

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

August 25, 2017

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

Oahu

Annual Renewal of Revocable Permits on the Island of Oahu. See Exhibit 2 for list of Revocable Permits.

HRS CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on June 5, 2015, the subject action is exempt from the preparation of an environmental assessment pursuant to Exemption Class 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." See Exhibit 1 attached.

BACKGROUND:

At the end of each calendar year, Land Division reviews its list of current revocable permits issued statewide and determines which ones to recommend to the Board of Land and Natural Resources for renewal for the upcoming year. Generally, those revocable permits in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

In the past, staff has brought all revocable permits to the Board for renewal in one submittal. At its meeting on December 11, 2015, Item D-14, as amended, the Board directed staff to submit revocable permit renewals by county over four meetings, with an explanation of why a revocable permit is the appropriate disposition and how the rent was set. At its meeting on June 24, 2016, Item D-7, the Board further approved the recommendations of the Department of Land and Natural Resources Revocable Permit Task Force, as amended, requesting all divisions notate any non-compliance issues and pending litigation in the renewal template. In accordance with these directives, staff is submitting the Oahu revocable permits, including the additional information the Board requested.

REMARKS:

The list of revocable permits for Oahu that staff recommends be renewed for 2018 is attached as Exhibit 2.¹ Included in the exhibit are the revocable permit number, permittee names, tax map keys, original commencement date of the permit, character of use, land area, annual rent, method by which staff set the rent and the rationale behind the issuance of a revocable permit. General location maps of the revocable permits to be renewed are attached as Exhibit 4.

Staff has procured a contract with James Hallstrom of CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State lands underlying revocable permits statewide as of January 1, 2017, and ground rent discounts for tenancy and use restriction, if any. Upon receipt of the portfolio appraisal report(s) for these assets, staff will obtain the Chairperson's approval for the implementation of new rents, unless the Board would prefer that staff return to the full Board for review of the rents. With respect to the assets for which it did not make financial sense to appraise (i.e. the appraisal cost far exceeded the revenue anticipated to be generated), staff will increase these rents by a percentage recommended by the Appraiser, or by 1.5% if the Appraiser has no recommendation for a particular permit. In the event the portfolio appraisal report has not been completed and its recommendations approved by the Chairperson by the end of the calendar year, staff will apply a 1.5% increase over the previously adjusted 2017 rents, and implement the appraisal rents in 2018 after receipt and Chairperson approval of the portfolio appraisal report.

The following State and City & County of Honolulu agencies were consulted on this action with the results indicated:

Agency:	Comment:
Division of Forestry and Wildlife	No response by suspense date
Office of Conservation and Coastal Lands	See Exhibit 3
State Parks	No response by suspense date
Historic Preservation	<p>Recommends continuation of revocable permits listed in Exhibit 2.</p> <p>Recommends approval of no immediate change in monthly rent provided BLNR reserves and delegates to the Chairperson the right to review and establish new rents to reflect market conditions or FMV.</p> <p>Requests the opportunity to review any permits with the potential to affect historic properties, especially any involving ground disturbing activities within the identified subject parcels.</p>
Engineering	No comments

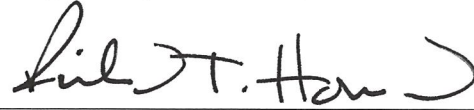
¹ Staff will submit RP S-7566, issued to Hilton Hawaiian Village, LLC, to the Board for renewal before the end of the year.

Oahu District Land Office	ODLO's comments incorporated into Exhibit 2
Commission on Water Resource Management	No response by suspense date
Division of Conservation and Resources Enforcement	No response by suspense date
Department of Hawaiian Home Lands	No response by suspense date
Department of Agriculture	No comments on specific permits, however DOA did point out that those permits slated for transfer per Act 90 require the Board of Agriculture's approval prior to the Governor's issuance of an EO. DOA staff also needs to perform due diligence of proposed transfer parcels.
Agribusiness Development Corporation	No response by suspense date
Office of Hawaiian Affairs	No response by suspense date
Department of Planning and Permitting	No response by suspense date
C&C Department of Facility Maintenance	No response by suspense date
Board of Water Supply	No response by suspense date

RECOMMENDATION: That the Board:

