

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

September 28, 2018

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 for renewal for the upcoming year. Generally, those revocable permits in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

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

REMARKS:

The list of revocable permits for Hawaii that staff recommends be renewed for 2019 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.

At its meeting on September 8, 2017, agenda item D-1, the Board approved interim rents for the annual renewal of the revocable permits on Hawaii for calendar year 2017.

Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State lands underlying revocable permits statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 40 of the 110 Hawaii revocable permits. The Portfolio Appraisal Report (PAR) was completed on May 9, 2018.

The Appraiser recommends increasing 2019's rents by 2-3%, depending upon demand for the properties, over those indicated in the PAR. Staff recommends setting the 2019 Hawaii revocable permit annual rents by the following categories (see Exhibit 2 for further details):

- Category A: Revocable permits (RPs) valued by the PAR indicating an increase in the annual rent. Staff recommends increasing the 2018 Indicated Annual Market Rent by 10% for 2019.
- Category B: RPs valued by the PAR indicating a decrease in the annual rent. Staff recommends increasing the annual rent by 3% over the PAR's Indicated Annual Market Rent.
- Category C: RPs not valued by the PAR: Staff recommends increasing the 2019 annual rent by 3% over 2018's annual rent.
- Category D: RPs where the PAR's Indicated Annual Market Rent increased by less than 10% over 2018's annual rent. Staff recommends a 3% increase.
- Category E: For special cases, regardless of whether included in the PAR or otherwise. Staff's recommendations for this category are discussed further in Exhibit 2.

With respect to the revocable permits in Category A, the Indicated Annual Market Rents from the PAR increased from a low of 11% to a high of 94%. Staff feels that immediately implementing these rents would cause some permittees to cancel their permits, resulting not only in the loss of revenue, but also forcing the Division to expend resources to maintain these lands. Staff views the 10% annual increases for these permits as a means for the Division to achieve rents closer to market over a short period of time, without causing a major disruption to the occupancy of and revenue generated from these lands. The following State County of Hawaii agencies were consulted on this action with the results indicated:

Agency:	Comment:
Division of Forestry and Wildlife	No response by suspense date
Office of Conservation and Coastal Lands	See attached Exhibit 4
State Parks	No response by suspense date
Historic Preservation	No response by suspense date
Engineering	No comments
Hawaii District Land Office	No response by suspense date
Commission on Water Resource Management	No response by suspense date
Division of Conservation and Resources Enforcement	No response by suspense date
Department of Hawaiian Home Lands	No response by suspense date
Department of Agriculture	No comments
Agribusiness Development Corporation	No response by suspense date
Office of Hawaiian Affairs	No response by suspense date
COH Department of Planning	No response by suspense date
COH Department of Public Works	No response by suspense date
COH Department of Environmental Mgmt.	No comments, No objections
COH Department of Water Supply	No objections

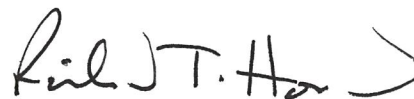
Since the last renewal of Hawaii District Revocable Permits on September 15, 2017, the following permits have been cancelled:

RP #	Permittee	Area	TMK	Monthly Rent	Cancelled	Uses	Remarks
rp4350	Hoku Loa Church Historical Foundation	.654	(3) 6-9-002:009	gratis	10/31/17	Church Preservation	Direct Lease
rp5127	McCandless Land and Cattle Company	1,258	(3) 8-6-001:003	\$245.00	7/31/18	Pasture	Board approved new RP for access purposes
rp7414	Kamilyon, Inc.	.04	(3) 9-5-005:003	\$16.00	4/30/18	Access	Cancelled by permittee
rp7425	Skynet Hawaii	4.0	(3) 7-3-049:038	\$750.00	12/31/17	Telcom Purposes	Cancelled by permittee
rp7647	Yun Yan Huang	6.793	(3) 2-9-002:047	\$142.00	11/30/17	Intensive Ag	GL sold at public auction
rp7871	Lee-C Corporation	.0321	(3) 2-2-032:064	\$140.0	12/31/17	Parking/delivery	GL sold at public auction

RECOMMENDATION: That the Board:

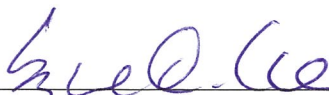
1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Approve the continuation of the revocable permits listed in Exhibit 2 on a month-to-month basis for another one-year period through December 31, 2019, 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
3. 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, 2019.

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."

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.

Cumulative Impact of Planned Successive Actions in Same Place Significant? No, the requested locations have been used for same uses since the permits were granted.

Action May Have Significant Impact on Particularly Sensitive Environment? No.

