

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

September 8, 2017

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

Hawaii

Annual Renewal of Revocable Permits on the Island of Hawaii. 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 (Board) 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, as amended, the Board further approved the recommendations of the Department of Land and Natural Resources Revocable Permit Task Force, requesting all divisions note any non-compliance issues and pending litigation in the renewal template. In accordance with these directives, staff is submitting the Hawaii annual revocable permit renewal request, including the additional information the Board requested.

REMARKS:

The list of revocable permits for Hawaii that staff recommends be renewed for 2018 is attached as Exhibit 2. 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 3.

Staff has procured a contract with CBRE, Inc. through James Hallstrom (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, 2018, 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 annual 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 County of Hawaii agencies were consulted on this action with the results indicated:

Agency:	Comment:
Division of Forestry and Wildlife	See attached Exhibit 4
Office of Conservation and Coastal Lands	See attached Exhibit 5
State Parks	No response by suspense date
Historic Preservation	No response by suspense date
Engineering	No comments
Hawaii District Land Office	Comments incorporated in Exhibit 2
Commission on Water Resource Management	Provided a list of wells on Hawaii Island located on State lands, some of which are encumbered by RPs.
Division of Conservation and Resources Enforcement	No response by suspense date
Department of Hawaiian Home Lands	No response by suspense date
Department of Agriculture	The transfer of rp7656 per Act 90 is subject to the approval of the Board of Agriculture prior to the issuance of the Governor's EO. DOA staff needs to perform due diligence on the permit and proposed transfer parcel.

Agribusiness Development Corporation	No comments
Office of Hawaiian Affairs	No response by suspense date
County of Hawaii Planning Dept.	See attached Exhibit 6 and discussion below
County of Hawaii Dept. of Public Works	See attached Exhibit 7 and discussion below
Department of Water Supply	No objections

The County of Hawaii Planning Department and Department of Public Works, Building Division, expressed concerns with the renewal of Revocable Permit No. S-7867 to the Association of Apartment Owners of Country Club Hawaii, Inc. (Country Club) and Revocable Permit No. S-7892 to Reeds Bay Resort Hotel, Ltd. (Reeds Bay), both of which were converted to RPs after the long-term leases for the properties expired. Letters from the Planning Department and Building Division are attached as Exhibits 6 and 7 respectively, but the investigative reports referenced in the letters are omitted from this submittal due to their length.

The Planning Department letter dated August 14, 2017 references the remaining useful life (RUL) studies that the Department's consultants conducted of the improvements of both Country Club (5-8 years RUL as of 2014) and Reeds Bay (12-15 years RUL as of 2014). The Planning Department explains that in response to the request for comments circulated on this submittal, the County conducted fire, building, electrical, and plumbing inspections of the properties and found substantial concerns with structures on both properties that require immediate attention to mitigate potential life-safety issues. The Planning Department letter further states:

Commitments to expeditiously address these concerns should be made a condition of any renewal of the month-to-month revocable permits; however, it would seem unlikely that a month-to-month revocable permit would provide reasonable opportunity or security for a lessee to finance the corrective actions. If long-term mitigation and rehabilitation commitments cannot be made that will ensure the safety of the building occupants based on current code requirements, we would recommend that DLNR proceed with permit revocation while providing interim mitigative measures to address the most serious life-safety concerns and issue immediate notice and assistance to the current occupants to promptly find other accommodations. Any structure whose primary use is identified for habitation should meet a minimum level of safety to accommodate that use.

Also on August 14, 2017, the Building Division issued a Notice of Violation (NOV) to Country Club and the Department regarding: alleged unpermitted renovation work; deteriorated walkways and guardrails; unsound pool barrier; inadequate exits; unpermitted, uninspected, and unapproved electrical work; nonconforming and defective installations throughout the building; unpermitted plumbing work; and unpermitted gas piping installation. The NOV gives Country Club until September 14, 2017 to obtain

required permits and inspections, or remove all unpermitted work to comply with original permits, and obtain required permits and inspections for all structural hazards, defective electrical work and plumbing work. A copy of the NOV for Country Club is attached as Exhibit 7, less the lengthy investigation report.

On the same date, the Building Division issued a separate NOV to Reeds Bay and the Department regarding: alleged construction and renovation work performed without permits; required inspections not being conducted; inadequate exits; electrical wiring being energized, used and operated without required electrical inspections and approval of electrical work performed; various nonconforming and defective installations throughout the entire hotel; plumbing work was performed without the required permits; unpermitted installation of gas piping; and plumbing work being installed and used without required inspections. The NOV gives Reeds Bay until September 14, 2017 to obtain required permits and inspections, or remove all violations. A copy of the NOV for Country Club is attached as Exhibit 8, less the lengthy investigation report.

On August 22, 2017, Land Division received Fire Inspection Reports for Country Club and Reeds Bay indicating that both permittees failed their inspections. A copy of the Fire Inspection Report for Country Club is attached as Exhibit 9, and a copy of the Fire Inspection Report for Reeds Bay is attached as Exhibit 10. The reports state that all deficiencies shall be corrected within 30 days of the inspection date. The inspection date for Country Club was August 7, 2017, with a re-inspection date scheduled for September 7, 2017. The inspection date for Reeds Bay was August 4, 2017, with a re-inspection date scheduled for September 4, 2017. Both reports state in part as follows: “Due to the Fire Alarm not being in service at this time, a Fire Department approved Fire Watch shall be put in place to protect occupants and staff.”

Land Division staff contacted Country Club and Reeds Bay to ensure they received the Planning Department letter, and their respective NOVs and Fire Inspection Reports. Additionally, Land Division wrote separate letters to the permittees advising them that failure to correct the NOVs and deficiencies noted in the Fire Inspection Reports could result in the termination of their respective RPs. Staff will request that the permittees attend the Board meeting on this matter to respond to any questions the Board members may have about steps taken to cure the NOVs and Fire Inspection Report deficiencies. Staff is recommending that RP No. S-7867 to Country Club and RP No. S-7892 to Reeds Bay be continued until December 31, 2018 on the condition that the permittees timely cure their respective NOVs and Fire Inspection Report deficiencies to the satisfaction of the County of Hawaii agencies having jurisdiction. Staff is further recommending that the permittees be required to implement the fire watches mandated by the Fire Department as a condition of their revocable permit renewals.

RECOMMENDATION: That the Board:

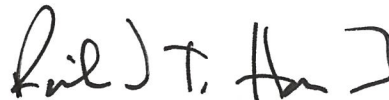
1. Approve the continuation of the revocable permits listed in Exhibit 2 on a month-to-month basis for another one-year period through December 31, 2018, except for permits that are in arrears of rental payment for more than 60 days and/or have



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

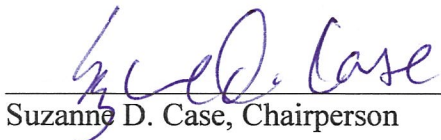
2. Approve no immediate change in current monthly rent for revocable permits as listed in Exhibit 2, provided however, that the Land Board reserves and delegates to the Chairperson the right authority at any time to review and implement new rental charges for the revocable permits listed in Exhibit 2, 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.
3. With respect to Revocable Permit No. S-7867 to Country Club and No. S-7892 to Reeds Bay, the permits shall be continued until December 31, 2018 on the condition that the permittees shall: (i) timely cure their respective NOVs to the satisfaction of the County of Hawaii agencies having jurisdiction; (ii) timely cure the deficiencies noted in their respective Fire Inspection Reports; and (iii) implement the fire watches mandated by the County of Hawaii Fire Department. If any of the foregoing conditions are not timely cured or implemented, staff is directed to return to the Board promptly for termination of the non-compliant revocable permit(s).

Respectfully Submitted,



Richard T. Howard  
Land Agent

APPROVED FOR SUBMITTAL:

  
Suzanne D. Case, Chairperson

## **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 Hawaii.

Project / Reference No.: Not applicable

Project Location: Various locations on the Island of Hawaii

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," and Item No. 51, "Permits, licenses, registrations, an rights-of-entry issued by the Department that are routine in nature, involving negligible impacts 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
	<b>HAWAII - BIG ISLAND</b>						
rp3755	HUKILAU RESORTS - HILO	(3) 2-1-006:078-0000	6/16/1965	Parking	0.092	1,600.20	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the Portfolio Appraisal Report's (PAR) completion and approval by the Chairperson.</li> <li>•DCCA records show the permittee is not registered with DCCA. The new entity has applied for a new rp. Staff will seek Board approval to cancel this rp and issue a new one, as well as selling a lease at public auction.</li> </ul>
rp4042	HAWAII COUNTY	(3) 2-3-35,37,43;2-4-01	8/11/1967	Seven Anchors to Guy Distribution and Light Poles on Komohana St. Extension	0	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp4135	ROMAN CATHOLIC BISHOP OF HNL	(3) 6-9-005:046-0000	4/1/1968	Parking and Access	0.129	1,920.24	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of a direct lease.</li> </ul>

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
rp4171	HAWAII COUNTY	(3) 2-1-013:002-0000	6/1/1968	Public Skeet Shooting Range	113.382	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp4900	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 4-5-006:003-0000	10/27/1972	Office	0	0	<ul style="list-style-type: none"> <li>•Rent is gratis, 501(c)(3) entity. Staff recommends charging the minimum allowable rent.</li> <li>•Permittee's occupancy assists Division in the maintenance of its property. The building is located within the Honokaa Civic Center housing other State and County entities, making long-term disposition impracticable.</li> </ul>
rp4964	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 7-8-007:028-0000	5/31/1973	Senior Citizen, Youth and Community Activities	0.036	0	<ul style="list-style-type: none"> <li>•Rent is gratis (501(c)(3) entity). Staff recommends charging the minimum allowable rent.</li> <li>•Staff to contact Permittee to see if it still needs the property. If not, staff will contact Parents And Children Together, who shares the parcel, and enter into a direct lease with them.</li> </ul>

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
rp5101	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 4-5-006:003-0000	1/1/1975	Office	2.392	0	<ul style="list-style-type: none"> <li>•Rent is gratis, 501(c)(3) entity. Staff recommends charging the minimum allowable rent.</li> <li>•Permittee's occupancy assists Division in the maintenance of its property. The building is located within the Honokaa Civic Center housing other State and County entities, making long-term disposition impracticable.</li> </ul>
rp5127	MCCANDLESS LAND & CATTLE CO.	(3) 8-6-001:003-0000	2/15/1975	Pasture*  *No cattle are being grazed on the property, which is only being used for an access easement.	1,258.00	3,733.80	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Parcel is landlocked with no legal access. As HDLO noted in its report to the Board on 7/22/16, under agenda item D-8, staff will either reissue an rp limited to access or an access easement. The entity has converted to an LLC, so the rp or easement will be issued to the converted entity.</li> </ul>
rp5326	US: DEPT OF INTERIOR	(3) 2-3-014:012-0000	12/10/1976	Sediment-streamflow Gaging Station	0.04	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>

# 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
rp6022	DALEICO RANCH	(3) 9-3-3:35,36	5/1/1983	Pasture	3.14	198.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the appraisal report's completion and approval by the Chairperson.</li> <li>•Parcel 35 is landlocked, and parcel 36 is small (1.17 ac.) and irregularly shaped. Both parcels are adjacent to permittee's property. Staff to explore selling parcel 36 as a remnant.</li> </ul>
rp6445	DEPT OF SOCIAL SERVICES	(3) 2-4-049:013-0000	7/26/1986	Baseyard, Storage and Parking	0.918	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp6783	UNITED STATES OF AMERICA	(3) 7-4-008:003-0000	9/1/1991	Mgmt. of Existing Archaeological Features	6.929	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp6931	KANEKO, KENT	(3) 2-2-050:080-0000	4/16/1994	Automotive Parts, Sales and Service	0.258	6,016.80	<ul style="list-style-type: none"> <li>•Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>

