

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

June 14, 2019

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

PSF No.: 18HD-143

Hawaii

Set Aside to the Department of Land and Natural Resources, Land Division for the Relocation of the Hawaii District Land Office and Issuance of an Immediate Right-of-Entry, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-032:011.

APPLICANT:

State of Hawaii, Department of Land and Natural Resources, Land Division.

LEGAL REFERENCE:

Sections 171-11 and -55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Waiakea, South Hilo, Hawaii, identified by Tax Map Key: (3) 2-2-032:011, as shown on the attached map labeled Exhibit A.

AREA:

19,863 square feet, more or less.

ZONING:

State Land Use District: Urban
County of Hawaii CZO: ML-20 Limited Industrial

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:

Unencumbered

PURPOSE:

Relocation of the Hawaii District Land Office.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the "Exemption List for the Department of Land and Natural Resources, reviewed and concurred upon 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, Item No. 43 which states "Transfer of management authority over state-owned land, such as setting aside of state lands to or from other government agencies through a Governor's executive order." and Exemption Class 2, Item 1 that states "Replacement or reconstruction of existing Department structures and facilities, including baseyards, offices, cabins, sheds, and fencing". (Exhibit B)

APPLICANT REQUIREMENTS:

- 1) Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.
- 2) Applicant shall be required to provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost.

REMARKS:

Background:

The subject property was previously encumbered under General Lease No. S-3723 and was sold at public auction to S.K. Oda, Limited and commencing on November 30, 1962. The term of lease was for 55 years. This lease expired on November 29, 2017.

The Hawaii District Land Office (HDLO) is responsible for the management of public lands on the Island of Hawaii. The office processes land and water disposition requests for both public and private purposes. HDLO staff is responsible for the maintenance of encumbered and unencumbered public lands and administers compliance. The office maintains extensive files pertaining to all dispositions within the district including general leases, revocable permits, land licenses, executive orders, land office deeds and land patent grants among other documents. The office serves the public by providing information, assisting on matters relating to public lands and provides viewing of historical and archival documents. Meetings are held on a regular basis and usually require the use of a conference room. Historical documents are kept in a secure, fireproof vault.

HDLO currently operates within the State Office Building at 75 Aupuni Street in Hilo and shares office space and equipment with three other divisions within the department¹. In addition to the increase in HDLO staff, requirements for more file cabinets and supplies not just with HDLO, but with the other divisions, have made available space a premium. Request for additional space within the State building was met with a negative response from the Department of Accounting and General Services (DAGS). This has resulted in an inefficient operational system with staff and resources scattered throughout the current office space.

¹ State Parks, Division of Aquatic Resources and Engineering. Shared equipment includes copier/fax/scanner and postage meter.

Request:

To improve operations and efficiency of the district land office, staff has identified a 19,863-square foot parcel with an existing office/storage building on former lease land in the Kanoelehua industrial area that may be suitable for the required needs. The property is situated at 180 Kalanikoa Street and is centrally located in the commercial/industrial area of Hilo. This property will serve as the new location for the Hawaii District Land Office.

The structure is a 4,000 square foot building previously utilized as office and storage for a large construction company. Refurbishing the existing infrastructure on the proposed site represents a significant savings in design, development and construction costs compared with the building of a new facility from the ground up. There will be no change in the character of use for this site.

Renovations to the property and structure include pavement of the ingress/egress and parking areas. Repair and/or replace any damaged infrastructural materials; removal of any potential hazmat materials; reconfiguration of office layout and updating electrical and plumbing to current building codes as required. Improvements will also include connection to the County sewer system running along Kalanikoa Street.

A request for comments was distributed to various government agencies and their responses are included below.

<i>County of Hawaii Agencies</i>	<i>Comments</i>
Environmental Management	No Comments
Fire Department	No Objections
Planning	No Comments
Police Department	No Objection
Public Works	No Response
Water Department	No Objections
Parks and Recreation	No Objection
<i>State of Hawaii Agencies</i>	<i>Comments</i>
DLNR-Historic Preservation	No Response
DHHL	No Objection
DOH-Environmental Management	No Response
DOT-Highways Division	No Response
<i>Other Agencies</i>	<i>Comments</i>
Office of Hawaiian Affairs	No Response

Staff is also requesting a construction right-of-entry to allow Land Division and its consultants/contractors to access the property in order to conduct any evaluations and begin renovations on the property while the set aside is being processed.