Analysis: The request pertains to renewing the revocable permits for Hawaii. Staff believes that the request would involve negligible or no expansion or change in use of the subject location beyond that previously existing.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp3755	B	HUKILAU RESORTS - HILO	(3) 2-1-006:078-0000	5(b)	6/16/1965	Parking	0.092	1,624.20	1,656.24	1,608.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over the Indicated Annual Market Rent. •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 by the end of the year.
rp4042	E	HAWAII COUNTY	(3) 2-3-35,37,43;2-4-01	5(b)	8/11/1967	Seven Anchors to Guy Distribution and Light Poles on Komohana St. Extension	0	0	0.00		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp4135	A	ROMAN CATHOLIC BISHOP OF HNL	(3) 6-9-005:046-0000	5(b)	4/1/1968	Parking and Access	0.129	1,949.04	2,143.94	4,800.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Staff to explore the possibility of a direct lease.
rp4171	E	HAWAII COUNTY	(3) 2-1-013:002-0000	5(b)	6/1/1968	Public Skeet Shooting Range	113.382	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp4900	E	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 4-5-006:003-0000	5(b)	10/27/1972	Office	0	0	480.00		<ul style="list-style-type: none"> •Gratis, 501(c)(3) entity. Staff recommends charging the minimum allowable rent for 2019. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp4964	E	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 7-8-007:028-0000	5(a)	5/31/1973	Senior Citizen, Youth and Community Activities	0.036	0	480.00		<ul style="list-style-type: none"> •Gratis (501(c)(3) entity). Staff recommends charging the minimum allowable rent for 2019. •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.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp5101	E	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 4-5-006:003-0000	5(b)	1/1/1975	Office	2.392	0	480.00		<ul style="list-style-type: none"> •Gratis, 501(c)(3) entity. Staff recommends charging the minimum allowable rent for 2019. •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.
rp5326	E	US: DEPT OF INTERIOR	(3) 2-3-014:012-0000	5(b)	12/10/1976	Sediment-streamflow Gaging Station	0.04	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp6022	E	DALEICO RANCH	(3) 9-3-3:35,36	5(b)	5/1/1983	Pasture	3.14	201.12	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the rent to minimum allowable rent for 2019. •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.
rp6445	E	DEPT OF SOCIAL SERVICES	(3) 2-4-049:013-0000	5(b)	7/26/1986	Baseyard, Storage and Parking for Employees	0.918	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp6783	E	UNITED STATES OF AMERICA	(3) 7-4-008:003-0000	5(b)	9/1/1991	Mgmt. of Existing Archaeological Features	6.929	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp6931	E	KANEKO, KENT	(3) 2-2-050:080-0000	5(b)	4/16/1994	Automotive Parts, Sales and Service	0.258	6,107.04	9,160.56	19,296.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 50% over 2018's, notwithstanding the Indicated Annual Market Rent. This rental increase would move the rp closer to rents paid by other permittees in the immediate area. •Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7153	B	PARKER RANCH, INC.	(3) 5-8-1:2,5,6	5(b)	8/8/1997	Pasture	981.02	7,410.36	7,519.00	7,300.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over the Indicated Annual Market Rent. •Staff to sell lease at public auction as resources allow.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7159	C	HILL, III, HUGH B.	(3) 8-7-1:14; 8-7-4:5,7,8,9,10	5(b)	11/1/2000	Pasture	885.65	917.16	944.67		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming. Staff is working on an access easement exchange with adjacent private landowner that will give access to State-owned landlocked parcel in exchange for access across this RP. DOFAW is interested in acquiring after access is worked out.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7166	E	LALAMILO MAKAI PROPERTY OWNERS ASSN.	(3) 6-6-002:031-0000	5(b)	6/1/1998	Road Access	0.456	182.04	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Staff to convert to easement.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7193	A	WB KUKIO RESORTS, LLC	(3) 7-2-4:4; 7-2-6:17	5(b)	1/1/2000	Pasture	2,572.50	3,714.48	4,085.93	7,116.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7369	E	DEPT. OF TRANSPORTATION	(3) 2-1-12:3; 2-1-13:10	5(b)	10/1/2003	Road Access	12	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7377	C	PUNG, ERNEST	(3) 2-3-30:1; 2-3-32:1	5(b)	3/1/2004	Pasture and Access Easement for TMK: (3) 2-3-031:001	89.08	829.68	854.57		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •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.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7388	E	KONG, CHARLES M. & VICTORIA MACPHEE	(3) 4-5-011:007-0000	5(b)	10/1/2004	Pasture	4.583	189.24	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •The low annual rental generated by this parcel makes selling a lease at public auction impracticable.
rp7411	E	DEPT. OF EDUCATION	(3) 4-5-001:012-0000	5(b)	8/1/2005	Agriculture	11.118	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity. The DOE is in the process of applying for a general lease.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7440	B	KAHUA RANCH LIMITED	(3) 5-5-7:8,9	5(b)	7/1/2008	Pasture	134.86	3,234.84	2,904.60	2,820.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over the Indicated Annual Market Rent. •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.
rp7441	E	DEPT. OF LAND AND NATURAL RESOURCES	(3) 2-2-050:081-0000	5(b)	8/1/2008	Industrial Consistent With COH Zoning Ordinance (used by SHPD)	0.256	0	0.00		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7446	E	SCHUTTE, GUY K.	(3) 6-4-31:7,9,10	Acq. After 8/59	11/1/2010	Pasture	23.756	363.48	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Existence of flood settlement pond and drainage easement make parcel unsuitable for long term lease.
rp7475	E	DEPT. OF TRANSPORTATION	(3) 6-2-001:015-0000	5(b)	3/1/2010	Baseyard to Prepare Oil-Cinder Mix and Storage for Highway Repair	1.6	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7476	C	SOUZA, JOHN R.	(3) 4-1-6:2,4	5(b)	1/1/2010	Pasture	228	1175.64	1,210.91		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •No access from public road.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7496	C	PONOHOLO RANCH LTD.	(3) 5-8-002:002-0000	5(b)	1/1/2010	Pasture	73	959.04	987.81		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •No access from public road. Staff is to transfer to DOA per Act 90.
rp7499	E	KUNIMITSU, KEN	(3) 2-3-032:010-0000	5(b)	1/1/2010	Diversified Ag	0.5	433.08	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •2018 rent was increased 1.5% over the previous year.
rp7519	E	COUNTY OF HAWAII	(3) 7-4-020:007-0000	5(b)	11/1/2010	Addition to Kailua Landfill for Purpose of Implementing a Closure Plan	6	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7531	A	SULLIVAN, TRUSTEE, WINIFRED A.	(3) 6-9-002:006-0000	5(b)	1/1/2010	Landscaping	0.527	2,908.08	3,198.89	7,164.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Staff to explore selling parcel as a remnant.
rp7536	A	AKI, WALLACE AH FOOK	(3) 2-1-007:020-0000	5(b)	2/1/2010	Residential	0.161	4,006.32	4,406.95	4,800.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7543	E	PARK, HOON	(3) 2-6-010:087-0000	5(b)	2/1/2010	Placement of Portions of a Dwelling and a Hothouse	0.106	198.12	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Staff to cancel Permit. Encroachment on County road right of way. County to accept road remnant.
rp7547	E	EDNIE, RICHARD D.	(3) 6-6-6:2, 3, 4, 5	5(b)	2/1/2010	Pasture	4.11	201.12	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Parcels not zoned for agriculture (RS-10).