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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
rp7153	PARKER RANCH, INC.	(3) 5-8-1:2,5,6	8/8/1997	Pasture	981.02	7,300.80	<ul style="list-style-type: none"> <li>•Rent increased by 30% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to sell lease at public auction as resources allow.</li> </ul>
rp7159	HILL, III, HUGH B.	(3) 8-7-1:14; 8-7-4:5,7,8,9,10	11/1/2000	Pasture	885.65	903.60	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•At its meeting on 12/15/95, under agenda item F-1-I, the board authorized the sale of a lease at public auction. The smaller parcels have no access from public road. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>
rp7166	LALAMILO MAKAI PROPERTY OWNERS ASSN.	(3) 6-6-002:031-0000	6/1/1998	Road Access	0.456	179.40	<ul style="list-style-type: none"> <li>•Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to convert to easement.</li> </ul>

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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
rp7193	WB KUKIO RESORTS, LLC	(3) 7-2-4:4; 7-2-6:17	1/1/2000	Pasture	2,572.50	3,659.64	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The smaller parcel is landlocked. DCCA records show the permittee's registration has been administratively terminated. Staff to require permittee to either register with the DCCA before renewing permit, or apply for cancellation and reissuance of permit under a new entity name that is registered with the DCCA. Lack of available water and extremely poor soil conditions make these lands unsuitable for long-term disposition.</li> </ul>
rp7369	DEPT. OF TRANSPORTATION	(3) 2-1-12:3; 2-1-13:10	10/1/2003	Road Access	12	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>



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
rp7377	PUNG, ERNEST	(3) 2-3-30:1; 2-3-32:1	3/1/2004	Pasture and Access Easement for TMK: (3) 2-3-031:001	89.08	817.44	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future development makes these parcels unsuitable for long term pasture lease. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>
rp7388	KONG, CHARLES M. & VICTORIA MACPHEE	(3) 4-5-011:007-0000	10/1/2004	Pasture	4.583	186.48	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The low annual rental generated by this parcel makes selling a lease at public auction impracticable.</li> </ul>
rp7411	DEPT. OF EDUCATION	(3) 4-5-001:012-0000	8/1/2005	Agriculture	11.118	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>

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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
rp7414	KAMILYON, INC.	(3) 9-5-001:007-0000	9/1/2005	Construct, Use, Maintain and Repair Right-of-Way Over State Land	0.04	226.56	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to cancel RP and reissue as an access easement.</li> </ul>
rp7440	KAHUA RANCH LIMITED	(3) 5-5-7:8,9	7/1/2008	Pasture	134.86	3,187.08	<ul style="list-style-type: none"> <li>•Rent increased by 13.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>
rp7441	DEPT. OF LAND AND NATURAL RESOURCES	(3) 2-2-050:081-0000	8/1/2008	Industrial Consistent With COH Zoning Ordinance	0.256	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>

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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
rp7446	SCHUTTE, GUY K.	(3) 6-4-31:7,9,10	11/1/2010	Pasture	23.756	358.08	<ul style="list-style-type: none"> <li>•Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Existence of flood settlement pond and drainage easement make parcel unsuitable for long term lease.</li> </ul>
rp7475	DEPT. OF TRANSPORTATION	(3) 6-2-001:015-0000	3/1/2010	Baseyard to Prepare Oil-Cinder Mix and Storage for Highway Repair	1.6	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7476	SOUZA, JOHN R.	(3) 4-1-6:2,4	1/1/2010	Pasture	228	1158.24	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road.</li> </ul>
rp7496	PONOHOLA RANCH LTD.	(3) 5-8-002:002-0000	1/1/2010	Pasture	73	944.88	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road.</li> </ul>

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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
rp7499	KUNIMITSU, KEN	(3) 2-3-032:010-0000	1/1/2010	Diversified Ag	0.5	426.72	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The parcel is adjacent to Permittee's residence at the end of a cul de sac. Staff has received no outside interest for this property.</li> </ul>
rp7519	COUNTY OF HAWAII	(3) 7-4-020:007-0000	11/1/2010	Addition to Kailua Landfill for Purpose of Implementing a Closure Plan	6	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7531	SULLIVAN, TRUSTEE, WINIFRED A.	(3) 6-9-002:006-0000	1/1/2010	Landscaping	0.527	2,865.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore selling parcel as a remnant.</li> </ul>
rp7536	AKI, WALLACE AH FOOK	(3) 2-1-007:020-0000	2/1/2010	Residential	0.161	3,947.16	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>

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
rp7543	PARK, HOON	(3) 2-6-010:087-0000	2/1/2010	Placement of Portions of a Dwelling and a Hothouse	0.106	198.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to cancel Permit.</li> </ul> Encroachment on County road right of way.
rp7547	EDNIE, RICHARD D.	(3) 6-6-6:2, 3, 4, 5	2/1/2010	Pasture	4.11	198.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Parcels not zoned for agriculture (RS-10).</li> </ul>
rp7567	KAILUA KONA VILLAGE DEV GROUP, LLC	(3) 7-5-007:069-0000	3/1/2010	Parking	0.275	5,577.84	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Irregularly shaped substandard parcel</li> </ul>

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
rp7580	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	(3) 7-5-006:034-0000	3/1/2010	Parking and Loading Zone	0.412	835.44	<ul style="list-style-type: none"> <li>•Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Hawaii County has indicated its interest to someday acquire the remnant for road and traffic improvement purposes, making long-term disposition infeasible.</li> </ul>
rp7585	SURETY KOHALA CORPORATION	(3) 5-5-3,6,7,11;5-5-6	5/1/2010	Road, Ditch, Powerline, Pump Line an Reservoir Right-of Ways	24.88	172.44	<ul style="list-style-type: none"> <li>•Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff will recommend to permittee that it apply for an easement to replace the RP. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>

# 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
rp7612	CAFE 100, INC.	(3) 2-2-029:026-0000	7/1/2010	Parking	0.133	1,112.52	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Parking only on land set aside for State Parks. No legal access from public road.</li> </ul>
rp7637	KAPAPALA RANCH	(3) 9-8-1:3,6,13	11/1/2010	Pasture	7,273.08	19,333.08	<ul style="list-style-type: none"> <li>•Rent increased by 10.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Parcel is pending transfer to DOFAW.</li> </ul>
rp7645	KAAWA, III, DAVID H. AND MADELINE M.	(3) 9-5-12:19,20; 9-5-13:1	2/1/2011	Pasture	150	915.60	<ul style="list-style-type: none"> <li>•Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Unresolved road access issues make parcel unsuitable for long term lease.</li> </ul>
rp7646	PARENTS AND CHILDREN TOGETHER	(3) 7-8-007:028-0000	11/1/2011	Day Care	0.045	523.20	<ul style="list-style-type: none"> <li>•Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to enter into a direct lease with 501(c)(3) entity.</li> </ul>

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
rp7648	PARKER RANCH, INC.	(3) 5-7-001:015-0000	4/1/2011	Pasture	16.3	195.84	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction for the parcel underlying this permit together with those underlying RPs 7659, 7660 and 7661. These parcels are in close proximity and their annual rents justify the investigation of such a sale.</li> </ul>
rp7649	PARKER RANCH, INC.	(3) 5-8-002:003-0000	4/1/2011	Pasture	191.35	1,310.28	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>
rp7650	PARKER RANCH, INC.	(3) 5-8-002:005-0000	4/1/2011	Pasture	107	602.4	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Landlocked parcel.</li> </ul>



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
rp7651	PARKER RANCH, INC.	(3) 5-8-002:006-0000	4/1/2011	Pasture	23.8	195.84	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Landlocked parcel.</li> </ul>
rp7652	PARKER RANCH, INC.	(3) 6-2-001:005-0000	4/1/2011	Pasture	247	783.12	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>
rp7653	PARKER RANCH, INC.	(3) 6-2-001:011-0000	4/1/2011	Pasture	144	542.16	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>
rp7656	DIAMOND HEAD PAPAYA CO. LTD.	(3) 1-3-2:12,99	3/1/2011	Agriculture	125.2	10,294.68	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Board approved transfer to DOA per Act 90.</li> </ul>

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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
rp7658	PARKER RANCH, INC.	(3) 5-6-001:035-0000	5/1/2011	Pasture	53.553	195.84	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Low annual rental does not justify selling a lease at public auction.</li> </ul>
rp7659	PARKER RANCH, INC.	(3) 5-7-001:004-0000	5/1/2011	Pasture	853.71	2,530.08	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction for the parcel underlying this permit together with those underlying RPs 7648, 7660 and 7661. These parcels are in close proximity and their annual rents justify the investigation of such a sale.</li> </ul>

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
rp7660	PARKER RANCH, INC.	(3) 5-7-001:009-0000	5/1/2011	Pasture	152.29	602.40	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction for the parcel underlying this permit together with those underlying RPs 7648, 7659 and 7661. These parcels are in close proximity and their annual rents justify the investigation of such a sale.</li> </ul>
rp7661	PARKER RANCH, INC.	(3) 5-7-001:010-0000	5/1/2011	Pasture	1,610.58	4,758.96	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction for the parcel underlying this permit together with those underlying RPs 7648, 7659 and 7660. These parcels are in close proximity and their annual rents justify the investigation of such a sale.</li> </ul>

# 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
rp7662	PARKER RANCH, INC.	(3) 4-4-014:004-0000	5/1/2011	Pasture	101.4	320.04	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Only reasonable access is through permittee's adjacent parcel.</li> </ul>
rp7667	BK LIVESTOCK COMPANY, INC.	(3) 9-5-019:001-0000	5/1/2011	Pasture	83.32	501.96	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling lease at public auction.</li> </ul>
rp7670	LEE, EDWARD A.K. AND LUCIA R.	(3) 1-2-008:001-0000	4/1/2011	Pasture	100	279.36	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>

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
rp7673	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 2-5-006:159-0000	6/1/2011	Establishing a Self-Supporting Agricultural Training Program for Economically Disadvantaged Youth and the Unemployed/Underemployed	23.954	0	<ul style="list-style-type: none"> <li>•Rent is gratis, set by staff recommendation for 501(c)(3) entity. Previous RP 7346 commenced 5/1/02.</li> <li>•Potential future development makes this parcel unsuitable for long term educational lease.</li> </ul>
rp7685	KUAHIWI CONTRACTORS, INC.	(3) 9-5-006:001-0000	4/1/2011	Pasture	200	1,016.40	<ul style="list-style-type: none"> <li>•Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>
rp7690	KAHUA RANCH LIMITED	(3) 9-5-5:3;9-5-13:1	6/1/2011	Pasture	141	863.28	<ul style="list-style-type: none"> <li>•Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No legal access from public roadway.</li> </ul>

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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
rp7693	KUAHIWI CONTRACTORS INC.	(3) 9-5-013:001-0000	6/1/2011	Pasture	472	1,979.04	<ul style="list-style-type: none"> <li>•Rent increased by 24% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>
rp7694	B.K. LIVESTOCK CO., INC.	(3) 9-5-019:2, 17	6/1/2011	Pasture	431	2,334.36	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility to sell lease at public auction.</li> </ul>
rp7696	JOSE, PETER H.	(3) 4-1-004:031-0000	6/1/2011	Pasture	65.572	732.48	<ul style="list-style-type: none"> <li>•Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road.</li> </ul>
rp7700	DE LUZ, III, FRANK	(3) 4-3-6:5; 4-3-14-1	7/1/2011	Pasture	33.62	198.24	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>

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
rp7705	GOMES, ANTHONY & EDNA	(3) 4-4-010:013-0000	7/1/2011	Pasture	3.554	198.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Substandard lot size.</li> </ul>
rp7708	RAPOZO, III, MANUEL C.	(3) 4-4-3:47; 4-4-3:3	7/1/2011	Pasture	27.32	200.52	<ul style="list-style-type: none"> <li>•Rent increased by 28.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>
rp7709	ANDRADE, WALTER D.	(3) 9-5-012:018-0000	7/1/2011	Pasture	320	3,185.16	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility of selling the lease at public auction.</li> </ul>

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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
rp7715	EGAMI, JERRY	(3) 9-6-2:5,10,13	8/1/2011	Pasture	2,310.00	7,550.40	<ul style="list-style-type: none"> <li>•Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Sale of lease previously approved by Board, but no maps have been receive from Survey Div. Staff will need to amend the previous board action due to hawksbill turtle nesting at Kamehame.</li> </ul>
rp7716	HILO TERMITE & PEST CONTROL, LTD.	(3) 2-2-050:079-0000	8/1/2011	Commercial Industrial	0.356	21,348.60	<ul style="list-style-type: none"> <li>•Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>



