MINUTES
FOR THE MEETING OF THE
BOARD OF LAND AND NATURAL RESOURCES

DATE: SEPTEMBER 11, 2020
TIME: 9:00 A.M.
LOCATION: Online via ZOOM, Livestream via YouTube

MEMBERS
Suzanne Case
Sam Gon
Chris Yuen
Kaiwi Yoon (joined at 9:30 am)

Jimmy Gomes
Tommy Oi
Vernon Char

STAFF
Russell Tsuji-Land
Wesley Matsunaga-Land
Ian Hirokawa-Land
Brian Neilson-DAR
Emma Yuen-DOFAW
Alan Downer/SHPD
Richard Howard-DOBOR

David Smith-DOFAW
Kevin Moore-Land
Allison Neustein-Land
Curt Cottrell-Parks
David Sakoda-DAR
Van Matsushige-Land
Ed Underwood-DOBOR

OTHERS
Colin Lau/AG
Lauren Chun/AG
Mike Auerbach/DOT-AIR
Eric Leong/DOT-Harbors
David Day/AG (D-1)
Leilani Pulmano/D4
Andy Bohland/D4
Bill Wynhoff/AG (D-8)
Konrad Ng/D8
Dan Morris/AG (J1)
Naomi Kuwaye/J2
Lydia Sasaki/J2

Melissa Goldman/AG
Linda Chow/AG
Jennifer Tomita/DOT-Harbors
Scott Matsumoto/DOT-HWYS
Chelsea Goodfellow/D4
Ken Lyons/D7
Elizabeth Songvilya/D7
Lianna Figueroa/D8
Trisha Kehaulani Watson/D11
Tim Irons/J1
Rosemary Fazio/J2

ITEM A-1
Chair Case, conveyed that due to the Covid-19 Emergency measures, the meeting is being held via Zoom and live-streaming on YouTube, and noted that written testimony and request for oral testimony have been received in advance.

Member Gon read the standard contested case statement.

Chair Case announced that **ITEM J-3 HAS BEEN WITHDRAWN FROM THE AGENDA**

**ITEM A-1** Request approval of the July 10.2020 Board of Land Natural Resources meeting minutes.

**Board Discussion**-None

**Public Testimony**-None

**MOTION**

Approved as submitted (Gon, Gomes) 6-Ayes (Member Yoon, off-line)

**ITEM D-1** Grant of Term, Non-Exclusive Quitclaim Easement to Anthony B. Aruda and Corinne S. Aruda in their capacities as successor co-trustees in and under that certain unrecorded Alfred Aruda Revocable Living Trust Agreement dated July 19, 1976; Anthony B. Aruda and Corinne S. Aruda in their capacities as the successor co-trustees in and under that certain unrecorded Mary T. Aruda Revocable Living Trust Agreement dated July 19, 1976; and Lisa R. Brown, Trustee under that certain unrecorded Lisa R. Aruda Brown Revocable Living Trust dated December 3, 1991, for Pedestrian and Equestrian Access Purposes; Kanahena, Makawao, Maui; Tax Map Key: (2) 2-1-004: 123 (Por.).

The Board may go into Executive Session pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, in order to consult with its attorney on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.

Russell Tsuji, Land Division, presented the submittal. David Day, Deputy Attorney General, & Brian Jenkins present to answer questions.

**Board Discussion**

Member Gomes provided history regarding the trail. Is there a dispute on who owns the trail? Day, said yes. This is a complicated issue. Gomes noted that he knows the area very well, and there is an archaeological site where ‘iwi is. Day explained that they are trying to by-pass the archaeological structure. There was a robust discussion regarding access by providing an easement and about a rock wall blocking the trail.

**Public Testimony**

Brian Jenkins, attorney for the Arudas, noted that the client is land-locked and are trying to get access to their property. Noted that his clients described the archaeological site as the cattle corral.
Member Yuen made a motion to go into Executive Session to consult with its attorney on legal questions and issues pertaining to this matter, Member Gomes, seconded the motion and the vote was unanimous.

