

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

April 10, 2026

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

O'ahu

Approval to Commence Condemnation Proceedings to Acquire Private Land Identified as Tax Map Key (1) 7-4-001:025, for the Division of Conservation and Resource Enforcement for Substation Purposes, Located in Wahiawā, O'ahu, Hawai'i.

OWNER:

Angelo's Auto Body & Detailing, LLC

LEGAL REFERENCE:

Section 101, Part I Hawai'i Revised Statutes (HRS), as amended.

LOCATION:

525 and 535 Avocado Street, Wahiawā, O'ahu, Hawai'i

TAX MAP KEY:

TMK: (1) 7-4-001:025

AREA:

9,288 square feet (0.2132 acre), more or less

ZONING:

State Land Use District: Urban District  
County Zoning: B-2 Community Business District and  
R-5 Residential District

CURRENT USE:

Vacant.

PURPOSE:

Acquisition for Department of Land and Natural Resources (DLNR), Division of Conservation and Resource Enforcement (DOCARE) substation purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Pursuant to Chapter 343, HRS and Chapter 11-200.1, Hawai'i Administrative Rules (HAR), an Environmental Assessment (EA) was prepared for the proposed DOCARE substation. The Draft EA/Anticipated Finding of No Significant Impact (AFONSI) was published in the December 8<sup>th</sup> edition of *The Environmental Notice*. The Acting Chairperson of the Department issued a Finding of No Significant Impact (FONSI) on January 28, 2026 and the Final EA/FONSI was published in the February 8, 2026 edition of *The Environmental Notice*.

The Final EA/FONSI can be found online at:

[https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2026-02-08-OA-FEA-DOCARE-Wahiawa-Substation-Project.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-02-08-OA-FEA-DOCARE-Wahiawa-Substation-Project.pdf)

Staff notes that a total of seven comments were received during early consultation and nine (9) comments were received on the Draft EA from various agencies, organizations, and individuals. A summary of comments and responses can be found in Chapter 7 of the Final EA/FONSI and replications of original comments found in Appendix A and I, respectively.

BACKGROUND

The property is currently owned by Angelo's Auto Body & Detailing, LLC and located in Wahiawā near other properties the State is acquiring. Because of the property's location in Wahiawā and proximity to the North Shore, the Department believes that it is a suitable, central location for a DOCARE substation. Currently, DOCARE officers servicing Wahiawā and the North Shore operate out of their main station located in Pearl City. Thus, placing a substation on this property would assist DOCARE in more efficiently serving Wahiawā and the North Shore.

Staff notes that the Department contacted the landowner's representative, Angelo John, via a letter dated November 22, 2024, which indicated that the State was interested in acquiring the subject property either by voluntary purchase or by condemnation. The letter further acknowledged that the State was aware that Mr. Angelo John was not interested in voluntary purchase, and that the State, through its agents, would be accessing the property pursuant to HRS, Section 101-8 to examine the site and conduct due diligence work. Staff notes that no response was received from Mr. John.

On February 14, 2025, under Item L-1, the Board of Land and Natural Resources approved a memorandum of agreement with the University of Hawai'i (UH) to support preliminary planning for the potential acquisition of the subject property. The UH Community Design Center (UHCDC) conducted a proof-of-concept study concluding that the site would provide DOCARE officers with a centrally located base supporting efficient access to the North Shore and mauka areas.

On August 24, 2025, a homeless man was mauled by a pack of dogs on the property and later succumbed to his injuries. This attack further prompted the need for action by both the City and the State. Staff notes that at the time of the attack, the City was also actively working to potentially condemn the site via a Honolulu City Council Resolution that was passed in October 2025. The resolution requested the City administration to take the necessary steps to acquire the subject property, including, if necessary, the preparation of a resolution for the council to initiate proceedings for eminent domain. At some point in time, it was determined that the State would move forward with the condemnation process while the City would move forward with emergency demolition of one of the structures deemed to be a public safety hazard.

Mr. John was contacted once again by the Department via a letter dated October 3, 2025, which again expressed the Department's interest in acquiring the property given the City's Resolution and in light of the public health and safety concerns regarding the condition of the property. The letter further indicated that the State could pay compensation not to exceed the appraised fair market value which was estimated at \$720,000.00. Mr. John was also advised that the State may initiate condemnation if an agreement for voluntary sale could not be reached. Further, the letter requested authorization for a right-of-entry to the property to conduct further due diligence work.

