

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

June 12, 2026

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

PSF No. :26OD-030

Oahu

- (1) Cancellation of Governor's Executive Order No. 4558 Set Aside to the Agribusiness Development Corporation for Agricultural Purposes over Government Lands Located in Waianae Uka, Wahiawa, Oahu identified as Tax Map Key (1) 7-3-013:010.
- (2) Set Aside 2.774 acres of Government Lands to the Agribusiness Development Corporation for Agricultural and Agricultural Workers Housing Purposes, over Government Lands Located in Waianae Uka, Wahiawa, Oahu identified as Tax Map Key (1) 7-3-013: portion of 010.
- (3) Set Aside 2.592 acres of Government Lands to the Department of Human Services for Kauhale Development Purposes, over Government Lands Located in Waianae Uka, Wahiawa, Oahu identified as Tax Map Keys (1) 7-3-012:015 and (1) 7-3-013: portion of 010.

APPLICANT:

Department of Human Services, by its Statewide Office on Homelessness and Housing Solutions (DHS) and Agribusiness Development Corporation (ADC)

LEGAL REFERENCE:

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

LOCATION:

Portion of Government lands of Wahiawa situated at Waianae Uka, Wahiawa, Oahu, identified by TMK: (1) 7-3-012:015¹, and (1) 7-3-013:010² located about 500 feet along Wilikina Drive, to the north of the private condominium known as Kemoo by the Lake located at 1680 Wilikina Drive TMK: (1) 7-3-012:003.

¹ [City and County Real Property Website - Map of \(1\) 7-3-012:015](#)

² [City and County Real Property Website - Map of \(1\) 7-3-013:010](#)

AREA:

(1) 7-3-012:015	0.248 acre
(1) 7-3-013:010	5.118 acres

more or less, subject to review and approval by Department of Accounting and General Services, Survey Division.

ZONING:

State Land Use District:	<u>Urban</u>
City and County of Honolulu LUO:	<u>R-5</u>

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

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

CURRENT USE STATUS:

(1) 7-3-012:015	Portion of this parcel is encumbered by perpetual, non-exclusive easement, LOD 28979, for transmission lines and poles issued to Hawaiian Electric Co. Inc. and Hawaiian Telcom Inc.
(1) 7-3-013:010	Encumbered by Governor's Executive Order (EO) No. 4558 setting aside 5.118 acres to Agribusiness Development Corporation for agricultural purposes. Portion of this parcel is encumbered by Right-of-Entry Permit (ROE) No. 4378, to the Board of Water Supply for a non-exclusive easement for waterline purposes.

PURPOSE OF SET ASIDE:

DHS – Kauhale Development purposes.

ADC – Agricultural and Agricultural Workers Housing 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: “Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

Part 1, Item 36: “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.”

No development or ground disturbance activities are proposed by ADC under the subject request. Staff believe that the request would involve negligible expansion or change in use of the subject area beyond that previously existing. Therefore, Staff is recommending that the Board find the subject request 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. In the event that ADC commences any improvements on its portion of land, ADC will be required to comply with Chapter 343, HRS.

Should today’s request be approved by the Board, DHS intends to pursue improvements to a portion of Parcel 10. However, such improvements would not be subject to Chapter 343, HRS pursuant to Governor’s Twenty-Third Proclamation Relating to Homelessness which suspends Chapter 343, HRS “*to the extent that necessary to expedite the provision of housing for homeless persons...*”

APPLICANT REQUIREMENTS:

None

REMARKS:

DHS has been tasked with a Kauhale development involving a footprint of approximately 2.592 acres of State land. The site will be comprised of approximately 2.344 acres from Parcel 10 and 0.248 acre from Parcel 15.

Staff notes that EO 4558 consolidated two parcels noted as former parcels 8 and 9 on Exhibit 1. Pursuant to discussions between DHS and ADC, Parcel 10 consisting of approximately 5.118 acres, will be adjusted as follows: ADC agrees to relinquish the former Parcel 9 (approximately 2.344 acres) to DHS, while retaining the former Parcel 8 (approximately 2.774 acres), and revise its public purpose designation to “Agricultural and Agricultural Workers Housing.”

The Agribusiness Development Corporation (ADC) Board of Directors, at its meeting on April 15, 2026, approved the cancellation of Governor’s Executive

Order No. 4558 and re-setting aside a designated portion of the same property to ADC for continued agricultural use and agricultural workers housing purposes. The remaining portion of the property was also approved for a set-aside to DHS for such public uses as the department may determine to be beneficial.

Staff further notes that DHS will require a non-exclusive access easement over the adjacent State parcel identified as TMK (1) 7-3-012:011 which is currently encumbered by Revocable Permit No. 7367, issued to the Association of Apartment Owners of Kemoo by the Lake for the neighboring apartment building for parking purposes. Should the Board approve of today's request, DHS will consult with the current permittee regarding alignment and other access-related arrangements. Once the access easement area has been identified and agreed upon by the permittee and ADC, Staff will return to the Board with a formal easement request.

