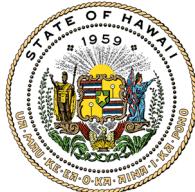


JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

CIARA W.K. KAHAHANE  
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  
KAHOOLOWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621  
HONOLULU, HAWAII 96809

**SUMMARY MINUTES  
FOR THE MEETING OF THE  
BOARD OF LAND AND NATURAL RESOURCES**

Audio Link: <https://files.hawaii.gov/dlnr/meeting/audio/Audio-LNR-260123.m4>

Date: January 23, 2026

Time: 9:00 AM

Place: Maui Arts and Cultural Center  
1 Cameron Way, Kahului, HI 96732 & Online via Zoom

**MEMBERS**

Ryan Kanaka'ole  
James Carpio  
Denise Iseri-Matsubara  
Karen Ono  
Riley Smith (Zoom)  
Kaiwi Yoon  
Calvin Young  
Danica Patel, DAG

**STAFF**

David Smith, DOFAW Administrator  
Emma Yuen, DOFAW  
Lauren Yasaka, Acting Land Administrator  
Andrew Tellio, Land Div.  
Luke Sarvis, CO  
Meghan Statts, DOBOR Administrator  
Alex Hastings, DOBOR  
Richard Howard, DOBOR

**00:00:27** Acting Chair Kanaka'ole called the meeting to order. The contested case standard statement was read, and Roll Call of the Members conducted.

**00:04:53**  
**ITEM A-1** Approval of December 12, 2025 Meeting Minutes

00:05:13 **To Approve December 12, 2025 Minutes as Submitted**  
MOTION (Ono, Young)

00:06:08 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**00:06:13**  
**ITEM A-2** Approval of January 9, 2026 Meeting Minutes

00:06:32 **To Approve January 9, 2026 Minutes as Submitted**  
MOTION (Ono, Young)

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00:06:45      **PASSED**  
VOTE      7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**00:06:51**  
**ITEM C-3**      Decision Making Regarding 1) Kaheawa Wind Power I's Request for Approval of its Habitat Conservation Plan for Operating its Wind Energy Facility at TMK(s): (2) 4-8-001:001 and (2) 3-6-001:014 and 2) Issuance of an Incidental Take License for Kaheawa Wind Power, LLC, for 25 years for incidental take of Hawaiian Hoary Bat (*Lasiurus cinereus semotus*; 'Ope'ape'a), Hawaiian Goose (*Branta sandvicensis*; Nēnē), Newell's shearwater (*Puffinus auricularis newelli*; 'a'o), Hawaiian petrel (*Pterodroma sandwichensis*; 'ua'u), Band-rumped storm-petrel (*Oceanodroma castro*; 'akē'akē), and the Yellow-faced bee (*Hylaeus assimilans*; Nalo Meli Maoli) at TMK(s): (2) 4-8-001:001 and (2) 3-6-001:014.

00:34:49      **To Approve Staff Recommendation as Submitted**  
MOTION      (Carpio, Young)

00:36:10      **PASSED**  
VOTE      7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**00:36:16**  
**ITEM D-4**      Decision Making Regarding Disposition of Tax Map Keys (TMKs) (2) 4-8-001: portion of 001 and (2) 3-6-001: portion of 014:  
  
1) Issuance of a Revocable Permit with a Right of Entry to Kaheawa Wind Power, LLC, OR Issuance of a Direct Lease to Kaheawa Wind Power, LLC for the Continued Operation of Kaheawa Wind Power I, Ukumehame and Wailuku Districts on the island of Maui Identified by TMKs (2) 4-8-001: portion of 001 and (2) 3-6-001: portion of 014; and

2) Declaration that the Board of Land and Natural Resources' Issuance of a Set Aside and Right-of-Entry Permit to the Division of Forestry and Wildlife to a Portion of TMK (2) 3-6-001:014 at its Meeting on March 24, 2023, Item C-3, *Authorizes the Division of Forestry and Wildlife to Conduct Management Activities, including removal of abandoned property in accordance with Hawai'i Revised Statutes § 171-31.5.*