Mr. John responded to the Department's letter via a letter dated October 8, 2025 requesting that the Department cease their efforts to acquire and access his property. His letter asserted that he had complied with the directives issued to him by the City's Department of Planning and Permitting (DPP) and other regulatory authorities. He also listed the actions he took to make the property safe again including the demolition of unsafe structures, property improvements and compliance, elimination of illegal activities, ongoing security and supervision and beautification.

Despite Mr. John's letter, the Department believes moving forward with acquisition is in the best interest of the public as the DOCARE substation facility would provide a valuable public service to community.

PROPOSED USE:

DOCARE is proposing to construct a new substation to enhance enforcement and conservation services for Central and North O'ahu. Wahiawā was selected due to

its central location and the growing demand for enforcement associated with increased tourism and recreational activity. Moreso, the subject property's proximity to Kamehameha Highway and other DLNR properties makes it well-suited for the proposed facility.

As part of their proof-of-concept study, UHCDC developed three conceptual designs, based on site conditions and zoning.

1. Central Tower – Preferred Alternative:

The Central Tower layout is the preferred alternative for the DOCARE substation. The Central Tower layout is reflective of a fire station design, which emphasizes efficient vehicle circulation and safe pedestrian accessibility. The plan locates vehicular activity on the ground level and equipment and office spaces on the second floor. Locating office spaces on the second floor will allow clear visibility of Avocado Street for security purposes. The substation is centrally located on the property and access will be provided via two new thirty-foot wide gated driveways.

2. The U – Alternative A:

The U alternative prioritizes boat and vehicle storage and locates a covered garage on a central portion of the site. The covered garage can accommodate up to six parking spaces, three for jet skis and three for ATVs on trailers. Directly in front of the covered garage is designated space for boat parking, allowing for quick deployment and retrieval. Adjacent to the covered garage is the evidence storage space with outdoor sinks, a fridge, and storage space. This alternative layout locates the substation along the western property boundary and connects to the evidence storage room. The substation is a one-story building equipped with office spaces, lockers, and showers.

3. The Barn – Alternative B:

The Barn alternative prioritizes efficient boat deployment and optimal circulation of officer-related vehicles. This design alternative locates the substation along the southern edge of the property overlooking the Wahiawā Freshwater State Recreation Area. Boat parking is provided directly in front of the substation and ATV and jet ski parking are provided along the western side of the substation. Officer vehicle parking is located along the eastern property boundary. Access to the site will be provided via two new thirty-foot wide gated driveways. The two-story substation locates the evidence storage room, lockers, and showers on the ground level and offices on the second floor.

EXISTING CONDITIONS:

The property is currently accessed via a driveway off of Avocado Street. Adjacent to the site is a small commercial building to the north, Island Smoke and Vape Wahiawa to the west, Island Power Hawaii to the east, and the Wahiawā Freshwater State Recreation Area to the South.

At the start of this process, two buildings were located on the property: one building with the address of 525 Avocado Street (525) and the other with the address of 535 Avocado Street (535). According to the City's tax records the 525 building is a one-story building that was constructed in 1955 and is approximately 1,980 square feet in size. The 535 building is also one-story building that was constructed in 1943 and is approximately 945 square feet in size.

As indicated in Mr. John's October 2025 letter, the building associated with 525 has since been demolished. The building at 535 appears to have been rehabilitated and/or renovated and an extension added to the back of the original building.

The property is located within the Federal Emergency Management Agency (FEMA) Flood Zone D described as "unstudied areas when flood hazards are undetermined, but flooding is possible."

The property is generally flat and stormwater runoff generally sheet flows to the southern edge of the property into the Wahiawā Freshwater State Recreation Area which then continues to flow south towards the Kaukonahua Stream. On the eastern edge of the property, via an easement, there is also a City owned and maintained 42-inch stormwater drain which collects stormwater runoff from Walker Avenue and also discharges into the Wahiawā Freshwater State Recreation Area.

According to Board of Water Supply records, the property is served by a 12-inch cast iron water main that runs beneath Avocado Street in addition to laterals connecting the buildings to the water main.

According to the City's GIS database, the property is served by a 6-inch sewer lateral connected via a sewer manhole to a 24-inch sewer main running beneath Avocado Street that ultimately conveys the wastewater to the Wahiawā Wastewater Treatment Plant.

#### DUE DILIGENCE:

The Department has initiated due diligence; however, completion is contingent upon site access.

