

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

November 14, 2025

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

PSF No.: 25OD-042

OAHU

Sale of Remnant State Land to Kualoa Ranch, Inc., Kaaawa, Koolauloa,  
Oahu, Tax Map Key: (1) 5-1-011:055 (Por.).

APPLICANT:

Kualoa Ranch, Inc., a Hawaii profit corporation

LEGAL REFERENCE:

Section 171-52, Hawaii Revised Statutes ("HRS"), as amended.

LOCATION:

Portion of Government lands situated at Kaaawa, Koolauloa, Oahu identified by  
Tax Map Key: (1) 5-1-011:055 (Por.) as shown on the attached map labeled  
**EXHIBIT A1 and A2.**

AREA:

2,692 square feet, more or less.<sup>1</sup>

ZONING:

State Land Use District: Urban  
City & County of Honolulu LUO: R-2

TRUST LAND STATUS:

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

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<sup>1</sup> The requested area is a portion of the subject parcel 55 between two (2) private properties, further identified as TMK (1) 5-1-011:055 and (1) 5-1-011:012. CSF 24907, dated January 11, 2010.

CURRENT USE STATUS:

Unencumbered.

CONSIDERATION:

One-time lump sum payment of fair market value to be determined by an independent appraiser, subject to review and approval by the Chairperson.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (“HAR”) §11-200.1-16 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:

Exemption Class No. 1: Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existed.

Part 1, Item 37: Transfer of title to land.

No development or land disturbance activities are proposed as a part of the Proposed Action. The Proposed Action is an administrative action which would transfer title of the remnant parcel to a private entity. Therefore, Staff recommends that the Board find that 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. (**EXHIBIT B**)

DCCA VERIFICATION:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Good standing confirmed:	YES

APPLICANT REQUIREMENTS:

Applicant shall be required to pay for an appraisal to determine the one-time payment of fair market value for the remnant.

**BACKGROUND:**

The subject parcel as shown on **Exhibit C** is a portion of a 20-foot right-of-way (“ROW”) associated with the former Kaaawa Military Reservation that was restored to the Territory of Hawaii from the United States by Presidential Executive Order No. 10496 dated October 14, 1953. In November 1965 the makai portion of the ROW identified as Tax Map Key: (1) 5-1-011:057, was set aside to the City and County of Honolulu (“C&C”) for the Addition to the Kaaawa Fire Station by Governor’s Executive Order No. 2243. In addition, over the years, portions of the ROW situated mauka of General Lease S-5851 (Windward Retreat Center) were conveyed to the abutting private owners as remnant parcels C and E and shown on **Exhibit D**. As various portions of the ROW have been sold off, continuous access within the ROW is no longer possible leaving the current parcel in limbo.

The subject parcel is bordered by Lihimauna Road to the north, General Lease No. S-5851 issued to the Windward Retreat Center (TMK: (1) 5-1-014:051) to the south, a private parcel identified as TMK: (1) 5-1-011:012 owned by the Guillermo Geldermann, Trust to the east, and a private parcel identified as TMK: (1) 5-1-011:013 owned by the Applicant (Kualoa Ranch Inc.) to the west as shown on **Exhibit A2**.

At its meeting on July 22, 2009, Item D-13, the Land Board authorized the sale of a remnant over the entire Parcel 55 of 3,361 square feet by sealed bid, naming three (3) interested abutting property owners, Kualoa Ranch Inc., Guillermo Geldermann, and Kaaawa Beach Owners Association. The C&C, Department of Facilities and Maintenance (DFM) commented on the request indicating that a portion of the ROW was within the road ROW identified as Lihimauna Road, and that the roadway is privately owned (Kaaawa Beach Owners Association). DFM also cited the City’s Private Street Ordinance that allows for the maintenance of the roadway’s travel way. In short, the area of the saleable remnant should be reduced.

As a result of a lack of further communication from Kaaawa Beach Owners Association, and Kualoa Ranch, Inc. rescinding its interest, at its meeting on December 11, 2009, item D-14, the Land Board rescinded its action on July 22, 2009, Item D-13 and authorized the direct sale of the remnant to Mr. Guillermo Geldermann for the remnant, which at the time, the area was still noted as consisting of 3,361 square feet, more or less.

In its request to the Department of Accounting and General Services, Survey Division (“DAGS/Survey Division”), Staff requested for the preparation of the survey map and description based on the Land Board approved area of 3,361 square feet. However, the final map and description prepared by DAGS/Survey Division showed the remnant being 2,692 square feet, less the area within the

ROW which was subsequently used to produce an appraisal report dated September 23, 2010.