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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
rp7719	HAWAII EXPLOSIVES AND PYROTECHNICS, INC.	(3) 1-7-013:098-0000	8/1/2011	Establishment of COH Required Safe Zone Perimeter in Storing Pyrotechnic Materials	1.328	778.80	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The parcel is a flag lot surrounded by permittee's property. The low annual rent makes selling a lease at public auction impracticable.</li> </ul>
rp7733	ANDRADE, WALTER D.	(3) 9-5-006:001-0000	9/1/2011	Pasture	1,883.36	10,898.40	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee's using only a portion of the parcel. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>

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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
rp7735	KULANA FOODS, LTD.	(3) 2-7-007:005-0000	9/1/2011	Pasture	191	602.76	<ul style="list-style-type: none"> <li>•Rent increased by 22.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>
rp7741	COUNTY OF HAWAII	(3) 7-3-010:042-0000	8/1/2011	Parking Lot with Temporary Fire Station	0.5	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental agency.</li> </ul>
rp7745	HAMAKUA AGRICULTURAL COOPERATIVE	(3) 4-4-005:002-0000	9/1/2011	Diversified Ag	2.28	198.12	<ul style="list-style-type: none"> <li>•Rent increased by 27% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The low annual rent makes selling a lease at public auction impracticable.</li> </ul>

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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
rp7747	LORENZO, RAYMOND	(3) 4-5-1:7,13	9/1/2011	Pasture	163.546	1018.2	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Both parcels are landlocked. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.</li> </ul>
rp7751	GLOVER LTD., JAS. W.	(3) 2-1-012:004-0000	9/1/2011	Maintain and Operate a Plant and Support Facilities for the Purpose of Crushing Rock Aggregate Materials; Constructing and Operating an Asphaltic Concrete Plant, a Concrete Batch Plant and Concrete Block Plant; Remove and Sell Such Materials	45	231,303.60	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee is no longer quarrying this property, and only uses a portion of the parcel for industrial use. Staff to change the use provision of the RP.</li> </ul>

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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
rp7758	KAPAPALA RANCH	(3) 9-6-11; 9-8-1	9/1/2011	Pasture	942	4,956.00	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Parcel is pending transfer to DOFAW.</li> </ul>
rp7761	CABRAL, RANDOLPH H.	(3) 9-6-002:013-0000	9/1/2011	Pasture	37	282.72	<ul style="list-style-type: none"> <li>•Rent increased by 24% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>
rp7765	SOUZA, RICHARD E. & DONNA LEE	(3) 9-5-012:002-0000	9/1/2011	Pasture	152.16	894.72	<ul style="list-style-type: none"> <li>•Rent increased by 16.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff will prepare an auction package for sale of lease.</li> </ul>
rp7773	ROYAL HAWAIIAN ORCHARDS, L.P.	(3) 9-6-002:055-0000	9/1/2011	Macadamia Orchard	12	659.64	<ul style="list-style-type: none"> <li>•Rent increased by 19.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Staff to explore the possibility to sell the lease at public auction.</li> </ul>

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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
rp7774	IGNACIO, DERWIN	(3) 3-5-001:001-0000	9/1/2011	Pasture	39.54	188.76	<ul style="list-style-type: none"> <li>•Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No legal access to parcel.</li> </ul>
rp7776	LUM, TODD	(3) 2-4-005:012-0000	9/1/2011	Pasture	2.59	188.76	<ul style="list-style-type: none"> <li>•Rent increased by 21% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee is the Lessee under GL S-5568 for the adjacent parcel. Staff to seek Board's approval for sale of lease at public auction when adjacent parcel's lease ends in 12/8/2018.</li> </ul>
rp7779	PUUKAKANIHIA, LLC	(3) 6-4-001:057-0000	9/1/2011	Pasture	14.7	193.44	<ul style="list-style-type: none"> <li>•Rent increased by 24% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Landlocked parcel with no access from public road.</li> </ul>

# 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
rp7786	VOLCANO ISLAND HONEY CO., LLC	(3) 6-9-001:015-0000	9/1/2011	Apiary Operation	4	537.60	<ul style="list-style-type: none"> <li>•Rent increased by 12% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee is using only a portion of the parcel.</li> </ul>
rp7789	IWF KKH, LLC	(3) 7-5-006:022-0000	9/1/2011	Beach Concession and Landscaping	0.31	9,193.56	<ul style="list-style-type: none"> <li>•Rent increased by 13.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•RP more appropriate in the event of Kailua Pier expansion. Staff to request Board approve set aside to DOBOR for boating, pier or other appropriate purposes.</li> </ul>
rp7791	SANTOS, GWENDOLYN NAOMI	(3) 2-8-010:003-0000	9/1/2011	Pasture	23.69	552	<ul style="list-style-type: none"> <li>•Rent increased by 15% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road.</li> </ul>
rp7809	BOSCHETTI, GIAMPAOLO	(3) 2-1-006:084-0000	12/1/2011	Storage and Parking	0.797	9,836.16	<ul style="list-style-type: none"> <li>•Rent increased by 9% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access from public road.</li> </ul>

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
rp7820	VOLCANO ISLAND HONEY COMPANY, LLC	(3) 6-9-001:015-0000	3/1/2012	Apiary Operation	5	226.56	<ul style="list-style-type: none"> <li>•Rent increased by 18% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Permittee is using only a portion of the parcel.</li> </ul>
rp7827	KUKUIPAHU RANCH, LLC	(3) 5-6-001:001-0000	9/1/2012	Pasture	231.08	1039.2	<ul style="list-style-type: none"> <li>•Rent increased by 25.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Landlocked parcel with no access from public road.</li> </ul>
rp7829	COUNTY OF HAWAII	(3) 6-6-002:037-A	4/1/2013	Portable Lifeguard Tower	0.003	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7834	CELLCO PARTNERSHIP	(3) 7-3-049:038-0000	4/1/2015	Temporary, Mobile, Wireless Cellular Transmission Site	0.5	20,208.60	<ul style="list-style-type: none"> <li>•Rent increased by 3% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•RP covers only a portion of the parcel.</li> </ul>

# 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
rp7838	DACALIO, KIMO I.	(3) 9-6-012:004-0000	8/1/2014	Pasture	150.61	501.60	<ul style="list-style-type: none"> <li>•Rent increased by 4.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Approximately half of the parcel is suitable for cattle grazing (70 acres). Prior to issuance of permit, the parcel sat unused with no outside interest.</li> </ul>
rp7841	I. KITAGAWA AND COMPANY, LIMITED	(3) 2-1-07:50,55,56	9/1/2013	Commercial and/or Industrial	0.451	12,503.76	<ul style="list-style-type: none"> <li>•Rent increased by 6% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7844	DEPT. OF PUBLIC SAFETY	(3) 2-4-008:009-0000	6/19/2014	Correctional Facility	279.76	0	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental entity.</li> </ul>



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
rp7847	SOUZA, RICHARD AND DONNA LEE	(3) 9-5-005:003-0000	9/1/2015	Pasture	188	1,483.20	<ul style="list-style-type: none"> <li>•Rent increased by 3% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Presently no access from Mamalahoa Highway, and the upper portion of the parcel is only accessible from a private roadway east of the property.</li> </ul>
rp7852	MAZZARINO, ERMINO	(3) 9-4-003:014-0000	3/1/2015	Intensive Ag	2.439	\$494.40	<ul style="list-style-type: none"> <li>•Rent increased by 3% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•No access to property from public road (steep embankment off Mamalahoa Hwy.).</li> </ul>
rp7867	AOAO OF COUNTRY CLUB HAWAII, INC.	(3) 2-1-005:020-0000	7/1/2015	Apartment and Hotel	1.166	50,465.88	<ul style="list-style-type: none"> <li>•Rent increased by 3% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Short term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property. Notice of Violation dated 8/14/17 (see Exhibit 7).</li> </ul>

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
rp7873	HAMILTON, TRUSTEES, ROBERT EMMETT	(3) 2-1-007029-0000	3/15/2016	Residential	0.18	3,876.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 10/24/14.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7874	FINKLE, HEIDI	(3) 2-1-007:027-0000	3/15/2016	Residential	0.175	3,864.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 2/25/15.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7875	ELECTRICAL WORKERS, LOCAL 1260 BUILDING TRUST	(3) 2-1-007:030-0000	3/15/2016	Residential	0.1627	3,946.32	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7876	GALLERY, CHRISTIAN	(3) 2-1-007:034-0000	3/15/2016	Residential	0.19	3,912.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 5/7/14.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>

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
rp7877	HENRY, I.C. HAUNANI	(3) 2-1-007:024-000	3/15/2016	Residential	0.169	3,897.60	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7878	BAYLAC, MAYA NICOLE	(3) 2-1-007:021-0000	3/15/2016	Residential	0.163	3,873.24	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7884	HICKMAN, CO-TRUSTEE, RODERICK Q. AND GLORIA L. HICKMAN	(3) 2-1-007:031-0000	3/15/2016	Residential	0.184	3,946.32	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2018

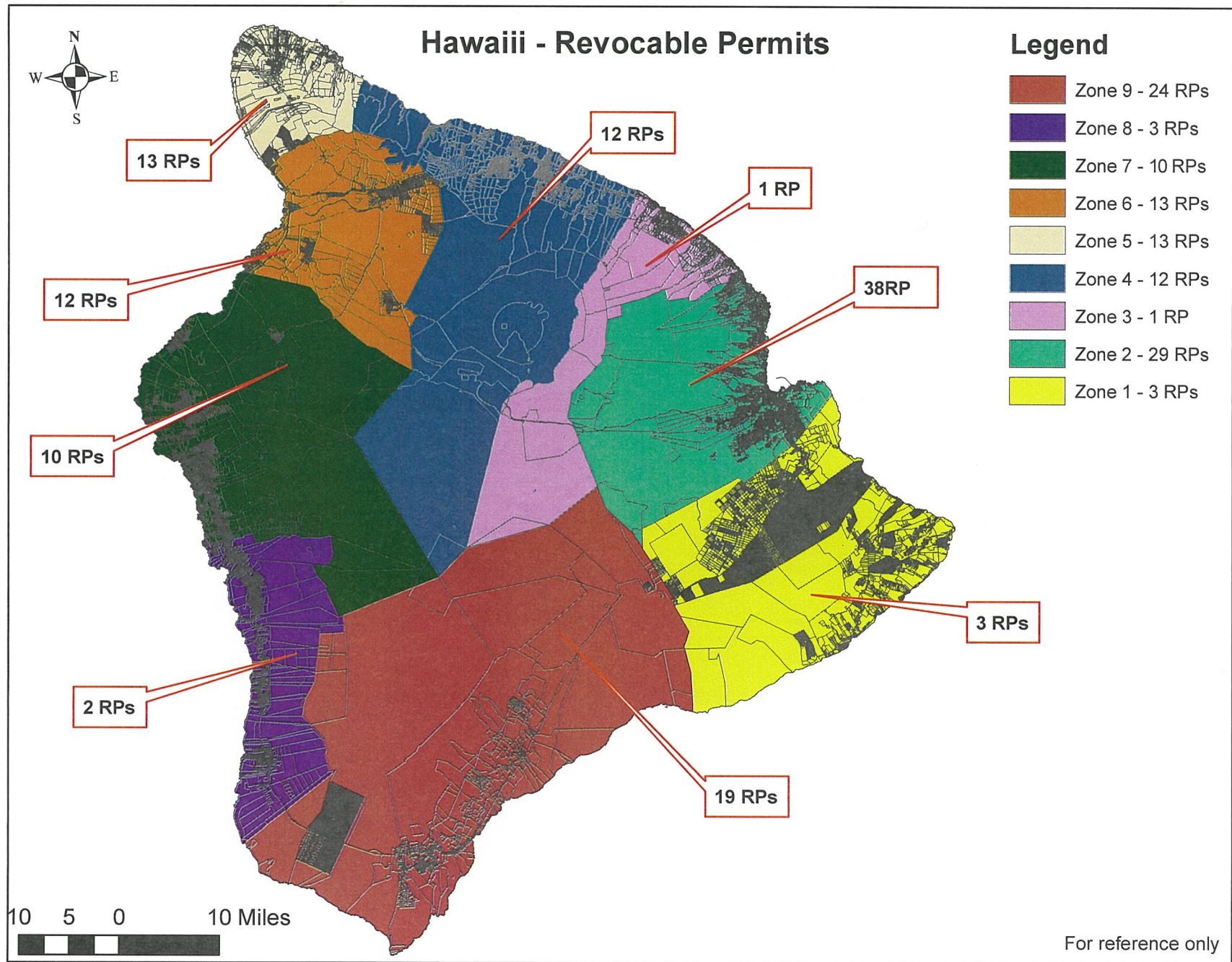
Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of net revenue, amount per event, or amount per unit consumed (some water permits)