01:20:51      **To Approve Staff Recommendation as Amended**  
MOTION      (Iseri-Matsubara, Young)

The Board unanimously approved the following:

1. That the Board grant Kaheawa Wind Power, LLC's request to direct lease State lands beginning February 1, 2026 for a term of twenty-five (25) years,

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under the terms and conditions discussed, which are by this reference incorporated herein and further subject to the following:

- a. The annual fair market rental value, including any percentage rent, if applicable, shall be for unimproved land, and should reflect the unimproved land value as the Date of Valuation<sup>1</sup>.
- b. Lessee shall post a removal bond in the amount of \$33.7 million and shall pay all costs incurred by the Lessor to procure a consultant to update the removal bond study in year ten (10) of the lease.
- c. The standard terms and conditions of the most current lease form, as may be amended from time to time.
- d. Delegate authority to the Chair, to negotiate any revisions and amendments required to:
  - i. Enable KWP, LLC to successfully finance the equipment improvements to ensure continued operation; and
  - ii. Execute the lease by the end of January 2026.
- e. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State,

2. Declare, after consideration of the Board approved Set Aside and Right-of-Entry Permit that the Division of Forestry and Wildlife has the appropriate authority to take over management of the subject entrance area and that DOFAW shall be authorized to remove and/predispose of any personal property, equipment, or trade fixtures left on the property after February 22, 2026, in accordance with HRS §171-31.5.

01:26:25      **PASSED**

VOTE      7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

01:27:05      The Board recessed for a short break.

01:41:41      The Board returned from the recess.

**01:41:50**

**ITEM C-2**

- 1.) Approval to Enter into a Memorandum of Understanding between the Department of Land and Natural Resources/Division of Forestry and Wildlife and Parker Ranch, Inc. for Ecosystem Protection Management in the Hamakua District, Hawaii Tax Map Key (3) 4-4-014:004;

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<sup>1</sup> Member Smith wished to clarify that the appraised rents for the first 10-year period, as unimproved, are \$300,000 annually or a percentage rent of 3.5% gross revenue, whichever is greater.

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2.) Delegation of Authority to the Chairperson to Negotiate, Approve, and Execute the Memorandum of Understanding, Right-of-Entry, and Release of Liability Agreements, with Parker Ranch, Inc., for Ecosystem Protection Management in the Hamakua District, Hawai'i, Tax Map Key: (3) 4-4-014:004; and

3) Approval of Declaration of Exemption from Chapter 343, HRS Environmental Compliance Requirements for the Ecosystem Protection Management Activities Conducted pursuant to the Memorandum of Understanding.

01:45:00 **To Approve Staff Recommendation as Submitted**  
MOTION (Smith, Carpio)

01:45:42 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**01:45:54**

**ITEM C-1** Approval to Authorize the Chairperson to Negotiate, Enter Into, Amend, Extend, and Terminate a Memorandum of Understanding with the Hawaiian Audubon Society for the purpose of formalizing a cooperative relationship to advance the study, protection, and education relating to Hawai'i's indigenous bird species and their habitats across Hawai'i.

01:47:59 **To Approve Staff Recommendation as Submitted**  
MOTION (Yoon, Young)

01:48:10 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**01:48:46**

**ITEM D-1** Approval of New License Agreement of Private Property Between Trustees of the Estate of Bernice Pauahi Bishop on Behalf of the Department of Accounting and General Services, Office of Enterprise Technology Services, for Radio Facilities Purposes, Ka'üpülehu, North Kona, Hawai'i, Tax Map Key: (3) 7-2-002:001 (Portion).