The appraised value was based on 2,682 square feet and upon being notified of the valuation of the reduced remnant area, Mr. Geldermann contacted this office and explained that his decision to pay for the appraisal report was based on his understanding that the area to be purchased consisted of the Board approved area of 3,661 square feet, as noted in the December 11, 2009. The reduction in area was explained to Mr. Geldermann, however he requested for the refund of the previously paid appraisal fee since the remnant area was not what he thought he would be acquiring.

At its meeting of April 8, 2011, Item D-7, the Land Board rescinded its prior board action to rescind its authorization for the sale of the remnant to Mr. Geldermann and refunded his previously paid appraisal report fee.

REMARKS:

Pursuant to Section 171-52, HRS, a remnant is defined as "a parcel of land economically or physically unsuitable or undesirable for development or utilization as a separate unit by reason of location, size, shape, or other characteristics."

In accordance with the C&C's development standard for Country zoned lands, the subject State parcel does not meet the minimum lot area of one (1) acre. Staff understands that due to the size of the subject parcel, it is physically unsuitable for development pursuant to the county's development standards. Therefore, staff recommends the Board determine the subject land is a remnant under Section 171-52, HRS.

On March 24, 2025, the Applicant submitted an application to purchase the subject remnant. As part of the purchase process Staff is required to inquire if any other abutting landowners are interested in acquiring the subject parcel.

Staff mailed an inquiry dated May 14, 2025, to the other abutting landowner, Guillermo Geldermann, providing a deadline of May 27, 2025, to respond if interested in acquiring the subject remnant parcel, if no response is received, we noted that we will assume he is not interested. To date, no response to the inquiry has been received, therefore we are proceeding with the applicant's request of purchasing the remnant parcel.

Since the 2009 authorization for the sale of the remnant, the configuration and area of the subject portion of remnant together with the ownership in the vicinity are the same as in 2009. Therefore, staff did not conduct another round of solicitation for comment from other governmental agencies on the current request.

The following comments were solicited for the 2009 board submittal:

C&C-Department of Planning and Permitting: Recommends that City's subdivision and consolidation procedures be followed, where applicable, concerning the subject remnant's disposition.

C&C-Department of Facilities Maintenance: Comments mentioned above.

Board of Water Supply: No objections.

State Historic Preservation Division: No objections.

Department of Hawaiian Home Lands: No comment.

Department of Health: No response.

Commission on Water Resource Management: No response.

Office of Hawaiian Affairs: No response.

#### PUBLIC TRUST ANALYSIS:

Dispositions of ceded lands must be consistent with the public trust. In order to make the determination, the Board must consider the following:

1. Presumption in favor of public use.
2. Consideration of practicable alternatives.
3. Clear articulation of the decision.


A presumption in favor of public use suggests that the subject land should remain vacant to allow for public access and recreational opportunities. One practicable alternative to the proposed disposition that aligns with this presumption would be to retain the property in its current state, foregoing any disposition. However, given the size and the fact that there is no continuous access going mauka beyond the requested portion, Staff does not believe that leaving it vacant would be a responsible or beneficial course of action.

The sale of the subject remnant will be a one-time payment of the fair market value, of which 20% would go to the Office of Hawaiian Affairs for the betterment of the conditions of native Hawaiians. The remaining 80% of the consideration would go to the State General Fund for the benefit of the State as a whole.

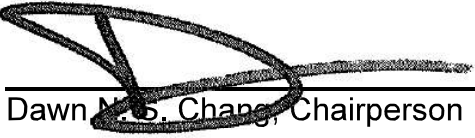
RECOMMENDATION: That the Board:

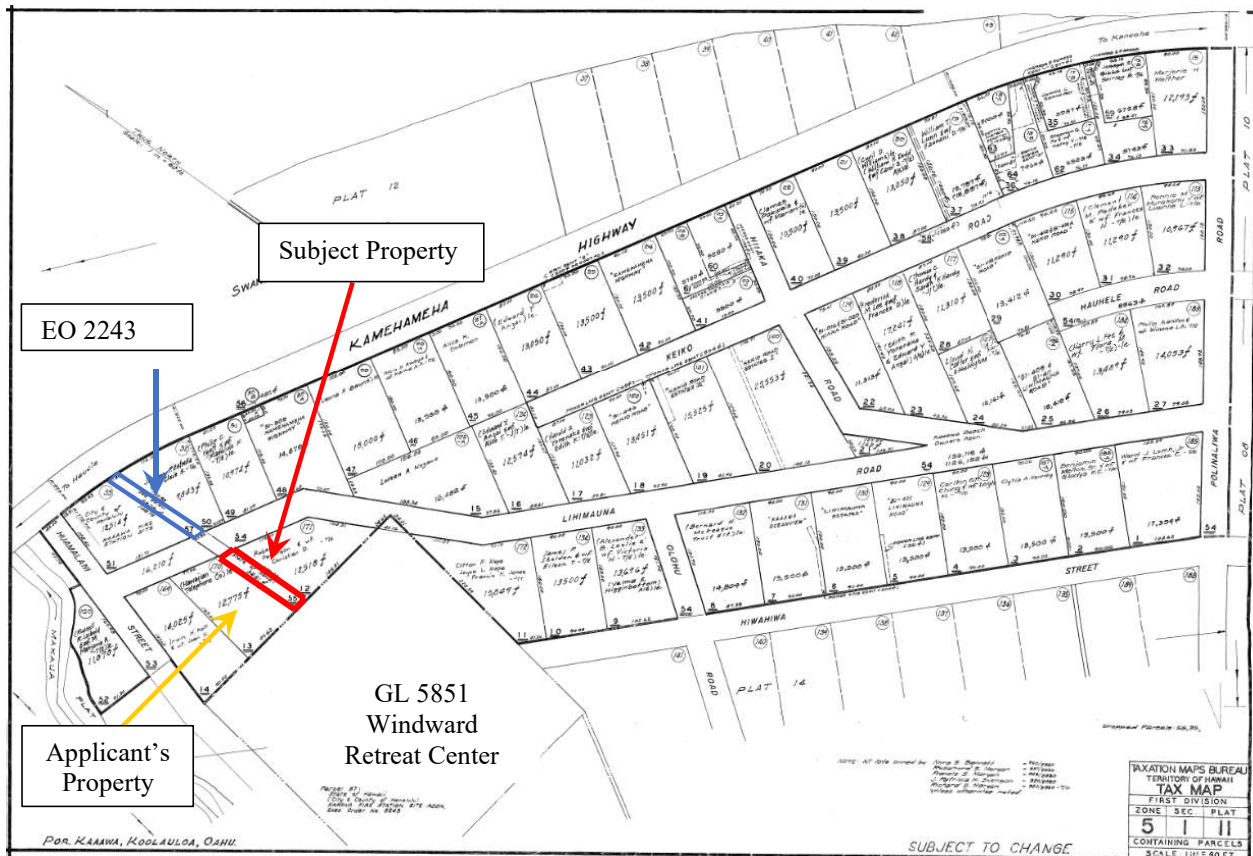
1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1-16, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis activity.
2. Find that the subject lands are economically or physically unsuitable or undesirable for development or utilization as a separate unit by reason of location, size, shape, or other characteristics and, therefore, by definition is a remnant pursuant to Chapter 171, HRS.
3. For the reasons stated herein, find that the proposed disposition is consistent with the public trust; all dispositions of ceded land to private parties, not for other government agencies.
4. Subject to the Kualoa Ranch, Inc. fulfilling all the Applicant Requirements listed above, authorize the sale of the subject remnant parcel to the Kualoa Ranch, Inc. 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 deed or grant (remnant) form, as may be amended from time to time;
  - b. Review and approval by the Department of the Attorney General; and
  - c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

  
Patti E. Miyashiro  
Land Agent

APPROVED FOR SUBMITTAL:

  
Dawn M. S. Chang, Chairperson



**EXHIBIT A1**





## EXHIBIT A2



### EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

Project Title:	Sale of Remnant State Land to Kualoa Ranch, Inc.
Project / Reference No.:	PSF 25OD-042
Project Location:	Kaaawa, Koolauloa, Oahu, Tax Map Key: (1) 5-1-011:055 (Por.)
Project Description:	Sale of remnant parcel.
Chap. 343 Trigger(s):	Use of State Land
Exemption Class No.:	<p>In accordance with Hawaii Administrative Rules (HAR) §11-200.1-16 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 Exemption Class No. 1 that states, “Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existed” and Part 1, Item 37 that states, “Transfer of title to land.” 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, as a de minimis action.</p> <p>Any proposed development of the subject parcel, upon the consummation of the sale, will follow the applicable zoning and building codes. Therefore, staff believes that the request would involve negligible impacts on the environment.</p>
Cumulative Impact of Planned Successive Actions in Same Place Significant?	No. Staff believes there are no cumulative impacts involved.