Doc No.	Permittee Name	TMK	Permit From	Char of Use	Area	Annual Rent	Comments re rent amount and why no long-term disposition
rp7885	RUDOLPH, MICHAEL F. AND DORA LEE	(3) 2-1-007:022-0000	3/15/2016	Residential	0.165	3,885.48	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7886	SARAGOSA, TERRI LYN K.	(3) 2-1-007:036-0000	3/15/2016	Residential	0.185	3,888.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 10/23/14.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7888	WILLOCKS, JOHN K.	(3) 2-1-007:035-0000	3/15/2016	Residential	0.19	3,912.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 1/2/15.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7890	ABALOS, RUEL	(3) 2-2-050:083-0000	1/15/2016	Industrial	0.224	11,875.56	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.</li> </ul>

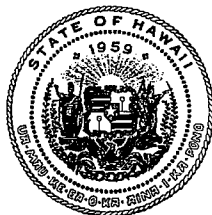
REVOCABLE PERMIT MASTER LIST 2018

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
rp7892	REEDS BAY RESORT HOTEL, LTD.	(3) 2-1-005:022-0000	3/15/2016	Resort-Hotel Purposes and Uses Accessory or Incidental Thereto and Customarily Conducted within Resort-Hotel Areas	1.19	36,089.40	<ul style="list-style-type: none"> <li>•Rent increased by 1.5% on 1/1/17 as an interim measure subject to the PAR's completion and approval by the Chairperson.</li> <li>•Short term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property. Notice of Violation dated 8/14/17.</li> </ul>
rp7895	SAKAITANI, KYLE	(3) 2-1-007:028-0000	3/15/2016	Residential	0.178	3,864.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 1/23/15.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7901	KRUSCHE, MADELEINE	(3) 2-1-007:033-0000	3/15/2016	Residential	0.188	3,024.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 2/25/15.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>
rp7902	KRUSCHE, BENJAMIN	(3) 2-1-007:032-000	3/15/2016	Residential	0.186	3,900.00	<ul style="list-style-type: none"> <li>•Rent set by In-House recommendation dated 1/23/15.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long term lease.</li> </ul>



DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FORESTRY AND WILDLIFE  
1151 PUNCHBOWL STREET, ROOM 325  
HONOLULU, HAWAII 96813

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

ROBERT K. MASUDA  
FIRST DEPUTY

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

August 4, 2017

TO: RICHARD T. HOWARD  
LAND DIVISION, HAWAII DISTRICT LAND AGENT

FROM: DAVID G. SMITH  
FORESTRY AND WILDLIFE, ADMINISTRATOR *DS*

SUBJECT: ANNUAL RENEWAL OF REVOCABLE PERMITS FOR THE ISLAND OF  
HAWAII

Thank you for the opportunity to comment on Land Division's annual renewal of revocable permits for the island of Hawai'i. After reviewing the revocable permits listed in Exhibit 2 of the Board of Land and Natural Resources submittal dated, September 8, 2017, the Division of Forestry and Wildlife (DOFAW) provides the following comments:

Doc No.	TMK	Comment
rp5127	(3) 8-6-001:003	Whereas the DLNR parcel (TMK (3) 8-6-001:003) is also landlocked, if issuance of an access easement to McCandless Land & Cattle CO. is considered, a reciprocal access agreement in favor of DLNR should be obtained across TMK (3) 8-6-001:002.
rp7476	(3) 4-1-006:002 (3) 4-1-006:004	The permit area is adjacent to Manowaiale'e Forest Reserve (FR) and the Humu'ula Section of Hilo FR. Before a long-term lease is considered, DOFAW would like the opportunity to assess the possibility of adding these lands to the Forest Reserve System (FRS) for reforestation purposes.
rp7645	(3) 9-5-012:019 (3) 9-5-012:020 (3) 9-5-013:001	The permit area is adjacent to Ka'u FR. DOFAW has no objection to the issuance of the permit if public and management access is allowed over the Olsen access. Before a long-term lease is considered, DOFAW would like the opportunity to assess the possibility of adding these lands to the FRS for access purposes.
rp7652	(3) 6-2-001:005	The permit area is adjacent to Pu'u o 'Umi Natural Area Reserve (NAR). DOFAW would like the opportunity to assess the parcel before it a long-term lease is considered, as it may provide a public/management access route to Pu'u o 'Umi NAR.
rp7662	(3) 4-4-014:004	This parcel is adjacent to Mauna Kea FR. Before a long-term lease is considered, DOFAW would like the opportunity to assess the possibility of adding these lands to the FRS.

EXHIBIT "4"

rp7733	(3) 9-5-006:001	Before this parcel is put out for a long-term lease DOFAW would like the opportunity to assess access opportunities. With the changing land management and access in the area this parcel; may provide the only public and management access to the Kamilo section of the Ka'ū FR as well as the ocean.
rp7847	(3) 9-5-005:003	Before this parcel is put out for a long-term lease DOFAW would like the opportunity to assess access opportunities. This parcel may provide public access opportunity to Ka'ū FR.
rp7715	(3) 9-6-002:005 (3) 9-6-002:010 (3) 9-6-002:013	The permit area provides ocean access and access to Kamehame preserve. Before put a long-term lease is considered DOFAW would like an opportunity to assess access opportunities.

Thank you again for the opportunity to review and comment on the renewal of the revocable permits being issued for the island of Hawai'i. Please contact Steven Bergfeld, DOFAW Hawai'i Branch Manager, at (808) 974-4221 or by email at [Steven.T.Bergfeld@hawaii.gov](mailto:Steven.T.Bergfeld@hawaii.gov) if you have any questions or would like to follow-up on our comments.

cc: Kevin Moore, Irene Sprecher, Emma Yuen

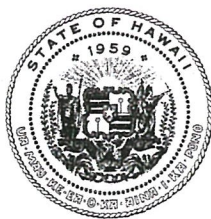


DAVID Y. IGE  
GOVERNOR OF  
HAWAII

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LAND DIVISION

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DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF: OCCL: AJR

COR: OA-18-13

MEMORANDUM

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 Hawaii Island  
Various Districts, Island of Hawaii  
TMKs: (3) various

A large, stylized handwritten signature in black ink, likely belonging to Samuel J. Lemmo, is written over the "FROM:" line of the memorandum.

AUG 14 2017

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 Hawaii Island. You submitted a list of ~150 RPs for Hawaii Island; approximately 12 (twelve) of those have some portion located within the State Land Use Conservation District; Those parcels located within the Conservation District are listed below with permits or approvals found in our database:

- RP7159: TMK: 8-7-004:008; Located within the SLU Conservation District; Resource Subzone (*No permits found in OCCL database*).
- RP7159: TMK: 8-7-004:009; Located within the SLU Conservation District; Resource Subzone (*No permits found in OCCL database*).
- RP7166: TMK: 6-6-002:031; Located within the SLU Conservation District; Resource Subzone (90%) and General (5%) – Urban District remainder (*CDUPs: HA1589, HA2125, HA2574, HA3532 & SPA: HA1317*).
- RP7193: TMK: 7-2-006:017; Located within the SLU Conservation District General Subzone (60%) and AG District (40%) (*CDUP: HA2961*).
- RP7377: TMK: 2-3-032:001; Located within the SLU Conservation District, General Subzone (*No permits found in OCCL database*).

EXHIBIT "5"

- RP7440: TMK: 5-5-007:009; Located within the SLU Conservation District, Resource Subzone (40% makai portion) (*No permits found in OCCL Database*).
- RP7685: TMK: 9-5-006:001; Located within the SLU Conservation District Resource Subzone (Makai portion only) (*ENF Case: HA0029 – Closed; No permits found in OCCL database*).
- RP7733: TMK: 9-5-006:001; DUPLICATE to RP7685 (*ENF Case: HA0029 – Closed; No permits found in OCCL database*).
- RP7715: TMK: 9-6-002:005; 25% of Makai portion located within the SLU Conservation District, Limited and Resource Subzones (*No permits found in OCCL Database*).
- RP7735: TMK: 2-7-007:005; SLU Conservation District, Limited Subzone located along Kawainui Stream boundary (*No permits found in OCCL database*).
- RP7747: TMK: 4-5-001:013; Makai portion of parcel located within the SLU Conservation District Limited Subzone (*No permits found in OCCL database*).
- RP7786 & RP7820: TMK: 6-9-001:015; Located within the SLU Conservation District, General Subzone (*CDUAs: HA1525, HA1751, HA3186 & SPA: HA0721*).
- RP7834: TMK: 7-3-049:038; Located within the SLU Conservation District General Subzone (*CDUA: HA3656*).
- RP7844: TMK 2-4-008:009; Located within the SLU Conservation District Resource Subzone (*CDUAs: HA1650B, HA1704, HA1839, HA1849, HA1898, HA1900, HA2305, HA2944 & SPAs: HA0325, HA0528, HA1423 and HA1759*).

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](mailto:alex.j.roy@hawaii.gov)

Thank you.

CC: Chairperson

Harry Kim  
Mayor



Michael Yee  
Director

Daryn Arai  
Deputy Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
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**County of Hawai'i**  
**PLANNING DEPARTMENT**

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

August 14, 2017

Mr. Richard T. Howard, Land Agent  
Department of Land and Natural Resources  
Post Office Box 621  
Honolulu, Hawai'i 96809

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DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

Subject: Comments on Annual Renewal of Revocable Permits for Hawai'i Island

Dear Mr. Howard:

The County of Hawai'i Planning Department received your request for comment dated July 14, 2017, concerning the annual renewal of revocable permits for Hawai'i Island. The request included a list of 108 individual revocable permits, five of which are held by the County of Hawai'i.

At their meeting on June 9, 2017, the Board of Land and Natural Resources chose to cancel revocable permit S-7879, which allowed for operation of the Pagoda Hotel (former Uncle Billy's Hilo Bay Resort). The cancellation was due in part to life-safety concerns identified by the recently released assessment report of Banyan Drive properties conducted by Erskine Architects, Inc. dated June 29, 2016, (the Report) and by inspections conducted by the County of Hawai'i. This property was one of three State-managed hotel/resort leases within the Waiākea peninsula included within the assessment Report; the other two leases are the Country Club and the Reed's Bay Resort Hotel. Both the Country Club and the Reed's Bay Resort Hotel leases are included in the subject request for comments regarding the status of their revocable permits, and we provide comments for the individual properties below.

Country Club – rp7867

In 2014, the remaining useful life of the Country Club was estimated at between 5-8 years. The Report raises strong concerns with the current suitability of existing structure to accommodate hotel or resort use and recommends demolition of the structure as the costs to address the numerous repairs and upgrades exceeds its taxable value. Specifically, the Report states: *"Because of the preponderance of health, safety and welfare issues, numerous building, and accessibility code violations, large quantities of hazardous materials, is in poor condition and would be cost prohibitive to repair and retrofit into compliance with current building and*



*accessibility codes; protection of the health, safety, and welfare of the public should take precedence.”* Of particular concern in the Report is the lack of fire sprinklers and fire rated surfaces within the 6-story structure.

