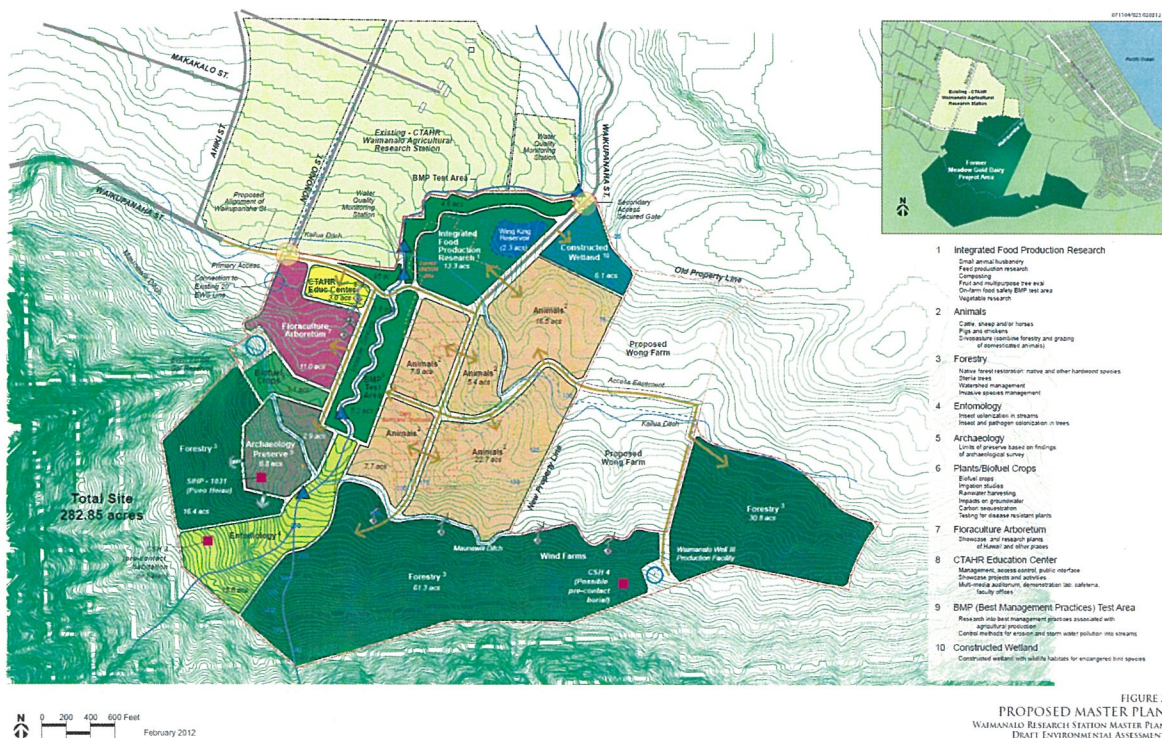
8. **Education/Extension**--Showcasing CTAHR projects and activities, public education and technical assistance, including 4-H, Master Gardening, Community Nutrition, etc.

9. **BMP Test Area**—research into best management practices associated with agricultural production, issues involving stormwater and erosion control, watershed management, stream water quality.

10. **Constructed Wetland**—constructed wetland with habitats for endangered bird species. (Army Crop of Engineers to review and provide designation)

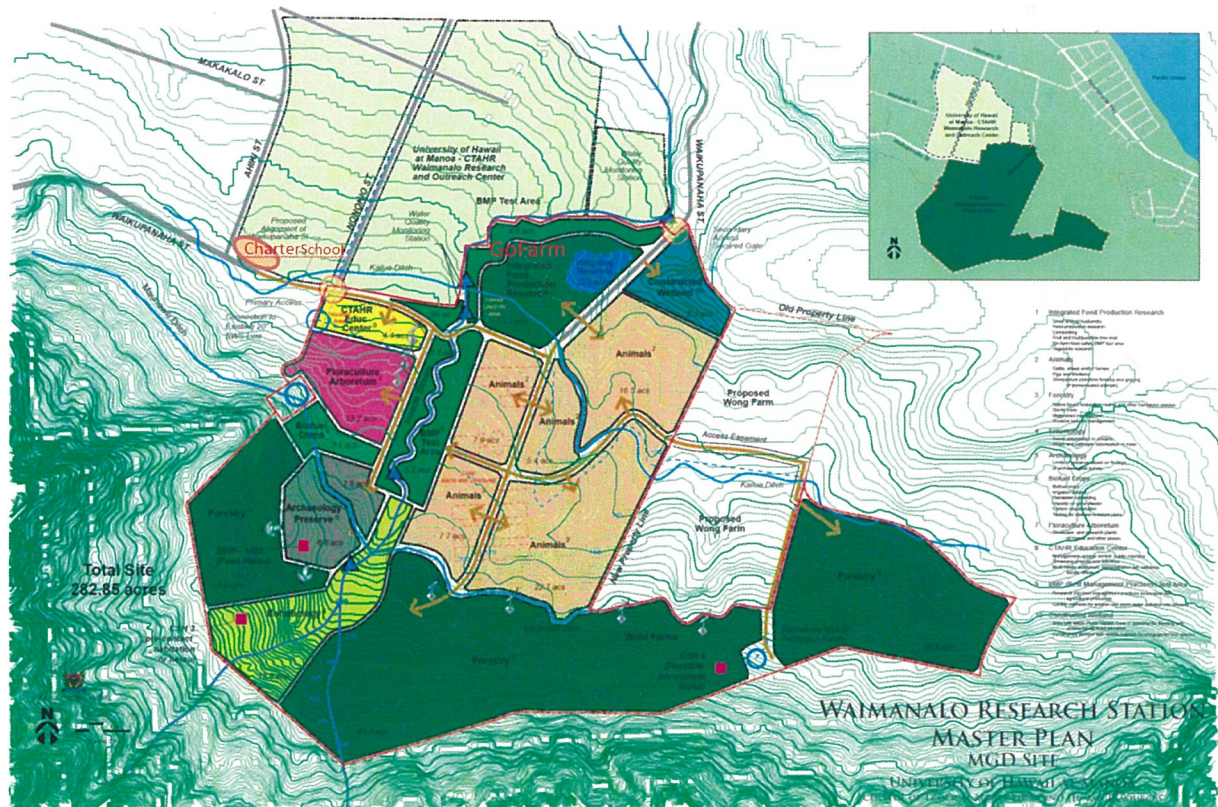
The research station will also include housing for the research station manager and possibly some temporary quarters for research personnel. The location of each land use component is based on the suitability of the physical terrain and its compatibility and relationship to surrounding uses. The location and size of these land use components is intended to be conceptual, with flexible boundaries in order to be responsive to user needs and changing conditions. The intent is to provide a long-range guide to siting future activities in appropriate areas of the property, while retaining maximum flexibility for ongoing use of the site. Actual implementation of research projects and activities will be determined by CTAHR, and will depend largely on the availability and timing of programmatic and research and development funds.

(Top: 2012 Master Plan. Requires new graphics to indicate GoFarm space allocation to be near or at “Integrated Food Production Research” plot area)





Temporary Revised 2018 Update Master Plan subject to change (below) Note: Charter School is exploring a site.



Enlarger interim 2018 Update Master Plan







## 2 ALTERNATIVES INCLUDING THE PROPOSED ACTION

### 2.1 ALTERNATIVES CONSIDERED

This chapter discusses three alternatives that were developed during the master planning process, and the preferred alternative, which is a “hybrid” or composite plan. The no action alternative is also described below.

- No Action
  - Alternative 1
  - Alternative 2
  - Alternative 3
  - Preferred Alternative: Hybrid Plan
- Preferred Alternative: Hybrid Plan, 2018 Update

### 2.2 NO-ACTION ALTERNATIVE

The “No Action” alternative assumes the status quo. Under this alternative, the CTAHR would not lease or utilize the 283-acre, former Meadow Gold site. The property, owned by the State, would remain in its current, unused state, but could be leased to another state agency in the future. CTAHR’s existing Waimānalo Agricultural Research Station would continue to operate, and its activities would be limited to ongoing activities. There would be limited area for expansion of research or the pursuit of new research initiatives or demonstration projects. CTAHR’s Waiale‘e Research Station in Haleiwa is planned to close within the **next few months\* or few years. (\*on-going negotiations will settle a more definitive timeframe by the time this master plan is finalized.)** At that time, there would be no other research station that could accommodate the research and animals (sheep) at that station.

### 2.3 MASTER PLAN ALTERNATIVES

During the planning process, CTAHR faculty members and researchers were consulted about potential land uses for the property over the next 20 to 25 years. The uses that were identified represent both an expansion of ongoing projects, and new initiatives that further CTAHR’s long term vision to diversify Hawai‘i’s economy, ensure a sustainable environment, and to strengthen local communities.

Three master plan alternatives were developed. All three plans included the same basic components—an educational center area, arboretum, areas for plant cultivation and livestock, and forestry use in the steeper areas of the property. In each of the alternatives, the areas around Ino‘aole Stream were identified as a best management practices (BMP) test and demonstration area, and a constructed wetland was included as an environmental and educational component.

All plans identified an archaeological preserve in the area around the Pueo Heiau. All roadways through the master plan area would be unpaved, agricultural roads, in order to maintain the rural environment. The alternatives differed slightly in the location of the components, specifically where the educational center area was in relation to the entry to the property, the size and configuration of the BMP test area, and the location and clustering of plant and animal areas. After reviewing the alternatives, the preferred alternative was developed as a “hybrid” plan, which arranged the components in the most desirable and appropriate combination. The three alternatives are shown in Figures 4, 5 and 6. The following highlights the primary differences between each alternative.