09.11.2020/00:36:36 Back in session
Day disclosed that Ulupalakua Ranch was dismissed out of the first phase of the case dealing with Quiet Title and in the second phase regarding access, Ulupalakua was not involved. Jenkins concurred.

Member Gomes clarified that the historic site he was concerned about is different than the “historic feature” (old corral) discussed in the staff submittal. The Board expressed concerns about the blockage of the public trail on the Jacintho property and also that SHPD needed to be consulted about the potential effect of the proposed easement on the historic site mentioned by Member Gomes.

**MOTION**
DEFERRED (Yuen, Gomes) unanimous.

09.11.2020/00:41:55

**ITEM D-2** Request for Cancellation of Revocable Permit No. S-7785 (RP S-7785) to JINTA, LLC; Waiver of Phase I Environmental Site Assessment Requirement Under RP S-7785; Issuance of Revocable Permit to Jackson Wong Inc. for Landscaping and Business Parking Lot Purposes; Grant of Term, Non-Exclusive Easement to Jackson Wong, Inc. for Portion of Encroaching Building Addition; and Sale of Lease at Public Auction; Hanapepe, Waimea, Kauai; Tax Map Key: (4) 1-9-010: 042.

Russell Tsuji, Land Division, presented the submittal. Wesley Matsunaga, Allison Neustein, Kaua‘i Land Agent, present to answer questions.

**Board Discussion**
Member Yuen had questions regarding zoning. Tsuji said they would check on his concerns on the open zoning. Neustein noted that she based the site on GIS information given her by the County. Member Yuen asked to check the paper map.

**Public Testimony-None**

Amendment:
_The Board Approved Staffs’ recommendations but conditioned Recommendation 7 on going forward with the auction of a 30-year lease upon Staff researching the actual zoning maps from the County to confirm the subject parcel is zoned Open._

**MOTION**
Approved as amended (Yuen, Gomes) unanimous.

09.11.2020/00:56:16

**ITEM D-3** Issuance of Direct Lease to Regenerations International Botanical Garden for Intensive Agricultural Use Purposes; Issuance of Immediate Management Right-of-Entry Permit; Kapaa, Kawaihau, Kauai; Tax Map Keys: (4) 4-6-005: 007 & 008.
Russell Tsuji, Land Division, presented the submittal. Allison Neustein, Kauai Land Agent, provided information regarding the community organization and their use for the area.

**Board Discussion**
The Board asked if this was an established organization and are there conditions for performance? Neustein noted that it is standard language in the lease.

**Public Testimony-None**

**MOTION**
Approved as submitted (Oi, Gon) unanimous.

09.11.2020/01:01:42

**ITEM D-4** Amend Prior Board Action of July 13, 2018, Item D-6, Grant of Term, Non-Exclusive Easement to Kahanu Family Limited Partnership for Seawall Purposes; Kuau, Hamakuapoko, Maui; Tax Map Key (TMK): (2) 2-6-010: Seaward of 017.

The purpose of the amendment is to 1) increase the easement area from the previously approved 1390 square feet to 1613 square feet (surveyed easement area) and 2) change the applicant from Kahanu Family Limited Partnership to Sea & Believe LLC.

Russell Tsuji, Land Division, presented the submittal. Leilani Pulmano, Chelsea Goodfellow (Pacific Rim Land); Andy Bohland (Sea Engineering), present to answer questions.

**Board Discussion**
Oi asked, should the easement run with the land? Tsuji replied, yes.

**Public Testimony-None**

**MOTION**
Approved as submitted (Gomes, Gon) unanimous.

09.11.2020/01:04:21

**ITEM D-5** Quitclaim of State’s Interests, if any, in a 1.576 Acre (more or less) Remnant Parcel, Described as a Portion of Old Cane Haul Road, to Hawaii Housing Finance and Development Corporation (HHFDC); Wahikuli, Lahaina, Maui; Tax Map Key: (2) 4-5-021: 013.