Reed's Bay Resort – rp7892

In 2014, the remaining useful life of the Reed's Bay Resort was estimated at between 12-15 years, and the Report states the property is in fairly good condition. The Report recommends that repairs be made to the structure to bring it into compliance with building, safety and accessibility standards.

Prompted by the subject request for comment, and by the information provided within the Report, the County conducted fire, building, electrical, and plumbing inspections on both properties to evaluate the conditions of the buildings. These inspections also identified any risks the structures pose to the buildings' occupants. Inspections were conducted with the approval of the Chair of the Department of Land and Natural Resources and the individual reports will be made available to you upon completion. Reviews of the preliminary inspection reports indicate that there are substantial concerns with both structures that require immediate attention to mitigate potential life-safety issues. Commitments to expeditiously address these concerns should be made a condition of any renewal of the month-to-month revocable permits; however, it would seem unlikely that a month-to-month revocable permit would provide reasonable opportunity or security for a lessee to finance the corrective actions. If long-term mitigation and rehabilitation commitments cannot be made that will ensure the safety of the building occupants based on current code requirements, we would recommend that DLNR proceed with permit revocation while providing interim mitigative measures to address the most serious life-safety concerns and issue immediate notice and assistance to the current occupants to promptly find other accommodations. Any structure whose primary use is identified for habitation should meet a minimum level of safety to accommodate that use.

The County of Hawai'i has been supporting the Banyan Drive Hawai'i Redevelopment Agency (BDHRA) in their execution of the redevelopment of the Waiākea Peninsula. To date, the BDHRA has developed a conceptual land use master plan for the area with which to extend further consultation and research into the development of a Master Plan for the peninsula. The Master Plan may be two or more years away from adoption but should not postpone or delay management actions on the peninsula deemed necessary to protect the health, safety and welfare of the public. The Planning Department notes that the areas occupied by the current improvements do preliminarily maintain their "resort" designation in the adopted conceptual master plan. Until such time that the Master Plan has been adopted by the BDHRA, the current State and County zoning (as well as any existing permits) guide the allowable uses on the property. Currently, the property is in the State Land Use Urban district and zoned Resort (V-.75) by the County.

Mr. Richard T. Howard  
Page 3  
August 14, 2017

Mahalo for the opportunity to comment on the annual renewal of revocable permits for Hawai'i Island. Do not hesitate to contact me should you have questions concerning our response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Yee", with a stylized flourish at the end.

MICHAEL YEE, Director  
Planning Department

LM:klt

Ref: COR-17-112811

\\coh33\planning\public\wpwin60\Banyan Drive Hawaii Redevelopment Agency\Correspondence\2017-07-27 Response to DLNR Request For Comment COR-17-112811\_REV.doc



# DEPARTMENT OF PUBLIC WORKS • BUILDING DIVISION

101 Pauahi Street, Suite 7, Hilo, Hawai'i 96720

(808) 961-8331, Fax (808) 961-8410

74-5044 Ane Keohokālole Highway, Building E, Kailua-Kona, Hawai'i 96740

(808) 323-4720, Fax (808) 327-3509

## NOTICE OF VIOLATION

August 14, 2017

### CERTIFIED MAIL

7015 1660 0000 6868 1115

AOAO COUNTRY CLUB HAWAII INC

75-169 Hualalai Road

Kailua-Kona, Hawaii 96740-1744

### CERTIFIED MAIL

7014 2120 0001 3973 5957

State of Hawaii

Department of Land and Natural Resources Land Division

Attn: Gordon C. Heit

75 Aupuni Street Room 204

Hilo, Hawaii 96720

2017 AUG 16 A 9:47  
RECEIVED  
LAND DIVISION  
HILO, HAWAII

RE: Notice of Violation, Case CE2017-665H  
121 Banyan Drive Hilo, Hawaii 96720  
Tax Map Key (3) 2-1-005:020

To whom it may concern:

The County of Hawai'i, Department of Public Works - Building Division (DPW-BLDG") is sending you a Notice of Violation ("NOV") because DPW-BLDG inspected the structures and premises at 121 Banyan Drive Hilo, Hawaii 96720, Tax Map Key (3) 2-1-005:020 ("the site") and found violations of Sections 5-19, 5-40, 5-48, 5-49, 9-9, 9-10, 9-15, 9-26, 17-15, 17-24 and 17-37 of the Hawai'i County Code ("HCC").

You must commence corrective action on violations indicated in this NOV on or before **September 14, 2017**. Failure to commence corrective action within the specified time may result in an ORDER being issued that may impose administrative and/or civil fines and/or referral to the appropriate legal authorities for action.

### I. BACKGROUND

On August 4, 2017, DPW-BLDG inspectors inspected the site to determine whether conditions were in compliance with applicable County codes and regulations. During the visit, DPW-BLDG inspectors observed numerous violations of HCC Chapter 5 – Building, Chapter 9 – Electrical, and Chapter 17 – Plumbing. The violations include, but are not limited to,



construction and renovation work that has been completed without the required permits and inspections as well as numerous substandard and unsafe conditions that exist on the site.

During the aforementioned site visit, DPW-BLDG inspectors observed inadequate exits. Lack of required fire separations between corridors, rooms and floors, structural hazards, unpermitted storage areas and renovation work done. Electrical inspectors observed nonconforming and defective electrical installations. Plumbing inspectors observed unpermitted gas piping and plumbing fixture installations.

Attached for your reference are Exhibit "B," which includes photographs of the unpermitted work.

## II. NOTICE OF VIOLATION

Based upon the foregoing, a review of County records, and the observations of our inspectors, you are in violation as follows:

Code and/or Ordinance and Section(s)	Violations(s)
HCC Section 5-19. Permit required.	Construction and renovation work was performed without the required permits such as the laundry and storage areas, renovations and structural repairs.
HCC Section 5-40. Inspections.	Required inspections were not conducted on and approved for any of the aforementioned construction and renovation work.
HCC Section 5-48 (2)(B) Structural hazards.	Deteriorated concrete walkways and screen tiles used as guardrails.
HCC Section 5-48 (3)(B) Presence of a nuisance.	Unsound pool barrier.
HCC Section 5-48 (6) Inadequate Exits.	Inadequate exits. Openings in the exterior walls within 10 feet of the exterior exit stairways used as a required exit are not protected by a self-closing fire-rated assembly. Door stops used to keep the exit door in the open position. Required illuminated exit signs not posted at required exits. Dilapidated existing exit signs. Unprotected corridor walls used as required exits.
HCC Section 5-49 Unsafe buildings.	All substandard buildings which are not provided with adequate egress are unsafe buildings.
HCC Section 9-9. Inspections.	Electrical wiring was energized, used, and

	operated without required electrical inspections and approval of electrical work performed.
HCC Section 9-10. Nonconforming and defective installations.	Various nonconforming and defective installations throughout the entire hotel.
HCC Section 9-15. Compliance; standards of performance.	Various nonconforming and defective installations throughout the entire apartment/hotel that does not comply with the provisions of this chapter.
HCC Section 9-26. Permit required; exceptions.	Electrical work was performed without the required permits. Various electrical work throughout the entire hotel.
HCC Section 17-15. Permit required.	Plumbing work was performed without the required permits. Installation of gas piping and plumbing fixtures.
HCC Section 17-24. Inspection required.	Plumbing work was installed and is being used without the required inspections.

The relevant sections of the HCC cited above and other relevant sections are provided in Exhibit "A."

### III. CORRECTIVE ACTIONS

To be in compliance with the above-mentioned section(s), the following corrective actions are required by the deadline date of **September 14, 2017**:

- (1) Obtain required permits and inspections in accordance with the HCC from the DPW-BLDG for the aforementioned violations; **OR**
- (2) Remove all unpermitted work and restore structures to comply with original permits, and obtain required permits and inspections for all structural hazards, defective electrical work and plumbing work.

**YOUR DEADLINE FOR COMPLIANCE IS: September 14, 2017.**

DPW-BLDG will consider corrective action commenced if you begin the corrective process as directed above. Additional time may be provided for completion of corrective actions if deemed reasonably necessary and a request is made in writing to DPW-BLDG. Upon commencement and completion of the corrective actions, please contact the DPW-BLDG inspectors so that the corrective actions can be verified. Contact information is listed below in the conclusion section.



#### **IV. WARNING**

If corrective action is not commenced by the deadline date of **September 14, 2017**, then an ORDER will be issued that may impose administrative and/or civil fines and/or referral of the matter to the appropriate legal authorities for action.

#### **V. CONCLUSION**

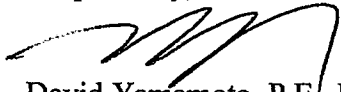
Please do not hesitate to contact the DPW-BLDG immediately if you wish to further discuss this matter, or to request an extension of a deadline listed herein. Please contact the appropriate supervisors as follows:

Supervising Building Inspector, David Abelaye at 961-8471.

Supervising Electrical Inspector, Gary Kahooohanohano at 961- 8486.

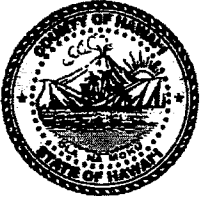
Supervising Plumbing Inspector, Rodney Astrande at 961-8487.

Respectfully,



David Yamamoto, P.E., Building Chief

c: Frank DeMarco – Director  
Allan Simeon – Deputy Director  
Malia Hall – Deputy Corporation Counsel  
Jai Ho Cheng – Deputy Building Chief  
David Abelaye– Supervising Building Inspector  
Gary Kahooohanohano – Supervising Electrical Inspector  
Rodney Astrande – Supervising Plumbing Inspector



## BUILDING DIVISION • DEPARTMENT OF PUBLIC WORKS

101 Pauahi Street, Suite 7, Hilo, Hawai'i 96720

74-5044 Ane Keohokalole Highway, Building E, Kailua-Kona, Hawaii 96740

(808) 961-8331, Fax (808) 961-8410

(808) 323-4720, Fax (808) 327-3509

### NOTICE OF VIOLATION

August 14, 2017

#### CERTIFIED MAIL

7015 1660 0000 6868 1023

Reeds Bay Resort Hotel LTD

175 Banyan Drive

Hilo, Hawaii 96720

#### CERTIFIED MAIL

7014 2120 0001 3973 5964

State of Hawaii

Department of Land and Natural Resources Land Division

Attn: Gordon C. Heit

75 Aupuni Street Room 204

Hilo, Hawaii 96720

RE: Notice of Violation, Case CE2017-664H

175 Banyan Drive Hilo, Hawaii 96720

Tax Map Key (3) 2-1-005:022

To whom it may concern:

The County of Hawai'i, Department of Public Works - Building Division ("DPW-BLDG") is sending you a Notice of Violation ("NOV") because DPW-BLDG inspected the structures and premises at 175 Banyan Drive Hilo, Hawaii 96720, Tax Map Key (3) 2-1-005:022 ("the site") and found violations of Sections 5-19, 5-40, 5-48, 5-49, 9-9, 9-10, 9-15, 9-26, 17-15, and 17-24 of the Hawai'i County Code ("HCC").

You must commence corrective action on violations as indicated in this NOV on or before **September 14, 2017**. Failure to complete corrective action within the specified time may result in an ORDER being issued that may impose administrative and/or civil fines and/or referral to the appropriate legal authorities for action.

### I. BACKGROUND

On August 4, 2017, DPW-BLDG inspectors inspected the site to determine whether conditions were in compliance with applicable County codes and regulations. During the visit, DPW-BLDG inspectors observed numerous violations of HCC Chapter 5 – Building, Chapter 9 – Electrical, and Chapter 17 – Plumbing. The violations include, but are not

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LAND DIVISION  
HILO, HAWAII

limited to, construction and renovation work that has been completed without the required permits and inspections as well as numerous substandard and unsafe conditions that exist on the site.

During the aforementioned site visit, DPW-BLDG inspectors observed inadequate exits. Lack of required fire separations between corridors, rooms and floors. Unpermitted hotel laundry, employee breakroom, kitchen, maintenance, and storage areas. Electrical inspectors observed nonconforming and defective electrical installations. Plumbing inspectors observed unpermitted gas piping and plumbing fixtures.

Attached for your reference are Exhibit "B," which includes photographs of the unpermitted work.