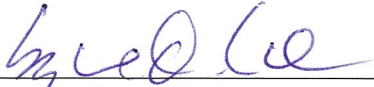
1. Approve the continuation of the revocable permits listed in Exhibit 2 on a month-to-month basis for another one-year period through December 31, 2018, except for permits that are in arrears of rental payment for more than 60 days and/or have been approved for forfeiture by a separate Board action. Permits in arrears of rental for 60 days or more and/or approved by the Board for forfeiture shall not be renewed; and
2. Approve no immediate change in current monthly rent for revocable permits as listed in Exhibit 2, provided however, that the Land Board reserves and Delegates to the Chairperson the right authority at any time to review and implement new rental charges for the revocable permits listed in Exhibit 2, effective any time from and after January 1, 2018, to incorporate the finding of the portfolio appraisal report. For any revocable permits not covered by the portfolio appraisal report, the Chairperson may make rental adjustments as recommended by the Appraiser, or in the event the Appraiser makes no recommendation, then a 1.5% increase for 2018. In the event the portfolio appraisal report has not been completed and its recommendations approved by the Chairperson by December 31, 2017, a 1.5% increase will be applied to all revocable permits over the previously adjusted 2017 rents, and the appraised rents will be implemented in 2018 after receipt and Chairperson approval of the portfolio appraisal report, to reflect market conditions or the fair market rental for the rights and privileges granted by such revocable permits and to best serve the interests of the State.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Richard T. Howard", written over a horizontal line.

Richard T. Howard
Land Agent

APPROVED FOR SUBMITTAL:

A handwritten signature in purple ink, appearing to read "Suzanne D. Case", written over a horizontal line.

Suzanne D. Case, Chairperson

A small, handwritten mark in black ink, resembling a stylized "N" or a checkmark, located to the left of the signature line.

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Annual Renewal of Revocable Permits on the Island of Oahu.

Project / Reference No.: Not applicable

Project Location: Various locations on the Island of Oahu

Project Description: Renew existing revocable permits for a term of one year.

Chap. 343 Trigger(s): Use of State Land

Exemption Class No.: In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on June 5, 2015, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Class 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

The annual renewal of existing revocable permits on State lands involves the continuation of existing uses on the lands. No change in use is authorized by the renewal.

Consulted Parties: Agencies listed in submittal.

Recommendation: That the Board find 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.

