

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

MAUI

Issuance of Right-of-Entry Permit to State of Hawaii, Department of Defense for Due Diligence Purposes for State Veterans Home, Pulehunui, Maui, Tax Map Key: (2) 3-8-008:038 (por.).

APPLICANT:

State of Hawaii Department of Defense (“DOD”)

LEGAL REFERENCE:

Sections 171-55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Pulehunui, Maui, identified by Tax Map Key: (2) 3-8-008:038 (por.), as shown on the attached map labeled **Exhibit A**.

AREA:

Approximately 10.0 acres, more or less.

ZONING:

State Land Use District:     Agriculture  
County of Maui CZO:        Agriculture

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES

CURRENT USE STATUS:

Vacant and unencumbered.

CHARACTER OF USE:

Due diligence purposes for veterans' care home facility.

TERM OF RIGHT-OF-ENTRY:

One year from date of execution.

CONSIDERATION:

Gratis.

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 Exemption Class No. 1, Part 1, Item 44 that states, "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing." 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 §11-200.1-16, HAR, as a de minimis action.

DCCA VERIFICATION:

Not applicable, Applicant is a State agency.

REMARKS:

DOD has been awarded Federal and State funds for the construction of a State Veterans Home (SVH) on Maui. The proposed project is for a 60-bed long term care facility with approximately 82,500 square feet of program spaces to be located on an approximately 10 acres. The Federal grant consists of \$58,000,000 in Federal funding with DOD seeking an additional \$35,000,000 in matching State funds for a total estimated project cost of \$93,000,000. DOD facilitated legislation in the 2024 Hawai'i State legislative session to establish, in advance of funding, a qualified State Agency to take both ownership and operational oversight responsibility for the new facility in the form of Senate Bill 2837 SD2 HD1 CD1. This bill was passed by the legislature and signed into law by the Governor on July 27, 2024, under Act 99 of Session Laws Hawai'i 2024.

DOD also worked to identify the best state land available on Maui for the project. DOD met with the Land Division staff and many State and County officials on various occasions to evaluate all potential sites for this new facility. Multiple sites were considered for the SVH on Maui, and it was ultimately determined that the site with potential for further exploration is the subject 10-acre area on a 293-acre parcel located at Pulehunui, Maui under the management of the Department, identified as Tax Map Key (2) 3-8-008:038. The subject area is located in the northwest corner of the property, along Maui Veterans Highway and adjacent to the Hawaii Army National Guard Armory.

DOD is requesting a right of entry (ROE) for the subject area in order to conduct due diligence, including preliminary site activities to determine whether the area is an appropriate location of the SVH and enable DOD to work with the Department of Accounting and General Services to contract for land survey, environmental assessment, and historic preservation assessment. The foregoing items are key components for the federal grant requirements and are required to properly assess the site. If the site is determined to be appropriate for the SVH, DOD will return to the Land Board with a formal request to set aside the area via the Governor's Executive Order.

The subject parcel is included in the Pulehunui Community Development District under the Hawaii Community Development Authority (HCDA), pursuant to Act 190, Session Laws of Hawaii 2022. Staff understands that DOD has consulted with HCDA on the proposed SVH.

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 as a de minimis action.
2. Authorize the issuance of a right-of-entry permit to the State of Hawaii Department of Defense covering the subject area 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 right-of-entry permit form, as may be amended from time to time;
  - B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
  - C. Authorize the Chairperson to extend the right-of-entry to the Applicant in relation to its due diligence purposes for additional one-year periods.

Respectfully Submitted,



---

Ian Hirokawa  
Special Projects Coordinator

APPROVED FOR SUBMITTAL:



---

Dawn N. S. Chang, Chairperson





Overview



Legend

 Parcels 2025

Parcel ID	380080380000	Situs/Physical Address	MOKULELE HWY	Assd Land Value	\$3,063,100	Last 2 Sales			
Acreage	293.444	Mailing Address	STATE OF HAWAII	Assd Building Value	\$0	Date	Price	Reason	Qual
Class	AGRICULTURAL			Total Assd Value	\$3,063,100	4/30/2017	0	n/a	U
				Exempt Value	\$4,700	3/29/2004	0	n/a	U
				Taxable Value	\$3,058,400				

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 4/8/2025

Last Data Uploaded: 4/8/2025 8:26:12 PM

Developed by  SCHNEIDER  
GEOSPATIAL

# EXHIBIT A

