

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

April 27, 2018

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

PSF No.: 18OD-037

(Oahu)

Issuance of Right-of-Entry Permit to the Honolulu Habitat for Humanity for Due Diligence Purposes on Lands Situated in Honolulu and Aiea, Oahu, Tax Map Keys (1) 1-7-041:002; 2-2-013:004 and 014; 9-9-044:020 and 024

APPLICANT:

Honolulu Habitat for Humanity, a Domestic Nonprofit Corporation

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated in Honolulu and Aiea, Oahu, identified by Tax Map Key: (1) 1-7-041:002; 2-2-013:004 and 014; 9-9-044:020 and 024, as shown on the attached maps labeled **Exhibits A-1 to A-3**.

AREA:

(1) 1-7-041:002	0.288 acre
(1) 2-2-013:004	0.256 acre
(1) 2-2-013:014	0.222 acre
(1) 9-9-044:020	0.263 acre
(1) 9-9-044:024	0.157 acre
Total:	1.186 acres, more or less

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: R-5, except (1) 1-7-041:002 is R-3.5.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

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

CURRENT USE STATUS:

All parcels are vacant and unencumbered except (1) 1-7-041:002, which is encumbered by a perpetual non-exclusive easement for sanitary sewer purposes to the City and County of Honolulu (LOD 25638).

CHARACTER OF USE:

Due diligence to determine suitability of subject properties for housing projects.

TERM OF RIGHT-OF-ENTRY:

One (1) year

CONSIDERATION:

Gratis.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources, concurred and reviewed by the Environmental Council on June 5, 2015, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Class 5 No. 1, that states " Permission to enter State lands for the purpose of basic data collection, research, experimental management and resources evaluation activities such as archaeological survey, topographic survey, test borings for soil test, ground cover survey inspection of property for appraisal and development feasibility study purposes." **(Exhibit B)**

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>__</u>
Registered business name confirmed:	YES <u>X</u>	NO <u>__</u>
Applicant in good standing confirmed:	YES <u>X</u>	NO <u>__</u>

APPLICANT REQUIREMENTS:

NONE

REMARKS:

The Honolulu Habitat for Humanity has expressed interest in the subject parcels for potential housing including multi-family options. The right-of-entry is needed so that the Applicant may perform due diligence on the properties to determine suitability for housing projects.

Previously the subject parcels were considered by the Hawaii Housing Finance and Development Corporation (HHFDC) for potential affordable housing. However, due to infrastructure and access constraints, HHFDC rescinded its interest after determining that it would not be able to develop the parcels to be affordable to the low-income households.

HHFDC has no comments to the request and the proposed exemption from preparation of an environmental assessment.

City and County of Honolulu, Department of Land Management has not responded to the to the solicitation for comments.

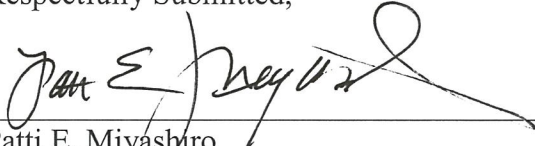
Applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions. There are no other pertinent issues or concerns.

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. Authorize the issuance of a right-of-entry permit to the Honolulu Habitat for Humanity covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

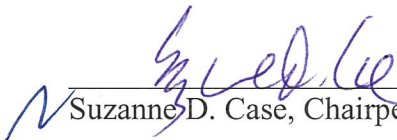
- A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State; and
- C. Authorize the Chairperson to extend the right-of-entry for good cause.

Respectfully Submitted,



Patti E. Miyashiro
Land Agent

APPROVED FOR SUBMITTAL:

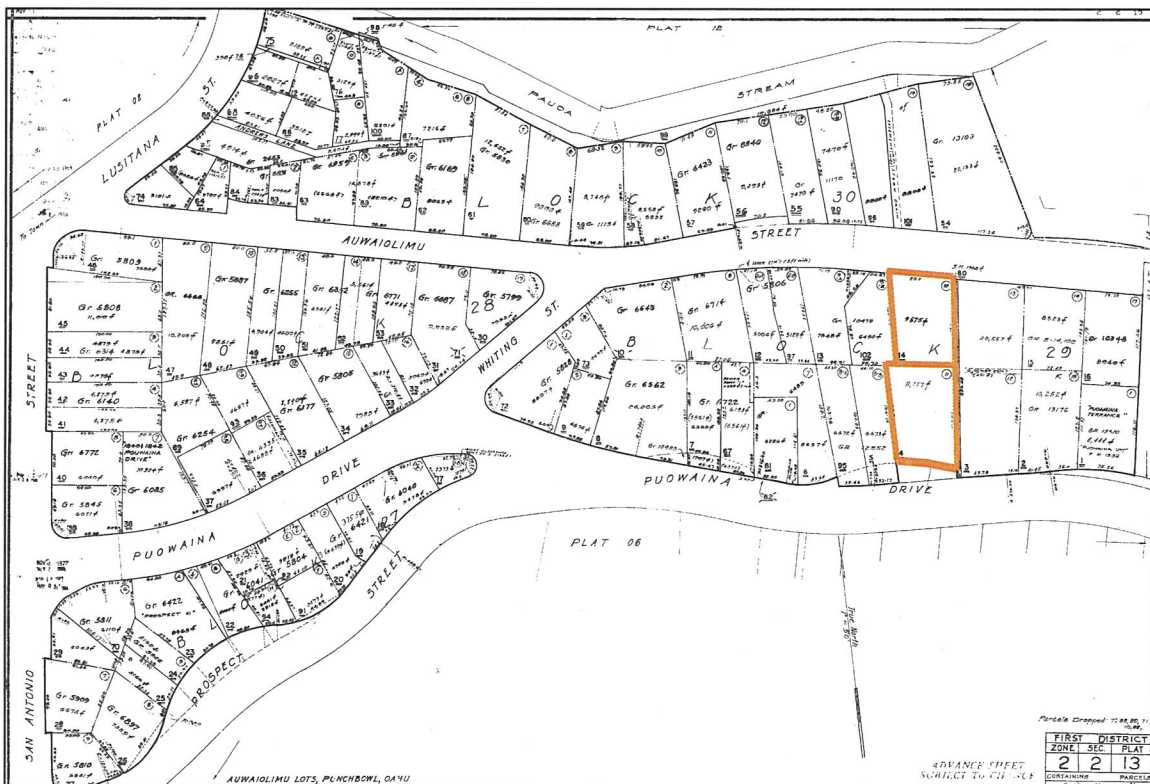


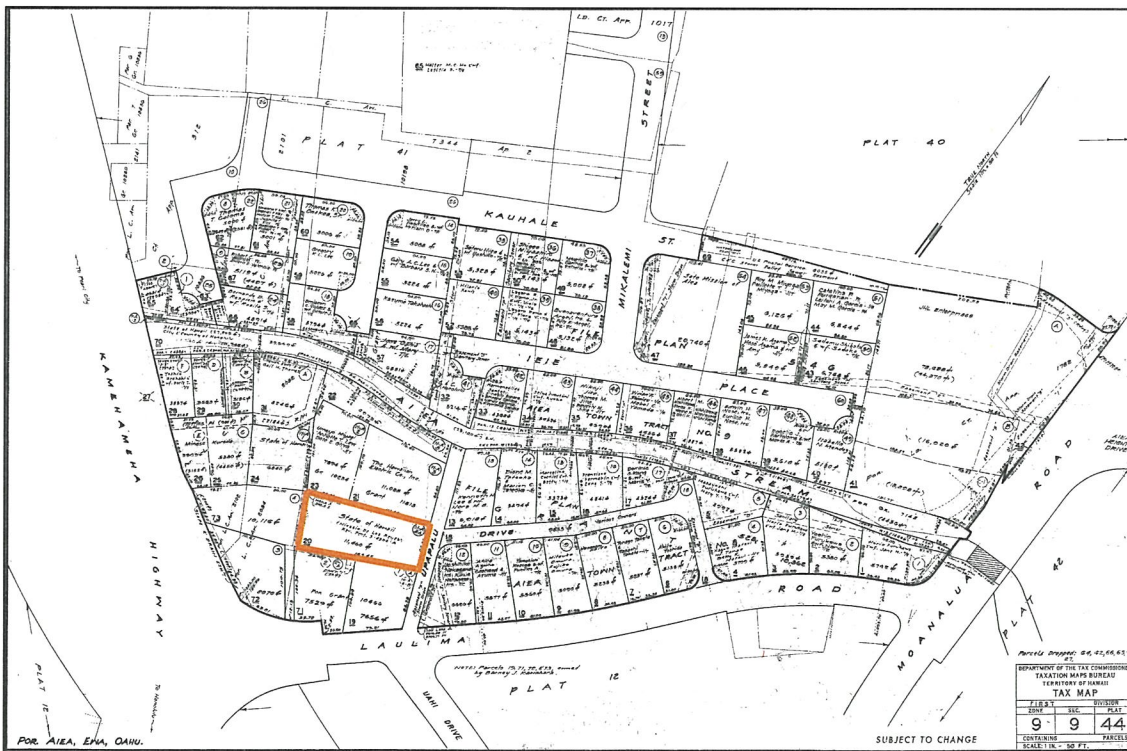
Suzanne D. Case, Chairperson



TMK: (1) 1-7-041:002

EXHIBIT A-1





TMK: (1) 9-9-044:020 & 024

EXHIBIT A-3

EXEMPTION NOTIFICATION

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

Project Title: Right-of-Entry for Due Diligence Purposes

Project / Reference No.: 18OD-037

Project Location: Honolulu and Aiea, Oahu, Tax Map Keys (1) 1-7-041:2; 2-2-013:004 and 014; 9-9-044:020 and 024

Project Description: Due diligence purposes.

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

Exemption Class No.: In accordance with the Exemption List for the Department of Land and Natural Resources, concurred and reviewed by the Environmental Council on June 5, 2015, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Class 5 No. 1, that states " Permission to enter State lands for the purpose of basic data collection, research, experimental management and resources evaluation activities such as archaeological survey, topographic survey, test borings for soil test, ground cover survey inspection of property for appraisal and development feasibility study purposes."

The request is related to due diligence for the possible development of an affordable housing at the subject lots.

Consulted Parties: Agencies as noted in the submittal.

Recommendation: That the Board find 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.

EXHIBIT B