EXHIBIT 1

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit

consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp3954	AMERICAN LEGION DEPT OF HAWAII	(1) 2-3-034:001-0000	10/11/1966	Recreational	0.181	5,242.56	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the Portfolio Appraisal Report's (PAR's) completion and approval by the Chairperson. •ODLO staff met with the President of this organization on May 15, 2017 and to explain the process for a direct lease. An application for a direct lease sent to permittee.
rp5169	HIGGINS, HAZEL	(1) 3-8-004:056-0000	10/1/1975	Residential	0.187	3,992.88	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •There is no access to the parcel from a public road. ODLO staff has met with Mrs. Higgins' son begin the process of issuing an RP in his name.
rp5407	KANEOHE YACHT CLUB	(1) 4-4-022:032-A	8/1/1977	Pier/Dock	0.184	2,103.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff has had preliminary discussions with permittee's board to convert to easement.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp5408	MULLER, C. MICHAEL	(1) 4-1-001:011-A	9/1/1977	Pier/Dock	0.016	746.76	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of term, non-exclusive easement to permittee. The Governor's and Legislative concurrence were also obtained toward the issuance of an easement. Pending map and description from the permittee.
rp5557	YAMASHIRO, INC., ED	(1) 1-2-021:042-0000	5/1/1978	Baseyard/Storage	0.964	35,659.20	<ul style="list-style-type: none"> •Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to parcel from public road.
rp5563	CITY & COUNTY OF HONOLULU	(1) 9-2-005:014-0001	3/4/1978	Telecom Facility	0	0	<ul style="list-style-type: none"> •Rent is gratis. •For C&C of Honolulu radio tower and related structures located within Diamond Head Crater. A long term disposition may not be appropriate.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp5614	CITY & COUNTY OF HONOLULU	(1) 3-1-042:006-0000	3/1/1979	Telecom Facility	0.002	0	<ul style="list-style-type: none"> •Rent is gratis. •Permittee is a governmental entity. Legal Access to the subject site needs to be verified.
rp5762	LIMA, SAMUEL & CATHERINE	(1) 8-5-4:34,43,44	5/15/1980	Pasture	1.247	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Parcels are irregularly shaped and provide access to permittee's landlocked kuleana. At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90.
rp6331	AOAO KAUHALE BEACH COVE	(1) 4-5-003:002-A	4/1/1986	Pier/Dock	0.147	1127.76	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Initial contact was made to the property management company regarding the conversion to an easement. Pending response.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp6546	BUSH, C. BRYSON	(1) 4-5-058:121-0000	1/1/1988	Pier/Dock	0.007	259.08	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 12/9/2016, under agenda item D-20, the Board approved the grant of term, non-exclusive easement for permittee. The Governor's and Legislative concurrence were also obtained towards the issuance of the easement. Pending map and description from the permittee. Staff could find no evidence of permittee applying for a CDUP in its files. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.
rp7018	GRANDE, THOMAS R.	(1) 4-1-010:016-0000	8/1/1996	Landscaping	0.21	640.08	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to property from public road. Annual rental makes selling the lease at public auction impracticable. ODLO staff to investigate selling subject as a remnant.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7056	KAPOLEI PEOPLE'S, INC.	(1) 9-1-016:120-0000	1/1/1997	Parking	0.826	8,610.60	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Land Division manages this property for the University of Hawaii under MOU dated 12/30/09. Any future plans for this parcel is at the discretion of the university.
rp7082	HONOLULU COMMUNITY ACTION	(1) 4-1-013:031-0000	11/1/1997	Community Use	2	243.84	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff is in discussions with permittee to possibly terminate the rp. Pending decision from permittee.
rp7188	DOONWOOD ENGINEERING, INC.	(1) 1-2-021:044-0000	11/1/1999	Baseyard/Storage	0.307	6,210.00	<ul style="list-style-type: none"> •Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to parcel from public road.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7242	LULUKU BANANA GROWERS COOP	(1) 4-2-010:001-0000	9/1/2000	Agriculture	190	7,951.68	<ul style="list-style-type: none"> •Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •RP covers less than 10% of the parcel. Staff to work with DOFAW on the long term planning for the permit area in conjunction with the adjoining forest reserve.
rp7356	REYNOLDS, JAMES C.	(1) 5-6-1:47,61	10/1/2003	Electrical	0.34	667.92	<ul style="list-style-type: none"> •Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff to convert to an easement.
rp7367	AOAO OF KEMOO BY THE LAKE	(1) 7-3-012:011-0000	4/1/2004	Parking	0.39	2,590.80	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Federal covenants placed on the property at the time it was returned to the State limit its use to parking. Staff will evaluate whether sale of lease at public auction is possible for this parcel.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7402	JEFTS, LARRY	(1) 9-1-16:8, 9-1-18:5,8	7/1/2005	Agriculture	142.149	21,027.60	<ul style="list-style-type: none"> •Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Potential for future development makes property unsuitable for long term agricultural lease. At its meeting on 6/23/17, under agenda item D-4, as amended, the Board authorized the Chairperson to Enter into Memorandum of Agreement Between The Office of Planning and the Department of Land and Natural Resources for the Use of Transit Oriented Development CIP Funds for the East Kapolei Strategic Master Development Plan. The Board instructed staff to return to the Board with the conceptual master plan for review and approval.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7469	MCCONNELL, CHERYL	(1) 4-1-013:022-0000	11/1/2009	Pasture	6.86	1,895.04	<ul style="list-style-type: none"> •Rent increased by 12% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90.
rp7470	JSR EQUIPMENT, INC.	(1) 1-2-021:036-0000	1/1/2010	Baseyard/Storage	1.424	39,882.00	<ul style="list-style-type: none"> •Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •There is no access to the parcel from a public road.
rp7477	YANAGIHARA, RAYMOND T.	(1) 4-5-006:039-0000	1/1/2010	Landscaping	0.077	191.16	<ul style="list-style-type: none"> •Rent increased by 22.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Parcel is located on Kaneohe Bay with no access from public road.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7478	DE MAURO, JOSEPH	(1) 9-4-010:100-0000	1/1/2010	Agriculture	0.413	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to parcel from public road.
rp7489	HAWAIIAN ELECTRIC CO INC	(1) 9-2-005:014-0001	1/1/2010	Telecom Facility	0	11,430.00	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •RP covers only a portion of the parcel. Legal access to the site needs to be verified.
rp7501	CANSIBOG, ROBERTA	(1) 8-7-001:033-0000	1/1/2010	Parking	0.424	411.48	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Part of the parcel is an intermittent flood area where rainwater drains into the Mailiili Channel during heavy downpours.
rp7514	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:046-0000	1/1/2010	Unloading of Laundry, Storage of Laundry Bins	0.047	2,910.84	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by Chairperson. •No access to parcel from public road.

