

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

March 10, 2023

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

PSF No.: GL 5981

OAHU

Consent to Federal Interest Affecting Property Located on the Land Covered by General Lease No. S-5981 regarding the Construction of a New Security Entrance System; Waianae District Comprehensive Health and Hospital Board, Incorporated, Lessee; Lualualei, Waianae, Oahu; TMK (1) 8-6-001:003

APPLICANT:

Waianae District Comprehensive Health and Hospital Board, Incorporated, dba Waianae Coast Comprehensive Health Center ("Lessee"), a Hawaii nonprofit corporation.

LEGAL REFERENCE:

Sections 171-6 and -43.1, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Lualualei, Waianae, Oahu, identified by Tax Map Key: (1) 8-6-001:003, as shown on **Exhibit A**.

AREA:

14.352 acres, more or less.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: B-2

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CHARACTER OF USE:

Healthcare and Medical Facility purposes.

LEASE TERM:

Sixty-five (65) years, commencing on August 1, 2010 and expiring on July 31, 2075.

ANNUAL RENT:

\$480.00, payable semi-annually, in advance.

RENTAL REOPENINGS:

Next reopening on July 1, 2030.

REMARKS:

The existing health care facility has been at the subject location since 1994 serving as the only emergency room facility for the leeward side of Oahu. The current lease runs until July 31, 2075 and the continuance of the Lessee's operation of the health care facility at the subject location is of paramount importance to the community as a whole. The Lessee celebrated its 50<sup>th</sup> anniversary in 2022 serving over 34,000 patients on the Waianae coast and its extended service areas in Kapolei, Ewa, and Waipahu.

In 2011, the Lessee obtained a few federal grants that eventually contributed to the construction of the substance abuse treatment center and a two-story medical clinic building on the premises. Those grants were in the amounts of \$246,309 and \$7.9 million. In 2015, the Lessee received another grant in the amount of \$991,620, funded through the Department of Housing and Urban Development and administrated by the City and County of Honolulu, to improve the then vacant lower floor of Malama Recovery Building into nine (9) counseling rooms, reception area, wait area, restrooms, and lanais.

Pursuant to the above-mentioned federal grant programs, it is a standard requirement for the grant awardee to record a Notice of Federal Interest [based on the template provided by the federal agency] at the Bureau of Conveyances as notice that the improvement projects are covered by grants and they: (1) shall not be used for any purpose inconsistent with the grant program, (2) cannot be mortgaged, or (3) sold or transferred to a third party without the written consent of the federal agency. In previous submittals seeking similar consent from the Board,<sup>1</sup> staff noted that the above-described restrictions are on the improvements funded by the grants, not the underlying fee title to the land held by the State.

According to the Lessee, there were about 30-40 incidents annually related to vehicular vandalism, crime and campus burglary resulting in property theft at the premises. Lessee

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<sup>1</sup> April 21, 2011, under agenda item D-10.

plans to install a security entrance system on the premises at its main site and to repave the parking lot and driveway currently in disrepair. The proposed improvement is to maintain patient and staff safety during all hours. Additional details on the design of this improvement project are provided on **Exhibit B**. Lessee received a capital improvement grant from the Department of Health and Human Services/Health Resources and Services Administration on August 16, 2021 in an amount of \$622,100 for the proposed improvement project.<sup>2</sup> By its letter dated January 25, 2023, Lessee requested the Board consent to encumber the federal interest on the subject premises.

Lessee also received support for the improvement project from the district senator and representatives as well as the Nanakuli Hawaiian Homestead Community Association (**Exhibit C**).

**Exhibit D** is a copy of the recorded Notice of Federal Interest at the Bureau of Conveyances regarding the improvement project on February 10, 2023.

Lessee is in compliance with the terms and conditions of the lease, including rent and insurance. There are no other pertinent issues or concerns regarding the subject lease or the request. Staff believes the proposed improvement will help the Lessee utilize the parcel more efficiently pursuant to the subject lease for the benefit of the community.