### **2.3.1 Alternative 1**

- Educational center is in the center of the entire complex for easy access and control of surrounding plots
- Arboretum is adjacent to educational center as a showplace for plants
- Animal areas are consolidated on flat to sloping topography across from the Educational Center and account for 42.3 acres
- Plants are located surrounding the educational center
- Archaeological preserve on land where heiau and other agricultural terraces are located, area not fixed but can expand based on findings
- Upper steeply sloping areas are allocated for forestry

### **2.3.2 Alternative 2**

- Educational center and arboretum are cited together in a central location, but on opposite sides of a proposed agricultural road
- Rather than consolidating fields for animals and plants, this alternative mixes smaller agricultural and animal fields as a way of promoting sustainable plant and animal farming practices
- Animals are also allocated to an area on the steeper slopes near the archaeological preserve and account for 62.1 acres
- Forestry areas are the same as Alternative 1 on steeper slopes
- A formalized BMP test area is proposed on the banks of Ino‘aole Stream with test areas stationed at strategic points

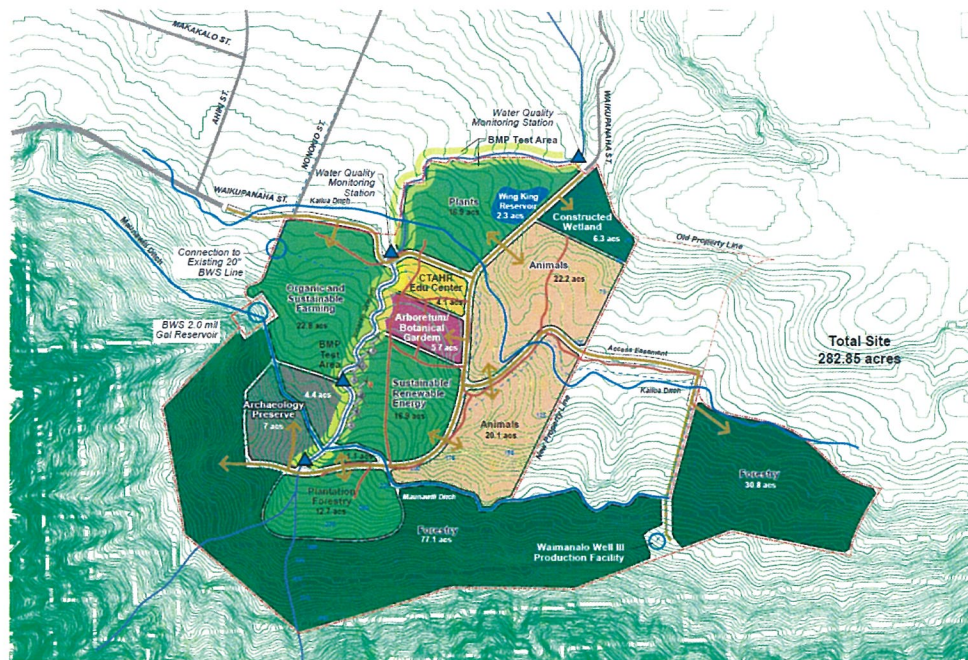
### **2.3.3 Alternative 3**

- The educational center and arboretum are located on the eastern boundary of the site at the junction of Waikupanaha and Nonokio St (actually an agricultural road for the existing CTAHR)
- The educational center is positioned to function as a control center for security



- Unlike the other alternatives, only 36.4 acres are allocated to animals and more land is allocated to crops

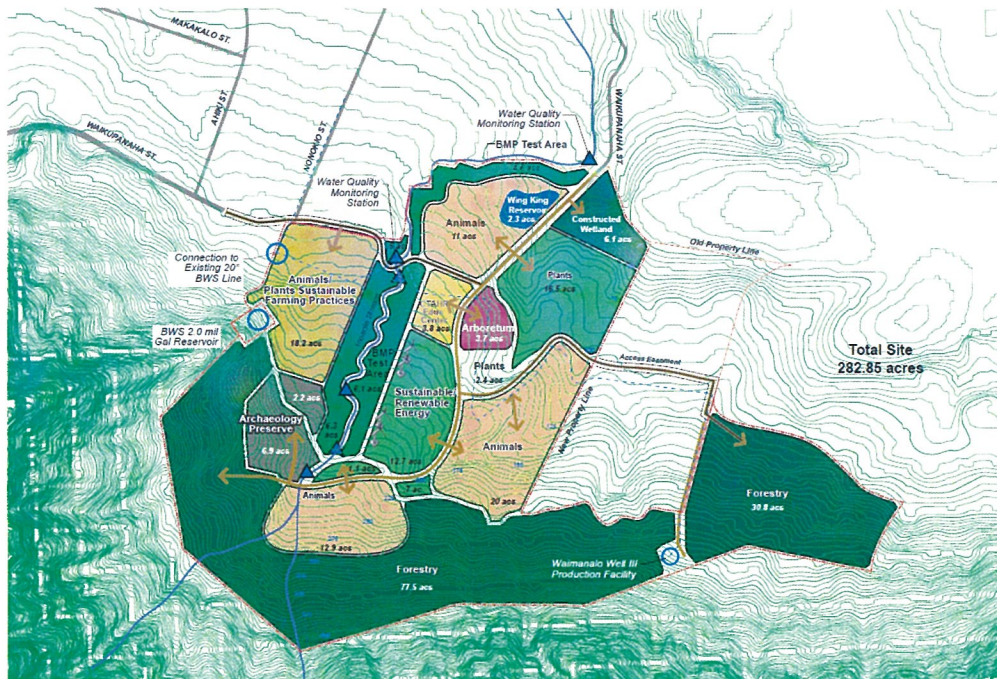
**2.4 Preferred Alternative: Hybrid Plan (2017-18 Update)** new narrative based on new planning sessions in 2018 with new cohort of faculty, staff and stakeholders to revise master plan.



N  
0 200 400 800 Feet  
February 2012

FIGURE 4  
ALTERNATIVE 1  
WAIMANALO RESEARCH STATION MASTER PLAN  
DRAFT ENVIRONMENTAL ASSESSMENT





N 0 200 400 800 Feet  
February 2012

FIGURE 5  
ALTERNATIVE 2  
WAIMANALO RESEARCH STATION MASTER PLAN  
DRAFT ENVIRONMENTAL ASSESSMENT



N 0 200 400 800 Feet  
February 2012

FIGURE 6  
ALTERNATIVE 3  
WAIMANALO RESEARCH STATION MASTER PLAN  
DRAFT ENVIRONMENTAL ASSESSMENT



**[Reserved Map - Preferred Alternative: Hybrid Plan, 2018 Update]**

**2.4 PREFERRED ALTERNATIVE: HYBRID PLAN (to be revised for 2018 Update)**

The preferred alternative is a hybrid plan that combines elements from the three original alternatives. The preferred alternative incorporates Alternative 3's location of the educational center and arboretum on the west side of Ino'aole Stream. This was done in order to give it high visibility and accessibility for visitors arriving from the west on Waikupanaha Street. The arboretum area was extended in the makai direction, to provide a physical buffer between the educational center and the adjacent farm property. This was done in response to privacy concerns raised by this adjacent lessee during the planning phase.

Rather than mixing plants and animals throughout the property, as was done in Alternatives 2 and 3, the preferred plan designates a large, contiguous area for animals/livestock on the eastern side of the site. This was done to provide maximum flexibility for animal raising and research. A 13.3 acre area was specifically identified for integrated food production and research. This could encompass a wide range of farming and research activity related to both plants and animals. As the hybrid plan was being refined, more detailed information was obtained from CTAHR about potential land uses. Therefore, the preferred plan identifies several specific potential uses (e.g., biofuel crops, entomology) that were not mentioned in the original alternatives. Future wind farms, which were located in the central area of the site for the three alternatives, was relocated to the steeper, mauka areas to avoid taking up flat, cultivatable land. The preferred alternative also adds a secondary access gate at the northern side of the property, at Waikupanaha Street.

The master plan identifies general geographic areas of the site for various land uses. However, the exact location of future activities and when they are implemented will depend on the specific initiatives pursued by CTAHR, as well as if and when project funding becomes available. In that regard, the master plan is intended to be flexible and can be modified to meet changing needs.

**2.4.1 Land Use Components (subject to change or revised w/other program descriptions as an outcome of new planning sessions.)**

**CTHAR Educational Center.** The educational center is located at a proposed extension of Waikupanaha Street on the western side of the project site. This location would function as a center for management, access control and public interface. By locating the center at the western edge of the project, public access and security to the fields can be managed at a single point. Waikupanaha at the eastern side of the property would be gated. (See circulation). The center can take any form depending upon program grants and funds. A visitor center could be included to showcase the projects and activities being conducted on the property with a multi-media auditorium, demonstration lab, cafeteria and faculty offices.

Another concept being proposed by CTAHR faculty is a center for sustainable development,

which would conduct collaborative, multidisciplinary research on the best management practices to meet food and energy needs. Potential research areas include renewable energy (bio energy, wind, solar), sustainable food production (integrated crop management, organic farming, animal husbandry), and natural resource management (forestry, water harvesting/hydrology, soil conservation). The facility could include public engagement areas such as a learning center, demonstration labs, farmer/producer information center, farm stand, farm-to-table restaurant, seed and plant store, farm/field experiment tours, and other exhibits.

This educational center complex could consist of one or several new permanent structures, or a series of pre-fabricated, temporary structures with interior spaces customized to research project needs. Whatever physical form the center takes, the goal is to provide a venue for both research and outreach programs that engage and educate the public on sustainable agriculture and renewable energy (bioenergy research component to be revised depending on funding).

**Arboretum.** A new arboretum to replace the existing one at the Waimānalo Agricultural Research Station is proposed on the mauka side of the educational center. The new arboretum and the center are collocated for easy public access.

A botanical urban garden similar to CTAHR's Pearl City Urban Garden is another possible use on the site. The botanical garden could also be located near and tied to the heiau and Hawaiian cultural area discussed below. (Indigenous or native plant germplasma under consideration depending on partnerships or third party collaborations)

**Archaeology Preserve.** Preliminary surveys indicate that a heiau and other artifacts are located on the foothill near Ino'aole Stream. The preferred plan has set aside a 6.8-acre archaeological preserve around Pueo Heiau. The archaeological preserve can also be expanded further to include additional cultural sites in the distant mauka portion of the project area, as was recommended in the Cultural Impact Assessment (Appendix C). CTAHR is willing to work cooperatively with the UH Hawaiian Studies Program and the SHPD to maintain public access to Pueo Heiau for future restoration and/or educational activities.

**Plants.** Land areas designated for plants are located in the central part of the property. The topography in these locations range from 0% to 20% slope and are suitable for crop production. These crop-designated areas would provide an expansion area for ongoing field research at the existing Waimānalo Agricultural Research Station. Some of the plant-related uses proposed include cultivation of bioenergy crops, testing for disease resistant crops, integrated food production research, composting, fruit and multi-purpose tree evaluation, vegetable research and others. The existing Waimānalo research station includes certified organic acreage, and it would be appropriate to expand these activities to the new research station as well. However, large scale industrial farming is not envisioned. No activities involving genetically modified taro will occur at the site. Beginning farmer training program(s) such as GoFarm will use plots to produce limited crops for markets as per program design for Agri-business experience.



**Forestry.** The mauka areas of the project area will be designated for forestry. Lower slope areas (maximum 20% slope) could support ongoing CTAHR activities such as native forest restoration, production of native and hardwoods (e.g., mahogany, teak, rosewood), watershed management and invasive species management. With the additional acreage, timber could be sold to wood workers to generate revenues for various university programs.

Other potential uses include ongoing development of “sterile trees,” i.e., landscape trees that don’t produce fruit or seeds to minimize nuisance littering and address concerns about the spread of invasive (non-native) species. The lower slope areas could also be used for expanding investigation into biofuel crops to increase Hawai‘i’s energy security and reduce dependence on foreign oil. In 2011, CTAHR was awarded a \$6 million grant from the U.S. Department of Energy to increase Hawai‘i’s energy security using locally produced renewable energy. Other possible activities include rainwater harvesting, irrigation studies, and wind farm research. Any wind farm activity would be for a demonstration project or educational initiative, rather than a large scale commercial operation.