Russell Tsuji, Land Division, presented the submittal.

**Board Discussion**
Gomes asked to confirm ownership of the parcel. Tsuji said they were not sure and we would to quitclaim the State’s interest.

**Public Testimony-None**

**MOTION**
Approved as submitted (Gomes, Gon) unanimous.

09.11.2020/01:07:09
ITEM D-6 Grant of Perpetual, Non-Exclusive Easement to Hawaiian Electric Company, Inc. for Utility Purposes; Issuance of Construction Right-of-Entry; Kalihi, Honolulu, Oahu; Tax Map Key: (1) 1-2-026: Portions of 010.

Russell Tsuji, Land Division, presented the submittal.

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Gon, Yoon) unanimous.

09.11.2020/01:08:11
ITEM D-7 Grant of Term, Non-Exclusive Easements to New Cingular Wireless PCS, LLC for the Installation, Operation and Maintenance of Small Cell Wireless Facilities on Lands and under the Direct Management of the Department of Land and Natural Resources; Grant of Term, Non-Exclusive Easements to Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc. for Electrical Transmission and Telecommunications Transmission Purposes, Respectively, at the following locations:

Keehi Small Boat Harbor, Kalihi-Kai, Honolulu, Oahu; Tax Map Key (TMK): (1) 1-2-025: 113 (Por.);

and

Ala Wai Small Boat Harbor, Kalia, Waikiki, Honolulu, Oahu; Tax Map Key: (1) 2-3-037: 012 (Por.).

Authorize Negotiation and Issuance of Master License Agreement and Site License Agreement to New Cingular Wireless PCS, LLC for the Installation, Operation and Maintenance of Small Cell Wireless Facilities on Land and Improvements under the Direct Management of the Department of Land and Natural Resources; Grant of Term, Non-Exclusive Easements to Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc. for Electrical Transmission and Telecommunications Transmission Purposes, Respectively, at the following location:

Diamond Head State Monument, Kapahulu, Waikiki, Honolulu, Oahu; Tax Map Key: (1) 3-1-042: 006 (Por.).

Russell Tsuji, Land Division, presented the submittal. Ken Lyons, Elizabeth Songvilay (AT&T), present to answer questions.

Board Discussion
Can it be confirmed that the Diamond Head facility in the developed area and not in conservation? Lyons replied, yes.

**Public Testimony**
Songvilay, noted that this would increase capacity on our networks to support public and emergency networks.

**MOTION**
Approved as submitted (Gon, Yoon) unanimous.

**09.11.2020/01:14:02**
**ITEM D-8** Status Report Regarding Deed to the State for Submerged Lands and Improvements Thereon by the Doris Duke Foundation for Islamic Art (DDFIA); Waikiki, Honolulu, Oahu; Tax Map Key: (1) 3-1-041: 005.

Approval in Principle of Memorandum of Understanding Regarding a Possible Construction Project Regarding the Property.

Russell Tsuji, Land Division, presented the submittal. Bill Wynhoff, Deputy AG, Lianna Figueroa, Konrad Ng (DDFIA) available for questions.

**Board Discussion**
Member Char asked who would be liable for the walkway? Tsuji noted that it is the submerged lands that the State would be responsible for. The walkway is under DDFIA. Chair Case provided background information on the submerged lands. There was further discussion regarding the breakwater wall and public safety.

Conrad Ng, conveyed, the Foundation is prepared to honor the Memorandum of Agreement.