## II. NOTICE OF VIOLATION

Based upon the foregoing, a review of County records, and the observations of our inspectors, you are in violation as follows:

Code and/or Ordinance and Section(s)	Violations (s)
HCC Section 5-19. Permit required.	Construction and renovation work was performed without the required permits. The laundry, storage/maintenance shop, employees breakroom and kitchen, roof over walkway, enclosing of lanais to units D, E, 103, 104, 105, 112, 117, 119, 121, 202, 203, 205, 206, 208, 209, 210, 212, 217, 220, 221, 302, 303, 305, 311, 312, 319, 321, interior room renovations, addition of 2 units and 1 storage in the basement of the hotel, installation of security screen doors and ground sign.
HCC Section 5-40. Inspections.	Required inspections were not conducted on and approved for any of the aforementioned construction and renovation work performed.
HCC Section 5-48 (6) Inadequate Exits	Inadequate exits. Openings in the exterior walls within 10 feet to both of the exterior exit stairways used as a required exit are not protected by a self-closing fire-rated assembly.
HCC Section 5-49 Unsafe buildings	All substandard buildings which are not provided with adequate egress are unsafe buildings.
HCC Section 9-9. Inspections.	Electrical wiring was energized, used, and operated without required electrical inspections and approval of electrical work performed.

HCC Section 9-10. Nonconforming and defective installations.	Various nonconforming and defective installations throughout the entire hotel.
HCC Section 9-15. Compliance; standards of performance.	Various nonconforming and defective installations throughout the entire hotel that does not comply with the provisions of this chapter.
HCC Section 9-26. Permit required; exceptions.	Electrical work was performed without the required permits. Various electrical work throughout the entire hotel.
HCC Section 17-15. Permit required.	Plumbing work was performed without the required permits. Installation of gas piping and plumbing fixtures.
HCC Section 17-24. Inspection required.	Plumbing work was installed and is being used without the required inspections.

The relevant sections of the HCC cited above and other relevant sections are provided in Exhibit "A."

### III. CORRECTIVE ACTIONS

To be in compliance with the above-mentioned section(s), the following corrective actions are required to be commenced by the deadline date of **September 14, 2017**:

- (1) Obtain required permits and inspections in accordance with the HCC from the DPW-BLDG for the, **OR**
- (2) Remove all violations as previously mentioned.

**YOUR DEADLINE FOR COMPLIANCE IS: September 14, 2017.**

DPW-BLDG will consider corrective action commenced if you begin the corrective process as directed above. Additional time may be provided for completion of corrective actions if deemed reasonably necessary and a request is made in writing to DPW-BLDG. Upon commencement and completion of the corrective actions, please contact the DPW-BLDG inspectors so that the corrective actions can be verified. Contact information is listed below in the conclusion section.

### IV. WARNING

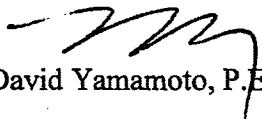
If corrective action is not completed by the deadline date of **September 14, 2017**, then an **ORDER** will be issued that may impose administrative and/or civil fines and/or referral of the matter to the appropriate legal authorities for action.

## V. CONCLUSION

Please do not hesitate to contact the DPW-BLDG immediately if you wish to further discuss this matter, or to request an extension of a deadline listed herein. Please contact the appropriate supervisors as follows:

Supervising Building Inspector, David Abelaye at 961-8471.  
Supervising Electrical Inspector, Gary Kahooohanohano at 961- 8486.  
Supervising Plumbing Inspector, Rodney Astrande at 961-8487.

Respectfully,



David Yamamoto, P.E., Building Chief

cc: Frank DeMarco – Director  
Allan Simeon – Deputy Director  
Malia Hall – Deputy Corporation Counsel  
Jai Ho Cheng – Deputy Building Chief  
David Abelaye– Supervising Building Inspector  
Gary Kahooohanohano – Supervising Electrical Inspector  
Rodney Astrande – Supervising Plumbing Inspector



# HAWAII FIRE DEPARTMENT

## FIRE PREVENTION BUREAU

HILO: 25 Aupuni St. Suite 2501, Hilo, HI 96720 (808) 932-2911

KONA: 74-5044 Ane Keohokalole Hwy, Bldg E. Kailua-Kona, HI 96740 (808) 323-4760

RE-INSPECTION DATE

9/7/17

### Fire Inspection Record

☐ Pass

☒ Fail

☐ N/A

#### GENERAL INFORMATION

Occupancy Name: Country Club Condos

Location: 121 Banyan Drive

Mailing Address: Same

Occupancy Classification: \_\_\_\_\_

City: Hilo State: HI Zip Code: 96720

Occupancy Hazard: N/A

Primary Contact: Verda Arriaga

Phone: (808) 935-7172

E-Mail Address: Cchrentals@gmail.com

Fax: \_\_\_\_\_

#### INSPECTION SUMMARY:

Inspection Type: ☐ Tent ☐ Fireworks ☐ Liquor ☐ Other: \_\_\_\_\_  
☒ Annual ☐ Re-inspection ☐ Pre-school ☐ C.O. (building permit: \_\_\_\_\_)

Exits, Egress, Lighting, and Signs ☐ Pass ☒ Fail

Comments: Exit signs shall be illuminated [HCBC 1011.2]

Means of Egress shall be continuously maintained free of all obstructions. [HSFC 14.4.1]

Means of Egress shall be illuminated with 90 minutes of emergency power. [HCBC 1006]

PLEASE REFER TO PHOTOS FOR DETAILS

Electrical Use ☐ Pass ☒ Fail ☐ N/A

Comments: Electrical junction boxes shall have faceplates [02 NEC 314.25]

Electrical panels shall be accessible with 36" x 30" wide access. [02 NEC 110.26]

Combustible materials shall not be stored in electrical rooms [HSFC 10.19.5.1]

PLEASE REFER TO PHOTOS FOR DETAILS

Fire Extinguishers ☐ Pass ☒ Fail

Date Inspected: 08/17

Comments: Fire extinguishers shall be in a visible accessible location [HSFC 13.6.3.3]

PLEASE REFER TO PHOTOS FOR DETAILS

Fire Alarm / Smoke Detectors ☐ Pass ☒ Fail ☐ N/A

Date Inspected: \_\_\_\_\_

Comments: Smoke alarms shall be in every room and operational

PLEASE REFER TO PHOTOS FOR DETAILS

Automatic Sprinkler / Standpipe ☐ Pass ☒ Fail ☐ N/A

Date Inspected: \_\_\_\_\_

Comments: Fire Sprinklers/Standpipes shall be serviced annually [HSFC 13.3.3.2 & 13.2.3.3]

Standpipes shall be compliant with NFPA 14 [HSFC 13.2.1]

Hood Suppression System ☐ Pass ☒ Fail ☐ N/A

Date Inspected: \_\_\_\_\_

Comments: Restaurant is no longer open

SERVICING HAS NOT BEEN KEPT UP TO DATE

Kitchen Hood & Ducting ☐ Pass ☒ Fail ☐ N/A ☐ 1m ☐ 3m ☐ 6m ☐ 1y

Date Cleaned: \_\_\_\_\_

Comments: Restaurant is no longer open

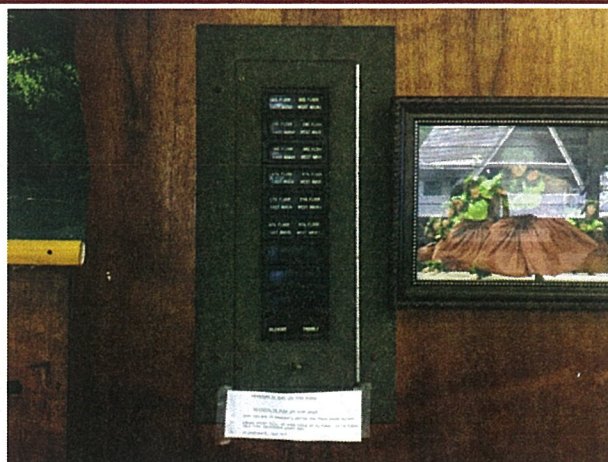
SERVICING HAS NOT BEEN KEPT UP TO DATE



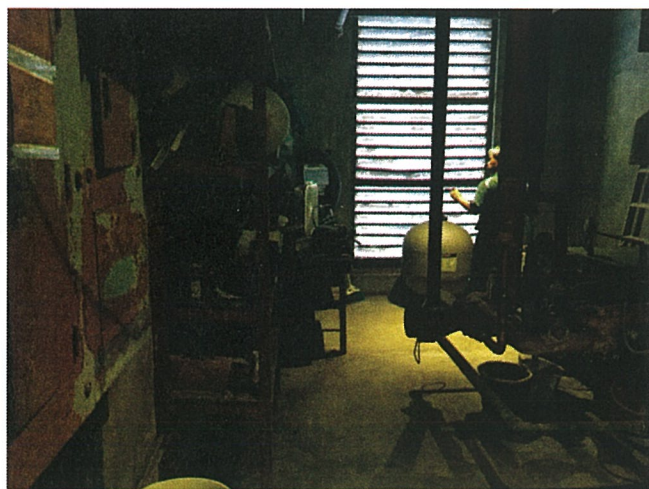
***Photo Documentation:***



\*For reference only\*



Fire Alarm panel in front office shall be serviced annually



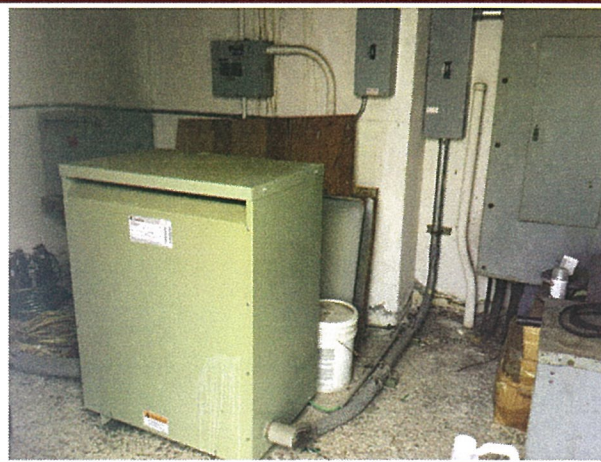
Please remove combustible storage from boiler room



Pull station on elevator wall near rear of building blocked and painted \*MANY PULL STATIONS WERE PAINTED\*



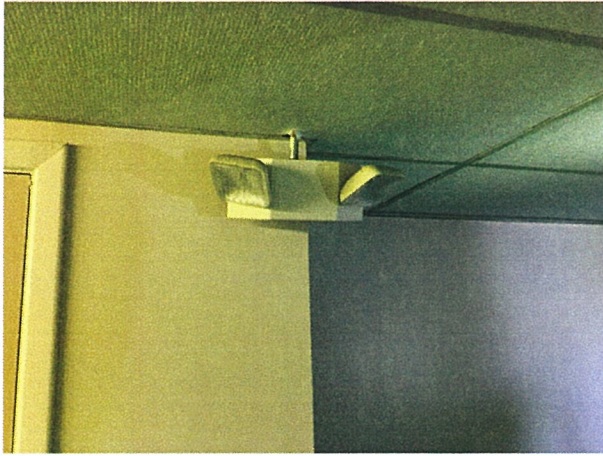
Please ensure all Fire Department Connections are in working order, as many are not in operational order at this time



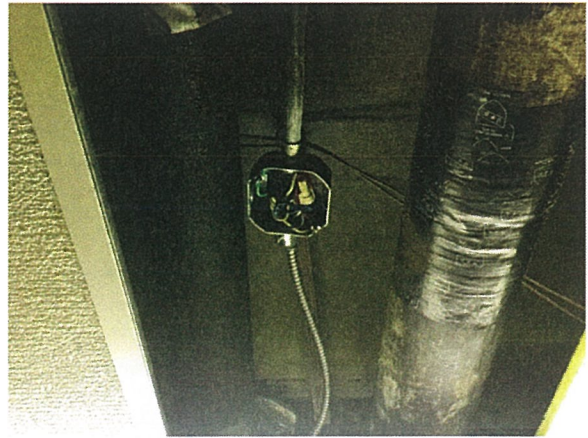
Please remove combustible storage from transformer room