The moderate to higher slope areas of the site (greater than 20% slope) would be appropriate for research on invasive species (weed) control and various ecological restoration efforts (e.g., native species restoration, conservation forestry, watershed planning).

**Entomology – Insects.** An area for research into insect and pathogen colonization on trees would be conducted over the area designated for forestry. In addition, a portion of Ino‘aole Stream would be studied for insect colonization in streams.

**Animals/Livestock.** Lands on the eastern side of the property which range from 0% to 30% slope are designated for animals or livestock. The intent is to support small scale livestock on a non-commercial scale, primarily to demonstrate sustainable farming and best management practices. Potential animals on site include swine (pigs), poultry (chickens), and small ruminants (sheep, goats), cattle (beef and dairy) and possibly horses. As a rough estimate, total number of animals on-site would be in the range of about 60 sheep/goats, 20 pigs, and 60\* cows. (\* anticipate lower headcount of cows depending on resources or appropriate funding or industry needs)

CTAHR staff have estimated that approximately 50 to 75 acres (likely less acres) of fenced pasture lands would be needed for extensive animal species—cattle, sheep goats and/or horses. Ideally, the land should be continuous and subdivided into 2 to 3-acre paddocks. Each paddock would need potable water and access to shelter or a secured facility which the animals can be moved into the paddocks can be designed like a wagon wheel with central water and surrounding paddocks. Research would be conducted in self-contained, temporary structures adjoining the paddocks. Paddock design subject to consultant’s recommendations and review.

About 3 to 4 acres will be utilized for a confined animal facility, i.e., swine or poultry, including a building and compost management. This building would be more “permanent,” compared to

the facilities for grazing animals that can be more easily rotated. The swine/poultry facility will incorporate an environmentally-friendly, self-contained dry litter system developed in Korea. A similar system is part of a current CTAHR pilot project on the Big Island. The composting area would be sufficient to handle waste from all livestock activities and slaughter activity on site.

There would be no other waste treatment methods such as swine lagoons.

Associated facilities may include a small research/slaughter facility, a security office, and farm manager housing. Multi-purpose classrooms and meeting rooms could also be included.

Traditionally, livestock and agriculture activities have been kept in separate areas, but current, sustainable trends are to integrate these components. Silvopastoral systems involve combining and integrating forestry and grazing of domesticated animals in a mutually beneficial way.

Advantages of a properly managed silvopasture operation include enhanced soil protection and increased long-term income due to the simultaneous production of trees and grazing animals.

CTAHR intends to establish and showcase sustainable silvopastoral systems on a small scale.

**BMP Test Area.** The areas on either side of Ino‘aole Stream are designated for testing Best Management Practices (BMP) associated with agricultural production. The intent is to use this area to conduct research on how to control erosion and storm water pollution in streams in an ecologically-oriented approach. This concept should have support within the Waimānalo community, as there have been expressed concerns that much of the stream and nearshore water pollution has historically been due to agricultural use within the watershed.

**Constructed Wetland.** The area on the makai side of the property opposite Wing King Reservoir is proposed as a constructed wetland. The constructed wetland could be both an educational area and a demonstration area for wildlife habitat restoration and ecological methods of flood control. **This area is likely cutoff and isolated from the station due to easement with Wong Farm subdivision and likely to remain dormant for conservation studies, no restorations planned.**

## 2.4.2 Proposed Circulation

The circulation network within the property would consist of agriculture roads built with gravel base course and ford crossings over streams and irrigation ditches. This is consistent with the primary intent of the site as an agricultural use. The primary point of entry to the site would be an extension of Waikupanaha Street at the intersection of Nonokio Street, on the western side of the project site. From this point the road would travel east and cross Ino‘aole Stream at the existing ford crossing. This road would intersect the existing segment of Waikupanaha Street. Before the Waikupanaha road extension crosses Ino‘aole Stream, a road heading mauka would provide access to the arboretum and archaeological preserve. On the eastern side of Ino‘aole Stream, the road would extend Waikupanaha up mauka to provide access to the agricultural fields and forestry areas. Access to the forestry area on the eastern side of the property would be provided by a road that crosses the proposed Wong Farm parcel and leads to the Waimānalo Well III facility.





Rather than construct a bridge or culvert over Ino‘aole Stream, the plan recommends using the existing ford crossing, shown in the photo above.

Although Ino‘aole Stream appears to be intermittent through the property, in major rainfall events, the stream has the potential to overtop the crossing and prevent safe access to the agricultural fields. However, in such situations, access to the agricultural fields would be provided by the secondary access gate on the eastern side of Waikupanaha Street.

#### **2.4.3 Estimated Research Station Staff and Visitors (far future vision for Visitor Center)**

Rough estimates of research station staff and visitors were developed during the planning process. These estimates provide a basis for discussion of potential impacts in Chapter 3, in particular, traffic and utility (water, sewer) impacts.

The master plan area will be a research farm, not a production farm, and therefore most personnel on site will be researchers or visitors with an interest in the ongoing research. Unlike a commercial farm, there will not be high volumes truck traffic, and there will not be mass hauling of livestock off the property. Occasional animal hauling can be done via the east end of Waikupanaha Street to minimize impacts to residents on the west end.

Permanent research station personnel will include one on-site station manager and **envisions** 10 full-time staff. **Staffing, however will to be determined after the college’s strategic planning and master plan sessions in 2018 and conclusions of other possible program realignments.** CTAHR faculty and students conducting research at the station will regularly be on the site. Their numbers will depend on what type of research is being conducted at any given time, but have been estimated at 15 CTAHR Principal Investigators, each with two graduate assistants, visiting once a week. This would result in  $3 \times 15 = 45$  visitors/week.

Other visiting individuals or small groups may come to the site occasionally. Regular university classes will not be conducted at the station, though classes may come for an occasional site visit, estimated at once a semester. To estimate class visitations, it was assumed that during each semester, up to three CTAHR courses would include a one-day field visit. Assuming each class has 50 students, the number of visitors would be: 50 students x 3 classes = 150 student visitors/semester. Most of these visitors will come via bus or carpool, not individual vehicles. It is expected that extension and public education classes, such as a Master Gardener classes, would be held at the education center. A typical class would be similar to those held at the Pearl City Urban Garden Center, possibly involving a maximum of 20 persons visiting once a week for six months.

The research station will also host occasional community events which will involve large volumes of traffic. For example, the existing Waimānalo Agricultural Research Station holds an annual corn field day with attendance at 30 to 40 persons. In previous years, the station has held a community field day, with up to 100 persons attending. This has occurred approximately every three to four years; but with the expanded research station, the field days may increase in frequency up to twice a year.

#### **2.4.4 Integration With Existing Waimānalo Agricultural Research Station (to be revised with new expanded comprehensive description pending new master planning sessions)**

The master plan is limited to the 283-acre, former Meadow Gold Dairies site, but the intent is to integrate the functions and activities at the proposed Waimānalo Research Station with the existing research station, allowing it to function as one. Many of the proposed activities are already occurring at the existing research station. The new research station will allow many of these ongoing projects to continue and expand to maximize their potential benefit. The expanded station will also provide an opportunity for closer collaboration between CTAHR's research and extension staffs. This may result in research topics that are more applicable and practical, and provide CTAHR extension agents and farmers with an opportunity to interact and exchange ideas with researchers. The expanded acreage will also provide the flexibility for more efficient use of both properties. For example, relocating the arboretum to the new site can free up acreage at the existing station for crop production. The integration of both research stations may also open up new opportunities such as marketing of farm products to establish an agribusiness program for CTAHR students.



# EXHIBIT C

**Board Action of February 23, 2007, item D-6, as amended : Issuance of a Direct Lease to the University of Hawaii, College of Tropical Agriculture and Human Resources, Fee Simple Conveyance of State Land to the Department of Hawaiian Home Lands and Amend Prior Board Action of September 25, 1998 (Agenda Item D-17), and May 9, 1997 (Agenda Item D-26), Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4 -1-08: 5, 79 and 80, and (1) 4-1-26: 4**



D-6  
**AMENDED**

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

February 23, 2007

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF: 05OD-245

OAHU

Issuance of a Direct Lease to the University of Hawaii, College of Tropical Agriculture and Human Resources, Fee Simple Conveyance of State Land to the Department of Hawaiian Home Lands and Amend Prior Board Action of September 25, 1998 (Agenda Item D-17), and May 9, 1997 (Agenda Item D-26), Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4-1-08: 5, 79 and 80, and (1) 4-1-26: 4

APPLICANTS:

University of Hawaii, College of Tropical Agriculture and Human Resources, by its Board of Regents (UH) and the Department of Hawaiian Home Lands, by its Hawaiian Homes Commission (DHHL).

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government (Crown) Lands of Waimanalo situated at Koolaupoko, Waimanalo, Oahu, identified by Tax Map Keys: (1) 4-1-08: 5, 79 and 80 and (1) 4-1-26: 4, as shown on the attached map labeled Exhibit A.

AREA:

Former Meadow Gold Dairies, Inc. (MGD) site (1) 4-1-08: 5 and 80, and (1) 4-1-26: 4; area of 335 acres, more or less (283 acres - lease to UH and 52 acres - conveyance to DHHL).

General Lease No. S-5376 (GL No. S-5376) (1) 4-1-08: 79; area of 52 acres, more or less (conveyance to DHHL).

Remnant (1) 4-1-08: adjacent to 79; area of 0.226 acres, more or less (conveyance to DHHL).

ZONING:

State Land Use District: Agricultural  
City and County of Honolulu CZO: AG-1, restricted agricultural and AG-2, general agricultural

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act.

*as Amended*  
APPROVED BY THE BOARD OF  
LAND AND NATURAL RESOURCES  
AT ITS MEETING HELD ON  
*February 22 2007*

**EXHIBIT C**

*D-6*



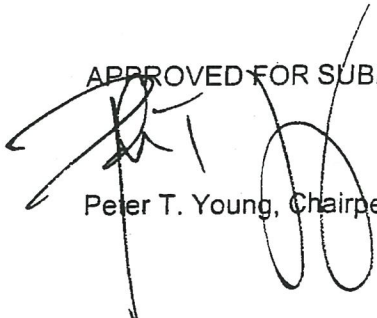
- d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the fee simple conveyance of the subject 104 acres, more or less, to DHHL, subject to the following:
  - a. The standard terms and conditions of the most current land patent grant document form, as may be amended from time to time.
  - b. The land shall be conveyed as is.
  - c. Authorize the application of the subject 104 acres of State-owned land upon its conveyance to DHHL as an acre for acre reduction of the remaining acreage to be conveyed to DHHL in partial satisfaction of the Settlement Agreement between the State and DHHL.
  - d. Review and approval by the Department of the Attorney General.
  - e. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Amend the Board's prior action of September 25, 1998, under agenda item D-17, to convey all 52 acres, more or less, under the operation of GL No. S-5376 to DHHL.
4. Amend the Board's prior action of May 9, 1997, under agenda item D-26, by deleting "Fair Market Value" from the description under Consideration.