**Public Testimony-None**

**MOTION**
Approved as submitted (Gon, Yoon) unanimous.

**09.11.2020/01:30:31**
**ITEM D-9** Amendment of Grant of Non-Exclusive Easement S-5601 to Robert W.S. Chang and Carol L.H. Chang, Trustees under Unrecorded Robert W.S. Chang and Carol L.H. Chang Revocable Living Trust dated December 23, 1986 and Ryan K. Chang for Seawall Purposes; Waialae Iki, Honolulu, Oahu; Tax Map Key: (1) 3-5-022: Seaward of 002.

The purpose of this amendment is to modify the easement condition regarding consent to assignment, eliminate the requirement of posting a performance bond, and add a new condition requiring the prior written approval of the Chairperson to mortgage the easement area.

Russell Tsuji, Land Division, presented the submittal.
MOTION
Approved as submitted (Char, Yoon) unanimous.

09.11.2020/01:31:54
ITEM D-10 Acquisition of Private Land, Issuance of Immediate Management Right of Entry, and Set Aside to the Division of Forestry and Wildlife for Natural Area Reserve Purposes; Niu, Honolulu, Oahu; Tax Map Key: (1) 3-7-003: 003.

Ian Hirokawa, Land Division, presented the submittal. David Smith, Van Matsushige, Emma Yuen, Trisha Kehaulani Watson<please check re Watson, I thought she was there just for D-11>, present to answer any questions. It was disclosed that a family member of a DOFAW employee is the donor. The land is held in an LLC.

Board Discussion
David Smith, DOFAW, provided information on the history of the property. Yoon wanted to confirm that the Donor was aware that in the future, it is still possible for the property to be sold. Hirokawa replied yes. There was further discussion on options. Member Yuen disclosed that Emma Yuen is his daughter.

Public Testimony-None

MOTION
Approved as submitted (Gon, Yoon) unanimous.

09.11.2020/01:49:00
ITEM D-11 Approval of Proposed Repair and Modification of Existing Seawall and Steps Covered by Non-Exclusive Easement GL S-6083 to Waimanalo Paradise, LLC, a Delaware limited liability company, Waimanalo, Koolaupoko, Oahu, Tax Map Keys: (1) 4-1-002: Seaward of 021 & 022 (formerly 007).

Ian Hirokawa, Land Division, presented the submittal. Andy Bohlander, Sea Engineering, Inc, Scott Ezer, HHF Planners, Trisha Kehaulani Watson, Alan Downer, present to answer questions.

Board Discussion
Member Yuen had questions regarding sea-level rise. Bohlander provided information regarding the design. There were additional questions regarding the affects to the adjoining properties which Bohlander addressed.

Public Testimony-None

MOTION
Approved as submitted (Gomes, Char) 6-Ayes 1-Abstain (Gon)
Ed Underwood, Division of Boating and Ocean Recreation, presented the submittal. Dan Morris, Deputy AG, present to answer questions.

Board Discussion
Morris noted that the concern is the limitation of loading and unloading of passengers of sub-leases without a Commercial Permit for Honokohau Harbor. There was a robust discussion regarding the different views of what is allowed and not allowed.

Public Testimony
Tim Irons requested that this matter be continued to conclude discussions with the AG’s office. Craig Stevenson, Owner, provided the history of his business when he bought it and how the businesses have operated before he bought the property.

Chair Case made a motion to into Executive Session to consult with their Attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities. Member Gon second the motion. The vote was unanimous.

Further Board Discussion:
There was further discussion regarding vessels who do not have Honokohau permits that use the loading docks and the position of how many boats can use the dock reasonably since there has been a limit on capacity. There was a robust discussion.

Member Yuen made a motion with conditions and Member Gon second the motion for discussion purposes regarding proposed amendments as follows: 1) Approve Kiholo Inc., 2) Approve Wahine Charters, with stipulation that loading and unloading of passengers applies to the vessel that has a Honokohau permit. 3) Attorneys for the State & Kona Marine can agree to language that does not prejudice their legal position with respect to the other tenants.

After further Board discussion, Yuen withdrew his motion.

