

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

April 25, 2025

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

Ref : 25OD-046

OAHU

Cancellation of Governor's Executive Order No. 3399 and Reset Aside to Department of Education, Hawaii State Public Library System for Library and Educational Purposes, Wahiawa, Waialua, Oahu, Tax Map Key: (1) 7-4-004:070.

APPLICANT:

Department of Education, Hawaii State Public Library System (HSPLS).

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Wahiawa, Waialua, Oahu, identified by Tax Map Key: (1) 7-4-004:070, as shown on the attached **Exhibit A1** and **A2**.

AREA:

38,364 square feet, more or less.

ZONING:

State Land Use District: Urban

City and County of Honolulu LUO: R-5

TRUST LAND STATUS:

Acquired after 8/59, i.e. non-ceded

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

CURRENT USE STATUS:

Governor's Executive Order No. 3399 setting aside 38,364 square feet to Department of Education, Hawaii State Public Library System for library site purposes.

PURPOSE OF SET ASIDE:

Library and educational purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1 that states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or minor change of use beyond that previously existing," Part 1, Item 36 that 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".

The subject request is a de minimis action that will probably have minimal or no significant effect on the environmental and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

APPLICANT REQUIREMENTS:

None

REMARKS:

Pursuant to the acquisition of the subject parcel and improvements from the City and County of Honolulu in 1964, the land and improvements were set aside to the Department of Education, State Public Library System for the Wahiawa Public Library in 1988.

Over the years, discussions were held among HSPLS, Department of Education (DOE), and University of Hawaii Community College (UHCC) on the future utilization of the parcel. These discussions resulted in a proposal that was detailed in the Final Environmental Assessment for the Wahiawa Center for Workforce Excellence published on October 23, 2023, and involved building of a new facility with associated parking to be used by HSPLS, DOE, and UHCC. The additional educational purposes in the new executive order would include DOE support offices and UHCC classrooms.

HSPLS is in negotiations with DOE and UHCC regarding the respective use rights and

maintenance responsibilities among the parties with respect to the proposed new facility. Staff understands these negotiations will likely result in a lease(s) issued by HSPLS as the agency holding the requested executive order. HSPLS is aware that such lease arrangement would require Board consent pursuant to §171-11, HRS. HSPLS will seek consent from the Board on the basic terms and conditions of the lease(s) when they become available. See HSPLS's request at **Exhibit B**.

To accommodate the proposed uses by DOE and UHCC, the public purposes of the set aside need to be revised. Therefore, staff brings the subject request on today's agenda. Staff did not solicit comments from other governmental agencies on the subject request.

There are no other pertinent issues or concerns. Staff recommends the Board approve the subject request.

RECOMMENDATION: That the Board:

1. The subject request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.
2. Approve of and recommend to the Governor issuance of an executive order canceling Governor's Executive Order No. 3399 and subject 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. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to Department of Education, Hawaii State Public Library System 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.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson





TMK (1) 7-4-004:070

EXHIBIT A1



TMK (1) 7-4-004:070

EXHIBIT A2

JOSH B. GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LIEUTENANT GOVERNOR



STACEY A. ALDRICH
STATE LIBRARIAN

STATE OF HAWAII
HAWAII STATE PUBLIC LIBRARY SYSTEM
‘OIHANA HALE WAIHONA PUKE AUPUNI O KA MOKU‘ĀINA O HAWAII
OFFICE OF THE STATE LIBRARIAN
44 MERCHANT STREET
HONOLULU, HAWAII 96813
(808) 586-3704

April 7, 2025

Ms. Dawn N.S. Chang
Chairperson
Board of Land and Natural Resources
1151 Punchbowl Street, Room 130
Honolulu, Hawaii 96813

Dear Chairperson Chang:

SUBJECT: Wahiawa Public Library - Executive Order 3399 Dated
December 27, 1988

The Hawaii State Public Library System (HSPLS) is seeking the approval of the Board of Land and Natural Resources for the cancellation of Governor's Executive Order (EO) 3399 and re-issuance to the Hawaii State Public Library System to include additional public purposes. The additional public purposes will include Hawaii Department of Education (DOE) support offices and classrooms for University of Hawaii Community Colleges (UHCC) programs.

The existing public library is located in the central corridor of Wahiawa, and bounded by California Avenue, Lehua Street and Central Street. Adjacent to the Wahiawa Public Library parcel, the State of Hawaii is constructing a new Wahiawa Court House, and other State and City offices. The library parcel is also surrounded by shopping, banking and The Queen's Medical Center - Wahiawa.

Due to its central location, there has been a desire to replace the current public library with a new building to include a new library, DOE offices and complementary programs of the UHCC.

The current Wahiawa Public Library is located on the parcel set aside for the library under EO 3399. The current library was built in 1965, but there has been a public library in the community for approximately 85 years. The library provides the Wahiawa community with physical and digital resources, programs for keiki to kapuna, meeting and work spaces. A new library building will allow the HSPLS to

Chairperson Dawn N.S. Chang
April 7, 2025
Page Two

provide the community with an updated space for library services while also providing resources to support visitors to the DOE and UHCC spaces.

The DOE support offices will provide the DOE's Central Oahu District, Leilehua-Mililani-Waialua Complex Area, with a location where their support staff and programs can be consolidated. Currently, these staff and programs are located in separate buildings and other areas, both in and outside of Wahiawa. Co-location of the DOE staff and programs will increase efficiency and allow the DOE to better support the complex area's students and families.

The UHCC will have classrooms, student support spaces, labs and offices to support programs designated for this location. Co-locating UHCC programs adjacent to a public library space ensures the students have resources available to them.

The HSPLS is working in conjunction with Department of Accounting and General Services to provide building management and services to the DOE and UHCC by way of agreement after completion of the building. HSPLS will request approval of the draft agreement from the Board of Land and Natural Resources once tentative agreement with the DOE and UHCC on the terms have been reached.

Thank you for your assistance with this matter. If you have any questions or need additional information about the project, please contact Mallory Fujitani at mallory.fujitani@librarieshawaii.org or (808) 586-3714.

With warmest aloha,



Stacey A. Aldrich
State Librarian