01:49:59 **To Approve Staff Recommendation as Submitted**  
MOTION (Smith, Ono)

01:50:34 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

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**01:50:40**

**ITEM D-2** Issuance of a Revocable Permit to Chika Nakano Repair Shop, Inc., for Limited Industrial Uses Allowed Under the Current County of Hawaii Zoning Code Purposes, Kanoelehua Industrial Area, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-049:004.

01:52:23 **To Approve Staff Recommendation as Submitted**  
MOTION (Smith, Ono)

01:53:10 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**01:53:15**

**ITEM D-3** Authorize a Three-Month Holdover of General Lease No. S-3619, Mattos Electric, LLC, Lessee, Kanoelehua Industrial Lots, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-049:013; and

Issuance of a Revocable Permit to Mattos Electric, LLC, for Limited Industrial Uses Allowed Under the Current County of Hawaii Zoning Code Purposes, Waiakea Industrial Lots, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-058:012.

01:55:28 **To Approve Staff Recommendation as Submitted**  
MOTION (Smith, Iseri-Matsubara)

01:56:10 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**01:56:18**

**ITEM D-5** Grant of Perpetual, Non-Exclusive Easement for Slope Improvements and Issuance of Construction and Management Right-of-Entry to City and County of Honolulu, Department of Design and Construction; Nuuanu, Honolulu, Oahu, Tax Map Key: (1) 2-2-054:portion of 001.

01:57:02 **To Approve Staff Recommendation as Submitted**  
MOTION (Iseri-Matsubara, Ono)

01:57:21 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**01:57:30**

**ITEM J-1** Sale of Concession by Sealed Bid for a Five-Year Mobile Food Concession Situated at Ala Wai Small Boat Harbor, Honolulu, Oahu, Hawaii, Identified by Tax Map Key: (1) 2-3-037: portion of 012; And

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Declare the Project Exempt from Preparation of an Environmental Assessment under Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200.1, Hawaii Administrative Rules.

02:03:48 **To Approve Staff Recommendation as Amended**  
MOTION (Young, Iseri-Matsubara)

02:04:05 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**02:04:18**

**ITEM H-1** Amend Prior Board Action of April 25, 2014, Item D-6, *Acquisition of Private Lands and Set Aside to Department of Education for Elementary School Campus, Kehalani Mauka, Wailuku, Maui; TMK: (2) 3-5-001:103.*

The purpose of this amendment is to clarify that the fee interest in the subject parcel will be conveyed to the Department of Education via issuance of Quitclaim Deed rather than Governor's Executive Order.

02:08:55 **To Approve Staff Recommendation as Amended**  
MOTION (Carpio, Ono)

Amendment: The Board unanimously voted to approve item H-1 as recommended by staff and to note that Item H-1's Exhibit B Act 307 Item 236 should be Item H-2's Exhibit C Act 307 Item 210.

02:09:09 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

**02:09:16**

**ITEM H-2** Cancellation of Governor's Executive Order No. 796 to Department of Education for Waihee School, Tax Map Key: (2) 3-2-007:021, Issuance of Quitclaim Deed to Department of Education; Makaaka, Waihee, Wailuku, Maui.

02:10:45 **To Approve Staff Recommendation as Amended**  
MOTION (Carpio, Ono)

Amendment: The Board unanimously voted to approve item H-2 as recommended by staff and to note that Item H-2's Exhibit C Act 307 Item 210 should be Item H-1's Exhibit B Act 307 Item 236.

02:10:58 **PASSED**  
VOTE 7 – Unanimous (Kanaka'ole, Carpio, Iseri-Matsubara, Ono, Smith, Yoon, Young)

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**02:11:20** There being no further business, Acting Chair Kanaka'ole adjourned the  
**11:21 AM** meeting.

Respectfully Submitted:

*Tasha Kakuda*  
\_\_\_\_\_  
Land Board Secretary

Approved for Submittal:

*Ryan Kanaka'ole*

Ryan Kanaka'ole, Acting Chairperson  
Board of Land and Natural Resources  
Department of Land and Natural Resources