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7567	A	KAILUA KONA VILLAGE DEV GROUP, LLC	(3) 7-5-007:069-0000	5(b)	3/1/2010	Parking	0.275	5,661.48	6,227.63	6,516.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Irregularly shaped substandard parcel

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7580	E	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	(3) 7-5-006:034-0000	5(b)	3/1/2010	Parking and Loading Zone	0.0412	847.92	1,400.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7567 (\$6,516 for 0.275 Ac) as a benchmark and increasing that benchmarked rent to \$1,400. •Hawaii County has indicated its interest to someday acquire the remnant for road and traffic improvement purposes, making long-term disposition infeasible.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7585	E	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	175.08	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging permittee the minimum allowable rent 2019. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7612	A	CAFE 100, INC.	(3) 2-2-029:026-0000	5(b)	7/1/2010	Parking	0.133	1,129.20	1,242.12	1,344.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Parking only on land set aside for State Parks. No legal access from public road.
rp7637	E	KAPAPALA RANCH	(3) 9-8-1:3,6,13	5(b)	11/1/2010	Pasture	7,273.08	19,623.12	20,211.81	26,027.52	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. Staff feels the PAR makes some assumptions that are not pertinent to the situation. •Parcel is pending transfer to DOFAW.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7645	E	KAAWA, III, DAVID H. AND MADELINE M.	(3) 9-5-12:19,20; 9-5-13:1	5(b)	2/1/2011	Pasture	150	929.28	825.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$6/acre/yr. for 2019. •Unresolved road access issues make parcel unsuitable for long term lease.
rp7646	C	PARENTS AND CHILDREN TOGETHER	(3) 7-8-007:028-0000	5(a)	11/1/2011	Day Care	0.045	531.00	546.93		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Staff to enter into a direct lease with 501(c)(3) entity.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7648	E	PARKER RANCH, INC.	(3) 5-7-001:015-0000	5(b)	4/1/2011	Pasture	16.3	198.72	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7649	A	PARKER RANCH, INC.	(3) 5-8-002:003-0000	5(b)	4/1/2011	Pasture	191.35	1,329.96	1,462.96	2,256.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Staff to explore the possibility of selling the lease at public auction.
rp7650	E	PARKER RANCH, INC.	(3) 5-8-002:005-0000	5(b)	4/1/2011	Pasture	107	611.4	672.54		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7649 (\$2,256 for 191.35 Ac) as a benchmark and increasing the 2018 annual rent by 10%. •Landlocked parcel.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7651	E	PARKER RANCH, INC.	(3) 5-8-002:006-0000	5(b)	4/1/2011	Pasture	23.8	198.72	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Landlocked parcel.
rp7652	C	PARKER RANCH, INC.	(3) 6-2-001:005-0000	5(b)	4/1/2011	Pasture	247	794.88	818.73		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Staff to explore the possibility of selling the lease at public auction.
rp7653	C	PARKER RANCH, INC.	(3) 6-2-001:011-0000	5(b)	4/1/2011	Pasture	144	550.32	566.83		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Staff to explore the possibility of selling the lease at public auction.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7656	A	DIAMOND HEAD PAPAYA CO. LTD.	(3) 1-3-2:12,99	5(b)	3/1/2011	Agriculture	125.2	10,449.12	11,494.03	22,500.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Board approved transfer to DOA per Act 90.
rp7658	E	PARKER RANCH, INC.	(3) 5-6-001:035-0000	5(b)	5/1/2011	Pasture	53.553	198.72	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Low annual rental does not justify selling a lease at public auction.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7659	A	PARKER RANCH, INC.	(3) 5-7-001:004-0000	5(b)	5/1/2011	Pasture	853.71	2,568.00	2,824.80	6,108.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7660	E	PARKER RANCH, INC.	(3) 5-7-001:009-0000	5(b)	5/1/2011	Pasture	152.29	611.40	672.54		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7661 (\$1,008 for 1610.58 Ac) as a benchmark and increasing the 2018 annual rent by 10%. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7661	A	PARKER RANCH, INC.	(3) 5-7-001:010-0000	5(b)	5/1/2011	Pasture	1,610.58	4,830.36	5,313.40	12,096.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7662	E	PARKER RANCH, INC.	(3) 4-4-014:004-0000	5(b)	5/1/2011	Pasture	101.4	324.84	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Only reasonable access is through permittee's adjacent parcel.
rp7667	E	BK LIVESTOCK COMPANY, INC.	(3) 9-5-019:001-0000	5(b)	5/1/2011	Pasture	83.32	509.52	499.92		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$6/acre/yr. for 2019. •Staff to explore the possibility of selling lease at public auction.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7670	E	LEE, EDWARD A.K. AND LUCIA R.	(3) 1-2-008:001-0000	5(b)	4/1/2011	Pasture	100	283.56	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Permittee using only a portion of the parcel.
rp7673	E	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 2-5-006:159-0000	5(b)	6/1/2011	Establishing a Self-Supporting Agricultural Training Program for Economically Dis-advantaged Youth and the Unemployed/ Underem-ployed	23.954	0	480.00		<ul style="list-style-type: none"> •Gratis, per staff recommendation for 501(c)(3) entity. Staff recommends charging the minimum allowable rent. •Potential future development makes this parcel unsuitable for long term educational lease.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7685	E	KUAHIWI CONTRACTORS, INC.	(3) 9-5-006:001-0000	5(b)	4/1/2011	Pasture	200	1,031.64	1,100.00	1,356.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. for 2019, notwithstanding the Indicated Annual Market Rent. •Permittee using only a portion of the parcel.
rp7690	E	KAHUA RANCH LIMITED	(3) 9-5-5:3;9-5-13:1	5(b)	6/1/2011	Pasture	141	876.24	775.50		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$6/acre/yr. for 2019. •No legal access from public roadway. Staff to work to set parcel aside to DHHL.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7693	E	KUAHIWI CONTRACTORS INC.	(3) 9-5-013:001-0000	5(b)	6/1/2011	Pasture	472	2,008.68	2,596.00	2,796.72	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. for 2019, notwithstanding the Indicated Annual Market Rent. •Permittee using only a portion of the parcel.
rp7694	E	B.K. LIVESTOCK CO., INC.	(3) 9-5-019:2, 17	5(b)	6/1/2011	Pasture	431	2,369.40	2,370.50	2,712.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. for 2019, notwithstanding the Indicated Annual Market Rent. •Staff to explore the possibility to sell lease at public auction.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7696	C	JOSE, PETER H.	(3) 4-1-004:031-0000	5(b)	6/1/2011	Pasture	65.572	743.52	765.83		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •No access from public road.
rp7700	E	DE LUZ, III, FRANK	(3) 4-3-6:5; 4-3-14-1	5(b)	7/1/2011	Pasture	33.62	201.24	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Staff to explore the possibility of selling the lease at public auction.
rp7705	E	GOMES, ANTHONY & EDNA	(3) 4-4-010:013-0000	5(a)	7/1/2011	Pasture	3.554	201.12	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Substandard lot size.