Staff recommends the Board authorize the Chairperson to execute the consent to federal interest affecting the above-described improvement to be placed on the land covered by the subject lease.

**RECOMMENDATION:** That the Board authorize the Chairperson to execute the consent to Federal Interest affecting the above-described improvement to be placed on the land covered by the subject lease, further subject to the following:

1. Review and approval by the Department of the Attorney General; and
2. Other terms and conditions as prescribed by the Chairperson which best serve the interest of the State.

Respectfully Submitted,

*Barry Cheung*

Barry Cheung  
District Land Agent

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson *PCM*

*RT*

<sup>2</sup> Under the same grant approval, Lessee also received \$303,589 for equipment to be used in other programs undertaken by the Lessee. However, such notice of federal property interest only applies to real property.





**TMK (1) 8-6-001:003**

**EXHIBIT A**

**DESCRIPTION OF SECURITY ENTRANCE AND PARKING LOT IMPROVEMENT  
AT WAIANAE COAST COMPREHENSIVE HEALTH CENTER MAIN CAMPUS**

The proposed undertaking is the expenditure of DHHS/HRSA funds for the development of a check-point that promotes safety and security of the WCCHC campus and improves a parking area in disrepair.

The need for security personnel and systems is imperative to maintaining patient and staff safety during all hours. Annual incidents (30-40) are related to vehicular vandalism, crime and campus burglary resulting in property theft.

To address security issues and release valuable patient parking currently occupied by motor pool vehicles, WCCHC intends to set up a security booth at the entrance of its east driveway with entrance and exit gates. The security booth will be staffed by two security guards 24-hours a day. The motor pool vehicles will be able to park in a designated parking area adjacent to the security booth since there will be 24-hour security watching their vehicles. Improved lighting systems and security systems will be installed to help monitor the parking areas/campus.

The "guard shack/security booth" will be an approximately 36 square foot, self-contained unit- which is essentially a piece of equipment at the main entrance of the WCCHC Campus. It will require an electrical hook-up which is the main activity of trenching approximately 120lf to run an electrical cable connection. Within the conduit laid, a data line will also be run. Traffic articulation items will include bollards/massing blocks to identify the entrance pass thru. Light standards will also be placed for night safety and security. Pedestrian articulation will be established with site graphics. The parking area, that is well over 20 years old and in a state of disrepair, will include removal of broken asphalt which will be repaired or replaced. With the moving of a portable in the current parking lot, an additional 16 parking spaces will be created.

The project cost of \$925,689 includes \$622,100 for the security system/repaving with the balance of funding for a mobile health unit and other equipment for clinical care and other operations.

**EXHIBIT B**



**The State Legislature**

STATE CAPITOL  
HONOLULU, HAWAII 96813

January 25, 2023

**TO:** Dawn N. S. Chang, Chairperson  
DLNR Main Office  
Kalanimoku Building  
1151 Punchbowl St.  
Honolulu, HI 96813

**RE:** Letter of support for WCCHC Security & Parking Lot Improvements

Aloha Chairperson Chang:

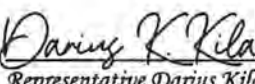
The Waianae Coast Comprehensive Health Center has been a steadfast and dedicated partner with the Waianae community in addressing the health and wellness needs of our residents. They have become a faithful beacon of service for the underserved, disadvantaged, and underrepresented minority native population of the Wai'anae Coast.

The legislators of this district strongly support, without reservation, their request for a Landlord Letter of Consent and Federal Interest for their Security Entrance System and Parking Lot Improvements. These improvements will address the safety of staff and patients and protect vandalism of their fleet of transportation and outreach vehicles used to serve the community.

These overdue critical improvements will improve a valuable resource within a needy community. Mahalo for your time and consideration of these efforts.