UNLESS OTHERWISE NOTED, THERE ARE NO
NON-COMPLIANCE ISSUES OR PENDING LITIGATION

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7517	OLOMANA GOLF LINKS, INC.	(1) 4-1-013:012-0000	10/1/2010	Agriculture	4.77	9,945.00	<ul style="list-style-type: none"> •Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. Staff will sell lease at public auction upon the expiration of gl4095 underlying the golf course.
rp7520	MIZUTA, ROBIN T.	(1) 4-1-010:049-0000	2/1/2010	Landscaping	0.2	304.8	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •The parcel sits between a public road and permittee's property and provides access to permittee's property as well as for other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7544	LAU, TRUSTEE, KWOCK NAM	(1) 2-2-010:033-0000	2/1/2010	Parking	0.041	1,432.56	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by Chairperson. •No access to parcel from public road. ODLO staff working with the children of permittee (deceased) on the issuance of a new RP.
rp7560	MOUNT WILSON FM BROADCASTERS, INC.	(1) 3-6-004:026-0000	7/1/2010	Telecom Facility	0.079	113,850.00	<ul style="list-style-type: none"> •Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Land Div. manages parcel for H6DOFAW. Staff found a submittal referenced OA-7/7/13-139 amending a prior Board CDUP action. In addition, the current permit area is a legally subdivided lot under Land Court Application 656, Map 248, Lot 1222-A, with an area of 0.079 acre. It has been set aside to DOFAW pursuant to EO 4409. It is our understanding that the Land Court system would not approve the subdivision of Lot 1222 into Lots 1222-A and 1222-B without a proper subdivision approval.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7561	HONOLULU POLO CLUB, INC.	(1) 4-1-009:262-0000	11/1/2010	Community Use	34.5	7,147.56	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •ODLO staff has written to permittee outlining the necessary steps it must take for a long-term direct lease.
rp7570	HAWAII MOTORSPORTS ASSN INC	(1) 5-8-002:002-0000	3/1/2010	Recreational	449.72	1,569.72	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •DOFAW is researching disposition options for this parcel, one of which is an RFP to manage the motocross park. The DLNR, DOFAW and its Oahu Branch Manager are named as defendants in a lawsuit regarding the proposed RFP.
rp7579	AUWAIOLIMU CONGREGATIONAL CHURCH	(1) 2-2-14:17,26	6/1/2010	Church	0.199	530.40	<ul style="list-style-type: none"> •Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by Chairperson. • Staff has spoken to permittee about the necessary steps it must take for it to receive a long-term direct lease.

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7587	KUNSTADTER, PETER	(1) 3-6-001:025-A	5/1/2010	Pier/Dock	0.006	289.56	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff has written to permittee about converting to a term easement. Pending permittee's response.
rp7590	SAWINSKI, ROBERT G & RAY-JEN	(1) 4-6-022:026-A	7/1/2010	Pier/Dock	0.004	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff has written to permittee about converting to a term easement. Pending permittee's response.
rp7596	HAWAIIAN ELECTRIC CO INC	(1) 9-9-044:022-0000	6/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 7/8/16, under agenda item D-5, as amended to include HiTelcom as applicant, the Board approved issuance of perpetual, non-exclusive easement.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7600	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	4/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement.
rp7601	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-8-001:054-0000	4/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff working with permittee to convert rp to an easement.
rp7602	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-10, 4-1-25	4/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff working with permittee to convert rp to an easement.
rp7604	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000-0000	4/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff working with permittee to convert rp to an easement.

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit

consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7605	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-013:022-0000	5/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff working with permittee to convert rp to an easement.
rp7606	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	4/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7607	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-9-006:6, 26	6/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff to continue to work with HECO on the conversion of the rp to an easement. Staff could find no evidence of permittee applying for a CDUP in its files. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that the use/structure is nonconforming.
rp7610	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:088-0000	5/1/2010	Utility	0	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 8/12/16, under agenda item D-10, the Board approved issuance of perpetual, non-exclusive easement.
rp7643	SAVIO KC OPERATING COMPANY	(1) 2-3-018:045-0000	1/1/2011	Parking	0.045	6,801.60	<ul style="list-style-type: none"> •Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by Chairperson. •Substandard parcel size.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7688	ROSLINDALE, INC.	(1) 7-3-012:011-0000	6/1/2011	Parking	0.117	726	<ul style="list-style-type: none"> •Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Federal covenants placed on the property at the time it was returned to the State limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel.
rp7713	HARDINGER, DALE & CARLA	(1) 4-1-018:049-0000	7/1/2011	Pasture	0.8	200.52	<ul style="list-style-type: none"> •Rent increased by 28.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90.

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit consumed (some water permits)

Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7714	FUKUSHIMA, RALPH	(1) 4-1-013:011-0000	7/1/2011	Pasture	56.35	5,755.20	<ul style="list-style-type: none"> •Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90.
rp7717	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	(1) 6-8-002:017-0000	8/1/2011	Pasture	32.05	198.12	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Parcel is landlocked
rp7725	PESTANA CORP. DBA BOB'S	(1) 1-2-021:040-0000	8/1/2011	Baseyard/Storage	1.102	89,465.40	<ul style="list-style-type: none"> •Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. • No access to parcel from public road.
rp7743	PEOPLE AND PET PARK, INC.	(1) 3-1-042:012-0000	9/1/2011	Recreational	1.461	0	<ul style="list-style-type: none"> •Rent is gratis. •Staff to speak to representatives of the organization to let them know the steps they must take to enter into a long-term direct lease.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7748	ROBERT'S CENTRAL LAUPAHOEHOE INC.	(1) 1-2-021:041-0000	9/1/2011	Parking	1.745	46,827.36	<ul style="list-style-type: none"> •Rent increased by 24% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to parcel from public road.
rp7782	CARRILLO, ANTONE	(1) 8-7-001:029-0000	9/1/2011	Residential	0.4	8,064.00	<ul style="list-style-type: none"> •Rent increased by 12% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •Staff will contact the CCH's Office of Housing about the possibility of setting aside this parcel.
rp7825	UNGA, ANITILOSE AND MELIAME	(1) 5-8-001:038-0000	8/1/2012	Agriculture	2.164	516	<ul style="list-style-type: none"> •Rent increased by 7.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90.

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit

consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7832	PRECAST, INC. AND RAYLYNN REBAR, LLC	(1) 1-2-021:045-0000	8/1/2013	Industrial	0.97	48,336.00	<ul style="list-style-type: none"> •Rent increased by 6% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and vulnerability to tidal fluctuations.
rp7835	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	(1) 1-2-021:037-0000	8/1/2013	Parking	0.674	37,182.60	<ul style="list-style-type: none"> •Rent increased by 13.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •No access to parcel from public road, parking use.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7843	TACTICAL AIRGUN GAMES HAWAII LLP	(1) 1-1-3:3,204 - 207,212	7/1/2014	Recreational	13.09	13,267.32	<ul style="list-style-type: none"> • Rent increased by 4.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. • At its meeting on 6/9/16, Item D-4, the Board approved the set aside to the City & County of Honolulu and aio Foundation for consent to lease, for affordable housing purposes. Groundbreaking is scheduled for July 11, 2017. Once construction is completed, the RP will be terminated.
RP7849	RESORTTRUST HAWAII LLC	(1) 3-5-023:041-0000	7/1/2016	Recreational	0.929	15,151.92	<ul style="list-style-type: none"> • Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. • Staff are working to convert the rp to an easement.
rp7851	HINES, JACOB KALEO	(1) 4-1-018:050-0000	2/1/2015	Residential	0.8	6,180.00	<ul style="list-style-type: none"> • Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. • Substandard lot size.

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit consumed (some water permits)

Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7853	LUM, ERNEST	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.625	28,776.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7854	LUCERO, GARY	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.028	12,757.68	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7856	KAI CONSTRUCTION HAWAII, INC.	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.031	14,256.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7857	WISNIEWSKI, JOHN	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.032	14,472.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7858	TACHIBANA PAINTING LLC	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.031	15,552.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7860	ALFONSO, VIDAL	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.031	14,256.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7861	WARHORSE STRENGTH CAMP LLC	(1) 9-4-049:062-0000	3/1/2017	Commercial	0.031	14,256.00	<ul style="list-style-type: none"> •Rent set by in-house valuation dated 8/4/16. •The rp is temporary until as staff evaluates the possibility of selling a master lease at public auction.
rp7889	YAMADA, KAZUTO	(1) 4-1-008:071, 072	6/8/2016	Agriculture	14.5	1,645.92	<ul style="list-style-type: none"> •Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •RP covers only a portion of the parcel. At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90.