REVOCABLE PERMIT MASTER LIST 2018

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

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7708	E	RAPOZO, III, MANUEL C.	(3) 4-4-3:47; 4-4-3:3	5(b)	7/1/2011	Pasture	27.32	203.52	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Staff to explore the possibility of selling the lease at public auction.
rp7709	E	ANDRADE, WALTER D.	(3) 9-5-012:018-0000	5(b)	7/1/2011	Pasture	320	3,232.92	1,760.00	3,512.24	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. for 2019, notwithstanding the Indicated Annual Market Rent. •Staff to explore the possibility of selling the lease at public auction.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7715	E	EGAMI, JERRY	(3) 9-6-2:5,10,13	5(b)	8/1/2011	Pasture	2,310.00	7,663.68	8,430.05	9,407.28	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7716	A	HILO TERMITE & PEST CONTROL, LTD.	(3) 2-2-050:079-0000	5(b)	8/1/2011	Commercial Industrial	0.356	21,668.88	23,835.77	45,000.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.
rp7719	C	HAWAII EXPLOSIVES AND PYROTECHNICS, INC.	(3) 1-7-013:098-0000	5(b)	8/1/2011	Establishment of COH Required Safe Zone Perimeter in Storing Pyrotechnic Materials	1.328	790.44	814.15		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •The parcel is a flag lot surrounded by permittee's property. The low annual rent makes selling a lease at public auction impracticable.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7733	E	ANDRADE, WALTER D.	(3) 9-5-006:001-0000	5(b)	9/1/2011	Pasture	1,883.36	11,061.84	7,533.44	18,000.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$4/acre/yr. for 2019, notwithstanding the Indicated Annual Market Rent. •Permittee's using only a portion of the parcel. Staff notes that the land underlying the permit is not in the conservation district.
rp7735	C	KULANA FOODS, LTD.	(3) 2-7-007:005-0000	5(b)	9/1/2011	Pasture	191	611.76	630.11		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7741	E	COUNTY OF HAWAII	(3) 7-3-010:042-0000	5(b)	8/1/2011	Parking Lot with Temporary Fire Station	0.5	0	0		<ul style="list-style-type: none"> •Rent is gratis. •RP granted to governmental agency. Staff sent a letter to HFD regarding the current status.
rp7745	E	HAMAKUA AGRICULTURAL COOPERATIVE	(3) 4-4-005:002-0000	5(a)	9/1/2011	Diversified Ag	2.28	201.12	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •The low annual rent makes selling a lease at public auction impracticable.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7747	C	LORENZO, RAYMOND	(3) 4-5-1:7,13	5(b)	9/1/2011	Pasture	163.546	1033.44	1,064.44		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Both parcels are landlocked. Staff will instruct permittee to apply for a CDUP or provide proof to OCCL that its use/structure is nonconforming.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7751	A	GLOVER LTD., JAS. W.	(3) 2-1-012:004-0000	5(b)	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	234,773.16	258,250.48	506,256.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7758	E	KAPAPALA RANCH	(3) 9-6-11; 9-8-1	5(b)	9/1/2011	Pasture	942	5,030.40	5,181.31	26,027.52	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. Staff feels the PAR makes some assumptions that are not pertinent to the situation. •Parcel is pending transfer to DOFAW.
rp7761	E	CABRAL, RANDOLPH H.	(3) 9-6-002:013-0000	5(b)	9/1/2011	Pasture	37	286.92	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Permittee using only a portion of the parcel.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7765	E	SOUZA, RICHARD E. & DONNA LEE	(3) 9-5-012:002-0000	5(b)	9/1/2011	Pasture	152.16	908.16	836.88		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. for 2019. •Staff will prepare an auction package for sale of lease.
rp7773	C	ROYAL HAWAIIAN ORCHARDS, L.P.	(3) 9-6-002:055-0000	5(b)	9/1/2011	Macadamia Orchard	12	669.48	689.56		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Staff to explore the possibility to sell the lease at public auction.
rp7774	E	IGNACIO, DERWIN	(3) 3-5-001:001-0000	5(b)	9/1/2011	Pasture	39.54	191.64	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •No legal access to parcel.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7776	E	LUM, TODD	(3) 2-4-005:012-0000	5(b)	9/1/2011	Pasture	2.59	191.64	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Permittee is the Lessee under GL S-5568 for the adjacent parcel. Staff will cancel the rp when the lease ends in December 2018.
rp7779	E	PUUKAKANIHIA, LLC	(3) 6-4-001:057-0000	5(b)	9/1/2011	Pasture	14.7	196.32	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Landlocked parcel with no access from public road.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7786	C	VOLCANO ISLAND HONEY CO., LLC	(3) 6-9-001:015-0000	5(b)	9/1/2011	Apiary Operation	4	545.64	562.01		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. •Permittee is using only a portion of the parcel.
rp7789	A	IWF KKH, LLC	(3) 7-5-006:022-0000	5(b)	9/1/2011	Beach Concession and Landscaping	0.31	9,331.44	10,264.58	14,556.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •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.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7791	C	SANTOS, GWENDOLYN NAOMI	(3) 2-8-010:003-0000	5(b)	9/1/2011	Pasture	23.69	560.28	577.09		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •No access from public road.
rp7809	D	BOSCHETTI, GIAMPAOLO	(3) 2-1-006:084-0000	5(b)	12/1/2011	Storage and Parking	0.797	9,983.76	10,283.27	10,680.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent 3% to the Indicated Annual Market Rent. •No access from public road.
rp7820	E	VOLCANO ISLAND HONEY COMPANY, LLC	(3) 6-9-001:015-0000	5(b)	3/1/2012	Apiary Operation	5	229.92	480.00		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging the permittee the minimum allowable rent for 2019. •Permittee is using only a portion of the parcel.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7827	C	KUKUIPAHU RANCH, LLC	(3) 5-6-001:001-0000	5(b)	9/1/2012	Pasture	231.08	1054.8	1,086.44		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Landlocked parcel with no access from public road.
rp7829	E	COUNTY OF HAWAII	(3) 6-6-002:037-A	5(b)	4/1/2013	Portable Lifeguard Tower	0.003	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7834	D	CELLCO PARTNERSHIP	(3) 7-3-049:038-0000	5(b)	4/1/2015	Temporary, Mobile, Wireless Cellular Transmission Site	0.5	20,511.72	21,127.07	21,300.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent 3% to the Indicated Annual Market Rent. •RP covers only a portion of the parcel.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7838	E	DACALIO, KIMO I.	(3) 9-6-012:004-0000	5(b)	8/1/2014	Pasture	150.61	509.16	828.35		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$6/acre/yr. for 2019. •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.
rp7841	A	I. KITAGAWA AND COMPANY, LIMITED	(3) 2-1-07:50,55,56	5(b)	9/1/2013	Commercial and/or Industrial	0.451	12,691.32	13,960.45	18,396.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7844	E	DEPT. OF PUBLIC SAFETY	(3) 2-4-008:009-0000	5(b)	6/19/2014	Correctional Facility	279.76	0	0		<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7847	E	SOUZA, RICHARD AND DONNA LEE	(3) 9-5-005:003-0000	5(b)	9/1/2015	Pasture	188	1,505.40	1,034.00	2,062.20	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends charging \$5.50/acre/yr. in 2019, notwithstanding the Indicated Annual Market Rent. •Presently no access from Mamalahoa Highway, and the upper portion of the parcel is only accessible from a private roadway east of the property. At its meeting on 2/9/18, under agenda item D-6, the Board approved the transfer of this parcel to DHHL.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7852	C	MAZZARINO, ERMINO	(3) 9-4-003:014-0000	5(b)	3/1/2015	Intensive Ag	2.439	\$501.84	516.90		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •No access to property from public road (steep embankment off Mamalahoa Hwy.).
rp7867	C	AOAO OF COUNTRY CLUB HAWAII, INC.	(3) 2-1-005:020-0000	5(b)	7/1/2015	Apartment and Hotel	1.166	51,222.84	52,759.53		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Short term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7873	E	HAMILTON, TRUSTEES, ROBERT EMMETT	(3) 2-1-007:029-0000	5(b)	3/15/2016	Residential	0.18	3,934.20	4,052.23		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7884 (\$5,472 for 0.184Ac) as a benchmark and increasing the 2019 annual rent by 3%. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7874	E	FINKLE, HEIDI	(3) 2-1-007:027-0000	5(b)	3/15/2016	Residential	0.175	3,921.96	4,039.62		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7884 (\$5,472 for 0.184Ac) as a benchmark and increasing the 2019 annual rent by 10%. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