Respectfully Submitted,



Gary Martin  
Land Agent

APPROVED FOR SUBMITTAL:



Peter T. Young, Chairperson

Approved As Amended as follows:

1. Recommendation 1, 3rd line: Delete "the subject 283 acres, more or less, " and replace with "TMK: (1) 4-1-26:4 and (1) 4-1-08: Portion 5 and Portion 80. Exact area to be worked out between UH and DHHL."
2. Recommendation 2, 3rd line: Delete "the subject 104 acres, more or less, " and replace with "TMK: (1) 4-1-08: Portion 5 and Portion 80. Exact area to be worked out between UH and DHHL."
3. Recommendation 2c, 1st line: Delete "of the subject 104 acres."

TMK: (1) 4-1-08: 5 and water pipeline and access over TMK: (1) 4-1-08: 5, 79 and 80 and (1) 4-1-26: 4, which are currently covered under a right-of-entry issued to BWS.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

UH portion – UH has begun the process of selecting a consultant to prepare an environmental assessment covering its proposed use for the 283-acre portion of the former MGD site.

DHHL portion – This request before the Board to transfer the ownership of State land is an administrative action and does not constitute a use of State land or funds, and therefore, is exempt from the provisions of Chapter 343, Hawaii Revised Statutes, as amended. Inasmuch as the Chapter 343 environmental requirements apply to the Applicant's use of the land, the Applicant shall be responsible for compliance with Chapter 343, Hawaii Revised Statutes, as amended.

DCCA VERIFICATION:

Not applicable as government agencies are not required to register with DCCA.

APPLICANTS REQUIREMENTS:

Applicants shall be required to:

- 1) Process and obtain subdivision at Applicants' own cost.
- 2) Provide survey maps and descriptions according to State DAGS standards at Applicants' own cost.

REMARKS:

For nearly forty years the subject Waimanalo site was used for dairy purposes. Beginning in 1967, General Lease No. S-4101 covering 196 acres (TMK: (1) 4-1-08: 80 and (1) 4-1-26: 4) was issued to L.W. Campos Ranch, Ltd., for dairy purposes.

Then, by way of assignment in 1969, Foremost Dairies Hawaii, Ltd. (Foremost) acquired the leased premises. Also, revocable permits covering 139 acres (TMK: (1) 4-1-08: 5) for pasture purposes were issued to Foremost to support its expansion of the dairy operation.

On September 4, 1997, the Southern Food Group, L.P. (Southern) dba Meadow Gold Dairies, Inc., by assignment, acquired the premises demised under General Lease No. S-4101 and the pasture permit areas. On July 31, 2002, Southern, in downsizing the dairy operation, canceled its pasture permits. Subsequently, Southern decided to discontinue its Waimanalo dairy operation and on August 12, 2005, General Lease No. S-4101 was canceled.

The 283-acre portion (TMK: (1) 4-1-08: Portions 5 and 80 and (1) 4-1-26: 4) of the former MGD site being requested by UH is located adjacent to its 127-acre Waimanalo Agricultural Experimental Station set aside to UH by Governor's Executive Order No. 3786.

A direct lease of the 283 acres to UH is permissible under Section 171-95 (a)(2), Hawaii Revised Statutes, as amended, which states, "(a) Notwithstanding any limitations to the contrary, the board of land and natural resources may, without public auction: (2) Lease to the governments,



agencies, public utilities and renewable energy producers public lands for terms up to, but not in excess of sixty-five years at such rental and on such other terms and conditions as the board may determine ... ."

The 52-acre portion (TMK: (1) 4-1-08: Portion 80) of the former MGD site being requested by DHHL will help satisfy the high volume of demand by its native Hawaiian beneficiaries for residential homesteads in the Waimanalo area. Over 10% (840+) of its Oahu applicants are waiting for homesteads in Waimanalo, more than for any other area in the State.

Also, DHHL is requesting the fee simple title to the remaining 18 acres under the operation of GL No. S-5376 (TMK: (1) 4-1-08: 79) in addition to the 34 acres under its operation that the Board approved for conveyance to DHHL at its September 25, 1998 meeting, under agenda item D-17. Accordingly, amending the Board's prior action of September 25, 1998, to convey all 52 acres under the operation of GL No. S-5376 to DHHL would be in order. This conveyance, if approved by the Board, would be made subject to the remaining term and the conditions contained in GL No. S-5376.

DHHL estimates that it could economically develop between 150 and 200 residential lots on the 52 acres encumbered by GL No. S-5376 because it is the only area there with an existing drainage channel, and therefore, would not require major drainage improvements. The Board's approval to convey the 52-acre portion of the former MGD site to DHHL would allow DHHL to relocate the lessee's farming operation under GL No. S-5376 to the former MGD site. The lessee is receptive to such relocation because more of the 52-acre former MGD site can be cultivated compared to the 52 acres covered by GL No. S-5376

The conveyance of the 0.226-acre Remnant to DHHL is more of a housekeeping matter that involves the withdrawal of 0.226 acres from the operation of GL No. S-5376 and the subsequent conveyance of the withdrawn area to DHHL. These actions became necessary when DHHL inadvertently used a 0.226-acre portion of GL No. S-5376 as a roadway access for its adjacent homestead subdivision during the subdivision's construction in March 1997.

The Board approved the withdrawal of the 0.226 acres from GL No. S-5376 and its conveyance to DHHL at its May 9, 1997, meeting, under agenda item D-26. The Board's approval was subject to consideration for the 0.226 acres of its fair market value, to be used against whatever outstanding obligations the Department of Land and Natural Resources has with DHHL, as determined by legal settlement. The withdrawal of the area from GL No. S-5376 was completed, however, the conveyance of the withdrawn area to DHHL was not.

All the conveyances to DHHL subject to this request would be applied, on an acre for acre basis, toward reducing the remaining balance of land the State owes DHHL, pursuant to a settlement agreement involving the conveyance of 16,518 acres of State land to DHHL. Accordingly, amending the Board's prior action of May 9, 1997, by deleting "Fair Market Value" from the description under Consideration would be in order.

Comments were solicited from the State Departments of Health, Hawaiian Home Lands, Agriculture, Land and Natural Resources, Divisions of Forestry and Wildlife, and Historic Preservation, the Office of Conservation and Coastal Lands, the Office of Hawaiian Affairs and the City and County of Honolulu Departments of Planning and Permitting, Facilities Maintenance and the Board of Water Supply. The following comments were received:

Office of Hawaiian Affairs: "OHA is supportive of the use of these lands by DHHL for housing..."

Historic Preservation: "According to available documents maintained at the State Historic Preservation Division (SHPD), an archaeological inventory survey, which identified historically significant sites including a portion of the Waimanalo Ditch System (SIHP NO. 50-80-15-4042), has been conducted on a portion of the subject property (Drolet and Sinoto, 1999, Archaeological Inventory Survey DWS Well III, SHPD Rpt. No. O-1856). However, the inventory survey focused on the specific area of potential effect (APE) associated with the proposed undertaking at the time, and was not a survey of the entire subject property. In addition, available records indicate that SIHP No. 50-80-15-1031, a traditional Hawaiian heiau (e.g. Pueo Heiau), is located on the subject property.

Therefore, in order to determine whether additional historically significant sites are present on the subject property, and the effect of the proposed undertaking on known historic sites, we believe that an archaeological inventory survey is warranted. The SHPD website contains a listing of local firms (<http://www.hawaii.gov/dlnr/hpd/archcon.htm>). We recommend archaeological consultants to contact us, or, alternatively, to prepare a basic inventory survey plan (which can be forwarded to us for review) before starting the work, in order to ensure that the study meets the requirements of HAR Chapter 13-276."

CCH, Department of Planning and Permitting: "We acknowledge the right of the Department of Hawaiian Home Lands (DHHL) to override county land use controls, which place the site mostly in the AG-1 Restricted Agricultural District and also partly in the AG-2 General Agricultural District. However, the subject site appears to be outside of the Rural Community Boundary, which acts to define and contain established communities in rural areas and to protect existing agricultural areas, and in an agricultural area, where the primary use is agriculture or uses directly supportive of agriculture, according to the Koolaupoko Sustainable Community Plan. Thus, we encourage DHHL to consider using the site to provide agricultural homesteads for those DHHL beneficiaries who are interested in such opportunities."

CCH, Department of Facilities Maintenance: "We have no objections."

Board of Water Supply: "We have no objections," provided the dispositions are "subject to BWS proposed Well and Reservoir over 4-1-08: 5 and water pipeline and access over 4-1-08: 5, 79 and 80 and 4-1-26: 4."

RECOMMENDATION: That the Board:

1. Subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the issuance of a direct lease to the University of Hawaii, College of Tropical Agriculture and Human Resources covering the subject 283 acres, more or less, under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
  - a. The standard terms and conditions of the most current general lease document form, as may be amended from time to time.
  - b. Review and approval by the Department of the Attorney General.
  - c. Compliance with Chapter 343 prior to use of the site by the University.



DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

The former MGD site containing 335 acres, more or less, is vacant and unencumbered.

GL No. S-5376 to Ronald and Shirley Wong c/o Dominic and Shawn Kadooka encumbers 52 acres, more or less, for a term of 35 years, expiring on November 30, 2029. Last rental reopening occurred on December 1, 2004, the next rental reopening is scheduled for December 1, 2014. The leased area is used for cultivating corn (see remarks).

The Remnant containing 0.226 acres was inadvertently utilized by DHHL (see remarks) to provide roadway access to its adjacent subdivision.

CHARACTER OF USE:

UH Portion: Agricultural/Bioremediation research and other related University of Hawaii, College of Tropical Agricultural and Human Resources purposes.

DHHL Portion: Fee simple conveyance.

LEASE TERM (UH):

65 years

LEASE COMMENCEMENT DATE (UH):

The first day of the month to be determined by the Chairperson.

ANNUAL RENT (UH):

\$1.00 for the entire term.

METHOD OF PAYMENT (UH):

One time payment in advance.

RENTAL REOPENINGS (UH):

None

PERFORMANCE BOND (UH):

Waive

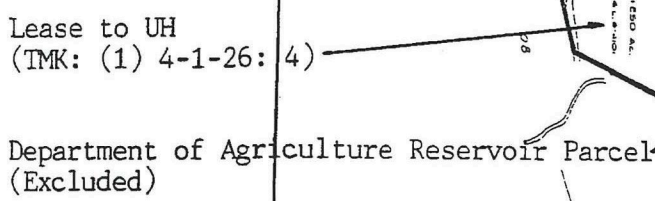
ENCUMBRANCES:

A ten foot wide easement for the Maunawili Ditch encumbers TMK: (1) 4-1-08: Portions 5 and 80.