Action May Have  
Significant Impact on  
Particularly Sensitive  
Environment?

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

Consulted Parties:

None.

Analysis:

Transfers of title to State lands are exempt from preparation of an environmental assessment.

Recommendation:

It is recommended that the Board find that 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.

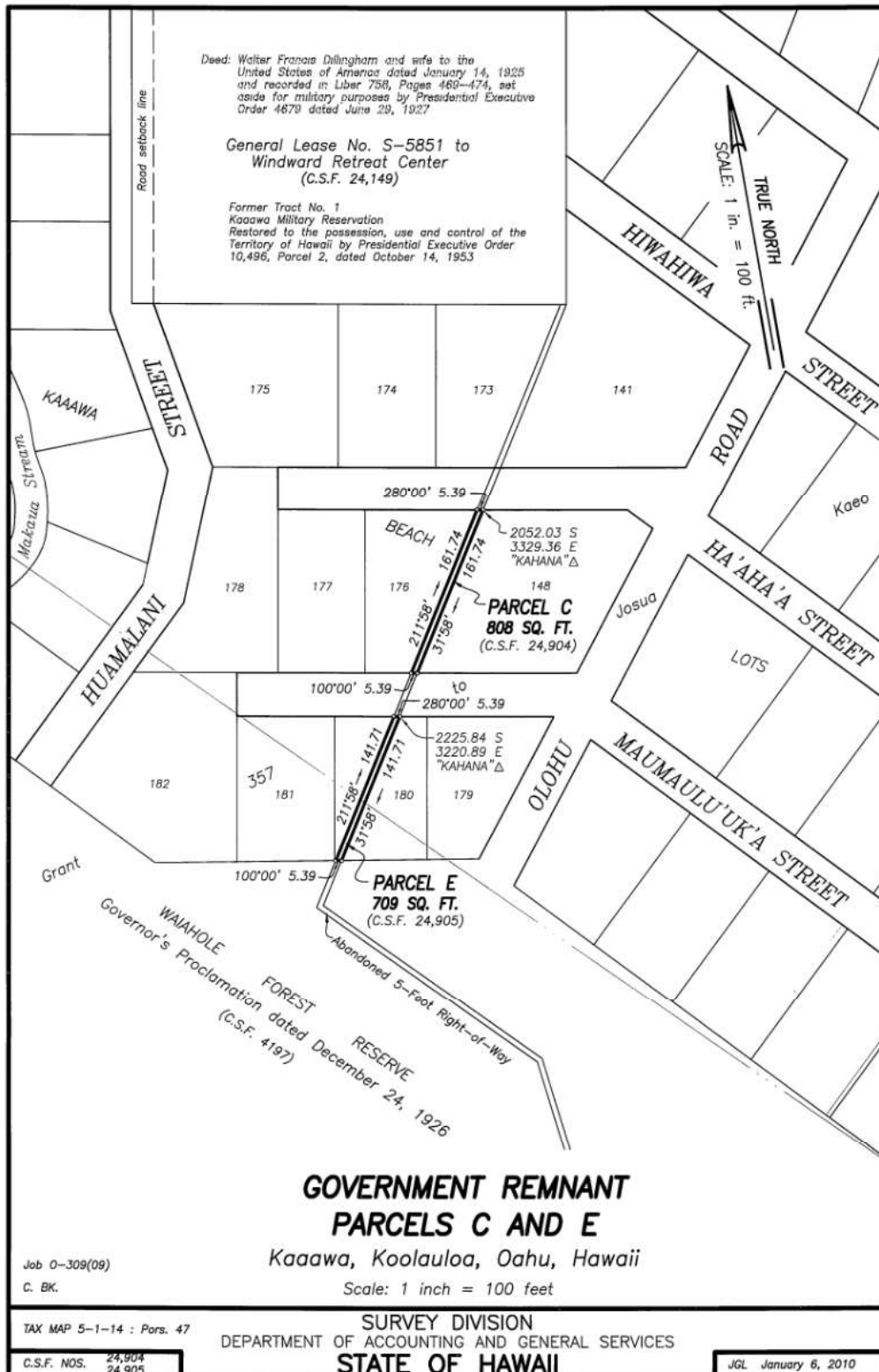


Figure 1: Remnant parcel, facing mauka direction from Lihimauna Street. Applicant's Private Property on right of photo.



Figure 2: Remnant parcel, facing makai direction. Applicant's Private Property on left of photo.

## EXHIBIT C



**EXHIBIT D**