Me ka 'oia i'o / Sincerely

  
Senator Maile S.L. Shimabukuro  
Senate District 22

  
Representative Darius Kila  
House District 44

  
Representative Cedric Gates  
House District 45

**EXHIBIT C**



**NANAKULI HAWAIIAN**



**HOMESTEAD COMMUNITY  
ASSOCIATION**

January 25, 2023

Dawn N. S. Chang, Chairperson  
DLNR Main Office  
Kalanimoku Building  
1151 Punchbowl St.  
Honolulu, HI 96813

Aloha Chairperson Chang:

I am honored to provide a letter of support both as President of the Nanakuli Hawaiian Homestead Association and on behalf of my mother, Dr. Agnes Kalaniho'okaha Cope, who was one of the Founders of the Waianae Coast Comprehensive Health Center.

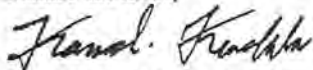
The Health Center has been a vibrant and committed health and social service provider for the community for the past 50 years. The Health Center has always lived up to the legacy of its Founders to develop "comprehensive" services.

"Comprehensive" services extends to more than medical care, it includes addressing the health and wellness needs of individuals, families, and the entire community through social services, outreach, Native Hawaiian traditional healing, education/training, farmers' markets, food distributions, and more.

The Health Center is a major economic provider and employer in the community, employing over 600 individuals, 54% who reside on the Waianae Coast, and is the State of Hawaii's largest non-profit service provider.

We ask for your support as "our" Health Center continues to improve its infrastructure and services to support patients and the community into the future.

Mahalo and aloha,



Kamaki Kanahele, President  
Nanakuli Hawaiian Homestead Association

Waianae, HI 96792

THE ORIGINAL OF THE DOCUMENT  
RECORDED AS FOLLOWS:  
STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO. Doc A - 84410521

DATE - TIME February 10, 2023 12:08 PM

#### LAND COURT SYSTEM

#### REGULAR SYSTEM

After Recordation Return To:  
Kristelle Ompad  
Waianae District Comprehensive Health and  
Hospital Board, Incorporated  
86-260 Farrington Highway  
Waianae, Hawaii 96792

By Mail ( ☒ ) Pickup ( ☐ )

Total Pages: 7

Tax Map Key No. (1) 8-6-01-03

#### NOTICE OF FEDERAL INTEREST

On August 16, 2021, the Health Resources and Services Administration's Bureau of Primary Health Care awarded Grant No. C8ECS44371 to Waianae District Comprehensive Health and Hospital Board, Incorporated, a Hawaii nonprofit corporation. The grant provides Federal funds for the construction of a security main entrance and site parking expansion/re-paving for services and operations (the "Property"). The Property is designated as the proposed area for entrance check point and site for building removal and parking surface renovation as shown on the Site Plan attached as Exhibit "A" hereto and made a part hereof and is located on land leased to Waianae District Comprehensive Health and Hospital Board, Incorporated, identified as Tax Map Key (1) 8-6-01-03, and located at 86-260 Farrington Highway, Waianae, County of Honolulu, State of Hawaii, 96792 (the "Land"). The Land is more particularly described in Exhibit "B" hereto and made a part hereof.

The Notice of Award for this grant includes conditions on use of the aforementioned property and provides for a continuing Federal interest in the property. Specifically, the property may not be (1) used for any purpose inconsistent with the statute and any program regulations governing the award under which the property was acquired; (2) mortgaged or otherwise used as collateral without the written permission of the Associate Administrator, Office of Federal Assistance Management (OFAM), Health Resources and Services Administration (HRSA), or designee; or (3) sold or transferred to another party without the written permission of Associate Administrator, OFAM, HRSA, or designee. These conditions are in accordance with the statutory provisions set forth in the American Rescue Plan Act (P.L. 117-2), Title 45 CFR part 74 or 92 (as appropriate), the HHS Grants Policy Statement, and other terms and conditions of the award.

**EXHIBIT D**



These grant conditions and requirements cannot be nullified or voided through a transfer of ownership. Therefore, advance notice of any proposed change in usage or ownership must be provided to HRSA, OFAM, or designee.