Future encumbrances include a Board of Water Supply (BWS) proposed well and reservoir over







DEPARTMENT OF THE T&E COMMISSIONER  
 TAXATION MAPS BUREAU  
 BUREAU OF HAWAII  
 TAX MAP  
 PLANT  
 JUNE 1 1966  
 DIVISION  
 CONTAINING  
 4 1 26  
 PAGES  
 SCALE 1 IN. = 300 FT.



BLNR- Issue Management Right  
Of Entry Permit to UH  
Pending Direct Lease

December 8, 2017

# EXHIBIT D

**Board Action of June 23, 2017, item D-7, as amended : Grant of Perpetual Non-Exclusive Easement to Department of Hawaiian Home Lands (DHHL) for Access Purposes, Koolaupoko, Waimanalo, Oahu, TMK: (1) 4 -1-08: 80**

**EXHIBIT D**



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

June 23, 2017

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF No.17OD-047

Oahu

Grant of Perpetual, Non-Exclusive Easement to the Department of Hawaiian Home Lands (DHHL) for Access Purposes, Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4-1-008:080, por.

APPLICANT:

Department of Hawaiian Home Lands

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government (Crown) lands of Waimanalo situated at Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4-1-008:080 por., identified on the attached maps labeled **EXHIBITS 1 and 4**.

AREA:

1.290 acres, more or less.

ZONING:

State Land Use District: Agricultural  
City & County of Honolulu LUO: AG-1, restricted agricultural

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

**EXHIBIT D**

APPROVED BY THE BOARD OF  
LAND AND NATURAL RESOURCES  
AT ITS MEETING HELD ON

June 23, 2017 *LD*

D-7

CURRENT USE STATUS:

The BLNR approved a lease to the University of Hawaii, College of Tropical Agriculture and Human Resources over the subject lands, Lot A, but the lease has not been issued. The lands are currently vacant and unencumbered. See Remarks section below.

CHARACTER OF USE:

Right, privilege and authority to construct, use, maintain and repair a right-of-way over, under and across State-owned land for access purposes.

COMMENCEMENT DATE:

To be determined by the Chairperson.

CONSIDERATION:

Gratis.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rule Section 11-200-8 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred by the Environmental Council on June 5, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing," item 46 that states, "Creation or termination of easement, covenants, or other rights in structures or land." See attached Exemption Notification attached as

**EXHIBIT 2.**

DCCA VERIFICATION:

Not applicable. The Applicant is a state agency.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- 1) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost.



REMARKS:

At its February 23, 2007 meeting, under agenda Item D-6, the Board of Land and Natural Resources (BLNR) approved the issuance of a direct lease to the University of Hawaii, College of Tropical Agriculture and Human Resources (UH) over portions of Tax Map Key: (1) 4-1-008:080, and of Tax Map Keys: (1) 4-1-008:005 and (1) 4-1-026:004 in Waimanalo, Oahu. The BLNR also approved a fee simple conveyance to DHHL of a separate portion of Tax Map Keys: (1) 4-1-008:079 and 080, also in Waimanalo, Oahu. Both dispositions were subject to satisfaction of a number of applicant requirements specified in the submittal. A copy of the prior BLNR action is attached as **EXHIBIT 3**.

One of the applicant requirements was to process and obtain subdivision approval for the dispositions at applicant's cost. To that end, on March 3, 2017, the City and County of Honolulu's Department of Planning and Permitting approved a consolidation and resubdivision of the above referenced tax maps into Lot A (143.190 acres, more or less) for a future lease to UH; and Lot B (52.620 acres, more or less) to be conveyed to DHHL, and the designation of access Easement A (1.290 acres, more or less) affecting Lot A, as shown on the survey map attached as **EXHIBIT 4**.

After the subdivision, Lot A was comprised of Tax Map Keys: (1) 4-1-008:080 por. and (1) 4-1-026:004, and Lot B was comprised of portions of Tax Map Keys: (1) 4-1-008:079 and 080.<sup>1</sup>

The subdivision map and survey records reveal that access Easement A is intended to be an encumbrance on Lot A, and an appurtenance to, and in favor of, DHHL's Lot B. However, the BLNR approval of February 23, 2007, agenda Item D-6, did not include a grant of access easement to DHHL. Staff therefore returns to the BLNR for approval of the issuance of a perpetual access easement over Lot A in favor of DHHL. The easement will be appurtenant to DHHL's Lot B, and will run with the land. DHHL requires the easement in order to access Lot B.

DHHL has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

A draft of this submittal was distributed to the agencies identified below, with the results indicated :

1-The City and County of Honolulu has not yet assigned new tax maps keys to Lots A and B.

Agency	Comment
City and County of Honolulu Department of Planning and Permitting	DPP has no objection to the proposed grant of easement. DPP approved the subdivision application (File No. 2016/SUB-199) for the proposed access easement.
DLNR- Historic Preservation	DLNR- Historic Preservation has no objection to the proposed grant of easement. DLNR- Historic Preservation requests opportunity to review any future permit applications involving ground disturbed activity.
Department of Hawaiian Home Lands	DHHL has no objection to the proposed grant of easement.
Office of Hawaiian Affairs (OHA); University of Hawaii-CTAHR (UH); Agribusiness Development Corporation- Agricultural Resource Management (ADC); City and County of Honolulu- Board of Water Supply (BWS)	No response received, thus no comment from these various government agencies.

The easement route follows along an undeveloped track that is now overgrown with vegetation on the subject lands, and improvement of the easement corridor is not anticipated. Use of the track for vehicular access has resulted in no known significant impacts, whether immediate or cumulative, to the natural, environmental and/or cultural resources in the area. As such, staff believes that the proposed use would involve negligible or no expansion or change in use of the subject area beyond that previously existing.

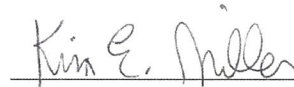
RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the issuance of a perpetual non-exclusive easement to the Department of Hawaiian Home Lands covering the subject area for access purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:



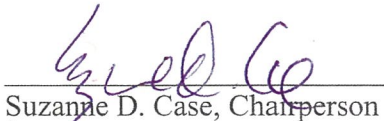
- A. The standard terms and conditions of the most current perpetual easement document form, as may be amended from time to time;
- B. The easement shall run with the land and shall inure to the benefit of the real property designated as Lot B, provided however it is specifically understood and agreed that the easement shall immediately cease to run with the land upon the termination or abandonment of the easement;
- C. Review and approval by the Department of the Attorney General; and
- D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Kim E. Miller  
Supervising Land Agent

APPROVED FOR SUBMITTAL:

  
Suzanne D. Case, Chairperson



# EXHIBIT 1



**TAX MAP KEY (1)4-1-008-080 Koolaupoko, Waimanalo, Oahu**



**EXHIBIT 1**

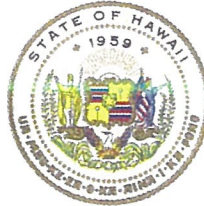




# EXHIBIT 2



DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA W. KALUHIWA  
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.  
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

June 23, 2017

**EXEMPTION NOTIFICATION**

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Grant of Perpetual, Non-Exclusive Easement to the Department of Hawaiian Home Lands (DHHL) for Access Purposes

Project / Reference No.: PSF:17OD-047

Project Location: Koolaupoko, Waimanalo, Oahu, Tax Map Key:(1) 4-1-08:080 por.

Chap. 343 Trigger(s): Use of State Land

Authorization: The Board, at its meeting of September 25, 2015, under agenda item D-17, delegated authority to the Chairperson to declare exempt those actions that are included in the Department-wide exemption list.

Exemption Class No.: In accordance with Hawaii Administrative Rule Sections 11-200-8(a)(1) & (4) and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated June 5, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No.1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing," item 46 that states, "Creation or termination of easement, covenants, or other rights in structures or land."

**EXHIBIT 2**



Project Description:

At its February 23, 2007 meeting, under agenda Item D-6, the Board of Land and Natural Resources (BLNR) approved the issuance of a direct Lease to the University of Hawaii, College of Tropical Agriculture and Human Resources (UH) over portions of tax map key: (1) 4-1-008:080, and of tax map keys: (1) 4-1-08:005 and (1)4-1-026:004 in Waimanalo, Oahu. The BLNR also approved approved a fee simple conveyance of a separate portion of tax map keys: (1) 4-1-008:079, 080, also in Waimanalo, Oahu. Both dispositions were subject to satisfaction of a number of Applicant requirements specified in the submittal subject to satisfaction of a number of Applicant requirements specified in the submittal.

The Grant of Perpetual, Non-Exclusive Easement to DHHL will be over tax map key: (1) 4-1-008:080, por.

The use of the property will remain the same and no expansion of use is proposed or planned.


Consulted Parties:

- 1- University of Hawaii - College of Tropical Agriculture and Human Resources (UH),
- 2- Office of Hawaiian Affairs(OHA),
- 3- Department of Hawaiian Home Lands (DHHL),
- 4- Department of Agriculture – Agricultural Resource Management,
- 5- Department of Land and Natural Resources- Historic Preservation,
- 6- City and County of Honolulu - Board of Water Supply (BWS), and
- 7- City and County of Honolulu - Department of Planning and Permitting (DPP).

Recommendation:

That the Chairperson finds this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

  
\_\_\_\_\_  
Suzanne D. Case, Chairperson

  
\_\_\_\_\_  
Date 6/1/17



# EXHIBIT 3



D-6  
**AMENDED**

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

February 23, 2007

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF: 05OD-245

OAHU

Issuance of a Direct Lease to the University of Hawaii, College of Tropical Agriculture and Human Resources, Fee Simple Conveyance of State Land to the Department of Hawaiian Home Lands and Amend Prior Board Action of September 25, 1998 (Agenda Item D-17), and May 9, 1997 (Agenda Item D-26), Koolaupoko, Waimanalo, Oahu, Tax Map Key: (1) 4 -1-08: 5, 79 and 80, and (1) 4-1-26: 4

APPLICANTS:

University of Hawaii, College of Tropical Agriculture and Human Resources, by its Board of Regents (UH) and the Department of Hawaiian Home Lands, by its Hawaiian Homes Commission (DHHL).

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government (Crown) Lands of Waimanalo situated at Koolaupoko, Waimanalo, Oahu, identified by Tax Map Keys: (1) 4-1-08: 5, 79 and 80 and (1) 4-1-26: 4, as shown on the attached map labeled Exhibit A.

AREA:

Former Meadow Gold Dairies, Inc. (MGD) site (1) 4-1-08: 5 and 80, and (1) 4-1-26: 4; area of 335 acres, more or less (283 acres - lease to UH and 52 acres - conveyance to DHHL).