RECOMMENDATION:

That the Board, subject to Applicant fulfilling the Applicant Requirements above:

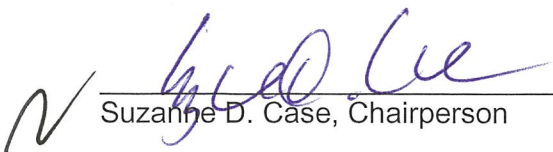
1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to the Department of Land and Natural Resources, Land Division 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 executive order form, as may be amended from time to time;
 - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - 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.
3. Authorize the issuance of an immediate right-of-entry permit to the Land Division covering the subject land 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. The right-of-entry permit shall remain in force until the set-aside is complete; and
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Gordon C. Heit
District Land Agent

APPROVED FOR SUBMITTAL:



Suzanne D. Case, Chairperson

TMK: (3) 2-2-032: 011



2 2 32



PROPOSED HAWAII DISTRICT LAND OFFICE



Entrance to 180 Kalanikoa St.



Front of Building



Front Entrance to Building



Front Entrance to Building



Covered Parking – Rear of Building



Rear View of Building

PROPOSED HAWAII DISTRICT LAND OFFICE



Rear Entrance to Building



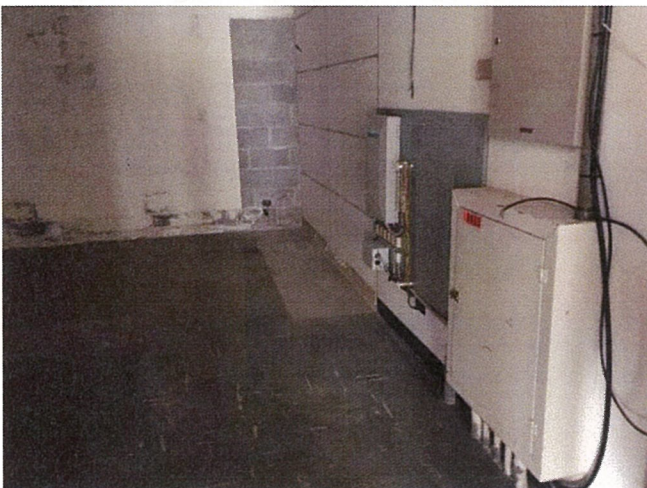
Air Conditioning Unit



Interior View of Rear Entrance



Interior View – Vault Door on Right

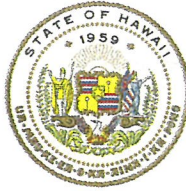


Storage/Supply Room with Telcom Equipment



Kitchen/Lunch Room

DAVID Y. IGE
GOVERNOR OF HAWAII



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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 14, 2019

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
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

EXEMPTION NOTIFICATION

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

Project Title: Set Aside to the Department of Land and Natural Resources (DLNR), Land Division, for Office Purposes.

Project / Reference No.: PSF 18HD-143

Project Location: Government lands of Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-032:011

Project Description: The subject property was previously encumbered under General Lease No. S-3723. The lease expired November 2017. The land and improvements thereon will be set aside to DLNR Land Division for office purposes.

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

Exemption Class No. and Description: In accordance with the "Exemption List for the Department of Land and Natural Resources, reviewed and concurred upon 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, Item No. 43 which states "Transfer of management authority over state-owned land, such as setting aside of state lands to or from other government agencies through a Governor's executive order." and Exemption Class 2, Item 1 that states "Replacement or reconstruction of existing Department structures and facilities, including baseyards, offices, cabins, sheds, and fencing".

Cumulative Impact of Planned Successive Actions in Same Place Significant?: No. The use of the land for office purposes is a continuation of the previous use of the property and is compliant with county zoning requirements. Staff believes there are no cumulative impacts involved.

Exhibit B

**Action May Have
Significant Impact on
Particularly Sensitive
Environment?:**

No. There are no particularly sensitive environment issues involved with the proposed use of the property.

Analysis:

The subject property was previously encumbered under General Lease No. S-3723 to Constructors Hawaii, Inc. and was utilized as an office and base yard for their construction business operations on the Island of Hawaii. The lease was comprised of three subdivided parcels with the office building located on parcel 3. The remaining two parcels will be put out for public auction.

Consulted Parties:

County of Hawaii, Planning Department, the Department of Environmental Management, and the Department of Hawaiian Home Lands. No comments or objections submitted.

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.