Signature: Joyce O'Brien

Typed Name: Joyce O'Brien

Title: Executive Vice President of Administration

Waianae District Comprehensive Health and Hospital Board, Incorporated

Date: 2/10/2023

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

SS:

On this 10<sup>th</sup> day of FEBRUARY, 2023, before me personally appeared JOYCE O'BRIEN, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Signature: [Handwritten Signature]

Name: FrancesAnn E Halemano

Notary Public, State of Hawai'i

My commission expires: 04/03/2026

(Official Stamp or Seal)

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Notice of Federal Interest

Doc. Date: Undated at time of notarization

No. of Pages: 7

Jurisdiction: Third Circuit

Signature of Notary

Date of Notarization and  
Certification Statement

FRANCESANN E. HALEMANO

Printed Name of Notary



(Official Stamp or Seal)

## Site Plan



16 Acres with 110,000+/- SF Building Area

270 parking stalls - 30 Accessible stalls

Scope to provide additional parking, improve vehicle circulation, and provide a security check point at ENTRY for safety and security,

EXHIBIT "B"

DESCRIPTION OF THE LAND



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

C.S.F. No. 22,218

December 12, 1994

WAIANAE COAST COMPREHENSIVE HEALTH CENTER SITE

Lualualei, Waianae, Oahu, Hawaii

Being a portion of the Hawaiian Home Land of Lualualei conveyed to the State of Hawaii by the Department of Hawaiian Home Lands by Exchange Deed dated March 25, 1986 and recorded in Liber 20572, Page 52 (Land Office Deed S-27687).

Beginning at the southwest corner of this parcel of land and on the north side of Farrington Highway, Project No. 93A-02-70, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PAHEEHHE NEW" being 5761.30 feet South and 3690.74 feet West, thence running by azimuths measured clockwise from True South:-

- |    |              |  |
|----|--------------|--|
| 1. | 207° 33' 30" | 256.04 feet along the Hawaiian Home Land of Lualualei; |
| 2. | 117° 33' 30" | 170.16 feet along the Hawaiian Home Land of Lualualei; |
| 3. | 132° 59' 25" | 571.32 feet along the Hawaiian Home Land of Lualualei; |
| 4. | 246° 07'     | 320.54 feet along Grant 5006 to Willard E. Brown;      |
| 5. | 296° 18'     | 960.50 feet along the Hawaiian Home Land of Lualualei; |
| 6. | 356° 21'     | 625.00 feet along the Hawaiian Home Land of Lualualei; |
| 7. | 99° 39' 30"  | 150.41 feet along the north side of Mailiilii Road;    |
| 8. | 104° 48' 30" | 185.34 feet along the north side of Mailiilii Road;    |



## DESCRIPTION OF THE LAND

22,218

C.S.F. No.

December 12, 1994

9. Thence along the north side of Maililiili Road on a curve to the left with a radius of 87.00 feet, the chord azimuth and distance being:  
72° 08' 45" 93.91 feet;
10. 39° 29' 1.27 feet along the north side of Maililiili Road;
11. Thence along the north side of Maililiili Road on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
83° 50' 22" 27.96 feet;
12. Thence along the northeast side of Farrington Highway, Project No. 93A-02-70 on a curve to the left with a radius of 1362.21 feet, the chord azimuth and distance being:  
125° 41' 52" 118.73 feet;
13. Thence along the northeast side of Farrington Highway, Project No. 93A-02-70 on a curve to the left with a radius of 1803.14 feet, the chord azimuth and distance being:  
120° 23' 177.21 feet;
14. 117° 34' 55.12 feet along the northeast side of Farrington Highway, Project No. 93A-02-70 to the point of beginning and containing an AREA OF 14.352 ACRES.

Reserving, however, to the State of Hawaii its successors and assigns an Easement for Electrical Transmission Lines as shown on plan attached hereto and made a part hereof.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Joseph M. Matsuno  
Joseph M. Matsuno  
Land Surveyor gm

Compiled from CSFs 16770,  
20649 and other Govt. Survey  
Records.

### DESCRIPTION OF THE LAND