General Lease No. S-5376 (GL No. S-5376) (1) 4-1-08: 79; area of 52 acres, more or less (conveyance to DHHL).

Remnant (1) 4-1-08: adjacent to 79; area of 0.226 acres, more or less (conveyance to DHHL).

ZONING:

State Land Use District: Agricultural  
City and County of Honolulu CZO: AG-1, restricted agricultural and AG-2, general agricultural

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act.

*as Amended*  
APPROVED BY THE BOARD OF  
LAND AND NATURAL RESOURCES  
AT ITS MEETING HELD ON  
*February 23, 2007*

**EXHIBIT 3**

*D-6*

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

The former MGD site containing 335 acres, more or less, is vacant and unencumbered.

GL No. S-5376 to Ronald and Shirley Wong c/o Dominic and Shawn Kadooka encumbers 52 acres, more or less, for a term of 35 years, expiring on November 30, 2029. Last rental reopening occurred on December 1, 2004, the next rental reopening is scheduled for December 1, 2014. The leased area is used for cultivating corn (see remarks).

The Remnant containing 0.226 acres was inadvertently utilized by DHHL (see remarks) to provide roadway access to its adjacent subdivision.

CHARACTER OF USE:

UH Portion: Agricultural/Bioremediation research and other related University of Hawaii, College of Tropical Agricultural and Human Resources purposes.

DHHL Portion: Fee simple conveyance.

LEASE TERM (UH):

65 years

LEASE COMMENCEMENT DATE (UH):

The first day of the month to be determined by the Chairperson.

ANNUAL RENT (UH):

\$1.00 for the entire term.

METHOD OF PAYMENT (UH):

One time payment in advance.

RENTAL REOPENINGS (UH):

None

PERFORMANCE BOND (UH):

Waive

ENCUMBRANCES:

A ten foot wide easement for the Maunawili Ditch encumbers TMK: (1) 4-1-08: Portions 5 and 80.

Future encumbrances include a Board of Water Supply (BWS) proposed well and reservoir over



TMK: (1) 4-1-08: 5 and water pipeline and access over TMK: (1) 4-1-08: 5, 79 and 80 and (1) 4-1-26: 4, which are currently covered under a right-of-entry issued to BWS.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

UH portion – UH has begun the process of selecting a consultant to prepare an environmental assessment covering its proposed use for the 283-acre portion of the former MGD site.

DHHL portion – This request before the Board to transfer the ownership of State land is an administrative action and does not constitute a use of State land or funds, and therefore, is exempt from the provisions of Chapter 343, Hawaii Revised Statutes, as amended. Inasmuch as the Chapter 343 environmental requirements apply to the Applicant's use of the land, the Applicant shall be responsible for compliance with Chapter 343, Hawaii Revised Statutes, as amended.

DCCA VERIFICATION:

Not applicable as government agencies are not required to register with DCCA.

APPLICANTS REQUIREMENTS:

Applicants shall be required to:

- 1) Process and obtain subdivision at Applicants' own cost.
- 2) Provide survey maps and descriptions according to State DAGS standards at Applicants' own cost.

REMARKS:

For nearly forty years the subject Waimanalo site was used for dairy purposes. Beginning in 1967, General Lease No. S-4101 covering 196 acres (TMK: (1) 4-1-08: 80 and (1) 4-1-26: 4) was issued to L.W. Campos Ranch, Ltd., for dairy purposes.

Then, by way of assignment in 1969, Foremost Dairies Hawaii, Ltd. (Foremost) acquired the leased premises. Also, revocable permits covering 139 acres (TMK: (1) 4-1-08: 5) for pasture purposes were issued to Foremost to support its expansion of the dairy operation.

On September 4, 1997, the Southern Food Group, L.P. (Southern) dba Meadow Gold Dairies, Inc., by assignment, acquired the premises demised under General Lease No. S-4101 and the pasture permit areas. On July 31, 2002, Southern, in downsizing the dairy operation, canceled its pasture permits. Subsequently, Southern decided to discontinue its Waimanalo dairy operation and on August 12, 2005, General Lease No. S-4101 was canceled.

The 283-acre portion (TMK: (1) 4-1-08: Portions 5 and 80 and (1) 4-1-26: 4) of the former MGD site being requested by UH is located adjacent to its 127-acre Waimanalo Agricultural Experimental Station set aside to UH by Governor's Executive Order No. 3786.

A direct lease of the 283 acres to UH is permissible under Section 171-95 (a)(2), Hawaii Revised Statutes, as amended, which states, "(a) Notwithstanding any limitations to the contrary, the board of land and natural resources may, without public auction: (2) Lease to the governments,

agencies, public utilities and renewable energy producers public lands for terms up to, but not in excess of sixty-five years at such rental and on such other terms and conditions as the board may determine ... ."

The 52-acre portion (TMK: (1) 4-1-08: Portion 80) of the former MGD site being requested by DHHL will help satisfy the high volume of demand by its native Hawaiian beneficiaries for residential homesteads in the Waimanalo area. Over 10% (840+) of its Oahu applicants are waiting for homesteads in Waimanalo, more than for any other area in the State.

Also, DHHL is requesting the fee simple title to the remaining 18 acres under the operation of GL No. S-5376 (TMK: (1) 4-1-08: 79) in addition to the 34 acres under its operation that the Board approved for conveyance to DHHL at its September 25, 1998 meeting, under agenda item D-17. Accordingly, amending the Board's prior action of September 25, 1998, to convey all 52 acres under the operation of GL No. S-5376 to DHHL would be in order. This conveyance, if approved by the Board, would be made subject to the remaining term and the conditions contained in GL No. S-5376.

DHHL estimates that it could economically develop between 150 and 200 residential lots on the 52 acres encumbered by GL No. S-5376 because it is the only area there with an existing drainage channel, and therefore, would not require major drainage improvements. The Board's approval to convey the 52-acre portion of the former MGD site to DHHL would allow DHHL to relocate the lessee's farming operation under GL No. S-5376 to the former MGD site. The lessee is receptive to such relocation because more of the 52-acre former MGD site can be cultivated compared to the 52 acres covered by GL No. S-5376.

The conveyance of the 0.226-acre Remnant to DHHL is more of a housekeeping matter that involves the withdrawal of 0.226 acres from the operation of GL No. S-5376 and the subsequent conveyance of the withdrawn area to DHHL. These actions became necessary when DHHL inadvertently used a 0.226-acre portion of GL No. S-5376 as a roadway access for its adjacent homestead subdivision during the subdivision's construction in March 1997.

The Board approved the withdrawal of the 0.226 acres from GL No. S-5376 and its conveyance to DHHL at its May 9, 1997, meeting, under agenda item D-26. The Board's approval was subject to consideration for the 0.226 acres of its fair market value, to be used against whatever outstanding obligations the Department of Land and Natural Resources has with DHHL, as determined by legal settlement. The withdrawal of the area from GL No. S-5376 was completed, however, the conveyance of the withdrawn area to DHHL was not.

All the conveyances to DHHL subject to this request would be applied, on an acre for acre basis, toward reducing the remaining balance of land the State owes DHHL, pursuant to a settlement agreement involving the conveyance of 16,518 acres of State land to DHHL. Accordingly, amending the Board's prior action of May 9, 1997, by deleting "Fair Market Value" from the description under Consideration would be in order.

Comments were solicited from the State Departments of Health, Hawaiian Home Lands, Agriculture, Land and Natural Resources, Divisions of Forestry and Wildlife, and Historic Preservation, the Office of Conservation and Coastal Lands, the Office of Hawaiian Affairs and the City and County of Honolulu Departments of Planning and Permitting, Facilities Maintenance and the Board of Water Supply. The following comments were received:



Office of Hawaiian Affairs: "OHA is supportive of the use of these lands by DHHL for housing..."

Historic Preservation: "According to available documents maintained at the State Historic Preservation Division (SHPD), an archaeological inventory survey, which identified historically significant sites including a portion of the Waimanalo Ditch System (SIHP NO. 50-80-15-4042), has been conducted on a portion of the subject property (Drolet and Sinoto, 1999, Archaeological Inventory Survey DWS Well III, SHPD Rpt. No. O-1856). However, the inventory survey focused on the specific area of potential effect (APE) associated with the proposed undertaking at the time, and was not a survey of the entire subject property. In addition, available records indicate that SIHP No. 50-80-15-1031, a traditional Hawaiian heiau (e.g. Pueo Heiau), is located on the subject property.

Therefore, in order to determine whether additional historically significant sites are present on the subject property, and the effect of the proposed undertaking on known historic sites, we believe that an archaeological inventory survey is warranted. The SHPD website contains a listing of local firms (<http://www.hawaii.gov/dlnr/hpd/archcon.htm>). We recommend archaeological consultants to contact us, or, alternatively, to prepare a basic inventory survey plan (which can be forwarded to us for review) before starting the work, in order to ensure that the study meets the requirements of HAR Chapter 13-276."

CCH, Department of Planning and Permitting: "We acknowledge the right of the Department of Hawaiian Home Lands (DHHL) to override county land use controls, which place the site mostly in the AG-1 Restricted Agricultural District and also partly in the AG-2 General Agricultural District. However, the subject site appears to be outside of the Rural Community Boundary, which acts to define and contain established communities in rural areas and to protect existing agricultural areas, and in an agricultural area, where the primary use is agriculture or uses directly supportive of agriculture, according to the Koolaupoko Sustainable Community Plan. Thus, we encourage DHHL to consider using the site to provide agricultural homesteads for those DHHL beneficiaries who are interested in such opportunities."

CCH, Department of Facilities Maintenance: "We have no objections."

Board of Water Supply: "We have no objections," provided the dispositions are "subject to BWS proposed Well and Reservoir over 4-1-08: 5 and water pipeline and access over 4-1-08: 5, 79 and 80 and 4-1-26: 4."

RECOMMENDATION: That the Board:

1. Subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the issuance of a direct lease to the University of Hawaii, College of Tropical Agriculture and Human Resources covering the subject 283 acres, more or less, under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
  - a. The standard terms and conditions of the most current general lease document form, as may be amended from time to time.
  - b. Review and approval by the Department of the Attorney General.
  - c. Compliance with Chapter 343 prior to use of the site by the University.

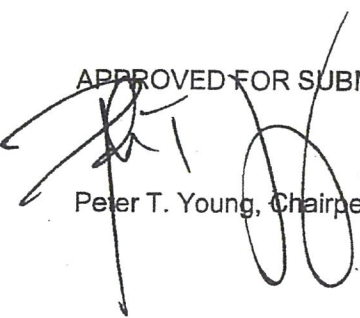
- d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Subject to the Applicant fulfilling all of the Applicant requirements listed above, authorize the fee simple conveyance of the subject 104 acres, more or less, to DHHL, subject to the following:
  - a. The standard terms and conditions of the most current land patent grant document form, as may be amended from time to time.
  - b. The land shall be conveyed as is.
  - c. Authorize the application of the subject 104 acres of State-owned land upon its conveyance to DHHL as an acre for acre reduction of the remaining acreage to be conveyed to DHHL in partial satisfaction of the Settlement Agreement between the State and DHHL.
  - d. Review and approval by the Department of the Attorney General.
  - e. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Amend the Board's prior action of September 25, 1998, under agenda item D-17, to convey all 52 acres, more or less, under the operation of GL No. S-5376 to DHHL.
4. Amend the Board's prior action of May 9, 1997, under agenda item D-26, by deleting "Fair Market Value" from the description under Consideration.