**MOTION**
Deny Approval of Staff Submittal (Oi, Yoon) 5-Ayes, 1-Nay (Yuen) Char is off-line

**09.11.2020/03:07:28**
ITEM J-2  Approve GKM, Inc., to Sell Fuel to its Subtenants Under Harbor Lease No. H-82-4, at A Rental Rate of Five Percent (5%) of Gross Fuel Receipts; Situated at Honokohau Small Boat Harbor, Kailua-Kona, Kealakehe, Island of Hawaii, Tax Map Key: (3) 7-4-008:042 (Por.).

Ed Underwood, Division of Boating and Ocean Recreation, presented the submittal and made an amendment to the recommendation to clarify that they are not necessarily updating the lease, but allowing fuel sales only to the sublessees and placing the 5% rental rate. Lydia Sasaki, Rosemary Fazio, Naomi Kuwaye (Ashton & Wriston), Tim Irons present to answer questions.

Board Discussion
It was clarified that GKM is not allowed to sell fuel to the general public, only to their tenants.

Public Testimony
Naomi Kuwaye, Representative, noted that the submittal was inconsistent, and there is confusion regarding Staff recommendation and felt that they did not have adequate time to prepare. Request is wrong given the fact that the Staff recommendation takes away an existing use what that has been historically been undertaking at the property with the understanding and consent of the State. She requested a contested case.

Chair Case halted discussion on the matter. Member Yuen made a motion to go into Executive Session to consult with their Counsel on legal issues, Yoon seconded the motion. The vote was unanimous.

09.11.2020/03:24:40 Back in Session
Motion regarding Contested Case Hearing:
Deny the request for contested case (Yuen, Oi) 6-Ayes (Char is off line)

Kuwaye, presented GKM’s position regarding the terms of the lease and asked that the Board reject DOBOR’s recommendation.

There was further Board discussion regarding fuel sales and GKM’s current situation.

MOTION
DEFER (Oi, Yuen) unanimous.

09.11.2020/03:53:38
ITEM J-4  Sale of Concession by Sealed Bid for a Five-Year Parking Contract to Operate a Parking Concession; Situated at Ala Wai Small Boat Harbor Honolulu, Oahu; Tax Map Keys: (1) 2-6-010: 003 (Portion), (1) 2-3-037: 012 (Portion) 024: 027: 033: 035, and :037, and

Declare Project Exempt from Requirements of Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200.1, Hawaii Administrative Rules.

Ed Underwood, Division of Boating and Ocean Recreation, presented the submittal
Board Discussion
The discussion concerned a parking vendor to manage the State-purchased parking vending machines and revenue it would generate.

Public Testimony—None

MOTION
Approve as submitted (Char, Gon) 6-Ayes 1-Abstain (Gomes)

09.11.2020/03:53:38
ITEM M-1  Grant of Non-Exclusive Easements to Hawaiian Electric Company, Inc. for Underground Power Lines and Issuance of Immediate Construction Right-Of-Entry Permit; Daniel K. Inouye International Airport; Tax Map Keys: (1) 1-1-003: 009 (Portion), (1) 1-1-003: 010 (Portion), and (1) 1-1-003: 035 (Portion).

ITEM M-2  Issuance of a Revocable Permit for a Construction Staging Area for Equipment and Materials to Nan, Inc.; Daniel K. Inouye International Airport; Tax Map Key: (1) 1-1-003: 021 (Portion).

ITEM M-3  Issuance of a Revocable Permit for Cargo Area Ramp Space for Equipment Storage, Trans Executive Airlines of Hawaii, Inc.; Ellison Onizuka Kona International Airport at Keāhole; Tax Map Key: (3) 7-3-43: Portion of 040.

Mike Auerbach, DOT Airports present to answer any questions.

Board Discussion—None

Public Testimony—None

MOTION
Approved as submitted Items M-1, M-2 and M-3 (Gon, Yoon) unanimous.

