

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

December 11, 2020

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 March 3, 2020, 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 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 2021 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 November 8, 2019, under agenda Item D-3. 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 agenda 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 are discussed further in Exhibit 2.

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

from the PAR increased from a low of 0.4% to a high of 220%.<sup>1</sup> 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 continued 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 recommended increasing 2020 rents by 3-10% over the 2019 rents, or when applicable, staff followed the minimum rent policy of at least \$480 per year. Staff 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 was increased by 3% over the 2019 rent;
- **(Type 2):** Where the RP was valued by PAR but the rent remained below market rates, the rent was 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 warranted increases larger than 10% and those were designated as Type 5 RPs (special circumstances).
- **(Type 3):** Where the RP was not valued by PAR and the 2019 rent was under \$480 per annum, the 2020 rent was increased to \$480 per annum per the Board's minimum rent policy. If permittee is a government entity, no rent was charged.
- **(Type 4):** Where the RP was not valued by PAR and the RP rent was already at or exceeded the minimum rent policy of \$480 per annum, the 2020 rent was increased by 3% over the 2019 rent.
- **(Type 5):** RPs in this category involved special circumstances and did not fit within Types 1-4 above.

## 2021

Staff is recommending no rent increases for 2021 due to the economic downturn associated with the COVID-19 pandemic, but anticipates recommending increases in future years and therefore has retained the "Type" classification 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

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



Agency:	Comment:
Office of Conservation and Coastal Lands	No Response by Deadline
State Parks	No Response by Deadline
Historic Preservation	No Response by Deadline
Engineering	No Response by Deadline
Hawaii District Land Office	No Response by Deadline
Commission on Water Resource Management	No Response by Deadline
Division of Conservation and Resources Enforcement	No Comment
Department of Hawaiian Home Lands	No Response by Deadline
Department of Agriculture	No Response by Deadline
Agribusiness Development Corporation	No Comment
Office of Hawaiian Affairs	No Response by Deadline
COH Planning Department	No Response by Deadline
COH Department of Public Works	No Response by Deadline
COH Department of Water Supply	No Response by Deadline

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 is actively working with DOFAW 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.

Since the last renewal of the Hawaii revocable permits on November 8, 2019, the following permits have been cancelled or will be cancelled by the end of 2020:

RP#	Permittee	Area	TMK: (3)	Monthly Rent	Cancelled on	Use	Remarks
7690	Kahua Ranch, Ltd.	141 acres	(3) 9-5-5:003, 9-5-13:001	871.44	By end of 2020	Pasture	Parcel Transferred to DHHL
7847	Richard and Donna Lee Souza	188 acres	(3) 9-5-5:003	1,065.00	By end of 2020	Pasture	Parcel Transferred to DHHL
7905	Tower Development, Inc.	1.83 acres	(3) 2-1-5: 033, 034, 035, 045	12,360.00	8/31/2020	Security & Property Management	Permittee Requested Cancellation

**RECOMMENDATION:** That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as



provided by Chapter 343, Hawaii Revised Statutes and Chapter 11-200.1, Hawaii Administrative Rules, 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, 2021 for another one-year period through December 31, 2021, 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, 2021, where such adjustments will best serve the interests of the State.

Respectfully Submitted,

*Luke Sarvis*

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Luke J. Sarvis  
Project Development Specialist

APPROVED FOR SUBMITTAL:

*Suzanne D. Case*

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Suzanne D. Case, Chairperson

## 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 No.: In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on March 3, 2020, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Class 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing," and Item 45 that states, "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."

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

Cumulative Impact of  
Planned Successive  
Actions in Same Place  
Significant?

No, the requested locations have been used for same uses since the permits were granted.

Action May Have  
Significant Impact on  
Particularly Sensitive  
Environment?

No.

Analysis:

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

Consulted Parties

Agencies listed in submittal.

## 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.



# REVOCABLE PERMIT MASTER LIST 2020

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 2021 rent figures have been rounded to facilitate monthly billing.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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.	0	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp4135	2	ROMAN CATHOLIC BISHOP OF HNL	(3) 6-9-005:046-0000	5(b)	4/1/1968	Parking and Access	0.129	2358.36	2358.36	4,800.00, 3% Escalation Factor for 2021 Annual Rent = 5,245.09	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over 2018 rent. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Staff to explore the possibility of a direct lease.</li> </ul>
rp4171	3	HAWAII COUNTY	(3) 2-1-013:002-0000	5(b)	6/1/1968	Public Skeet Shooting Range	113.382	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	494.40	494.40		<ul style="list-style-type: none"> <li>•Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to contact Permittee to see if it still needs the property. If not, staff will contact Parents And Children Together, who shares the parcel, and enter into a direct lease with them.</li> </ul>