Respectfully Submitted,



Gary Martin  
Land Agent

APPROVED FOR SUBMITTAL:

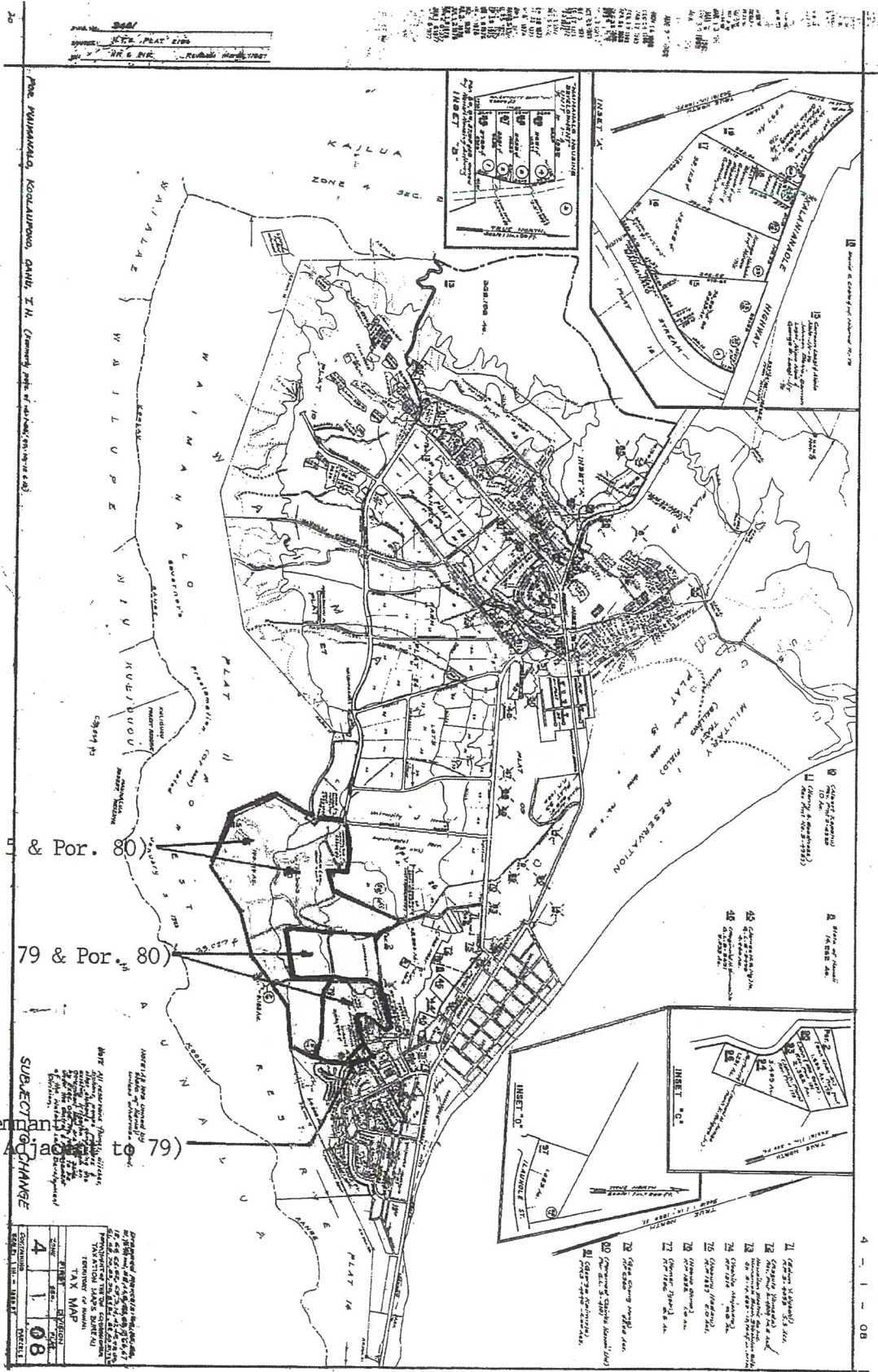


Peter T. Young, Chairperson

Approved As Amended as follows:

1. Recommendation 1, 3rd line: Delete "the subject 283 acres, more or less, " and replace with "TMK: (1) 4-1-26:4 and (1) 4-1-08: Portion 5 and Portion 80. Exact area to be worked out between UH and DHHL."
2. Recommendation 2, 3rd line: Delete "the subject 104 acres, more or less, " and replace with "TMK: (1) 4-1-08: Portion 5 and Portion 80. Exact area to be worked out between UH and DHHL."
3. Recommendation 2c, 1st Line: Delete "of the subject 104 acres."





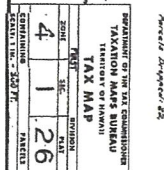
Lease to UH  
(TMK: (1) 4-1-08: 5 & Por. 80)

Convey to DHHL  
(TMK: (1) 4-1-08: 79 & Por. 80)

Convey to DHHL (Remnant)  
(TMK: (1) 4-1-08: 79 & Por. 80)

SUBJECT TO CHANGE

4	1	08
TAX MAP		
PREPARED BY THE BUREAU OF LAND MANAGEMENT, HAWAIIAN LAND COMMISSION, HONOLULU, HAWAII		





# EXHIBIT 4

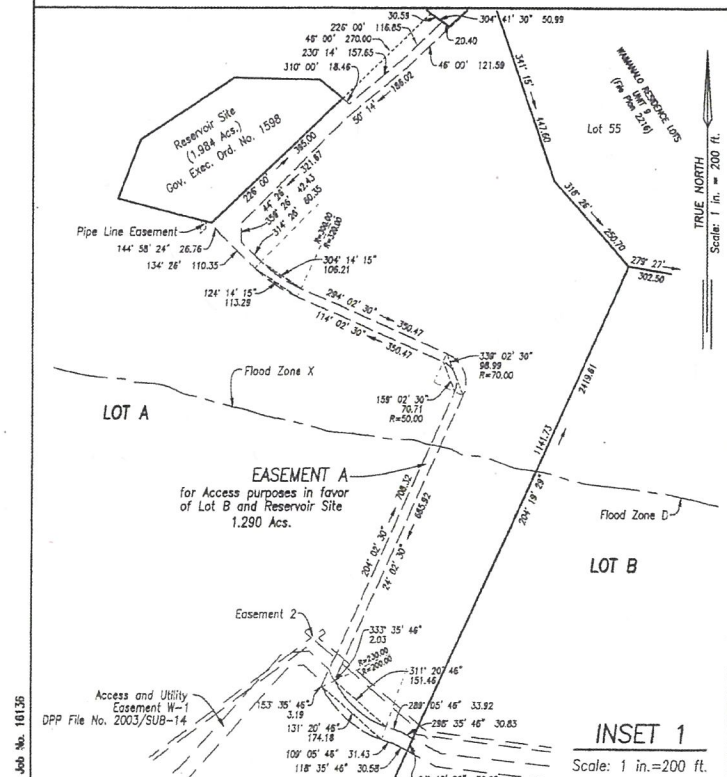
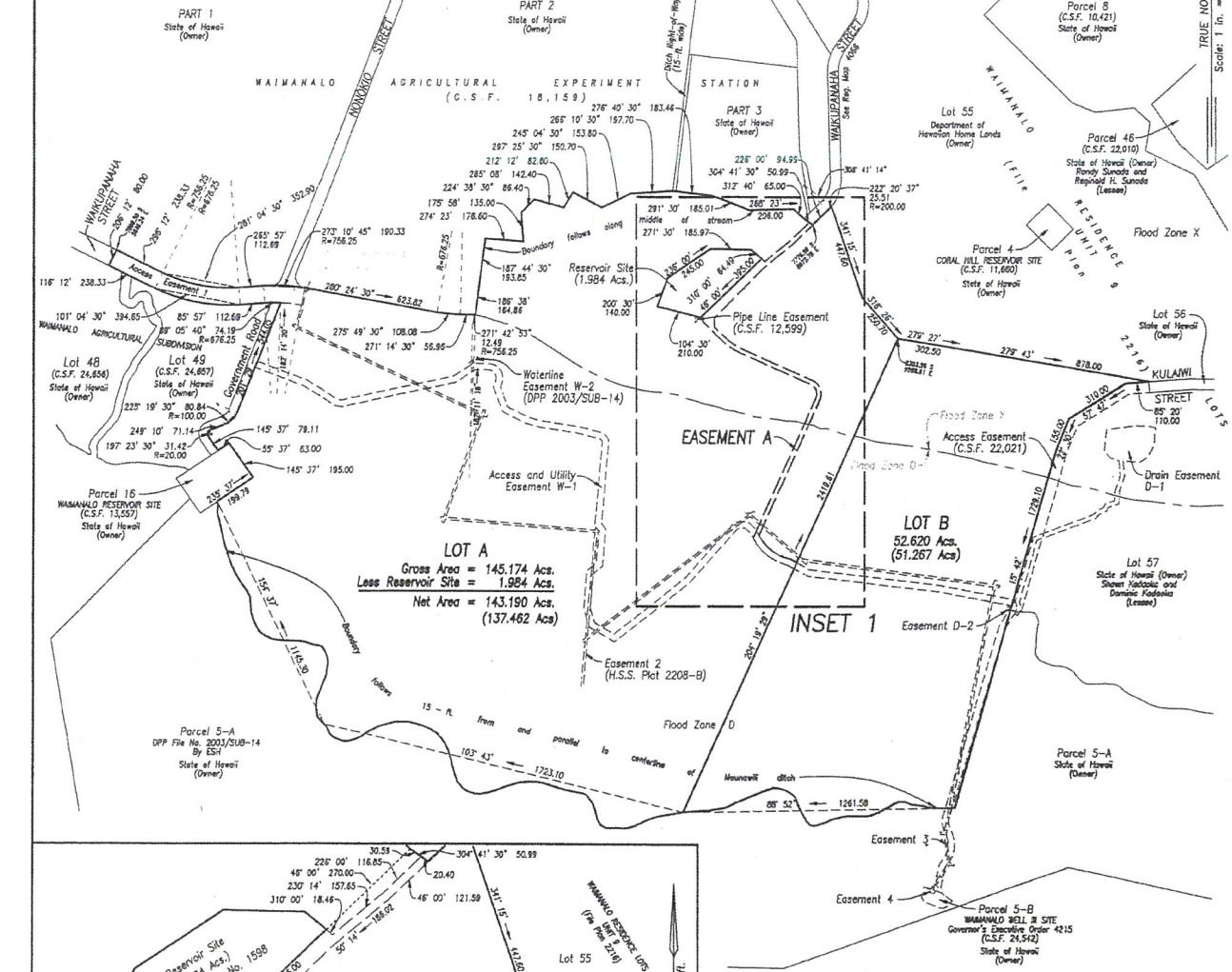