REVOCABLE PERMIT MASTER LIST 2018

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit consumed (some water permits)

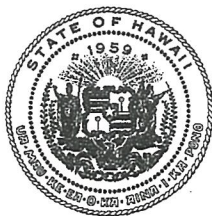
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7893	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:045-0000	11/1/2016	Parking	3.53	49,182.84	<ul style="list-style-type: none"> •Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and vulnerability to tidal fluctuations.
rp7896	PU'A FOUNDATION AND HUI MAHI'AI	(1) 4-1-008:POR072, 075	11/1/2016	COMMUNITY FARMING	7.613	480.00	<ul style="list-style-type: none"> •Rent set by Board action dated 8/12/16 (Item D-9) pursuant to the Board policy on minimum rent in 2005. •Site is not a legally subdivided lot an lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.
rp7898	AOAO 1942/1946 PAUOA ROAD, INC.	(1) 2-2-010:021-0000	1/1/2017	Parking	0.053	1,188.00	<ul style="list-style-type: none"> •Rent increased 30% over replaced rp7722. •No access to parcel from public road.

REVOCABLE PERMIT MASTER LIST 2018

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consumed (some water permits)							
Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7899	NAKOA, MARY	(1) 8-6-002:005-0000	3/1/2017	Recreational	6.407	1,992.00	<ul style="list-style-type: none"> •Rent increased by 27% over rp6660 previously issued to Ms. Nakoa's mother. •This irregularly shaped low-lying pasture sits adjacent to the Mailiili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.

DAVID Y. IGE
GOVERNOR OF
HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JEFFREY T. PEARSON, P.E.
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
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF: OCCL: AJR

COR: OA-17-256

MEMORANDUM

JUL 24 2017

TO: Richard T. Howard, Land Agent
DLNR – Land Division

FROM: Samuel J. Lemmo, Administrator
DLNR – Office of Conservation and Coastal Lands

SUBJECT: Annual Renewal of Revocable Permits for Oahu
Various Districts, Island of Oahu
TMKs: (1) various

Dear Mr. Howard,

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter and documentation regarding the *Annual Review of Revocable Permits* (RP) of Oahu. Based on our review of the submitted RP list, we offer the following list of parcels located within the State Land Use (SLU) Conservation District:

- RP5563: TMK: 9-2-005:014; Located within the SLU Conservation District; Resource Subzone (CDUPs: OA1888; OA2172; OA2628; OA3502).
- RP5614: TMK: 3-1-042:006; Located within the SLU Conservation District; Resource Subzone (CDUPs: OA589; OA1719 & SPAs: OA1702, OA1740).
- RP6546: TMK: 4-5-058:121; Portion of parcel located in water – submerged lands of the state, SLU Conservation District, Resource Subzone (*No Permits found in OCCL Database*).
- RP7242: TMK: 4-2-010:001; Located within the SLU Conservation District; Resource and Protective Subzones (CDUPs: OA616, OA1748, OA2143, OA3611).
- RP7489: TMK: 9-2-005:014; Located within the SLU Conservation District, Resource Subzone (CDUPs: OA1888, OA2172, OA2628, OA3502).

EXHIBIT "3"

- RP7560: TMK: 3-6-004:026; Located within the SLU Conservation District, Resource Subzone (*No permits found in OCCL Database*).
- RP7566: TMK: 2-6-008:029; Submerged Lands of the State - Conservation District, Resource Subzone (*No permits found in OCCL Database*).
- RP7607(1): TMK: 5-9-006:006; Located within the SLU Conservation District, General and Resource Subzone (*No permits found in OCCL Database*).
- RP7607(2): TMK: 5-9-006:026; Located within the SLU Conservation District, Resource Subzone (*CDUPs: OA2807, OA3402*).
- RP7714: TMK: 4-1-013:011; Property is approximately 90% SLU Conservation District, General Subzone and 10% SLU Urban District (*CDUP: OA1871*).
- RP7849: TMK: 3-5-023:041; Beach – Submerged Lands of the State – SLU Conservation District, Resource Subzone (*SPA: OA0729*).

The OCCL would like to take this opportunity to remind those persons or entities that utilize parcels located within the SLU Conservation District that permittees/applicants are required to inform this office of any proposed land uses that may occur in the Conservation District.

If you have any questions regarding this correspondence please contact Alex J. Roy, M.Sc. of our *Office of Conservation and Coastal Lands* staff at 808-587-0316 or via email at alex.j.roy@hawaii.gov

Thank you.

CC: Chairperson