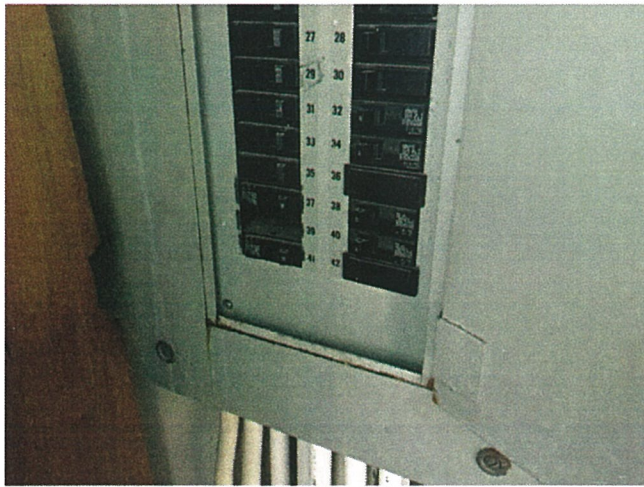
*Photo Documentation:*



Please ensure all emergency lighting is fully operational



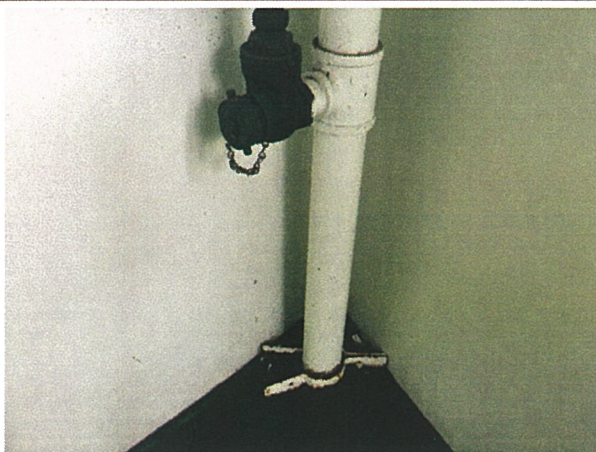
Junction boxes need to be covered to assist in Fire Prevention



Electrical panels need to have open circuits covered



Please ensure exit signs are in proper working order



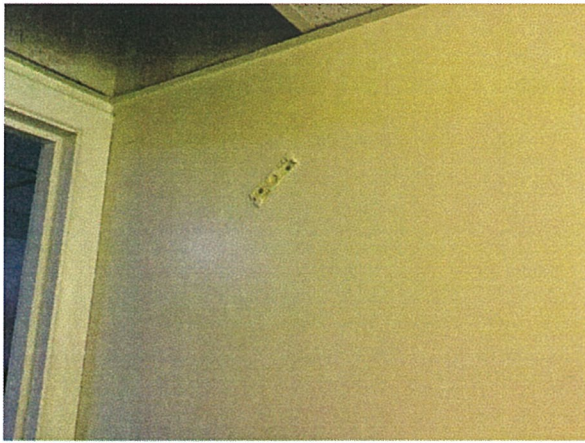
Please ensure Fire Department Standpipes are properly secured, as bracing has not been maintained



Fire extinguisher and hoses are not accessible, as glass does not have tool to break glass available



***Photo Documentation:***



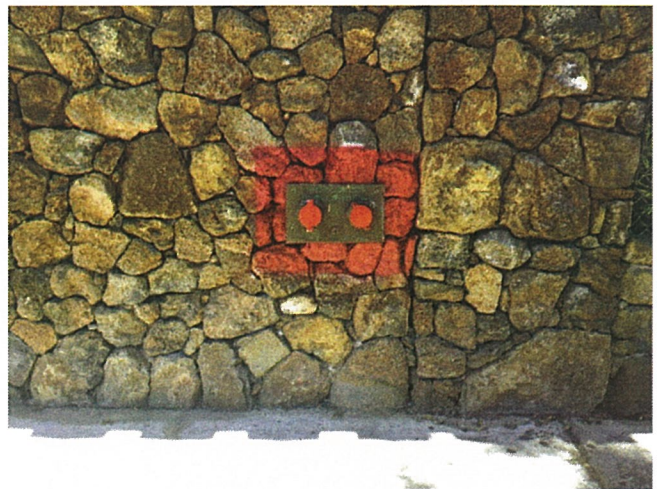
No smoke detectors in guest rooms as required by code



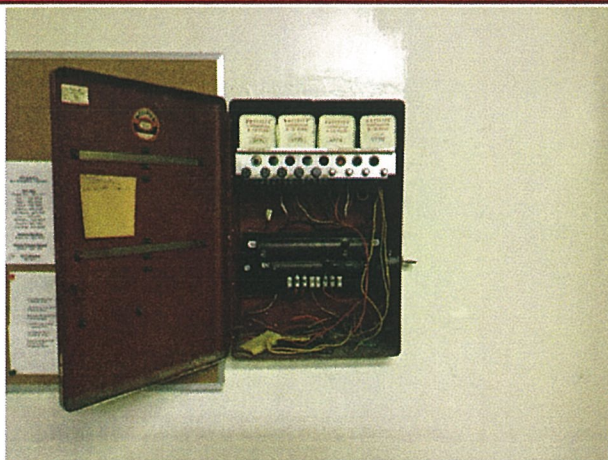
Ensure all self closing hardware on property is properly installed



Self closing doors cannot be propped open, hardware not essential to door operation cannot be used



Fire Department connection does not have signage or annual inspection tag



Fire Alarm panel has no service tag and needs to be in working order immediately



Remove cardboard from rated fire doors



***Photo Documentation:***



Remove cardboard from rated fire doors



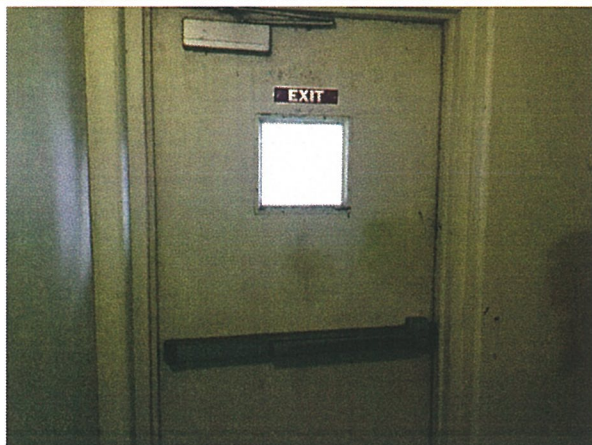
Ensure that laundry equipment is properly installed and has adequate venting, as ceiling shows signs of heat damage



Dryers have open Pilot light and uncleaned piles of flammable lint near Pilot light



All hardware for doors shall be working and in good operational condition



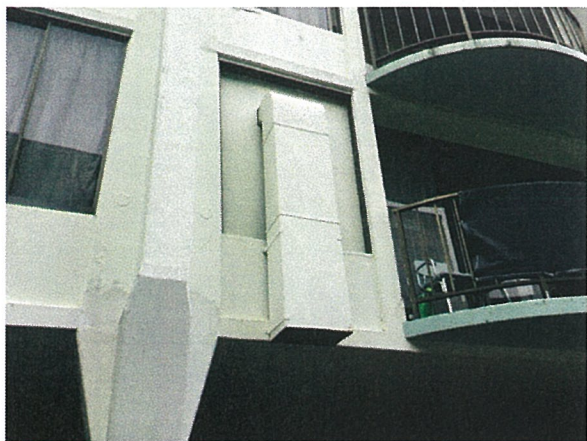
The door on the ground floor facing the ocean in rear stairwell needs to be fully operational.  
\*DOOR HAS BEEN INTENTIONALLY DISABLED\*



Storage on bottom has non Fire rated door, which may not be able to protect room and contents



*Photo Documentation:*



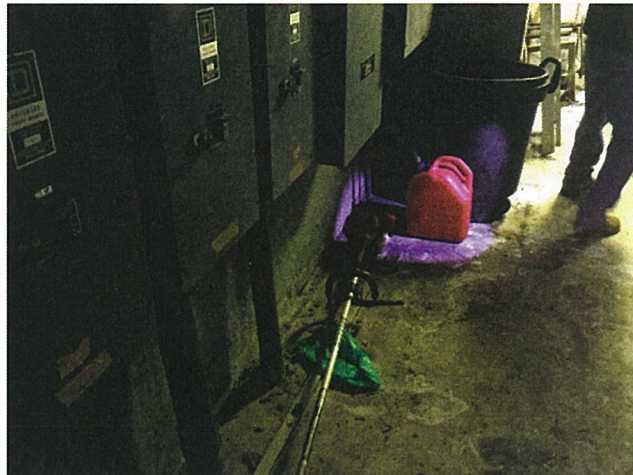
Dryer ducting is not to code, ducting runs through makeshift wall



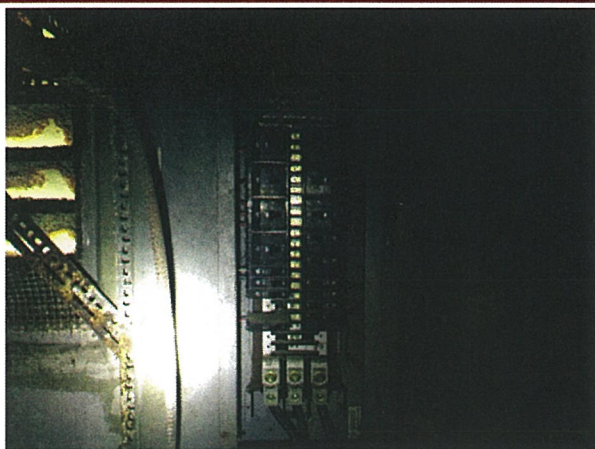
Banquet room: Doors are not to code, storage needs to be removed, doors on ocean side need to be unblocked



Remove combustibles from main electrical room, such as beds, and other flammables



Remove combustible liquid and related equipment from main electrical room



Electrical panel needs cover

## ***Fire Inspection Summary & Legal Notice***

### **INSPECTION NOTES**

Please contact Inspector Royd Henderson with any questions or concerns regarding your recent Fire Inspection at 937-7867

-Numerous Building, Electrical, and Plumbing code violations have been found. Please refer to the department specific reports for details.

- Due to the Fire Alarm not being in service at this time, a Fire Department approved Fire Watch shall be put in place to protect occupants and staff.

This is to advise you that the Hawaii Fire Department's Fire Prevention Bureau conducted a fire inspection of your business on 8/7/17, in accordance with the Hawaii State Fire Code. The Hawaii Fire Department is authorized to conduct these inspections in accordance with Hawaii Revised Statutes §132-6(a). This report shows areas that do not comply with the Hawaii State Fire Code and shall be corrected.

☐ At the date of this inspection the occupancy above listed has met the requirements of the Hawaii State Fire Code.

☒ All above-described deficiencies shall be corrected within 30 days. Failure to comply may result in an order or notice of evacuation or stop-use to any premises, building or vehicle or portion thereof which has or is a fire hazard. Upon completion or if you have any questions, call the fire prevention bureau as referenced above. Photos of minor corrections may be submitted for re-inspection by email at royd.henderson@hawaiicounty.gov

☐ Due to the clear and immediate fire risk violations noted above, this report serves as a formal order of '**STOP-USE**' for this occupancy by **ORDER OF THE HAWAII COUNTY FIRE CHIEF** per Hawaii Revised Statutes §132-6(e) until the above noted fire safety issues have been resolved and the occupancy has been re-inspected by the Hawaii Fire Department's Fire Prevention Bureau. Be advised that failure to comply with this order may lead to penalties. Pursuant to HRS 132-13 Any owner, occupant, or other person having control over or charge of any building, structure, or other premises who violates any provision of this chapter or any law, ordinance, or rule relating to protection from fire loss or who fails or refuses to comply with any order of the county fire chief shall be fined not more than \$500 or imprisoned not more than thirty days, or both.

The next inspection for fire code compliance has been scheduled on 9/7/17.