Various government agencies were solicited for comments:

- The Department's Engineering Division had no comments on the subject matter.
- The Department of Transportation-Highways Division had no comments on the subject matter.
- The City's Department of Design and Construction, Department of Planning and Permitting has no comments or objections to the subject matter.
- Department of Facility Maintenance had no comments on the subject matter.
- The Board of Water Supply (BWS) provided comments regarding the perpetual, non-exclusive easement for the waterline installed on TMK: (1) 7-3-013:009. The BWS respectfully requests that the proposed resetting aside be subject to the currently executed ROE permit and the subsequent issuance of the waterline easement. The BWS has no objections on the subject matter.
- Hawaiian Electric Company had no comments on the subject matter.
- The Department of Land and Natural Resources Commission on Water Resource Management, Historic Preservation, Forestry and Wildlife, Aquatic Resources, Department of Health, Office of Hawaiian Affairs, and Hawaiian Telcom have not responded to the request for comments before the response date.

Therefore, Staff are recommending the Board authorize: 1. The set aside of Parcel 15 to DHS, subject to the existing encumbrances to BWS and 2. Cancellation of

Governor's Executive Order No. 4558 and (1) Set Aside 2.774 acres of Government Lands to the Agribusiness Development Corporation for Agricultural and Agricultural Workers Housing Purposes, and (2) Set Aside 2.592 acres of Government Lands to the Department of Human Services for Kauhale Development Purposes, and subject to the existing encumbrances to Hawaiian Electric Company and Hawaiian Telcom.

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, 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.
2. Approve of and recommend to the Governor issuance of an executive order canceling Governor's Executive Order No. 4558 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 and recommend to the Governor, the issuance of an executive order setting aside the respective 2.774 acres of State lands identified as TMK (1) 7-3-013: portion of 010 as described above to Agribusiness Development Corporation for Agricultural and Agricultural Workers Housing Purposes under the respective terms and conditions cited above, which are by this reference incorporated herein 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.
4. Approve and recommend to the Governor, the issuance of an executive order setting aside State Lands identified as Tax Map Keys (1) 7-3-012:015 (0.248 acre) and (1) 7-3-013: portion of 010 (2.344 acres) to the Department of Human Services for Kauhale Development Purposes under the respective terms and conditions cited above, which are by this reference incorporated herein 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.

Respectfully Submitted,

Davenroy Manubag Kuloloia

Daven K. Manubag-Kuloloia
Land Agent *ux* *so*

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson

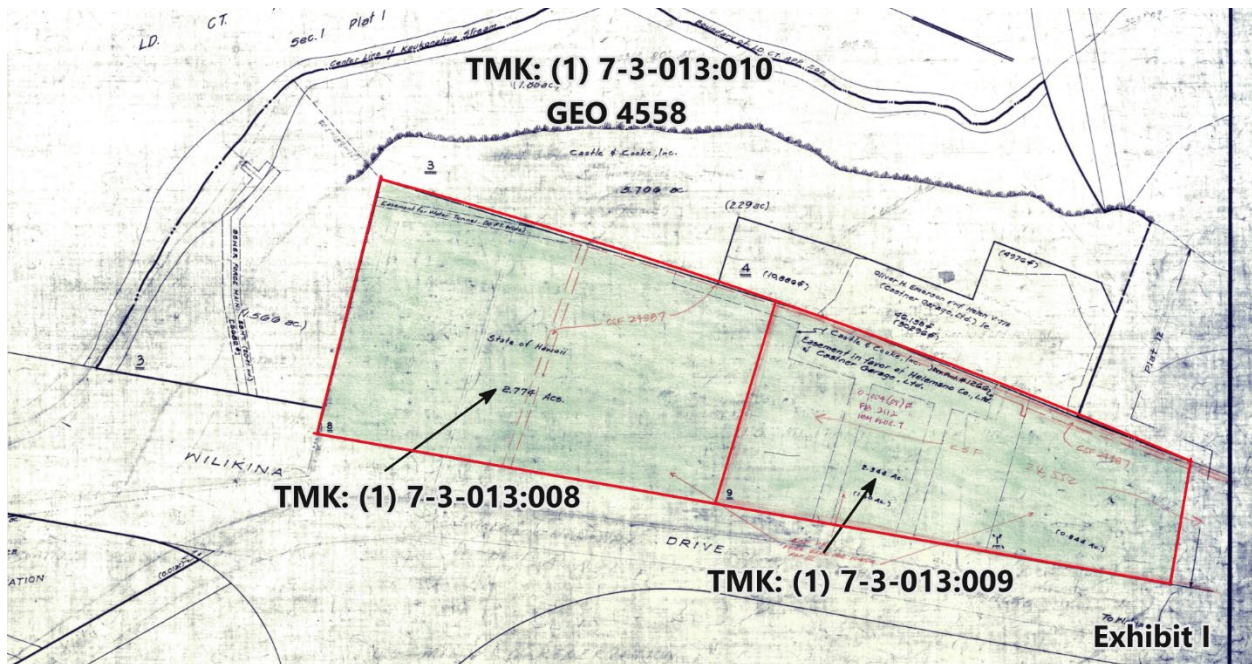


Exhibit 1: Map showing the former Tax Map Key boundaries of present day TMK (1) 7-3-013:010 encumbered by GEO 4558. Former TMKs (1) 7-3-013:008 and (1) 7-3-013:009 are outlined in red with Parcel 8 on the left and Parcel 9 on the right. The TMKs are identified by black text and black arrows used to show which TMK is associated with the respective parcels in order for the reader to better understand how the current TMK (1) 7-3-013:010 will be divided between ADC and DHS after cancellation of GEO 4558 and the re-set aside to the two agencies with ADC retaining former Parcel 8 comprised of 2.774 acres and DHS obtaining 2.34 acres.