#### Appraisal:

An appraisal by The Benavente Group, LLC (as of December 6, 2024) estimated the property's market value at \$720,000. However, a new appraisal has been commissioned to account for recent site changes and will be finalized upon the appraiser's ability to access the property.

#### Survey:

A topographic survey was done for the property, but a survey identifying potential encroachments still needs to be completed pending access to the property.

Title Report Review:

A title status report prepared by Title Guarantee Hawai'i, LLC was reviewed by Land Division staff, who identified no issues with the parcel.

Phase I Environmental Site Assessment:

A Phase I Environmental Site Assessment was conducted to identify potential recognized environment conditions (RECs) which are defined as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

RECs discovered included the following:

- Vagrant activities were observed on the subject property. Environmental risks linked with vagrancy encompass littering, unlawful disposal, and incineration of waste materials, including hazardous substances like chemicals, electronic waste, and construction debris. These activities have the potential to contaminate water sources and exacerbate soil pollution. Heavily stained soil was also noted during the Visual Site Inspection (VSI).
- The property's multiple outfalls and drainage systems pose a significant environmental risk by discharging runoff over solid waste, potentially contaminating nearby water bodies, including Kaukonahua Stream, which flows into the Wahiawa Reservoir. This runoff could introduce hazardous substances into the water, threatening both environmental health and community safety.
- The western portion of the property (525) was previously used as an auto repair facility and used car lot, raising significant environmental concerns related to potential soil, surface water, and groundwater contamination. This is primarily due to the long-term use of petroleum products, hazardous materials, and heavy metals from automotive activities, which may have leached into the environment. Visual inspections and historical records suggest that there were large areas of spillage and improper material storage, posing risks to nearby receptors. While historic maps hint at a fueling station, there is no documented information regarding underground storage tanks, hydraulic lifts, or oil/water separators, which may still be present and pose further risks if they are compromised.
- The eastern portion of the property (535) was previously a used car lot (c. 1991 to c. 2016), which raises several environmental concerns. The operations may have introduced hazardous substances, such as motor oil and heavy metals, leading to potential soil, surface water, and groundwater contamination. The property could pose risks to human health due to historical pollutants.

- Potential and reported releases of hazardous substances associated with Island Power's 23-year history of unauthorized use of 555 Avocado Street (adjacent to the east side of the site) for storage of generators and other equipment may be negatively impacting the soil and groundwater at the subject property.
- Stormwater runoff and soil from the Island Power site flows onto the adjacent (555 Avocado Street) site and the subject property. It is likely that the runoff and soil are negatively impacted by the long history of industrial use/activities at the Island Power property and the adjacent property they have encroached on for 23 years.

The report also noted that in 1989, the Hawai'i Department of Health (DOH) Hazard Evaluation and Emergency Response (HEER) Office and Environmental Data Resources, Inc. reported a potential release of polychlorinated biphenyl-containing transformer oil from a transformer at 535 Avocado Street (east side of subject property). Specific details regarding the release date, quantity, and affected media were not provided. A State On-Scene Coordinator responded to the incident, and the spill ultimately received a No Further Action designation.

#### Hazardous Materials Survey<sup>1</sup>:

A hazardous materials survey was conducted by Elemental Environmental, LLC (E2) for the project. The survey found the following:

##### As-built drawings:

Plans were prepared for the conversion of the existing storage building to a new auto-workshop and alterations to the existing bathroom. The plans note that the large building near the intersection of Kamehameha Highway has the address of 535 Avocado Street, while the small building has the address of 525 Avocado Street. However, during E2's field effort, these addresses were found to be reversed from what they are.

The plans show the 1-story building associated with 535 was constructed with 8" thick concrete masonry unit (CMU) block walls and 5/8" thick gypsum board walls with wall insulation, over a shared concrete slab. The fire door was rated at 2 hours. Ceramic tile was called out for the shower, but was not observed during E2's field effort.

E2 also noted that the roofing for the building at 525 had fallen in from a previous fire. Roofing was observed in a debris pile located outside the building. Only the metal roof frame for the building at 535 remained.

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<sup>1</sup> Staff has included the hazardous materials discussion pertaining to the demolished 525 building as it is unclear if demolition and disposal work was conducted in accordance with applicable state and county laws and thus a potential hazard may still exist until further site surveying can be done pending access to the property.

Asbestos:

Homogeneous Areas (HAs), which are suspect asbestos-containing materials (ACM) that appear uniform in color, texture, and function, were identified.