REVOCABLE PERMIT MASTER LIST 2018

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7875	E	ELECTRICAL WORKERS, LOCAL 1260 BUILDING TRUST	(3) 2-1-007:030-0000	5(b)	3/15/2016	Residential	0.1627	4,005.48	4,125.64	5,472.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7876	E	GALLERY, CHRISTIAN	(3) 2-1-007:034-0000	5(b)	3/15/2016	Residential	0.19	3,970.68	4,089.80		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends using the Indicated Annual Market Rent for rp7884 (\$5,472 for 0.184Ac) as a benchmark and increasing the 2019 annual rent by 3%. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7877	E	HENRY, I.C. HAUNANI	(3) 2-1-007:024-000	5(b)	3/15/2016	Residential	0.169	3,956.04	4,074.72	5,028.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.
rp7878	E	BAYLAC, MAYA NICOLE	(3) 2-1-007:021-0000	5(b)	3/15/2016	Residential	0.163	3,931.32	4,049.26	4,872.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7884	E	HICKMAN, CO-TRUSTEE, RODERICK Q. AND GLORIA L. HICKMAN	(3) 2-1-007:031-0000	5(b)	3/15/2016	Residential	0.184	4,005.48	4,125.64	5,472.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.
rp7885	E	RUDOLPH, MICHAEL F. AND DORA LEE	(3) 2-1-007:022-0000	5(b)	3/15/2016	Residential	0.165	3,943.80	4,062.11	4,872.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7886	E	SARAGOSA, TERRI LYN K.	(3) 2-1-007:036-0000	5(b)	3/15/2016	Residential	0.185	3,946.32	4,064.71	5,472.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.
rp7888	E	WILLOCKS, JOHN K.	(3) 2-1-007:035-0000	5(b)	3/15/2016	Residential	0.19	3,970.68	4,089.80	5,700.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7890	A	ABALOS, RUEL	(3) 2-2-050:083-0000	5(b)	1/15/2016	Industrial	0.224	12,053.64	13,259.00	15,432.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.
rp7892	C	REEDS BAY RESORT HOTEL, LTD.	(3) 2-1-005:022-0000	5(b)	3/15/2016	Resort-Hotel Purposes and Uses Accessory or Incidental Thereto and Customarily Conducted within Resort-Hotel Areas	1.19	36,630.72	37,729.64		<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's. •Short term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7895	E	SAKAITANI, KYLE	(3) 2-1-007:028-0000	5(b)	3/15/2016	Residential	0.178	3,921.96	5,098.55	5,328.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.
rp7901	E	KRUSCHE, MADELEINE	(3) 2-1-007:033-0000	5(b)	3/15/2016	Residential	0.188	3,069.36	3,161.44	5,628.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7902	E	KRUSCHE, BENJAMIN	(3) 2-1-007:032-000	5(b)	3/15/2016	Residential	0.186	3,958.56	4,077.32	5,556.00	<ul style="list-style-type: none"> •2018 rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long term lease.
rp7905	C	TOWER DEVELOPMENT, INC.	(3) 2-1-5:33, 34, 35, 45	5(b)	8/5/2017	Security and property management purposes	1.83	12,000.00	12,360.00		<ul style="list-style-type: none"> •Rent set by Board at its meeting on 7/14/17, under agenda item D-2. Staff recommends increasing 2019's rent by 3% over 2018's. •Short term disposition of the former Uncle Billy's is more appropriate until the Division is able to formulate a plan for the redevelopment of the property.

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.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2018 Annual Rent	Proposed 2019 Rent	Indicated Annual Market Rent	Comments re rent amount and why no long-term disposition
rp7912	C	PACIFIC WASTE, INC.	(3) 2-2-32:11, 85, 86	5(b)	12/1/2017	Baseyard storage	0.4706	32,400.00	33,372.00		<ul style="list-style-type: none"> •Rent set by In-House recommendation dated February 2, 2018, and is based on the pro rated rental for GL3732, which previously encumbered the property. Staff recommends increasing 2019's rent by 3% over 2018's. •Permittee is occupying a portion of the property while staff prepares to sell a lease a public auction.

Hawaii - Revocable Permits



Legend

- Zone 9 - 18 RPs
- Zone 8 - 1 RP
- Zone 7 - 10 RPs
- Zone 6 - 12 RPs
- Zone 5 - 13 RPs
- Zone 4 - 12 RPs
- Zone 3 - 1 RP
- Zone 2 - 40 RPs
- Zone 1 - 3 RPs

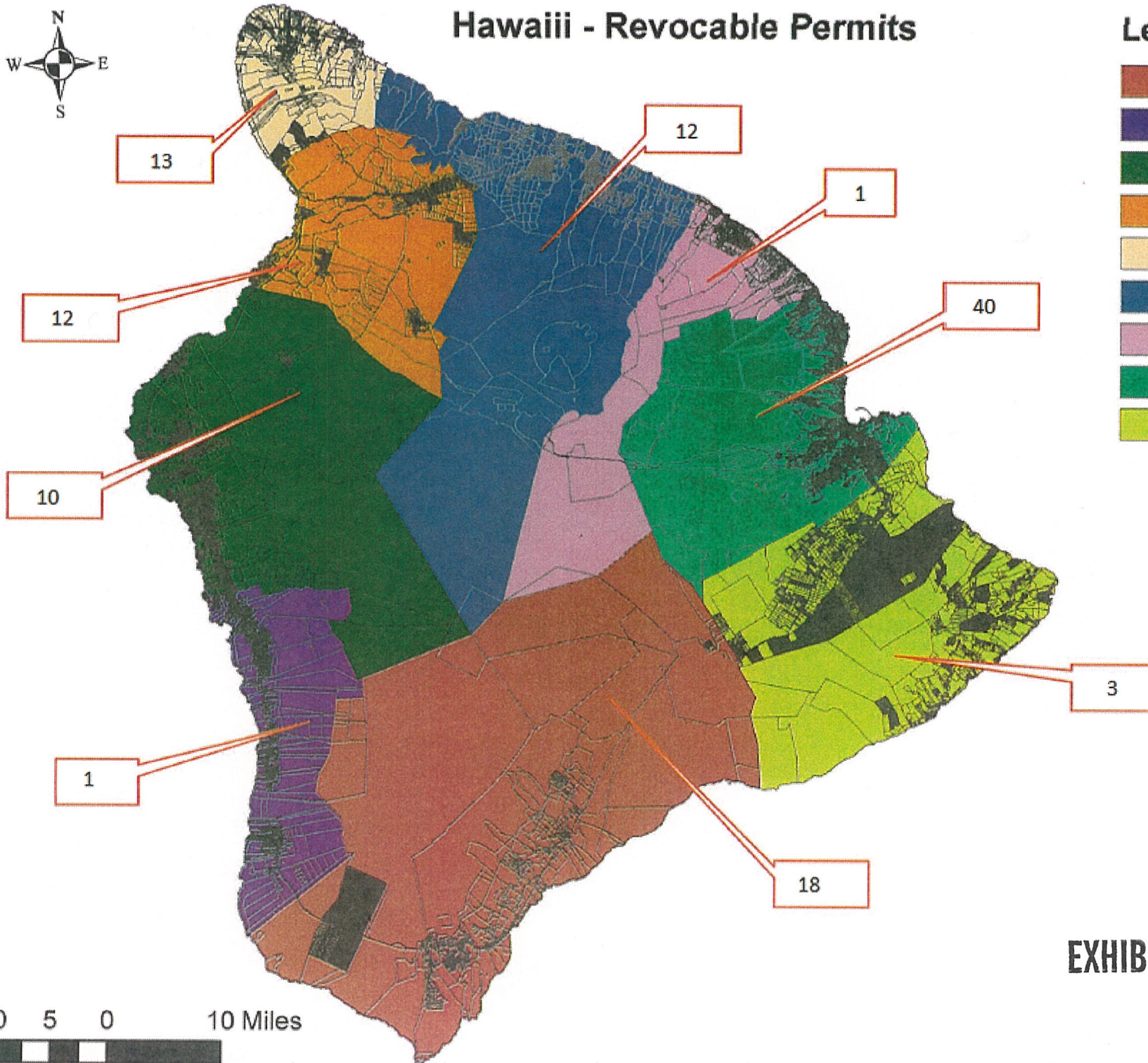


EXHIBIT "3"

For reference only

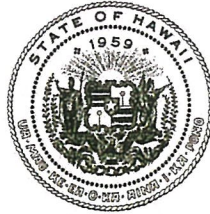
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DEPARTMENT OF LAND AND NATURAL RESOURCES

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POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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

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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

REF: OCCL: AJR

MEMORANDUM

COR: HA-19-12
JUL 25 2018

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, handwritten signature in black ink, appearing to read "Samuel J. Lemmo", is written over the signature line of the memorandum.

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 RPs for Hawaii Island; approximately **13** (thirteen) of those are in, or 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:

- RP7193: Located within the SLU Conservation District **General** Subzone (60%) and AG District (40%) (*CDUP: HA-2961*);
- RP7377: Located within the SLU Conservation District, **General** Subzone (*NO PERMITS FOUND IN OCCL DATABASE*);
- RP7440: Located within the SLU Conservation District, **Resource** Subzone (40% makai portion) (*NO PERMITS FOUND IN OCCL DATABASE*);
- RP7685: Located within the SLU Conservation District **Resource** Subzone (Makai portion only) (*ENF Case: HA-00-29 – Closed; NO PERMITS FOUND IN OCCL DATABASE*);
- RP7733: DUPLICATE to RP7685 (*ENF Case: HA-00-29 – Closed; NO PERMITS FOUND IN OCCL DATABASE*);

EXHIBIT "4"

- RP7715: 30% of Makai portion located within the SLU Conservation District, Limited and Resource Subzones (*NO PERMITS FOUND IN OCCL DATABASE*);
- RP7735: SLU Conservation District, **Limited** Subzone located along Kawainui Stream boundary (*NO PERMITS FOUND IN OCCL DATABASE*);
- RP7747: 50% of parcel located within the SLU Conservation District **Limited** Subzone (*NO PERMITS FOUND IN OCCL DATABASE*);
- RP7786 & RP7820: Located within the SLU Conservation District, **General** Subzone (*CDUAs: HA1525, HA1751, HA3186 & SPA: HA0721*);
- RP7834: Located within the SLU Conservation District **General** Subzone (*CDUA: HA3656*);
- RP7844: Located within the SLU Conservation District **Resource** Subzone (*CDUAs: HA1650B, HA1704, HA1839, HA1849, HA1898, HA1900, HA2305, HA2944 & SPAs: HA0325, HA0528, HA1423 and HA1759*);
- RP6783: Shoreline portion of parcel in Conservation District **Resource** Subzone (*CDUA: HA-1237; SPA: HA-06-44*); and
- RP7661: Shoreline portion of parcel in Conservation District **Resource** Subzone (*NO PERMITS FOUND IN OCCL DATABASE*).

The following TMKs were provided in the incorrect format – please resubmit TMKs in the correct format (i.e., (X) X-X-XXX:XXX) in order to review:

- (3) 2-3-35, 37, 43;2-4-01
- (3) 9-6-11; 9-8-1

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 and apply for the necessary permits or approvals prior to conducting work.

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

Thank you.

CC: Chairperson

PHONE (808) 594-1888



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAII 96817

RECEIVED
LAND DIVISION
FAX (808) 594-1938

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OFFICE OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

HRD18-8626

August 3, 2018

Richard T. Howard
Land Agent
Department of Land and Natural Resources, Land Division
P.O. BOX 621
Honolulu, HI 96809

Re: Annual Renewal of Revocable Permits for Hawai'i

Aloha e Mr. Howard:

The Office of Hawaiian Affairs (OHA) received your draft submittal to the Board of Land and Natural Resources (BLNR), dated July 13, 2018. The Department of Land and Natural Resources (DLNR) Land Division is recommending to the BLNR renewal of 110 month-to-month revocable permits (RPs) held on Hawai'i Island for a period of one year. The 2019 Revocable Permit Master List (master list) included as Exhibit 2 of the draft submittal, provides a table of the subject RPs. At this time, there is insufficient information to determine whether some of these requested renewals should be approved by the BLNR. OHA again reiterates, as has been done in prior comment letters and testimonies regarding annual renewals, that the master list fails to include pertinent information regarding some of the RPs as required by the DLNR Revocable Permit Task Force (Task Force) recommendations adopted by the BLNR on June 24, 2016. The BLNR further confirmed that a "checklist" be applied to both new and renewed RPs to ensure that the Task Force's recommendations are considered during RP renewals.

The Task Force's recommended checklist includes the addition of a timetable for RPs that are pending lease conversions or executive set-aside orders. In many of the RPs listed (RP4135, RP7153, RP7159, RP7166, RP7646, RP7648, RP7649, RP7652, RP7653, RP7659, RP7660, RP7661, RP7667, RP7694, RP7700, RP7708, RP7709, RP7765, RP7773, and RP7890), no timetable is provided for pending leases. OHA cited these RPs in our September 8, 2017 testimony to the BLNR regarding the 2018 annual renewal of RPs for Hawai'i. OHA observes that the detail in the comments column of the master list for these RPs has not changed in the past two years of submittals for Hawai'i Island annual revocable permit renewals. As noted in our 2017 testimony, several of these permits have been under revocable permit status for decades, and certain permitted parcels appear to have been approved for sale at public auction for years, like RP7159 that was approved for sale at public auction over 20 years ago.

EXHIBIT "5"

During the BLNR meeting on September 8, 2017, the BLNR Board members believed DLNR staff was “moving too slowly on these transfers” and that staff should have a chance to prioritize these RPs. Chair Suzanne Case commented that she did “not mind shrinking the list slowly as long as priority RPs are addressed.” We observe, however, that out of the 21 RPs we cited as having pending leases or public auctions, only RP7414 has been removed from this year’s master list. Rather, it appears to OHA that RPs are being allowed to continue beyond their intended temporary status and not being prioritized as envisioned by the BLNR last year. Thus, OHA recommends that the DLNR establish a set of actions or protocols that demonstrate to the BLNR how these RP conversions are being prioritized. Furthermore, as a lack of Task Force checklist criteria and detail appears to be a recurring theme for these annual RP renewals, OHA recommends supplemental information be added as additional exhibits that show specifically how the DLNR is trying to meet the Task Force checklist.

The Task Force also recommends including more details regarding RPs with apparent unusual circumstances. OHA finds this particularly relevant to RP7867 and RP7892. In last year’s annual list of RP renewals, the comment column for these RPs stated that, “short term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.” These comments are identical to the comments made for these RPs on this year’s master list. As detailed in the September 8, 2017 BLNR meeting, the permittees for RP7867 and RP7892 have been cited for various fire and building code violations. No details were provided regarding how these violations were being corrected for RP7892. Rather, the BLNR suggested that DLNR “continue discussions off-line.” Considering there has been no change in the comments column regarding this RP from last year to this year, OHA recommends further detail be provided to show how these violations are being corrected.

Regarding RP 7867, it is OHA’s understanding that the permittee has also been using “possession agreements” to enable occupancy of the permittee’s condo units in lieu of a long-term lease. At the September 8, 2017 BLNR meeting, BLNR member Stanley Roehrig raised concern over the legality of issuing “possession agreements” for condos without a long-term lease. The BLNR directed the DLNR staff to examine the status of the possession agreements and to provide BLNR a list of people with possession agreements. The BLNR also instructed DLNR staff that there are to be no further sales of possession agreements for the next six months while the staff researches the possession agreements, that staff shall report back in six months on the status of the Condominium Associations, and that staff shall ensure all violations are corrected. Based on the information provided in this year’s master list, it is unclear whether anything has changed regarding RP7867 or if any of the violations have been corrected. This further strengthens OHA’s recommendation to include supplemental information via additional exhibits with annual RP renewal submittals, to better inform the BLNR so that they can properly determine whether to approve these RPs as part of the 2019 master list.

In OHA’s September 8, 2017 testimony to the BLNR, we also noted several permits that posed a concern for lack of proper business registration with the Department of Commerce and Consumer Affairs (DCCA) and demonstrated conservation district use compliance. RP3755 and RP7193 are issued to business entities that are not registered with the DCCA. The comments column for these RPs reads, “Staff will seek Board approval to cancel this RP and issue a new one, as well as selling a lease at public auction.” The comment column in this year’s master list has the

same comment used for these RPs as last year's master list. OHA originally cited these RPs for having unregistered permittees two years ago in our September 9, 2016 testimony to the BLNR concerning the 2017 annual RP renewal list. It is OHA's understanding that in order for a revocable permit to be granted, an applicant must have a current and valid certificate of good standing through the DCCA. A certificate of good standing cannot be granted to a business entity unless they are registered with DCCA. In observance of the BLNR meeting minutes for the September 9, 2016 meeting, Chair Case stated that registration would be a requirement for these RP renewals. DLNR Land Staff, Gordon Heit, agreed to this requirement. However, in the following year, the status of these RPs remained the same and the unregistered status was not even discussed in the September 8, 2017 BLNR meeting. As the unregistered DCCA status of these permittees has continued, we question the DLNR's commitment to requiring registration as displayed in the September 9, 2016 BLNR meeting. Allowing this condition to continue further sets a bad precedent for other permittees that do register with DCCA and does not ensure that the State is entering into a legal contract with a legitimate business. As recommended last year, OHA urges the DLNR to require DCCA registration as an additional condition of renewal for these particular permits.

Regarding conservation district use compliance, OHA noted in our September 2017 testimony that there are many RPs (RP7159, RP7377, RP7440, RP7585, RP7733, RP7735, RP7747) issued to permittees occupying conservation districts without clear compliance with conservation uses detailed in Hawai'i Administrative Rules (HAR) Chapter 13-5. In last year's annual RP renewal submittal, the comment columns for these RPs detailed that "staff will instruct permittee[s] to apply for a [Conservation District Use Permit] or provide proof to [the Office of Conservation and Coastal Lands] that its use/structure is nonconforming." This is the same comment made in this year's master list for the same RPs. As OHA recommended last year, the DLNR should clearly condition the renewal of these RPs on their permittees' proof of compliance by a specific time. In addition to this, OHA recommends RP suspension or revocation for lack of compliance. Without consequences or a deadline, the permittee has no incentive to comply nor is any effort displayed by the DLNR to rectify inappropriately issued RPs that may be violating conservation district uses.

OHA again asks that RP renewal recommendations also include an indication as to the "ceded" and public land trust status of each parcel. OHA has a substantial stake in the appropriate use and disposition of the State's "ceded" lands, which were acquired without the consent of the Native Hawaiian people, and most of which are classified as public land trust lands held in trust for the benefit of Native Hawaiians and the public. As the trustee of the "ceded" lands and the public land trust, the BLNR also has a specific fiduciary and moral obligation with respect to the use and disposition of such lands. Accordingly, an indication of the ceded and public land trust status of parcels being recommended for RPs may assist both OHA and the BLNR in applying an appropriate level of scrutiny.

OHA also reiterates its request that RP renewal recommendations include explicit, substantive considerations relevant to the BLNR's primary, public trust duties to conserve and protect Hawai'i's natural and cultural resources. Such duties include the fulfillment of the constitutional mandate that the state "conserve and protect Hawai'i's . . . natural resources . . . and shall promote the development and utilization of these resources in a manner consistent with their

Richard T. Howard, Land Agent, DLNR Land Division

August 3, 2018

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conservation and in furtherance of the self-sufficiency of the state. All public natural resources are held in trust by the state for the benefit of the people.”¹ The BLNR also holds a constitutional duty to protect cultural resources, as well as the practices which rely upon them.²

The draft master list does not provide sufficient information for the Board to make an informed decision on whether to approve renewal of some of the RPs and for OHA and other interested agencies to provide more specific comments on the proposed RP renewals. As requested in past comment letters and testimonies, OHA asks that the RP master list be revised to include the Task Force’s recommendations and additional information that would assist the BLNR in upholding its public trust duties including: the date of the last affirmative review of the permit holder’s compliance with the most recent permit terms, and a discussion of pending challenges to the land uses contemplated under each permit, if applicable.

Mahalo for the opportunity to comment. Should you have any questions, please contact Kamakana Ferreira, OHA Compliance Specialist, at (808) 594-0227 or kamakanaf@oha.org.

‘O wau iho nō me ka ‘oia ‘i‘o,



Kamana‘opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Office

KC:kf

¹ HAW. CONST. ART. XI SEC. 1

² HAW. CONST. ART. XII SEC. 7; Ka Pa‘akai o ka ‘Āina v. Land Use Comm’n, 94 Hawai‘i 31 (2000).