INSPECTOR: Royd Henderson BUSINESS REP: Verda Arriaga

BUSINESS REP SIGNATURE:  DATE: 8/7/17

INSPECTOR SIGNATURE:  DATE: 8/7/17





# HAWAII FIRE DEPARTMENT

## FIRE PREVENTION BUREAU

HILO: 25 Aupuni St. Suite 2501, Hilo, HI 96720 (808) 932-2911

KONA: 74-5044 Ane Keohokalole Hwy, Bldg E. Kailua-Kona, HI 96740 (808) 323-4760

RE-INSPECTION DATE

9/7/17

### Fire Inspection Record

☐ Pass

☒ Fail

☐ N/A

#### GENERAL INFORMATION

Occupancy Name: Reeds Bay Hotel

Location: Banyan Drive

Mailing Address: Same

Occupancy Classification: \_\_\_\_\_

City: Hilo State: HI Zip Code: 96720

Occupancy Hazard: N/A

Primary Contact: Donald Inouye

Phone: (808) 934-7277

E-Mail Address: Hiloreedsbayhotel@yahoo.com

Fax: \_\_\_\_\_

#### INSPECTION SUMMARY:

Inspection Type: ☐ Tent ☐ Fireworks ☐ Liquor ☐ Other: \_\_\_\_\_  
☒ Annual ☐ Re-inspection ☐ Pre-school ☐ C.O. (building permit: \_\_\_\_\_)

Exits, Egress, Lighting, and Signs ☐ Pass ☒ Fail

Comments: MANY EXIT, EGRESS, LIGHTING, AND SIGN DEFICIENCIES NOTED

Means of Egress shall be illuminated with 90 minutes of emergency power. [HCBC 1006]

Electrical Use ☐ Pass ☒ Fail ☐ N/A

Comments: MANY ELECTRICAL DEFICIENCIES NOTED.

Extension cords shall not be used as a substitute for permanent wiring [HSFC 11.1.5]

Electrical junction boxes shall have faceplates [02 NEC 314.25]

Combustible materials shall not be stored in electrical rooms [HSFC 10.19.5.1]

Fire Extinguishers ☐ Pass ☒ Fail

Date Inspected: \_\_\_\_\_

Comments: Fire extinguishers shall be mounted 4" to 5' from finished floor [HSFC 13.6.3.10]

PLEASE REFER TO PHOTOS FOR DETAILS

Fire Alarm / Smoke Detectors ☐ Pass ☒ Fail ☐ N/A

Date Inspected: \_\_\_\_\_

Comments: Fire alarm shall be serviced annually [HSFC 13.7.4.4.1]

Fire alarm shall be compliant with NFPA 72 [HSFC 13.7.1.1]

Automatic Sprinkler / Standpipe ☐ Pass ☐ Fail ☒ N/A

Date Inspected: \_\_\_\_\_

Comments: \_\_\_\_\_

Hood Suppression System ☐ Pass ☐ Fail ☒ N/A

Date Inspected: \_\_\_\_\_

Comments: \_\_\_\_\_

Kitchen Hood & Ducting ☐ Pass ☐ Fail ☒ N/A ☐ 1m ☐ 3m ☐ 6m ☐ 1y

Date Cleaned: \_\_\_\_\_

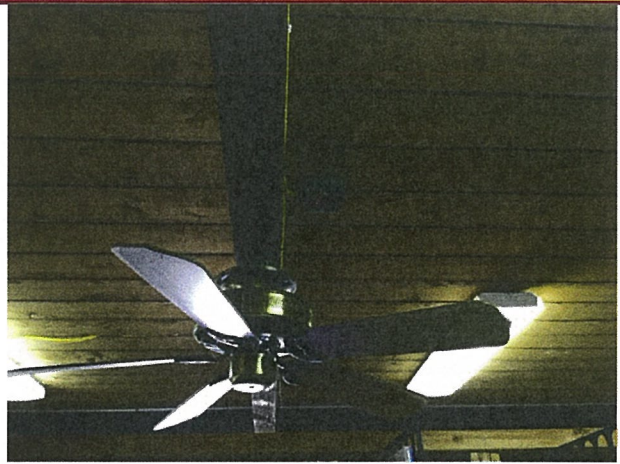
Comments: \_\_\_\_\_



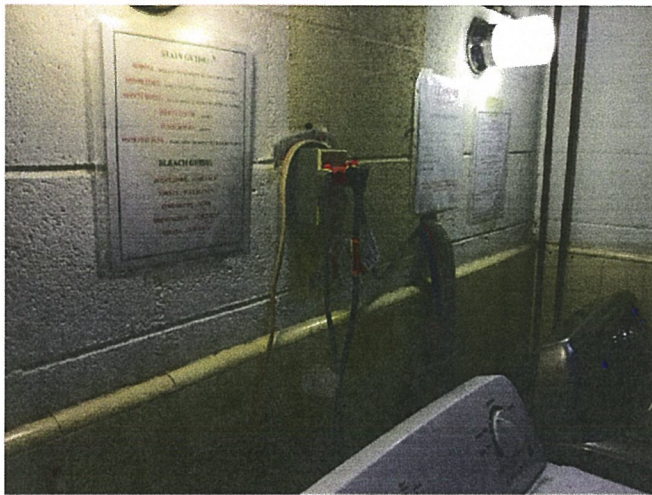
***Photo Documentation:***



For reference only



Please cover all junction boxes appropriately



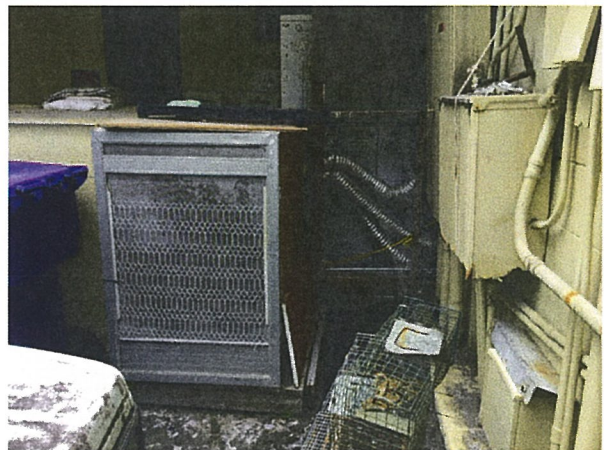
Discontinue use of multiplug adapters.  
Electrical wiring is also being run through holes in the wall that are not installed to code



Electrical wiring is exposed and not installed per code



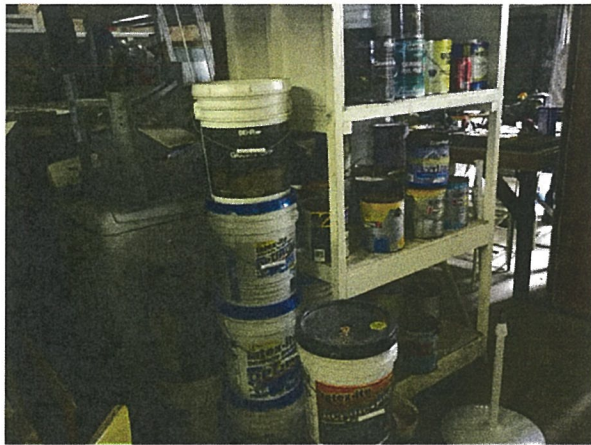
Electrical box has non rated bolts connecting wires



Dryer venting into non rated venting system, increasing the potential for fire as lint is considered flammable



***Photo Documentation:***



Please remove flammables from storage area and place in approved Flammable storage cabinet



BBQ grills should be relocated to area designed for the grill to be specifically used



Fire extinguisher not mounted properly



Fire extinguisher not mounted properly



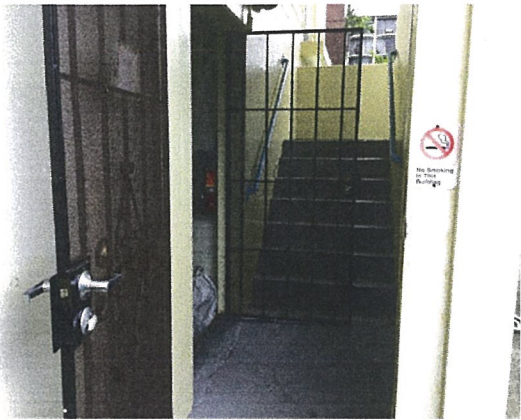
Fire Alarm not in operation. Fire Alarm should be in operational order and serviced and tagged annually.



Emergency lighting does not have adequate backup power



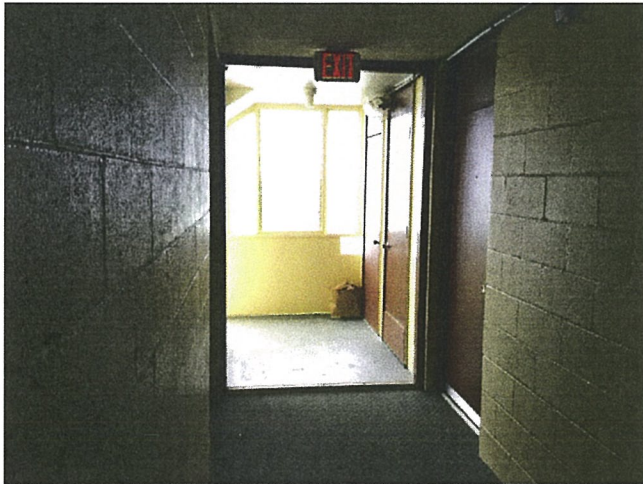
***Photo Documentation:***



Doors are blocking emergency egress



Extension cord use in ceiling not allowed due to increased Fire dangers associated with this practice



Fire doors are missing from entrance to stairwell. Doorways have rated door thresholds in place.



Emergency exit sign needs to be replaced



## ***Fire Inspection Summary & Legal Notice***

### **INSPECTION NOTES**

Please contact Inspector Royd Henderson with any questions or concerns regarding your recent Fire Inspection at 937-7867

-Numerous Building, Electrical, and Plumbing deficiencies have been found. Please refer to the department specific reports for details.

-Due to the Fire Alarm not being in operation at this time, an Fire Department approved Fire Watch must be put into place to protect occupants and staff.

This is to advise you that the Hawaii Fire Department's Fire Prevention Bureau conducted a fire inspection of your business on 8/4/17, in accordance with the Hawaii State Fire Code. The Hawaii Fire Department is authorized to conduct these inspections in accordance with Hawaii Revised Statutes §132-6(a). This report shows areas that do not comply with the Hawaii State Fire Code and shall be corrected.

☐ At the date of this inspection the occupancy above listed has met the requirements of the Hawaii State Fire Code.

☒ All above-described deficiencies shall be corrected within 30 days. Failure to comply may result in an order or notice of evacuation or stop-use to any premises, building or vehicle or portion thereof which has or is a fire hazard. Upon completion or if you have any questions, call the fire prevention bureau as referenced above. Photos of minor corrections may be submitted for re-inspection by email at royd.henderson@hawaiicounty.gov

☐ Due to the clear and immediate fire risk violations noted above, this report serves as a formal order of '**STOP-USE**' for this occupancy by **ORDER OF THE HAWAII COUNTY FIRE CHIEF** per Hawaii Revised Statutes §132-6(e) until the above noted fire safety issues have been resolved and the occupancy has been re-inspected by the Hawaii Fire Department's Fire Prevention Bureau. Be advised that failure to comply with this order may lead to penalties. Pursuant to HRS 132-13 Any owner, occupant, or other person having control over or charge of any building, structure, or other premises who violates any provision of this chapter or any law, ordinance, or rule relating to protection from fire loss or who fails or refuses to comply with any order of the county fire chief shall be fined not more than \$500 or imprisoned not more than thirty days, or both.

The next inspection for fire code compliance has been scheduled on 9/7/17.

INSPECTOR: Royd Henderson BUSINESS REP: Donald Inouye

BUSINESS REP SIGNATURE: OWNER REFUSED TO SIGN REPORT DATE: 8/4/17

INSPECTOR SIGNATURE:  DATE: 8/4/17