At 525 Avocado Street the following was found:

- Black floor mastic remnants containing 5% to 10% Chrysotile asbestos (assumed only on the lower level, approximately 1,300 SF);
- Black Non-Fibrous Material in one of the CMU block wall samples containing 5% Chrysotile asbestos (extent unknown); and
- Silver Paint on the textured wall surfacing containing 3% Chrysotile asbestos (approximately 2,500 SF)

At 535 Avocado Street the following was found:

- Black felt in one of the textured wall surfacing samples containing 35% Chrysotile asbestos (unknown quantity, observed only around the window frames, but may conservatively cover the entire building)
- Black Semi-Fibrous Material in one of the samples containing 25% Chrysotile asbestos (approximately 75 SF, observed on wood plank makeshift walls; however, planks appear to have been from the adjacent building's roof that had fallen in from a previous fire); and
- Fire-rated door and door frame assumed to contain asbestos (1 door/door frame unit was observed)

Canec:

During field work, it appears E2 did not come across any suspect materials that would indicate the presence of canec. However, the report stated that inaccessible and/or hidden suspect materials not sampled during their field efforts should be presumed arsenic-containing until sampled and proven otherwise, if the structures were built between the early 1930s to 1964.

Lead Paint:

Paint containing 0.5% or more by weight or 5,000 ppm or more of lead is considered lead-based paint (LBP). Paint with any detectable amount of lead is considered lead-containing paint (LCP). Both LBP and LCP are worker protection issues.

At 525 Avocado Street the following was found:

- One (1) of the paint samples contained a concentration of lead greater than 0.5% by weight (considered LBP) – a sample collected from the white upper plaster exterior wall contained 0.6% lead by weight.

- Six (6) paint samples contained detectable concentrations of lead ranging from 0.008 to 0.11% lead by weight (considered LCP).
- The remaining eight (8) paint samples were non-detect (ND) for lead above the laboratory reporting limits (ranging from 0.006 to 0.007% weight).

At 535 Avocado Street the following was found:

- Four (4) of the paint samples contained concentrations of lead greater than 0.5% by weight (considered LBP) with concentrations ranging from 0.8 to 5.4% lead by weight.
- The four (4) remaining paint samples contained concentrations of lead ranging from 0.021 to 0.29% lead by weight (considered LCP).

Fluorescent Light Fixtures:

The Toxic Substances Control Act (TSCA) banned the production of polychlorinated biphenyls (PCBs) in the U.S in 1976. In fluorescent light fixtures, PCBs are usually found in ballasts either within small capacitors or in the form of a black tar-like compound.

E2 conducted a visual inventory for suspect PCBs in fluorescent light fixture ballasts and the accompanying mercury-containing fluorescent lamps or compact fluorescent light (CFL) bulbs. A total of five (5) fluorescent light fixtures, possibly with 5 ballasts and up to 10 lamps were observed in the buildings at the project site. E2 did not attempt to open any of the light fixtures due to inaccessibility and safety concerns. E2 further noted that if a ballast is not labeled “No PCBs”, it is assumed to contain PCBs.

REMARKS:

DOCARE officers assigned to Wahiawā and the North Shore currently operate out of Pearl City, resulting in significant, traffic-prone commute times that delay response and limit field presence. Establishing a Wahiawā substation would strategically position officers closer to the areas they serve, substantially improving response times and allowing for more consistent enforcement.

The North Shore is a high demand region requiring active management of ocean waters, coastline beaches, and conservation lands. Without a nearby base of operations, enforcement remains largely reactive. A Wahiawā substation would enable a more proactive, visible, and sustained enforcement presence, deterring violations and better protecting public safety and natural resources.

For these reasons, staff supports the acquisition of 525 and 535 Avocado Street. Securing this site is a critical step toward expanding DOCARE’s operational capacity in a priority region, improving service delivery, and ensuring more

effective stewardship of the State's natural resources.

RECOMMENDATION:

That the Board:

1. Authorize the commencement of condemnation proceedings for the acquisition of 525 and 535 Avocado Street, further identified as Tax Map Key (1) 7-4-001:025;
2. Delegate to Chairperson the authority to resolve litigation decision raised by the Attorney General;
3. Approve such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



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Lauren Yasaka, Acting Assistant Administrator

APPROVED FOR SUBMITTAL:



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Ryan K.P. Kanaka'ole, Acting Chairperson