09.11.2020/04:03:38
ITEM M-4  Issuance of Three (3) Month-to-Month Revocable Permits to McCabe, Hamilton & Renny, Company, Limited., for Maintenance Shop, Clerk Office, and Container Office, situated at Pier 5, Kalaeloa Barbers Point Harbor, Oahu; Tax Map Key: (1) 9-1-014: 024 (Por.); pursuant to Governor’s Executive Order No. 3383.

ITEM M-5  Issuance of Month-to-Month Permit to Hawaii Stevedores, Inc., for an Office Trailer; situated at Pier 1, Kahului Harbor, Maui; Tax Map Key: (2) 3-7-010: 006 (Por.); pursuant to Governor’s Executive Order No. 2986.

Jennifer Tomita, DOT Harbors, present to answer any questions for Items M-4 and M-5.

Board Discussion—None
MOTION
Approved as submitted Items M-4 and M-5 (Gon, Oi) unanimous.

09.11.2020/04:04:20
ITEM M-6   Issuance of Construction Right-of-Entry (CROE) to Hawaii Fueling Facilities Corporation, to Perform Work on Harbors Lands to Install a Fuel Pipeline within a Portion of Pier 43,  
Kapalama Container Terminal Project; Honolulu Harbor, Oahu; Tax Map Key: (1) 1-2-025: 017 (Por.); pursuant to Governor’s Executive Order No. 4206.

Eric Leong, DOT Harbors, present to answer any questions for Item M-6.

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Char, Oi) unanimous.

09.11.2020/04:04:50
ITEM M-7   Dedication of Land to the Department of Transportation, Highways Division, for Highway Purposes relating to Fort Weaver Road Realignment Federal Aid Secondary Project (FASP) No. S-RS-0760(2), situated at Hounouliuli, Ewa, Oahu; Tax Map Key: (1) 9-1-012: 087.

Scott Matsumoto, DOT Highways, present to answer any question. Daniel Lum, Haseko Development present to answer questions.

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Gon, Gomes) unanimous.

09.11.2020/04:05:59
ITEM M-8   Request for: (1) Acquisition of Lands to the Department of Transportation, Highways Division, for Highway Purposes relating to Farrington Highway Project No. STP-0930-1 (006); Mokuleia and Kamananui, Waialua, Oahu; Tax Map Keys: (1) 6-8-006: Portions of 010, (1) 6-8-007: Portions of 002, and (1) 6-7-001: Portions of 026.

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Oi, Gomes) unanimous
09.11.2020/04:06:36
ITEM M-9  Issuance of Construction Right-of-Entry, Grant of Easement (Perpetual, Non-Exclusive Easement) to Hawaiian Electric Company, Inc., for the Installation and Operation of New Underground Lines and related Facilities needed to Service Kapalama Container Terminal; Honolulu Harbor, Oahu; Tax Map Key: (1) 1-2-025: Portions of 002, 009, 011, 012, 016, and 017.

Derrick Carne DOT-Harbors, present to answer any questions

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Char, Yoon) unanimous

09.11.2020/04:06:10
ITEM M-10  Request for (1) Fee Simple Parcel to the Department of Transportation, Highways Division, for Highway Purposes, Relating to Fort Barrette Road Operational Improvements, Project No. 901A-01-19, at Honouliuli, Ewa, Hawaii, Tax Map Key: (1) 9-1-013: Road (Por.).

Board Discussion-None

Public Testimony-None

MOTION
Approved as submitted (Gon, Char) unanimous.

There being no further business, Chair Case, adjourned the meeting. Recording(s) of the meeting and written testimonies received by the requested deadline can be found on-line with the submittal and available for review. Certain items on the agenda were taken out of sequence to accommodate applicants or interested parties present.

Respectfully Submitted,

Darlene Ferreira

Darlene S. Ferreira
Land Board Secretary

Approved for Submittal,

Suzanne D. Case, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources