

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

November 8, 2019

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, under Agenda 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, under Agenda 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 submittal. 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 2020 is attached as Exhibit 2. The exhibit is in table format with information that includes revocable permit number, permittee name, tax map key, land trust status, 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. Another version of this table is attached as Exhibit 3 and highlights changes to permits and comments that have occurred since the last Board action on the approval of Hawaii revocable permits in September 28, 2018, under agenda Item D-1. A general location map of the revocable permits to be renewed is attached as Exhibit 4.

2017-2018

At its meeting on September 8, 2017, under agenda item D-1, the Board approved interim rents for the annual renewal of the revocable permits on Hawaii for calendar year 2018.

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 active at the time. The Portfolio Appraisal Report (PAR) was completed on May 9, 2018.

2019

The Appraiser recommended increasing 2019's rents by 2-3%, depending upon demand for the properties, over those indicated in the PAR. At the Board's meeting of September 28, 2018, under Item D-1, as amended, staff recommended setting the 2019 Hawaii revocable permit annual rents by the following categories:

- Category A: Revocable permits (RPs) valued by the PAR indicating an increase in the annual rent. Staff recommended 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 recommended increasing the annual rent by 3% over the PAR's Indicated Annual Market Rent.
- Category C: RPs not valued by the PAR: Staff recommended 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 recommended a 3% increase.
- Category E: For special cases, regardless of whether included in the PAR or otherwise. Staff's recommendations for this category were discussed further in Exhibit 2 to the September 28, 2018 Board submittal.

With respect to the revocable permits in Category A, the Indicated Annual Market Rents

from the PAR increased from a low of 0.4% to a high of 220%.¹ Staff felt that immediately implementing these rent increases in full 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 viewed 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.

2020

For 2020, staff continues efforts to bring RP rents in line with market rates, or to rents following the Board's minimum rent policy where applicable. Thus, based upon Appraiser's 2018 opinion that the escalation factor would be 2-3% over PAR per year, staff recommends generally increasing 2020 rents by 3-10% over the 2019 rents, but with larger increases in some cases as explained in Exhibit 2. Staff has segregated the RPs into the following types to set annual RP rents for 2020:

- **Type 1:** Where the RP was valued by PAR and the rent has since been brought to market rates, the 2020 rent shall be increased by 3% over the 2019 rent.
- **Type 2:** Where the RP was valued by PAR but the rent remains below market rates, the rent shall be increased by 3-10% over the 2019 rents, with the anticipation that rents will continue to increase per annum, until market rents are achieved. Some RPs warrant increases larger than 10% and those will be designated as Type 5 RPs (special circumstances).
- **Type 3:** Where the RP was not valued by PAR and the 2019 rent is under \$480 per annum, the 2020 rent will increase to \$480 per annum per the Board's minimum rent policy. If permittee is a government entity, no rent will be charged.
- **Type 4:** Where the RP was not valued by PAR and the RP rent is already at or exceeds the minimum rent policy of \$480 per annum, the 2020 rent shall be increased by 3% over the 2019 rent.
- **Type 5:** RPs in this category involve special circumstances and do not fit within Types 1-4 above. They are discussed individually in Exhibit 2 attached.

The last RP listed on Exhibit 2 is RP7914 to Oceanfront 121, Inc. (Oceanfront 121). At its meeting of December 14, 2018, under agenda Item D-3, the Board approved, as amended, the cancellation of RP7867 to the Association of Apartment Owners of Country Club Hawaii, Inc. for the Country Club Hawaii property on Banyan Drive in Hilo, and the issuance of a new RP to Oceanfront 121. The Board's amendment was as follows:

Approved as amended. The Board directed staff to request the advice of the Department of the Attorney General as to whether it is permissible for the State to charge a base rent plus a percentage of permittee's net

¹ There were also two instances where the 2017 rents charged by the Department were higher than the 2018 value determined by the PAR.

revenue, as opposed to gross revenue. Staff is to report back to the Board on the response from the Department of the Attorney General.

Based on the response from the Department of the Attorney General, staff understands that it is permissible for the Board to share in net revenues, but doing so may prove to be a complicated undertaking with little chance of significant additional revenues being paid to the State. Additionally, staff will be presenting a separate submittal to the Board for authorization to issue a Request for Qualifications/Request for Proposals for a new lease of this property. To prevent a complication of the rent due under the RP as we transition to a new long-term lease, staff recommends charging only a base rent under RP7914 as set forth in Exhibit 2.

The following State and County of Hawaii (COH) agencies were consulted on this action with the results indicated:

Agency:	Comment:
Division of Forestry and Wildlife	See Exhibit 5 attached.
Office of Conservation and Coastal Lands	No response received by suspense date.
State Parks	No response received by suspense date.
Historic Preservation	No response received by suspense date.
Engineering	No comments.
Commission on Water Resource Management	See Exhibit 6 attached.
Division of Conservation and Resources Enforcement	No response received by suspense date.
Department of Hawaiian Home Lands	No response received by suspense date.
Department of Agriculture	No response received by suspense date.
Agribusiness Development Corporation	No comments.
Office of Hawaiian Affairs	No response received by suspense date.
COH Planning Department	No response received by suspense date.
COH Department of Public Works	No response received by suspense date.
COH Department of Water Supply	No objections.
COH Department of Environmental Management	No comments.

The Division of Forestry and Wildlife (DOFAW) identifies a number of revocable permits it is interested in from a public hunting or natural resource protection standpoint. See Exhibit 5. Land Division can certainly work with DOFAW on this list to prioritize parcels to recommend to the Board for set-aside to DOFAW either with or without the permit encumbrance. Because revocable permits can be cancelled on 30 days' notice by the State (even if they are renewed for another year), staff recommends that the Board approve the renewal for 2020 while Land Division and DOFAW pursue this process.

The Commission on Water Resource Management provided some form comments regarding ground and surface waters. Staff notes that the subject revocable permits relate

to land only; water revocable permits for Hawaii Island will be addressed in a separate submittal before the end of the year.

Since the last renewal of the Hawaii revocable permits on September 28, 2018, Item D-1, the following permits have been cancelled or will be cancelled by the end of 2019:

RP#	Permittee	Area	TMK: (3)	Annual Rent	Cancelled	Use	Remarks
3755	Hukilau Resorts – Hilo	0.92 ac.	2-1-006:078	1,656.24	Before end of 2019	Parking	New RP request expected for same use
4900	County of Hawaii	0	4-5-006:003	480	Before end of 2019	Office	Canceled at permittee's request
7159	Hugh B. Hill, III	885.65 ac.	8-7-001:014; 8-7-004: 005, 007, 008, 009, 010	944.64	Before end of 2019	Pasture	DOFAW to request set-aside
7193	WB Kukio Resorts, LLC	2,572.5 ac.	7-2-004:004; 7-2-006:017	4,085.88	Before end of 2019	Pasture	New RP request expected for same use
7496	Ponoholo Ranch Ltd.	73 ac.	5-8-002:002	987.81	2/7/19	Pasture	Trf. to DOA by EO 4579
7499	Ken Kunimitsu	0.5 ac.	2-3-032:010	480.00	9/30/18	Diversified ag.	Canceled at permittee's request
7519	County of Hawaii	6 ac.	7-4-020:007	0.00	Before end of 2019	Closure of Kailua landfill	Canceled at permittee's request
7735	Kulana Foods, Ltd.	191 ac.	2-7-007:005	611.76	12/31/18	Pasture	Canceled at permittee's request
7662	Parker Ranch, Inc.	101.4 ac.	4-4-014:004	480	9/27/19, Item D-3	Pasture	Trf. to DOFAW
7776	Todd Lum	2.59 ac.	2-4-005:012	191.64	12/31/18	Pasture	Canceled at permittee's request
7789	IWF KKH, LLC	0.31 ac.	7-5-006:022	10,264.56	Before end of 2019	Beach concession & landscaping	New RP expected for same use, or transfer to DOBOR
7867	AOAO of County	1.166 ac.	2-1-005:020	51,222.84	3/31/19	Apartment and hotel	Canceled & reissued to new entity

RP#	Permittee	Area	TMK: (3)	Annual Rent	Cancelled	Use	Remarks
	Club Hawaii, Inc.						under RP7914
7901	Madeleine Krusche	0.188 ac.	2-1-007:033	3,161.40	Before end of 2019	Residential	Staff to recommend cancellation for non-payment of rent
7902	Benjamin Krusche	0.186 ac.	2-1-007:032	4,077.36	Before end of 2019	Residential	Staff to recommend cancellation for non-payment of rent

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200.1, Hawaii Administration Rules (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 and at the rents set forth in such exhibit on a month-to-month basis effective January 1, 2020 for another one-year period through December 31, 2020, 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. Reserve and delegate to the Chairperson the right and authority at any time to review and adjust the rental charges for any of the revocable permits listed in Exhibit 2 any time from and after January 1, 2020, where such adjustments will best serve the interests of the State.

Respectfully Submitted,



Kevin E. Moore
Assistant Administrator

APPROVED FOR SUBMITTAL:



Suzanne D. Case, Chairperson

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EXHIBIT 1

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, 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 and Item No.:	<p>In accordance with HAR § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on 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," Item 51, "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."</p> <p>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.</p>
Cumulative Impact of Planned Successive Actions in Same Place Significant?	No, the requested locations have been used for the same purposes since the permits were granted.
Action May Have Significant Impact on Particularly Sensitive Environment?	No. Renewal of permits will continue existing uses in areas already permitted. There will be no significant impact on particularly sensitive environments.
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.

EXHIBIT 1

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 2

REVOCABLE PERMIT MASTER LIST 2019

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue or amount per event. Some 2020 rent figures have been rounded to facilitate monthly billing.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp4042	3	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.
rp4135	2	ROMAN CATHOLIC BISHOP OF HNL	(3) 6-9-005:046-0000	5(b)	4/1/1968	Parking and Access	0.129	2,143.92	2,358.36	4,800.00	<ul style="list-style-type: none"> •2019 rent was increased 10% over 2018 rent. Staff recommends increasing 2020 rent by 10% over 2019 rent, notwithstanding 2018 AMR. •Staff to explore the possibility of a direct lease.
rp4171	3	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.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp4964	4	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 7-8-007:028-0000	5(a)	5/31/1973	Senior Citizen, Youth and Community Activities	0.036	480	494.40		<ul style="list-style-type: none"> •Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. Staff recommends increasing 2020 rent by 3% over 2019 rent. •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.

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rp5101	4	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	(3) 4-5-006:003-0000	5(b)	1/1/1975	Office	2.392	480	494.40		<ul style="list-style-type: none"> •Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. Staff recommends increasing 2020 rent by 3% over 2019 rent. •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	3	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.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp6022	4	DALEICO RANCH	(3) 9-3-3:35,36	5(b)	5/1/1983	Pasture	3.14	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to minimum allowable rent. Staff recommends increasing 2020 rent to 3%over 2019 rent. •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	3	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. The DOE is in the process of applying for a general lease. Portion of property is located in conservation district and permittee is working with OCCL on compliance.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	T y p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp6783	3	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.
rp6931	5	KANEKO, KENT	(3) 2-2-050:080-0000	5(b)	4/16/1994	Automotive Parts, Sales and Service	0.258	9,160.56	13,740.84	19,296.00	<ul style="list-style-type: none"> •2019 rent was increased 50% over the previous year. Staff recommends increasing 2020 rent by 50% over 2019 rent, 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.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7153	1	PARKER RANCH, INC.	(3) 5-8-1:2,5,6	5(b)	8/8/1997	Pasture	981.02	7,518.96	7,744.56	7,300.00	<ul style="list-style-type: none"> •2019 rent was increased 3% over 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 AMR. •Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.
rp7166	4	LALAMILO MAKAI PROPERTY OWNERS ASSN.	(3) 6-6-002:031-0000	5(b)	6/1/1998	Road Access	0.456	480.00	494.40		<ul style="list-style-type: none"> •2019 rent was increased to minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to convert to easement. Portion of the premises is in the conservation district. Staff contacting permittee re status of OCCL compliance.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7369	3	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	4	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	854.52	880.20		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located across from Hilo Hospital in urban area. Potential for future development makes these parcels unsuitable for long-term pasture lease. Portion of the premises is in the conservation district and permittee is working with OCCL on compliance. Land also have extensive water resources.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7388	4	KONG, CHARLES M. & VICTORIA MACPHEE	(3) 4-5-011:007-0000	5(b)	10/1/2004	Pasture	4.583	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.
rp7411	3	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.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7440	1	KAHUA RANCH LIMITED	(3) 5-5-7:8,9	5(b)	7/1/2008	Pasture	134.86	2,904.60	2,991.72	2,820.00	<ul style="list-style-type: none"> •2019 rent was set at 3% over the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Near Upolu Point in North Kohala. No access from public road. Portion of the premises (sea cliff) is in the conservation district but is not used for pasture. Permittee working with OCCL on compliance.
rp7441	3	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 State Historic Preservation Division for office space.

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rp7446	4	SCHUTTE, GUY K.	(3) 6-4-31:7,9,10	Acq. After 8/59	11/1/2010	Pasture	23.756	480	494.40		<ul style="list-style-type: none"> •2019 rent was set at minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located in Waimea off Mana Road. Existence of flood settlement pond and drainage easement make parcel unsuitable for long-term lease.
rp7475	3	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.

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7476	4	SOUZA, JOHN R.	(3) 4-1-6:2,4	5(b)	1/1/2010	Pasture	228	1,210.92	1,247.28		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located near the Keanakolu-Humuula section of the Hilo Forest Reserve. No access from public road. Portions of the lands have potential for reforestation.
rp7531	2	SULLIVAN, TRUSTEE, WINIFRED A.	(3) 6-9-002:006-0000	5(b)	1/1/2010	Landscaping	0.527	3,198.84	3,518.76	7,164.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Staff to explore selling parcel as a remnant.

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Doc No.	T y p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7536	5	AKI, WALLACE AH FOOK	(3) 2-1-007:020-0000	5(b)	2/1/2010	Residential	0.161	4,407.00	4,539.24	4,800.00	<ul style="list-style-type: none"> •The 2018 AMR for this Ocean View Drive property is \$4,800.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. 2019 rent exceeds 90% of 2018 AMR, so staff recommends 3% increase over 2019 rent. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7543	4	PARK, HOON	(3) 2-6-010:087-0000	5(b)	2/1/2010	Placement of Portions of a Dwelling and a Hothouse	0.106	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore canceling permit and getting County to acknowledge jurisdiction over the area.
rp7547	4	EDNIE, RICHARD D.	(3) 6-6-6:2, 3, 4, 5	5(b)	2/1/2010	Pasture	4.11	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located in Waimea off Kawaihae Road, bordering stream. Parcels not zoned for agriculture (RS-10).

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	T y p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7567	1	KAILUA KONA VILLAGE DEV GROUP, LLC	(3) 7-5-007:069-0000	5(b)	3/1/2010	Parking	0.275	6,227.64	6,850.44	6,516.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Irregularly shaped substandard parcel
rp7580	4	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	(3) 7-5-006:034-0000	5(b)	3/1/2010	Parking and Loading Zone	0.0412	1,400.04	1,442.04		<ul style="list-style-type: none"> •2019 rent was increased to \$1,400.04 (rounded) using the 2018 AMR for rp7567 (\$6,516 for 0.275 Ac) as a benchmark. Staff recommends increasing 2020 rent by 3% over 2019 rent. •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 2019

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Doc No.	T Y P e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7585	4	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	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff will recommend to permittee that it apply for an easement to replace the RP. Staff confirmed that the area of use is outside the conservation district.
rp7612	1	CAFE 100, INC.	(3) 2-2-029:026-0000	5(b)	7/1/2010	Parking	0.133	1,242.12	1,366.32	1,344.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Parking only on land set aside for State Parks. No legal access from public road.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7637	2	KAPAPALA RANCH	(3) 9-8-1:3,6,13	5(b)	11/1/2010	Pasture	7,273.08	20,211.84	20,818.20	26,027.52	<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •DOFAW is collaborating with Kapapala Ranch on joint stewardship of these lands adjacent to Kau Forest Reserve. The lands are also part of Three Mountain Alliance watershed partnership. Lands have value for grazing, hunting, native forest, koa forestry, and quarry sites.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7645	4	KAAWA, III, DAVID H. AND MADELINE M.	(3) 9-5-12:19,20; 9-5-13:1	5(b)	2/1/2011	Pasture	150	900.00	927.00		<ul style="list-style-type: none"> •2019 rent was set at \$6/acre/yr., or \$900. Staff recommends 2020 rent be increased by 3% over 2019 rent. •Unresolved road access issues make parcel unsuitable for long-term lease.
rp7646	4	PARENTS AND CHILDREN TOGETHER	(3) 7-8-007:028-0000	5(a)	11/1/2011	Day Care	0.045	546.96	563.40		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to enter into a direct lease with 501(c)(3) entity.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7648	4	PARKER RANCH, INC.	(3) 5-7-001:015-0000	5(b)	4/1/2011	Pasture	16.3	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7659, 7660 and 7661.
rp7649	2	PARKER RANCH, INC.	(3) 5-8-002:003-0000	5(b)	4/1/2011	Pasture	191.35	1,462.92	1,609.20	2,256.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Staff to explore the possibility of selling lease at public auction as resources permit.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7650	4	PARKER RANCH, INC.	(3) 5-8-002:005-0000	5(b)	4/1/2011	Pasture	107	672.6	692.76		<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent using the 2018 AMR for rp7649 (\$2,256 for 191.35 Ac) as a benchmark. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Landlocked parcel.
rp7651	4	PARKER RANCH, INC.	(3) 5-8-002:006-0000	5(b)	4/1/2011	Pasture	23.8	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Landlocked parcel.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7652	4	PARKER RANCH, INC.	(3) 6-2-001:005-0000	5(b)	4/1/2011	Pasture	247	818.76	843.36		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2019 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore the possibility of selling a lease at public auction as resources permit.
rp7653	4	PARKER RANCH, INC.	(3) 6-2-001:011-0000	5(b)	4/1/2011	Pasture	144	566.88	583.92		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2019 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore the possibility of selling lease at public auction as resources permit.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7656	2	DIAMOND HEAD PAPAYA CO. LTD.	(3) 1-3-2:12,99	5(b)	3/1/2011	Agriculture	125.2	11,494.08	12,643.44	22,500.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Board approved transfer to DOA per Act 90.
rp7658	4	PARKER RANCH, INC.	(3) 5-6-001:035-0000	5(b)	5/1/2011	Pasture	53.553	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.

REVOCABLE PERMIT MASTER LIST 2019

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rp7659	2	PARKER RANCH, INC.	(3) 5-7-001:004-0000	5(b)	5/1/2011	Pasture	853.71	2,824.80	3,107.28	6,108.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7660 and 7661

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	T Y P e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7660	4	PARKER RANCH, INC.	(3) 5-7-001:009-0000	5(b)	5/1/2011	Pasture	152.29	672.60	692.76		<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7659 and 7661.

REVOCABLE PERMIT MASTER LIST 2019

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rp7661	2	PARKER RANCH, INC.	(3) 5-7-001:010-0000	5(b)	5/1/2011	Pasture	1,610.58	5,313.36	5,844.72	12,096.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7659 and 7660.
rp7667	4	BK LIVESTOCK COMPANY, INC.	(3) 9-5-019:001-0000	5(b)	5/1/2011	Pasture	83.32	499.92	514.92		<ul style="list-style-type: none"> •2019 rent was set at \$6/acre/yr., or \$499.92. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Low potential for significant revenue from parcel makes auction a low priority.

REVOCABLE PERMIT MASTER LIST 2019

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rp7670	4	LEE, EDWARD A.K. AND LUCIA R.	(3) 1-2-008:001-0000	5(b)	4/1/2011	Pasture	100	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent 3% over 2019 rent. •Permittee using only a portion of the parcel which abuts Office of Hawaiian Affairs' Wao Kele o Puna.
rp7673	4	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	480	494.40		<ul style="list-style-type: none"> •For this 501(c)(3) entity, 2019 rent was set at the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Potential future development makes this parcel unsuitable for long term educational lease.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7685	2	KUAHIWI CONTRACTORS, INC.	(3) 9-5-006:001-0000	5(b)	4/1/2011	Pasture	200	1,100.04	1,133.04	1,356.00	<ul style="list-style-type: none"> •2019 rent was increased to \$5.50/acre/yr., or \$1,100, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes. Permittee using only a portion of the parcel.
rp7690	4	KAHUA RANCH LIMITED	(3) 9-5-5:3;9-5-13:1	5(b)	6/1/2011	Pasture	141	846	871.44		<ul style="list-style-type: none"> •2019 rent was set at \$6/acre/yr., or \$846. Staff recommends increasing 2020 rent by 3% over 2019 rent. •No legal access from public roadway. Board approved set-aside of parcel to DHHL on 2/9/18. Item D-6.

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rp7693	2	KUAHIWI CONTRACTORS INC.	(3) 9-5-013:001-0000	5(b)	6/1/2011	Pasture	472	2,595.96	2,673.84	2,796.72	<ul style="list-style-type: none"> •2019 rent was set at \$5.50/acre/yr., or \$2,595.96 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes. Permittee using only a portion of the parcel.
rp7694	2	B.K. LIVESTOCK CO., INC.	(3) 9-5-019:2, 17	5(b)	6/1/2011	Pasture	431	2,370.48	2,441.64	2,712.00	<ul style="list-style-type: none"> •2019 rent was set at \$5.50/acre/yr., or \$2,370.48 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff to explore the possibility of selling lease at public auction as resources allow.

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rp7696	4	JOSE, PETER H.	(3) 4-1-004:031-0000	5(b)	6/1/2011	Pasture	65.572	765.84	788.76		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •No access from public road.
rp7700	4	DE LUZ, III, FRANK	(3) 4-3-6:5; 4-3-14-1	5(b)	7/1/2011	Pasture	33.62	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Low potential for significant revenue from parcels makes auction a low priority.
rp7705	4	GOMES, ANTHONY & EDNA	(3) 4-4-010:013-0000	5(a)	7/1/2011	Pasture	3.554	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Substandard lot size.

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rp7708	4	RAPOZO, III, MANUEL C.	(3) 4-4-3:47; 4-4-3:3	5(b)	7/1/2011	Pasture	27.32	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Low potential for significant revenue from parcel makes auction a low priority.
rp7709	2	ANDRADE, WALTER D.	(3) 9-5-012:018-0000	5(b)	7/1/2011	Pasture	320	1,760.04	1,936.08	3,512.24	<ul style="list-style-type: none"> •2019 rent was set at \$5.50/acre/yr., or 1,760.04 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing the 2020 rent by 10% over 2019 rent.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	T y p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7715	2	EGAMI, JERRY	(3) 9-6-2:5,10,13	5(b)	8/1/2011	Pasture	2,310.00	8,430.00	9,273.00	9,407.28	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over the 2019 rent. •Sale of lease previously approved by Board, but no maps have been received from Survey Div. Staff will need to amend the previous board action due to hawksbill turtle nesting at Kamehame. Portions of Parcel 005 are in conservation district. Staff contacting permittee re OCCL compliance.

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rp7716	5	HILO TERMITE & PEST CONTROL, LTD.	(3) 2-2-050:079-0000	5(b)	8/1/2011	Commercial Industrial	0.356	23,835.72	28,602.84	45,000.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 20% over 2019 rent. •Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.

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rp7719	4	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	814.20	838.68		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •The parcel is a flag lot surrounded by permittee's property. Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7733	2	ANDRADE, WALTER D.	(3) 9-5-006:001-0000	5(b)	9/1/2011	Pasture	1,883.36	7,533.48	8,286.84	18,000.00	<ul style="list-style-type: none"> •2019 rent was set at \$4/acre/yr. or \$7,533.48 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Located in Kau, the land provides legal access to the Kamilo section of the Kau Forest Reserve. Permittee is using only a portion of the parcel. Not in the conservation district.
rp7741	3	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.