2016/SUB-199  
APPROVED  
DEPARTMENT OF PLANNING AND PERMITTING  
City and County of Honolulu

RECEIVED  
2017 FEB 27 PM 3:10  
DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Date: MAR - 3 2017

For: Director of Planning and Permitting



SUBDIVISION OF  
LOT 50 OF WAIMANALO AGRICULTURAL  
SUBDIVISION AS SHOWN ON  
OAHU FILE CARTON 58  
INTO LOTS A AND B  
AND DESIGNATION OF  
EASEMENT A AFFECTING LOT A  
AT WAIMANALO, KOOLAUPOKO, OAHU, HAWAII  
Owner: State of Hawaii



This work was prepared by me  
or under my direct supervision

By: *Wilfred Y.K. Chin*  
Licensed Professional Land Surveyor  
Certificate Number 3499  
License Expires 4/18

NOTES:

1. ZONING: AG-1; SLUC: AGRICULTURE
2. FLOOD HAZARD ZONE: D, X
3. COORDINATES REFERRED TO "WAIMANALO RIDGE" Δ
4. NAMES OF ADJOINING LOT WERE TAKEN FROM CURRENT TAX RECORD.
5. FLOOD LINE WAS DRAWN IN USING SCANNING METHODS

Tax Map Key: 4-1-08: 80 and 4-1-026: 004



CONTROLPOINT SURVEYOR  
615 PIKUL STREET, SUITE 700

EXHIBIT 4

Revised February 14, 2017

15" x 21" = 2.19 Sq. Ft.



BLNR- Issue Management Right  
Of Entry Permit to UH  
Pending Direct Lease

December 8, 2017

# EXHIBIT E

**State of Hawaii Department of Land and Natural Resources,  
State Historic Preservation Division  
Comments to 12/8/17 University of Hawaii Board Submittal for Management  
Right of Entry Permit, Koolaupoko,  
Waimanalo, Oahu, TMK: (1) 4 -1-08: 80 portion**

**EXHIBIT E**



DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

JEFFREY T. PEARSON  
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

November 21, 2017

Barry W. Cheung, District Land Agent  
O'ahu District Branch, Land Division  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96809

IN REPLY REFER TO:  
Log No. 2017.02132  
Doc No. 1711GC12  
Archaeology

Dear Mr. Cheung:

SUBJECT: **Chapter 343 and 6E-42 Historic Preservation Review –  
Request for Comments – Draft Environmental Assessment for  
Waimanalo Community Farming, Pū'āa Foundation and Hui Mahi'ai  
Waimānalo Ahupua'a, Ko'olaupoko District, Island of O'ahu  
TMK: (1) 4-1-008:008**

Thank you for the opportunity to review and comment on the subject draft document titled *Draft Environmental Assessment for Waimanalo Community Farming, Submitted by Pū'āa Foundation and Hui Mahi'ai, November 2016*. The *Pū'āa Foundation* is a 501c3, non-profit organization and *Hui Mahi'ai* is a domestic non-profit. The State Historic Preservation Division (SHPD) received this submittal on September 27, 2017.

This draft Environmental Assessment (EA) identifies the approving agency as State of Hawaii, Department of Land and Natural Resources (DLNR). The project area totals 14.252 acres, and existing and former use includes agriculture. The applicant is in the process of applying for a direct lease from the Board of Land and Natural Resources (BLNR) for community farming and learning center purposes. The applicant proposes to develop food production garden plots which will require basic infrastructure and support facilities. Additionally, the applicant proposes to construct a learning center with more long-term improvements potentially including infrastructure, accessory agricultural improvements, a greenhouse nursery, a water storage tank for irrigation purposes, a single-story agricultural washing and storage facility, equipment storage sheds, a Traditional Hawaiian hale for cultural practices, learning and office facilities, parking, and internal driveways.

The draft EA states that the area was cleared of native growth during prior large-scale cultivation of the area, that Parcel 008 is not listed on the State or National Register of Historic Places, and that seven (7) sites in the Waimanalo area are listed on either the State or the National Register. The five sites on the State Register are: Pohakuni Heiau (80-15-382; listed 9/5/1978); Koa or Rabbit Island (80-15-489 and 490; listed 1/29/1981); Waimanalo Taro Terraces (80-15-516; listed 6/17/1987); unnamed heiau (50-15-1031; listed 1/29/1981); and Pahonu Turtle Pond (80-15-1037; listed 9/2/1978). The two sites on the National Register are: Bellows Field Archaeological Area (80-15-511; listed 8/14/1973); and Waimanalo Ditch System (80-15-4042; listed 9/18/1981). Additionally, the draft EA states that based on historic land use maps and archaeological survey studies conducted in the area, there are no known archaeological or cultural resources on Parcel 008. In the event of inadvertent finds, work would stop and the SHPD would be immediately notified.

Based on the information provided, **SHPD has insufficient information to make a determination that the proposed project would not affect historic properties.** The information provided only identifies sites listed on the State or National Register of Historic Places. No archaeological inventory survey (AIS) has been conducted on the subject property and the proposed project involves extensive ground disturbance.

**EXHIBIT E**



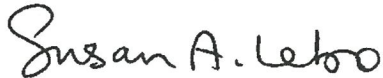
**SHPD requests** archaeological monitoring be conducted for the proposed project. Per Hawaii Administrative Rules (HAR) §13-279-3, archaeological monitoring may be utilized as an identification, mitigation, or post-mitigation contingency measure. SHPD requests archaeological monitoring be conducted for identification purposes for the proposed project to adequately identify archaeological historic properties, determine potential impacts to them and, if needed, to ensure that appropriate mitigation is implemented. A list of permitted archaeological firms is provided on the SHPD website at: <http://dlnr.hawaii.gov/shpd/about/branches/archaeology/>.

**SHPD also requests** an archaeological monitoring plan meeting the requirements of Hawai'i Administrative Rules §13-279-4 be submitted for SHPD review and acceptance prior to issuance of the permit.

**SHPD will notify you** when the plan has been accepted and permitting may proceed.

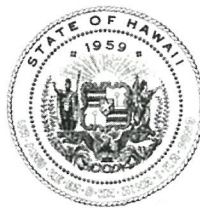
Please contact Tanya [Gumapac-Mcguire@hawaii.gov](mailto:Gumapac-Mcguire@hawaii.gov) or at (808) 692-8022 regarding architectural resources, and please contact me at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) or at (808) 692-8019 for any questions regarding archaeological resources or this letter.

Aloha,

A handwritten signature in black ink that reads "Susan A. Lebo". The signature is written in a cursive, flowing style.

Susan A. Lebo, PhD  
Archaeology Branch Chief

DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

JEFFREY T. PEARSON  
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

November 20, 2017

Kim Miller, Supervising Land Agent  
Land Division  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, HI 96809

IN REPLY REFER TO:  
Log No. 2017.02478  
Doc No. 1711GC10  
Archaeology

Dear Ms. Miller:

SUBJECT: **Chapter 6E-8 Historic Preservation Review -  
Request for Comments – Grant of Perpetual, Non-Exclusive Easement to the  
Department of Hawaiian Home Lands (DHHL) for Access Purposes  
Waimānalo Ahupua‘a, Ko‘olaupoko District, Island of O‘ahu  
TMK: (1) 4-1-008:080 portion**

Thank you for the opportunity to review and comment on this request for a Grant of Perpetual, Non-Exclusive Easement to the Department of Hawaiian Home Lands (DHHL) for access purposes within TMK: (1) 4-1-008:080 por. The BLNR approved a lease to the University of Hawaii, College of Tropical Agriculture and Human Resources over the subject lands, Lot A, but the lease has not been issued. The lands are currently vacant and unencumbered. The subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1. The State Historic Preservation Division (SHPD) received this submittal on November 8, 2017.

Earlier in 2017, SHPD commented on two requests for issuance of a Grant of Perpetual, Non-Exclusive Easement that includes the current subject property:

- On March 1, 2017, SHPD commented on a request for Issuance of a Grant of Perpetual, Non-Exclusive Easement to the State Department of Agriculture (DOA) for TMK: (1) 4-1-008:080 and 4-1-026:004 (Log No. 2017.00046, Doc. No. 1702GC15). SHPD's comments were as follows: SHPD has insufficient information at this time to make a project effect determination. Therefore, SHPD requests the opportunity for a SHPD archaeologist and a SHPD architectural historian to conduct a site visit to assess and make a historic properties determination regarding: (1) integrity of the Waimanalo Ditch Irrigation System (Site No. 50-80-15-516) within the project area; and (2) assess the appropriate level of archaeological and/or architectural documentation required to adequately identify, document, and make mitigation recommendations to address anticipated project impacts.
- On May 22, 2017, SHPD commented on a request for issuance of a Grant of Perpetual, Non-Exclusive Easement to the Department of Hawaiian Home Lands (DHHL) for access purposes within a 1.29-acre portion of Lot A, Easement A, TMK: (1) 4-1-008:080. SHPD commented that our division "has no objections to this request", but that SHPD requests the opportunity to review any future building permit applications involving ground disturbing activities on this parcel (May 22, 2017; Log No. 2017.00937, Doc. No. 1505GC04).

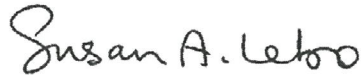
Based on the information provided, the SHPD **has no objections** to this request for a grant of perpetual, non-exclusive easement to the Department of Hawaiian Home Lands. However, **SHPD still requests the following:**



- **The opportunity to conduct a site visit** to assess and make a historic properties determination regarding: (1) integrity of the Waimanalo Ditch Irrigation System (Site No. 50-80-15-516) within the project area; and (2) assess the appropriate level of archaeological and/or architectural documentation required to adequately identify, document, and make mitigation recommendations to address anticipated project impacts; and
- **The opportunity to review** any future permits with potential to impact architectural and/or archaeological historic properties, including all projects involving ground disturbing activities on this subject parcel.

Please contact me at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) or at (808) 692-8019 for any questions regarding archaeological resources or this letter, and Tanya [Gumapac-Mcguire@hawaii.gov](mailto:Gumapac-Mcguire@hawaii.gov) or at (808) 692-8022 regarding architectural resources and to schedule a site visit.

Aloha,

A handwritten signature in black ink that reads "Susan A. Lebo". The signature is written in a cursive, flowing style.

Susan A. Lebo, PhD  
Archaeology Branch Chief