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rp7745	4	HAMAKUA AGRICULTURAL COOPERATIVE	(3) 4-4-005:002-0000	5(a)	9/1/2011	Diversified Ag	2.28	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Low potential for significant revenue from parcel makes auction a low priority. Staff to recommend transfer to Department of Agriculture.
rp7747	4	LORENZO, RAYMOND	(3) 4-5-1:7,13	5(b)	9/1/2011	Pasture	163.546	1,064.40	1,096.32		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Both parcels are landlocked. Portion of the Parcel 013 is in the conservation district and permittee is working with OCCL on compliance.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7751	2	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	258,250.44	284,075.52	506,256.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018's, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 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 and explore long-term leasing.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7758	2	KAPAPALA RANCH	(3) 9-6-11; 9-8-1	5(b)	9/1/2011	Pasture	942	5,181.36	5,699.52	26,027.52	<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing the 2020 rent by 10% over the 2019 rent. •DOFAW is collaborating with Kapapala Ranch on joint stewardship of these lands adjacent to Kau Forest Reserve. The lands are also part of Three Mountain Alliance watershed partnership. Lands have value for grazing, hunting, native forest, koa forestry, and quarry sites.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7761	4	CABRAL, RANDOLPH H.	(3) 9-6-002:013-0000	5(b)	9/1/2011	Pasture	37	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Permittee using only a portion of the parcel.
rp7765	4	SOUZA, RICHARD E. & DONNA LEE	(3) 9-5-012:002-0000	5(b)	9/1/2011	Pasture	152.16	836.88	861.96		<ul style="list-style-type: none"> •2019 rent was set at \$5.50/acre/yr. or \$836.88. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Archeological and burial sites on the parcel complicate issuing a lease at public auction.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7773	4	ROYAL HAWAIIAN ORCHARDS, L.P.	(3) 9-6-002:055-0000	5(b)	9/1/2011	Macadamia Orchard	12	689.52	710.16		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Board approved transfer of parcel to DOA on 7/22/11, Item D-1. Waiting for survey map to complete set-aside.
rp7774	4	IGNACIO, DERWIN	(3) 3-5-001:001-0000	5(b)	9/1/2011	Pasture	39.54	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •No legal access to parcel.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7779	4	PUUKAKANIHIA, LLC	(3) 6-4-001:057-0000	5(b)	9/1/2011	Pasture	14.7	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Landlocked parcel with no access from public road.
rp7786	4	VOLCANO ISLAND HONEY CO., LLC	(3) 6-9-001:015-0000	5(b)	9/1/2011	Apiary Operation	4	561.96	578.76		<ul style="list-style-type: none"> •2019 rent was increased by 1.5% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7791	4	SANTOS, GWENDOLYN NAOMI	(3) 2-8-010:003-0000	5(b)	9/1/2011	Pasture	23.69	577.08	594.36		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 by 3% over 2019 rent. •No access from public road.
rp7809	1	BOSCHETTI, GIAMPAOLO	(3) 2-1-006:084-0000	5(b)	12/1/2011	Storage and Parking	0.797	11,000.40	11,330.40	10,680.00	<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •No access from public road.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	T y p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7820	4	VOLCANO ISLAND HONEY COMPANY, LLC	(3) 6-9-001:015-0000	5(b)	3/1/2012	Apiary Operation	5	480	494.40		<ul style="list-style-type: none"> •2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.
rp7827	4	KUKUIPAHU RANCH, LLC	(3) 5-6-001:001-0000	5(b)	9/1/2012	Pasture	231.08	1,086.48	1,119.12		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2019 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Landlocked parcel with no access from public road. Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7829	3	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	1	CELLCO PARTNERSHIP	(3) 7-3-049:038-0000	5(b)	4/1/2015	Temporary, Mobile, Wireless Cellular Transmission Site	0.5	21,939.00	22,597.20	21,300.00	<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent. •RP covers only a portion of the parcel. Staff to explore converting to direct utility lease. Portion of parcel in conservation district and permittee has CDUP.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7838	4	DACALIO, KIMO I.	(3) 9-6-012:004-0000	5(b)	8/1/2014	Pasture	150.61	560.04	576.84		<ul style="list-style-type: none"> •2019 rent was increased to \$6/acre/yr. or \$560.04. Staff recommends increasing 2020 rent by 3% over 2019 rent. •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	2	I. KITAGAWA AND COMPANY, LIMITED	(3) 2-1-07:50,55,56	5(b)	9/1/2013	Commercial and/or Industrial	0.451	13,960.44	15,356.52	18,396.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7844	3	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. Land located in conservation district. Staff is contacting DPS re status of OCCL compliance.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7847	2	SOUZA, RICHARD AND DONNA LEE	(3) 9-5-005:003-0000	5(b)	9/1/2015	Pasture	188	1,034.00	1,065.00	2,062.20	<ul style="list-style-type: none"> •2019 rent was set at \$5.50/acre/yr. or \$1,034, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 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 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7852	4	MAZZARINO, ERMINO	(3) 9-4-003:014-0000	5(b)	3/1/2015	Intensive Ag	2.439	\$516.96	532.44		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •No access to property from public road (steep embankment off Mamalahoa Hwy.).
rp7873	5	HAMILTON, TRUSTEES, ROBERT EMMETT	(3) 2-1-007:029-0000	5(b)	3/15/2016	Residential	0.18	4,052.28	4,817.76		<ul style="list-style-type: none"> •The 2018 AMR benchmark for this Ocean View Drive property equals \$5,353.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7874	5	FINKLE, HEIDI	(3) 2-1-007:027-0000	5(b)	3/15/2016	Residential	0.175	4,039.68	4,683.96		<ul style="list-style-type: none"> •The 2018 AMR benchmark for this Ocean View Drive property equals \$5,204.35. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7875	5	ELECTRICAL WORKERS, LOCAL 1260 BUILDING TRUST	(3) 2-1-007:030-0000	5(b)	3/15/2016	Residential	0.1627	4,125.60	4,924.80	5,472.00	<ul style="list-style-type: none">•The 2018 AMR for this Ocean View Drive property is \$5,472.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.•Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7876	5	GALLERY, CHRISTIAN	(3) 2-1-007:034-0000	5(b)	3/15/2016	Residential	0.19	4,089.84	5,085.36		<ul style="list-style-type: none">•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,650.43. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.•Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7877	5	HENRY, I.C. HAUNANI	(3) 2-1-007:024-000	5(b)	3/15/2016	Residential	0.169	4,047.72	4,525.20	5,028.00	<ul style="list-style-type: none"> •The 2018 AMR for this Ocean View Drive property is \$5,028.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7878	5	BAYLAC, MAYA NICOLE	(3) 2-1-007:021-0000	5(b)	3/15/2016	Residential	0.163	4,049.64	4,384.80	4,872.00	<ul style="list-style-type: none"> •The 2018 AMR for this Ocean View Drive property is \$4,872.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7884	5	HICKMAN, CO-TRUSTEE, RODERICK Q. AND GLORIA L. HICKMAN	(3) 2-1-007:031-0000	5(b)	3/15/2016	Residential	0.184	4,125.60	4,924.80	5,472.00	<ul style="list-style-type: none"> •The 2018 AMR for this Ocean View Drive property is \$5,472.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Ty p e	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7885	5	RUDOLPH, MICHAEL F. AND DORA LEE	(3) 2-1-007:022-0000	5(b)	3/15/2016	Residential	0.165	4,062.12	4,384.80	4,872.00	<ul style="list-style-type: none">•The 2018 AMR for this Ocean View Drive property is \$4,872.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.•Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7886	5	SARAGOSA, TERRI LYN K.	(3) 2-1-007:036-0000	5(b)	3/15/2016	Residential	0.185	4,064.76	4,924.80	5,472.00	<ul style="list-style-type: none">•The 2018 AMR for this Ocean View Drive property is \$5,472.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.•Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7888	5	WILLOCKS, JOHN K.	(3) 2-1-007:035-0000	5(b)	3/15/2016	Residential	0.19	4,089.84	5,130.00	5,700.00	<ul style="list-style-type: none">•The 2018 AMR for this Ocean View Drive property is \$5,700.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.•Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7890	2	ABALOS, RUEL	(3) 2-2-050:083-0000	5(b)	1/15/2016	Industrial	0.224	13,259.04	14,584.92	15,432.00	<ul style="list-style-type: none"> •2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing the 2020 rent by 10% over the 2019 rent. •The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.
rp7892	4	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	37,729.68	38,861.52		<ul style="list-style-type: none"> •2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Short-term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7895	5	SAKAITANI, KYLE	(3) 2-1-007:028-0000	5(b)	3/15/2016	Residential	0.178	4,039.68	4,792.56	5,325.00	<ul style="list-style-type: none"> •The 2018 AMR for this Ocean View Drive property is \$5,325.00. Staff recommends increasing all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.

REVOCABLE PERMIT MASTER LIST 2019

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7905	5	TOWER DEVELOPMENT, INC.	(3) 2-1-5:33, 34, 35, 45	5(b)	8/5/2017	Security and property management purposes	1.83	12,360.00	12,360.00		<ul style="list-style-type: none"> •Initial rent set by Board at its meeting on 7/14/17, under agenda item D-2. Staff recommends no rent increase for 2020 because the primary purpose of the RP is to provide security for the shuttered Uncle Billy's hotel, thereby sparing the State the expense of performing this function itself. •Short-term disposition of the former Uncle Billy's is more appropriate until the Division can present a request to conduct an RFQ/RFP for this property.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7912	4	PACIFIC WASTE, INC.	(3) 2-2-32:11, 85, 86	5(b)	12/1/2017	Baseyard storage	0.4706	33,372.00	34,373.16		<ul style="list-style-type: none"> Initial rent set by in-house recommendation dated 2/2/18, and is based on the prorated rental for GL3732, which previously encumbered the property. Staff recommends increasing 2020 rent by 3% over 2019 rent. Permittee is occupying a portion of the property while staff prepares to sell a lease a public auction. Upset rent for auction to be determined by appraisal soon.

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2019 Annual Rent	Proposed 2020 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7914	4	OCEANFRONT 121, INC.	(3) 2-1-005:020	5(b)	4/1/2019	Hotel-Resort	1.166	52,435.56	54,008.64		<ul style="list-style-type: none"> •Rent approved by the Board at its meeting of 12/14/18, Item D3, represented 3% increase over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent. •Staff will bring a request to the Board before the end of 2019 for an RFQ/RFP to issue a new lease for this property (former Country Club Condominium Hotel). An RP is an appropriate short-term disposition until the lease is issued. See additional discussion in Remarks section of attached submittal.

EXHIBIT 3

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp3755	HUKILAU RESORTS HILO	<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	HAWAII COUNTY	<ul style="list-style-type: none"> Gratis. RP granted to governmental entity.
rp4135	ROMAN CATHOLIC BISHOP OF HNL	<ul style="list-style-type: none"> 20182019 rent was increased 1.510% over the previous year2018 rent. Staff recommends increasing 2019's2020 rent by 10% over 2018's2019 rent, notwithstanding the Indicated Annual Market Rent. <u>2018 AMR.</u> Staff to explore the possibility of a direct lease.
rp4171	HAWAII COUNTY	<ul style="list-style-type: none"> Gratis. RP granted to governmental entity.
rp4900	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<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.
rp4964	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> Gratis (501(c)(3) entity). Staff recommends charging the minimum <u>Minimum</u> allowable rent <u>of \$480 was charged</u> for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> 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.
rp5101	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> Gratis, 501(c)(3) entity. Staff recommends charging the minimum <u>Minimum</u> allowable rent <u>of \$480 was charged</u> for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> • 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	US: DEPT OF INTERIOR	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity.
rp6022	DALEICO RANCH	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the rent to minimum allowable rent. <u>Staff recommends increasing 2020 rent for to 3% over 2019 rent.</u> • 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	DEPT OF SOCIAL SERVICES	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity. <u>The DOE is in the process of applying for a general lease. Portion of property is located in conservation district and permittee is working with OCCL on compliance.</u>
rp6783	UNITED STATES OF AMERICA	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity.
rp6931	KANEKO, KENT	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5<u>50</u>% over the previous year. Staff recommends increasing 2019's<u>2020</u> rent by 50% over 2018's<u>2019 rent</u>, 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.
rp7153	PARKER RANCH, INC.	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5<u>3</u>% over the previous year <u>2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent by 3% over the Indicated Annual Market Rent <u>2019 AMR</u>.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> • 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	US: DEPT OF INTERIOR	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity.
rp6022	DALEICO RANCH	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the rent to minimum allowable rent. <u>Staff recommends increasing 2020 rent for to 3% over 2019 rent.</u> • 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	DEPT OF SOCIAL SERVICES	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity. <u>The DOE is in the process of applying for a general lease. Portion of property is located in conservation district and permittee is working with OCCL on compliance.</u>
rp6783	UNITED STATES OF AMERICA	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity.
rp6931	KANEKO, KENT	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5<u>50</u>% over the previous year. Staff recommends increasing 2019's<u>2020</u> rent by 50% over 2018's<u>2019 rent</u>, notwithstanding the Indicated Annual Market Rent. This rental increase would move the rp<u>RP</u> 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.
rp7153	PARKER RANCH, INC.	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5<u>3</u>% over the previous year <u>2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent by 3% over the Indicated Annual Market Rent <u>2019 AMR</u>. • Staff to sell lease at public auction as resources allow. <u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> •Staff to sell lease at public auction as resources allow. •<u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</u>
rp7159	HILL, III, HUGH B.	<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.
rp7166	LALAMILO MAKAI PROPERTY OWNERS ASSN.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee the <u>to</u> minimum allowable rent for 2019. •<u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Staff to convert to easement. <u>Portion of the premises is in the conservation district. Staff contacting permittee re status of OCCL compliance.</u>
rp7193	WB KUKIO RESORTS, LLC	<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.
rp7369	DEPT. OF TRANSPORTATION	<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7377	PUNG, ERNEST	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year <u>2018 rent</u>. Staff recommends increasing 2019's <u>2020</u> rent by 3% over 2018's. •<u>2019 rent.</u> •<u>Located across from Hilo Hospital in urban area.</u> Potential <u>for</u> future development makes these parcels unsuitable for long-term pasture lease. Staff will instruct <u>Portion of the premises is in the conservation district and</u> permittee to

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		apply for a CDUP or provide proof to <u>is working with</u> OCCL that its use/structure is <u>nonconforming on compliance</u> . Land also have extensive water resources.
rp7388	KONG, CHARLES M. & VICTORIA MACPHEE	<ul style="list-style-type: none"> • 2018 <u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. • The low annual rental generated. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> • <u>Staff to explore the possibility of this parcel makes selling a lease at public auction impracticable, although low potential for significant revenue from parcel makes auction a low priority.</u>
rp7411	DEPT. OF EDUCATION	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity. The DOE is in the process of applying for a general lease.
rp7440	KAHUA RANCH LIMITED	<ul style="list-style-type: none"> • 2018 <u>2019</u> rent was increased 1.5 <u>set at 3%</u> over the previous year <u>2018 AMR</u>. Staff recommends increasing 2019's <u>2020</u> rent by 3% over the Indicated Annual Market Rent. <u>2019 rent.</u> • <u>Near Upolu Point in North Kohala.</u> No access from public road. Staff will instruct permittee to apply <u>Portion of the premises (sea cliff) is in the conservation district but is not used</u> for a CDUP or provide proof to <u>pasture. Permittee working with</u> OCCL that its use/structure is <u>nonconforming on compliance</u>.
rp7441	DEPT. OF LAND AND NATURAL RESOURCES	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity <u>State Historic Preservation Division for office space.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7446	SCHUTTE, GUY K.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee the <u>set at</u> minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Located in Waimea off Mana Road.</u> Existence of flood settlement pond and drainage easement make parcel unsuitable for long-term lease.
rp7475	DEPT. OF TRANSPORTATION <u>TRANSPORTATION</u>	<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7476	SOUZA, JOHN R.	<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.
rp7496	PONOHOLE RANCH LTD.	<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.
rp7499rp7476	KUNIMITSU, KEN <u>SOUZA, JOHN R.</u>	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5<u>by 3%</u> over the previous year. <u>2018 rent.</u> Staff recommends charging the permittee the minimum allowable rent for 2019. •2018<u>increasing 2020</u> rent was increased 1.5<u>by 3%</u> over <u>2019 rent.</u> •<u>Located near the Keanakolu-Humuula section of the Hilo Forest Reserve. No access from public road. the previous year</u><u>Portions of the lands have potential for reforestation.</u>
rp7519	COUNTY OF HAWAII	<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7531	SULLIVAN, TRUSTEE, WINIFRED A.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5<u>by 10%</u> over <u>2018 rent, notwithstanding</u> the previous year. <u>2018 AMR.</u> Staff recommends increasing 2019's <u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>2019 rent.</u> •Staff to explore selling parcel as a remnant.

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rp7536	AKI, WALLACE AH FOOK	<ul style="list-style-type: none"> •The 2018 <u>2019</u> rent was increased 1.5% over the previous year. <u>AMR for this Ocean View Drive property is \$4,800.00.</u> Staff recommends increasing 2019's <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate. 2019 rent exceeds 90% of 2018 AMR, so staff recommends 3% increase over 2019</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. •Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7543	PARK, HOON	<ul style="list-style-type: none"> •2018 <u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee the to minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Staff to cancel Permit. Encroachment on <u>explore canceling permit and getting</u> County road right of way. County to accept road remnant <u>to acknowledge jurisdiction over the area.</u>
rp7547	EDNIE, RICHARD D.	<ul style="list-style-type: none"> •2018 <u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee the to minimum allowable rent for 2019. •<u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Located in Waimea off Kawaihae Road, bordering stream.</u> Parcels not zoned for agriculture (RS-10).
rp7567	KAILUA KONA VILLAGE DEV GROUP, LLC	<ul style="list-style-type: none"> •2018 <u>2019</u> rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's <u>2018 rent</u>, notwithstanding the Indicated Annual Market Rent. <u>2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent.</u> •Irregularly shaped substandard parcel
rp7580	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	<ul style="list-style-type: none"> •2018 <u>2019</u> rent was increased 1.5% over the previous year. Staff recommends to <u>\$1,400.04 (rounded)</u> using the Indicated Annual Market Rent <u>2018 AMR</u> for rp7567 (\$6,516 for 0.275 Ac) as a benchmark and <u>Staff recommends increasing that benchmarked 2020 rent to \$1,400.</u> •<u>by 3% over 2019 rent.</u> •Hawaii County has indicated its interest to someday acquire the remnant for road and traffic improvement purposes, making long-term disposition infeasible.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7585	SURETY KOHALA CORPORATION	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging permittee the <u>to</u> minimum allowable rent 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •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. <u>Staff confirmed that its the area of use/structure is nonconforming outside the conservation district.</u>
rp7612	CAFE 100, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over <u>2018 rent, notwithstanding the previous year 2018 AMR.</u> Staff recommends increasing 2019's<u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>2019 rent.</u> •Parking only on land set aside for State Parks. No legal access from public road.
rp7637	KAPAPALA RANCH	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over <u>2018 rent, notwithstanding the previous year 2018 AMR.</u> Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. Staff feels the PAR makes some assumptions that <u>2019 rent.</u> •<u>DOFAW is collaborating with Kapapala Ranch on joint stewardship of these lands adjacent to Kau Forest Reserve. The lands are not pertinent to the situation.</u> •<u>Parcel is pending transfer to DOFAW also part of Three Mountain Alliance watershed partnership. Lands have value for grazing, hunting, native forest, koa forestry, and quarry sites.</u>
rp7645	KAAWA, III, DAVID H. AND MADELINE M.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. <u>set at \$6/acre/yr., or \$900.</u> Staff recommends charging \$6/acre/yr. for 2019. <u>2020 rent be increased by 3% over 2019 rent.</u> •Unresolved road access issues make parcel unsuitable for long-term lease.
rp7646	PARENTS AND CHILDREN TOGETHER	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year <u>2018 rent.</u> Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's<u>2019 rent.</u> •Staff to enter into a direct lease with 501(c)(3) entity.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7648	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects</u> for 2019<u>this RP as well as nearby RPs 7659, 7660 and 7661.</u> •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.
rp7649	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over 2018 rent, <u>notwithstanding</u> the previous year. 2018 AMR. Staff recommends increasing 2019's <u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>2019 rent.</u> •Staff to explore the possibility of selling the lease at public auction <u>as resources permit.</u>
rp7650	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over the previous year. Staff recommends <u>2018 rent</u> using the Indicated Annual Market Rent <u>2018 AMR</u> for rp7649 (\$2,256 for 191.35 Ac) as a benchmark and. <u>Staff recommends</u> increasing the 2018 annual <u>2020</u> rent by 10%. <u>3% over 2019 rent.</u> •Landlocked parcel.
rp7651	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Landlocked parcel.
rp7652	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year <u>2019 rent</u>. Staff recommends increasing 2019's <u>2020</u> rent by 3% over 2018's. <u>2019 rent.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> •Staff to explore the possibility of selling the a lease at public auction <u>as resources permit</u>.
rp7653	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year<u>2019 rent</u>. Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's<u>2019 rent</u>. •Staff to explore the possibility of selling the lease at public auction <u>as resources permit</u>.
rp7656	DIAMOND HEAD PAPAYA CO. LTD.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over <u>2018 rent, notwithstanding the previous year 2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent by 10% over 2018's, <u>notwithstanding the Indicated Annual Market Rent. 2019 rent.</u> •Board approved transfer to DOA per Act 90.
rp7658	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. •Low annual rental does not justify. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Staff to explore the possibility of selling a lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.</u>
rp7659	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over <u>2018 rent, notwithstanding the previous year 2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent by 10% over 2018's, <u>notwithstanding the Indicated Annual Market Rent. 2019 rent.</u> •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.•<u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7660 and 7661</u>
rp7660	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over the previous year<u>2018 rent</u>. Staff recommends using the Indicated Annual Market Rent for rp7661 (\$1,008 for 1610.58 Ac) as a benchmark and increasing the 2018 annual<u>2020</u> rent by 10%. 3% over 2019 rent.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> •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. •<u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7659 and 7661.</u>
rp7661	PARKER RANCH, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5<u>by 10%</u> over 2018 rent, <u>notwithstanding</u> the previous year 2018 AMR. Staff recommends increasing 2019's<u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>2019 rent.</u> •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. •<u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects for this RP as well as nearby RPs 7648, 7659 and 7660.</u>
rp7662	PARKER RANCH, INC.	<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	BK LIVESTOCK COMPANY, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. <u>set at \$6/acre/yr., or \$499.92.</u> Staff recommends charging \$6/acre/yr. <u>increasing 2020 rent by 3% over 2019 rent.</u> •<u>Low potential</u> for 2019. •Staff to explore the possibility of selling lease at public <u>significant revenue from parcel makes</u> auction <u>a low priority.</u>
rp7670	LEE, EDWARD A.K. AND LUCIA R.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent 3% over 2019 rent.</u> •Permittee using only a portion of the parcel <u>which abuts Office of Hawaiian Affairs' Wao Kele o Puna.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7673	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> •Gratis, per staff recommendation for <u>For this 501(c)(3) entity. Staff recommends charging, 2019 rent was set at</u> the minimum allowable rent. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Potential future development makes this parcel unsuitable for long term educational lease.
rp7685	KUAHIWI CONTRACTORS, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging <u>to \$5.50/acre/yr. for 2019, or \$1,100</u>, notwithstanding the Indicated Annual Market Rent. <u>2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes. <u>Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes.</u> Permittee using only a portion of the parcel.
rp7690	KAHUA RANCH LIMITED	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. <u>set at \$6/acre/yr., or \$846.</u> Staff recommends charging <u>\$6/acre/yr. for 2019</u> <u>increasing 2020 rent by 3% over 2019 rent.</u> •No legal access from public roadway. Staff to work to <u>Board approved set-aside of parcel aside to DHHL on 2/9/18, Item D-6.</u>
rp7693	KUAHIWI CONTRACTORS INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging <u>set at \$5.50/acre/yr. for 2019, or \$2,595.96 (rounded).</u> notwithstanding the Indicated Annual Market Rent. <u>2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes. <u>Located in Kau, the land is important for access to the Kau Forest Reserve and forestry purposes.</u> Permittee using only a portion of the parcel.
rp7694	B.K. LIVESTOCK CO., INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging <u>set at \$5.50/acre/yr. for 2019, or \$2,370.48 (rounded).</u> notwithstanding the Indicated Annual Market Rent. <u>2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Staff to explore the possibility to sell <u>of selling</u> lease at public auction <u>as resources allow.</u>
rp7696	JOSE, PETER H.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year <u>by 3% over the previous year</u> <u>2018 rent.</u> Staff recommends increasing 2019's <u>2020</u> rent by 3% over 2018's <u>2019 rent.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> •No access from public road.
rp7700	DE LUZ, III, FRANK	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Low potential</u> for 2019. •Staff to explore the possibility of selling the lease at public <u>significant revenue from parcels makes auction a low priority.</u>
rp7705	GOMES, ANTHONY & EDNA	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Substandard lot size.
rp7708	RAPOZO, III, MANUEL C.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Low potential</u> for 2019. •Staff to explore the possibility of selling the lease at public auction. <u>significant revenue from parcel makes auction a low priority.</u>
rp7709	ANDRADE, WALTER D.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging <u>set at \$5.50/acre/yr. for 2019, or 1,760.04 (rounded),</u> notwithstanding the Indicated Annual Market Rent. •Staff to explore the possibility of selling the lease at public auction <u>2018 AMR. Staff recommends increasing the 2020 rent by 10% over 2019 rent.</u>
rp7715	EGAMI, JERRY	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5 <u>by 10% over 2018 rent, notwithstanding the previous year. 2018 AMR.</u> Staff recommends increasing 2019's <u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent <u>the 2019 rent.</u> •Sale of lease previously approved by Board, but no maps have been receive<u>received</u> from Survey Div. Staff will need to amend the previous board action due to hawksbill turtle nesting at Kamehame. <u>Portions of Parcel 005 are in conservation district. Staff contacting permittee re OCCL compliance.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7716	HILO TERMITE & PEST CONTROL, LTD.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 10% over 2018's2018 rent, notwithstanding the Indicated Annual Market Rent2018 AMR. Staff recommends increasing 2020 rent by 20% over 2019 rent. •Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.
rp7719	HAWAII EXPLOSIVES AND PYROTECHNICS, INC.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year2018 rent. Staff recommends increasing 2019's2020 rent by 3% over 2018's2019 rent. •The parcel is a flag lot surrounded by permittee's property. The low annual rent makes <u>Staff to explore the possibility of selling a lease at public auction impracticable, although low potential for significant revenue from parcel makes auction a low priority.</u>
rp7733	ANDRADE, WALTER D.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends chargingset at \$4/acre/yr. for 2019, or \$7,533.48 (rounded), notwithstanding the Indicated Annual Market Rent2018 AMR. Staff recommends increasing 2020 rent by 10% over 2019 rent. •Permittee's •<u>Located in Kau, the land provides legal access to the Kamilo section of the Kau Forest Reserve. Permittee is</u> using only a portion of the parcel. Staff notes that the land underlying the permit is notNot in the conservation district.
rp7735	KULANA FOODS, LTD.	<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.
rp7741	COUNTY OF HAWAII	<ul style="list-style-type: none"> •Rent is gratis. •RP granted to governmental agency. Staff sent a letter to HFD regarding the current status.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7745	HAMAKUA AGRICULTURAL COOPERATIVE	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. •The low annual <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Low potential for significant revenue from parcel</u> makes selling a lease at public auction impracticable <u>a low priority. Staff to recommend transfer to Department of Agriculture.</u>
rp7747	LORENZO, RAYMOND	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year. 2018 rent. Staff recommends increasing 2019's <u>2020</u> rent by 3% over 2018's. <u>2019 rent.</u> •Both parcels are landlocked. Staff will instruct <u>Portion of the Parcel 013 is in the conservation district and</u> permittee to apply for a CDUP or provide proof to <u>is working with</u> OCCL that its use/structure is nonconforming <u>on compliance.</u>
rp7751	GLOVER LTD., JAS. W.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 10% over 2018's, <u>notwithstanding the previous year</u> <u>2018 AMR.</u> Staff recommends increasing 2019's <u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent <u>2019 rent.</u> •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- <u>and explore long-term leasing.</u>
rp7758	KAPAPALA RANCH	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends increasing 2019's rent by 3% over 2018's <u>2018 rent,</u> notwithstanding the Indicated Annual Market Rent. Staff feels 2018 AMR. <u>Staff recommends increasing the 2020 rent by 10% over the PAR</u> makes some assumptions that <u>2019 rent.</u> •<u>DOFAW is collaborating with Kapapala Ranch on joint stewardship of these lands adjacent to Kau Forest Reserve. The lands</u> are not pertinent to the situation. •Parcel is pending transfer to DOFAW. <u>also part of Three Mountain Alliance watershed partnership. Lands have value for grazing, hunting, native forest, koa forestry, and quarry sites.</u>
rp7761	CABRAL, RANDOLPH H.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. •<u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> • Permittee using only a portion of the parcel.
rp7765	SOUZA, RICHARD E. & DONNA LEE	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. set at \$5.50/acre/yr. or \$836.88. Staff recommends charging \$5.50/acre/yr. for 2019. • Staff will prepare an <u>increasing 2020 rent by 3% over 2019 rent.</u> • <u>Archeological and burial sites on the parcel complicate issuing a lease at public auction package for sale of lease.</u>
rp7773	ROYAL HAWAIIAN ORCHARDS, L.P.	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% by 3% over the previous year <u>2018 rent</u>. Staff recommends increasing 2019's <u>2020</u> rent by 3% over 2018's. • Staff <u>2019 rent.</u> • <u>Board approved transfer of parcel to explore the possibility DOA on 7/22/11, Item D-1. Waiting for survey map to sell the lease at public auction complete set-aside.</u>
rp7774	IGNACIO, DERWIN	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> • No legal access to parcel.
rp7776	LUM, TODD	<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	PUUKAKANIHIA, LLC	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. • <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> • Landlocked parcel with no access from public road.
rp7786	VOLCANO ISLAND HONEY CO., LLC	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased <u>by</u> 1.5% over the previous year. <u>2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> • Permittee is using only a portion of the parcel. <u>Land is in the conservation district and permittee has CDUP.</u>
rp7789	IWF KKH, LLC	<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.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> •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.
rp7791	SANTOS, GWENDOLYN NAOMI	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year.<u>2018 rent</u>. Staff recommends increasing 2019's rent<u>2020</u> by 3% over 2018's.<u>2019 rent</u>. •No access from public road.
rp7809	BOSCHETTI, GIAMPAOLO	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year.<u>2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent 3% to the Indicated Annual Market Rent.<u>by 3% over 2019 rent</u>. •No access from public road.
rp7820	VOLCANO ISLAND HONEY COMPANY, LLC	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging the permittee <u>to</u> the minimum allowable rent for 2019. <u>Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •Permittee is using only a portion of the parcel. <u>Land is in the conservation district and permittee has CDUP.</u>
rp7827	KUKUIPAHU RANCH, LLC	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year.<u>2019 rent</u>. Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's. <u>2019 rent.</u> •Landlocked parcel with no access from public road. <u>Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</u>
rp7829	COUNTY OF HAWAII	<ul style="list-style-type: none"> •Gratis. •RP granted to governmental entity.
rp7834	CELLCO PARTNERSHIP	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by 3% over the previous year.<u>2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent 3% to the Indicated Annual Market Rent<u>by 3% over 2019 rent.</u> •RP covers only a portion of the parcel. <u>Staff to explore converting to direct utility lease. Portion of parcel in conservation district and permittee has CDUP.</u>
rp7838	DACALIO, KIMO I.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5% over the previous year.<u>to \$6/acre/yr. or \$560.04</u>. Staff recommends charging \$6/acre/yr. for 2019.<u>increasing 2020 rent by 3% over 2019 rent.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> • 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	I. KITAGAWA AND COMPANY, LIMITED	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5by 10% over 2018 rent, notwithstanding the previous year<u>2018 AMR</u>. Staff recommends increasing 2019's<u>2020</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent.<u>2019 rent.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7844	DEPT. OF PUBLIC SAFETY	<ul style="list-style-type: none"> • Gratis. • RP granted to governmental entity. <u>Land located in conservation district. Staff is contacting DPS re status of OCCL compliance.</u>
rp7847	SOUZA, RICHARD AND DONNA LEE	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5% over the previous year. Staff recommends charging <u>set at \$5.50/acre/yr. in 2019 or \$1,034</u>, notwithstanding the Indicated Annual Market Rent. • <u>2018 AMR. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> • 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.
rp7852	MAZZARINO, ERMINO	<ul style="list-style-type: none"> • 2018<u>2019</u> rent was increased 1.5by 3% over the previous year2018 rent. Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's.<u>2019 rent.</u> • No access to property from public road (steep embankment off Mamalahoa Hwy.).
rp7867	AOAO OF COUNTRY CLUB HAWAII, INC.	<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.
rp7873	HAMILTON, TRUSTEES, ROBERT EMMETT	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1. AMR benchmark for this Ocean View Drive property equals \$5% over the previous year, 353.00.</u> 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%.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<p><u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u></p> <ul style="list-style-type: none"> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7874	FINKLE, HEIDI	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1. AMR benchmark for this Ocean View Drive property equals \$5% over the previous year, 204.35.</u> 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% <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7875	ELECTRICAL WORKERS, LOCAL 1260 BUILDING TRUST	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1. AMR for this Ocean View Drive property is \$5% over the previous year, 472.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7876	GALLERY, CHRISTIAN	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1. AMR benchmark for this Ocean View Drive property equals \$5% over the previous year, 650.43.</u> 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% <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7877	HENRY, I.C. HAUNANI	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1. AMR for this Ocean View Drive property is \$5% over the previous year, 028.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7878	BAYLAC, MAYA NICOLE	<ul style="list-style-type: none"> • <u>The 2018 rent was increased 1.5% over the previous year. AMR for this Ocean View Drive property is \$4,872.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7884	HICKMAN, CO-TRUSTEE, RODERICK Q. AND GLORIA L. HICKMAN	<ul style="list-style-type: none"> • The 2018 rent was increased 1. <u>AMR for this Ocean View Drive property is \$5% over the previous year, 472.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7885	RUDOLPH, MICHAEL F. AND DORA LEE	<ul style="list-style-type: none"> • The 2018 rent was increased 1.5% over the previous year. <u>AMR for this Ocean View Drive property is \$4,872.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7886	SARAGOSA, TERRI LYN K.	<ul style="list-style-type: none"> • The 2018 rent was increased 1. <u>AMR for this Ocean View Drive property is \$5% over the previous year, 472.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7888	WILLOCKS, JOHN K.	<ul style="list-style-type: none"> • The 2018 rent was increased 1. <u>AMR for this Ocean View Drive property is \$5% over the previous year, 700.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent. <u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> • Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7890	ABALOS, RUEL	<ul style="list-style-type: none"> • 2018 <u>2019</u> rent was increased 1.5 <u>by 10%</u> over <u>2018 rent, notwithstanding</u> the previous year <u>2018 AMR</u>. Staff recommends increasing 2019's the 2020 <u>the 2019</u> rent by 10% over 2018's, notwithstanding the Indicated Annual Market Rent <u>the 2019 rent</u>. • The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7892	REEDS BAY RESORT HOTEL, LTD.	<ul style="list-style-type: none"> •2018<u>2019</u> rent was increased 1.5by <u>3%</u> over the previous year<u>2018 rent</u>. Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's<u>2019 rent</u>. •Short-term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.
rp7895	SAKAITANI, KYLE	<ul style="list-style-type: none"> •The 2018 rent was increased 1.5%<u>AMR for this Ocean View Drive property is \$5% over the previous year, 325.00.</u> Staff recommends increasing 2019's rent by 3% over 2018's, notwithstanding the Indicated Annual Market Rent.<u>all rents in this area to at least 90% of 2018 AMR or benchmark, as appropriate.</u> •Potential future Harbor expansion makes parcel unsuitable for long-term lease.
rp7901	KRUSCHE, MADELEINE	<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.
rp7902	KRUSCHE, BENJAMIN	<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	TOWER DEVELOPMENT, INC.	<ul style="list-style-type: none"> •RentInitial 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. <u>no rent increase for 2020 because the primary purpose of the RP is to provide security for the shuttered Uncle Billy's hotel, thereby sparing the State the expense of performing this function itself.</u> •Short-term disposition of the former Uncle Billy's is more appropriate until the Division is able to formulatecan present a planrequest to conduct an RFQ/RFP for the redevelopment of thethis property.
rp7912	PACIFIC WASTE, INC.	<ul style="list-style-type: none"> •RentInitial rent set by In House<u>in-house</u> recommendation dated February 2, 20182/2/18, and is based on the pro-rated<u>prorated</u> rental for GL3732, which previously encumbered the property. Staff recommends increasing 2019's<u>2020</u> rent by 3% over 2018's.<u>2019 rent.</u> •Permittee is occupying a portion of the property while staff prepares to sell a lease a public auction. <u>Upset rent for auction to be determined by appraisal soon.</u>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
<u>rp7914</u>	<u>OCEANFRONT 121, INC.</u>	<ul style="list-style-type: none"> •<u>Rent approved by the Board at its meeting of 12/14/18, Item D3, represented 3% increase over 2018 rent. Staff recommends increasing 2020 rent by 3% over 2019 rent.</u> •<u>Staff will bring a request to the Board before the end of 2019 for an RFQ/RFP to issue a new lease for this property (former Country Club Condominium Hotel). An RP is an appropriate short-term disposition until the lease is issued. See additional discussion in Remarks section of attached submittal.</u>

EXHIBIT 4

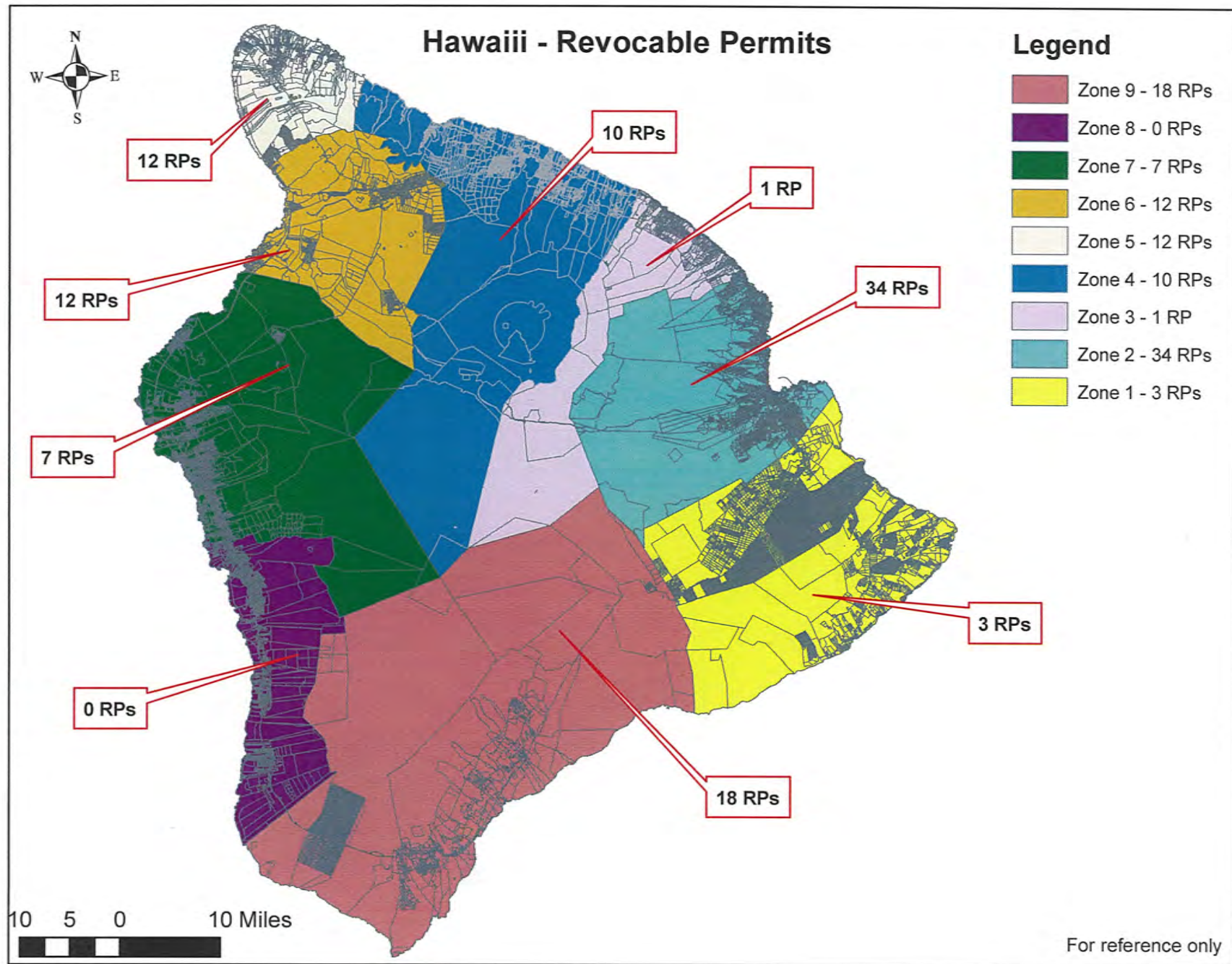


EXHIBIT 5

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

M. KALEO MANUEL
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
KAIKOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

August 12, 2019

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife

A handwritten signature in black ink, appearing to read "D. Smith", is written over the "FROM" line.

SUBJECT: Annual Renewal of Revocable Permits for Hawai'i

Thank you for the opportunity to comment on Land Division's annual renewal of revocable permits (RP) for the island of Hawai'i. In partnership with Land Division and the Chairperson's office, lands held in public trust by the Department of Land and Natural Resources (Department) have been analyzed for their potential to further its mission to responsibly manage and protect watersheds, native ecosystems, and cultural resources and provide outdoor recreation and sustainable forest products opportunities, while facilitating partnerships, community involvement and education. Several parcels have been identified, that if transferred to the Division of Forestry and Wildlife (DOFAW) would provide the following opportunities:

- Increase the area available for public hunting.
- Increase the area available for reforestation and carbon sequestration projects.
- Provide public and management access to landlocked forest reserve and public hunting areas.
- Protection of native ecosystems and other important biological resources.
- Increase the area available for public recreation.
- Increase watershed protection and water security.

The Division requests that the areas encumbered by the following identified revocable permits be evaluated to determine their suitability for transfer in whole, or in part to DOFAW:

Doc No.	TMK	Comment
RP 7159	(3) 8-7-001:014 (3) 8-7-004:005 (3) 8-7-004:007 (3) 8-7-004:008 (3) 8-7-004:009 (3) 8-7-004:010	If the RP is cancelled DOFAW would like to assess these parcels for a possible addition to the South Kona Forest Reserve. We are currently waiting to set up a site visit with Land Division to confirm legal public access and the condition of the land before we commit to assuming management. These parcels may provide public recreational opportunities and watershed protection.

EXHIBIT 5

RP 7476	(3) 4-1-006:002 (3) 4-1-006:004	The permit area is adjacent to Manowaiale'e FR and the Humu'ula Section of Hilo FR. DOFAW requests that parcel (3) 4-1-006:002 be set-aside as an addition to the Forest Reserve System (FRS) for koa reforestation, carbon sequestration and public recreational opportunities as it is adjacent to our Keanakolu campgrounds. Before a long-term lease is considered for parcel (3) 4-1-006:004, DOFAW would like the opportunity to assess the possibility of adding it to the FRS for koa reforestation and carbon sequestration purposes if access can be secured from neighboring landowners.
RP 7637	(3) 9-8-001:003 (3) 9-8-001:006 (3) 9-8-001:013	DOFAW is in discussion with the Land Division, Kapāpala Ranch and Chair Case regarding these lands and those encumbered by GL 5374. DOFAW has a strong interest in keeping these lands under DLNR management for access to the Ka'ū and Kapāpala FRs, koa reforestation, hunting and public recreation opportunities. Public recreation and resource management opportunities are high on this RP and GL. Kapāpala Ranch will continue to be a very important component and valuable partner in managing these lands for the benefit of the lessee and the citizens of Hawai'i.
RP 7662	(3) 4-4-014:004	This parcel is adjacent to Mauna Kea FR. DOFAW requests that parcel (3) 4-4-014:004 be set-aside as part of Mauna Kea FR due to its high strategic value for Palila mitigation fencing and reforestation, and access to the Pu'u Mali Mitigation Area.
RP 7645	(3) 9-5-013:001	This parcel is adjacent to the Ka'ū FR. DOFAW requests a legal public easement through this TMK for the Olsen easement to access the Ka'ū Forest Reserve.
RP 7690		
RP 7693		
RP 7758	(3) 9-6-011:002 (3) 9-8-001:011 (3) 9-8-001:012	DOFAW is in discussion with the Land Division, Kapāpala Ranch and Chair Case regarding these lands and those encumbered by GL 5374. DOFAW has a strong interest in keeping these lands under DLNR management for access to the Ka'ū and Kapāpala FRs, koa reforestation, hunting and public recreation opportunities. Public recreation and resource management opportunities are high on this RP and GL. Kapāpala Ranch will continue to be a very important component and valuable partner in managing these lands for the benefit of the lessee and the citizens of Hawai'i.

In addition to the permits listed above DOFAW offers the following comments:

Doc No.	TMK	Comment
RP 7153	(3) 5-8-001:002	This parcel borders Ponoholo Ranch GL 5599. The Ponoholo Ranch lease is proposed to be transferred to the Department of Agriculture but will continue to function as a public hunting area for game birds under a Cooperative Hunting Area agreement. TMK (3) 5-8-001:002 would enhance public hunting opportunities that are currently available on GL 5599, and should be considered for inclusion into the Cooperative Hunting Area.
RP 7193	(3) 7-2-006:017 (3) 7-2-004:004	DOFAW has no objection to the renewal of the RP but would like access to the parcel for botanical surveys.
RP 7652	(3) 6-2-001:005	This parcel is adjacent to Pu'u O 'Umi Natural Area Reserve. DOFAW would like the opportunity to assess the parcel before a long-term lease is considered, as it may provide a public/management access route to Pu'u O 'Umi NAR.
RP 7659	(3)5-7-001:004	DOFAW would like to assess this parcel for public hunting opportunities. If a GL or RP is issued, we request the public hunting allowances be considered.
RP 7661	(3)5-7-001:010	DOFAW would like to assess this parcel for public hunting opportunities. If a GL or RP is issued, we request that public hunting allowances be considered.
RP 7660	(3) 5-7-001:009	These permit areas would provide access for public hunting opportunities to the larger RP 7661 from the Kohala Mountain road.
RP 7648	(3) 5-7-001:015	
RP 7685	(3) 9-5-006:001	DOFAW requests that a public access easement be established across this parcel to the Kamilo section of the Ka'u FR which is rich in native coastal vegetation and is also a popular public recreation area.
RP 7733		
RP 7715	(3) 9-6-002:005	This parcel within the permit area provides ocean access and access to Kamehame preserve. Before a long-term lease is considered DOFAW would like an opportunity to assess public access opportunities to the coast.
RP 7735	(3)2-7-007:005	DOFAW would like the opportunity to assess this parcel for access to the Kauku section of Hilo FR. It is adjacent to and makai of a forested unencumbered Land Division parcel that DOFAW could also manage for access to the Hilo FR.
RP 7791	(3) 2-8-010:003	DOFAW would like the opportunity to assess whether this parcel would be suitable for providing public access to Hilo FR.

Thank you again for the opportunity to review and comment of 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 if you have any questions.

EXHIBIT 6

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BRUCE S. ANDERSON, PH.D.
KAMANA BEAMER, PH.D.
NEIL J. HANNAHS
WAYNE K. KATAYAMA
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

August 9, 2019

REF: RFD.4423.8

TO: Kevin Moore, Assistant Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director *M. Manuel*
Commission on Water Resource Management

SUBJECT: Annual Renewal of Revocable Permits on the Island of Hawaii

FILE NO.: RFD.4423.8

TMK NO.:

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrm>.

Our comments related to water resources are checked off below.

- ☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- ☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- ☐ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
- ☐ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
- ☐ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiilandscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

EXHIBIT 6

- ☒ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- ☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- ☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
- ☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- ☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☒ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☒ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- ☒ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☒ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☒ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- ☐ OTHER:

If you have any questions, please contact Ayron Strauch of the Commission staff at 587-0234.