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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	494.40	494.40		<ul style="list-style-type: none"> <li>•Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Permittee's occupancy assists Division in the maintenance of its property. The building is located within the Honokaa Civic Center housing other State and County entities, making long-term disposition impracticable.</li> </ul>
rp5326	3	US: DEPT OF INTERIOR	(3) 2-3-014:012-0000	5(b)	12/10/1976	Sediment-streamflow Gaging Station	0.04	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>



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rp6022	4	DALEICO RANCH	(3) 9-3-3:35,36	5(b)	5/1/1983	Pasture	3.14	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Parcel 35 is landlocked, and parcel 36 is small (1.17 ac.) and irregularly shaped. Both parcels are adjacent to permittee's property. Staff to explore selling parcel 36 as a remnant.</li> </ul>
rp6445	3	DEPT OF SOCIAL SERVICES	(3) 2-4-049:013-0000	5(b)	7/26/1986	Baseyard, Storage and Parking for Employees	0.918	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•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.</li> </ul>

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rp6783	3	UNITED STATES OF AMERICA	(3) 7-4-008:003-0000	5(b)	9/1/1991	Mgmt. of Existing Archaeological Features	6.929	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp6931	5	KANEKO, KENT	(3) 2-2-050:080-0000	5(b)	4/16/1994	Automotive Parts, Sales and Service	0.258	13740.84	13740.84	19,296.00, 3% Escalation Factor for 2021 Annual Rent = 21,085.26	<ul style="list-style-type: none"> <li>•2019 rent was increased 50% over the previous year. 2020 rent was increased by 50% over 2019 rent to move rent closer to rents paid by other permittees in the immediate area.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	7744.56	7744.56	7,300.00, 3% Escalation Factor for 2021 Annual Rent = 7,976.91	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</li> </ul>
rp7166	4	LALAMILO MAKAI PROPERTY OWNERS ASSN.	(3) 6-6-002:031-0000	5(b)	6/1/1998	Road Access	0.456	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to convert to easement. Portion of the premises is in the conservation district. Permittee has CDUP.</li> </ul>
rp7369	3	DEPT. OF TRANSPORTATION	(3) 2-1-12:3; 2-1-13:10	5(b)	10/1/2003	Road Access	12	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>



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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	880.20	880.20		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

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rp7388	4	KONG, CHARLES M. & VICTORIA MACPHEE	(3) 4-5-011:007-0000	5(b)	10/1/2004	Pasture	4.583	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.</li> </ul>
rp7411	3	DEPT. OF EDUCATION	(3) 4-5-001:012-0000	5(b)	8/1/2005	Agriculture	11.118	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity. The DOE is in the process of applying for a general lease.</li> </ul>

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rp7440	1	KAHUA RANCH LIMITED	(3) 5-5-7:8,9	5(b)	7/1/2008	Pasture	134.86	2991.72	2991.72	2,820.00, 3% Escalation Factor for 2021 Annual Rent = 3,081.49	<ul style="list-style-type: none"> <li>•2019 rent was set at 3% over the 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>
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	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to State Historic Preservation Division for office space.</li> </ul>



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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	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was set at minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Located in Waimea off Mana Road. Existence of flood settlement pond and drainage easement make parcel unsuitable for long-term lease.</li> </ul>
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	1.6	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>

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rp7476	4	SOUZA, JOHN R.	(3) 4-1-6:2,4	5(b)	1/1/2010	Pasture	228	1247.28	1247.28		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Located near the Keanakolu-Humuula section of the Hilo Forest Reserve. No access from public road. Portions of the lands have potential for reforestation.</li> </ul>
rp7531	2	SULLIVAN, TRUSTEE, WINIFRED A.	(3) 6-9-002:006-0000	5(b)	1/1/2010	Landscaping	0.527	3518.76	3518.76	7,164.00, 3% Escalation Factor for 2021 Annual Rent = 7,828.30	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Staff to explore selling parcel as a remnant.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	4539.24	4539.24	4,800.00, 3% Escalation Factor for 2021 Annual Rent = 5,245.09	<ul style="list-style-type: none"> <li>•2020 rent was increased by 3% over 2019 rent.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
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	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore canceling permit and getting County to acknowledge jurisdiction over the area.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7547	4	EDNIE, RICHARD D.	(3) 6-6-6:2, 3, 4, 5	5(b)	2/1/2010	Pasture	4.11	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Located in Waimea off Kawaihae Road, bordering stream. Parcels not zoned for agriculture (RS-10).</li> </ul>
rp7567	1	KAILUA KONA VILLAGE DEV GROUP, LLC	(3) 7-5-007:069-0000	5(b)	3/1/2010	Parking	0.275	6850.44	6850.44	6,516.00, 3% Escalation Factor for 2021 Annual Rent = 7,120.21	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Irregularly shaped substandard parcel</li> </ul>

# REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7580	4	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	(3) 7-5-006:034-0000	5(b)	3/1/2010	Parking and Loading Zone	0.0412	1442.04	1442.04		<ul style="list-style-type: none"> <li>•2019 rent was increased to \$1,400.04 (rounded) using the 2018 AMR for rp7567 (\$6,516 for 0.275 Ac) as a benchmark. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Hawaii County has indicated its interest to someday acquire the remnant for road and traffic improvement purposes, making long-term disposition infeasible.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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 and Reservoir Right-of Ways	24.88	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7612	1	CAFE 100, INC.	(3) 2-2-029:026-0000	5(b)	7/1/2010	Parking	0.133	1366.32	1366.32	1,344.00, 3% Escalation Factor for 2021 Annual Rent = 1,468.63	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Parking only on land set aside for State Parks. No legal access from public road.</li> </ul>



REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	20818.20	20818.20	26,027.52, 3% Escalation Factor for 2021 Annual Rent = 28,441.50	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

# REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	927.00	927.00		<ul style="list-style-type: none"> <li>•2019 rent was set at \$6/acre/yr., or \$900. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Unresolved road access issues make parcel unsuitable for long-term lease.</li> </ul>
rp7646	4	PARENTS AND CHILDREN TOGETHER	(3) 7-8-007:028-0000	5(a)	11/1/2011	Day Care	0.045	563.40	563.40		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to enter into a direct lease with 501(c)(3) entity.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7649	2	PARKER RANCH, INC.	(3) 5-8-002:003-0000	5(b)	4/1/2011	Pasture	191.35	1609.20	1609.20	2,256.00, 3% Escalation Factor for 2021 Annual Rent = 2,465.19	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent..</li> <li>•Staff to explore the possibility of selling lease at public auction as resources permit.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	692.76	692.76		<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent using the 2018 AMR for rp7649 (\$2,256 for 191.35 Ac) as a benchmark. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Landlocked parcel.</li> </ul>
rp7651	4	PARKER RANCH, INC.	(3) 5-8-002:006-0000	5(b)	4/1/2011	Pasture	23.8	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Landlocked parcel.</li> </ul>
rp7652	4	PARKER RANCH, INC.	(3) 6-2-001:005-0000	5(b)	4/1/2011	Pasture	247	843.36	843.36		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling a lease at public auction as resources permit.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7653	4	PARKER RANCH, INC.	(3) 6-2-001:011-0000	5(b)	4/1/2011	Pasture	144	583.92	583.92		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction as resources permit.</li> </ul>
rp7656	2	DIAMOND HEAD PAPAYA CO. LTD.	(3) 1-3-2:12,99	5(b)	3/1/2011	Agriculture	125.2	12643.44	12643.44	22,500.00, 3% Escalation Factor for 2021 Annual Rent = 24,586.36	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Board approved transfer to DOA per Act 90.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7658	4	PARKER RANCH, INC.	(3) 5-6-001:035-0000	5(b)	5/1/2011	Pasture	53.553	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.</li> </ul>



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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7659	2	PARKER RANCH, INC.	(3) 5-7-001:004-0000	5(b)	5/1/2011	Pasture	853.71	3107.28	3107.28	6,108.00, 3% Escalation Factor for 2021 Annual Rent = 6,674.38	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•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</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	692.76	692.76		<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7661	2	PARKER RANCH, INC.	(3) 5-7-001:010-0000	5(b)	5/1/2011	Pasture	1,610.58	5844.72	5844.72	12,096.00, 3% Escalation Factor for 2021 Annual Rent = 13,217.63	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•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.</li> </ul>
rp7667	4	BK LIVESTOCK COMPANY, INC.	(3) 9-5-019:001-0000	5(b)	5/1/2011	Pasture	83.32	514.92	514.92		<p>2020 rent was increased by 3% over 2019 rent.</p> <ul style="list-style-type: none"> <li>•Low potential for significant revenue from parcel makes auction a low priority.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7670	4	LEE, EDWARD A.K. AND LUCIA R.	(3) 1-2-008:001-0000	5(b)	4/1/2011	Pasture	100	494.40	494.40		2020 rent was increased by 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/Underemployed	23.954	494.40	494.40		•For this 501(c)(3) entity, 2019 rent was set at the minimum allowable rent. 2020 rent was increased 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	2020 Annual Rent	Proposed 2021 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	1133.04	1133.04	1,356.00, 3% Escalation Factor for 2021 Annual Rent = 1,481.74	<ul style="list-style-type: none"> <li>•2019 rent was increased to \$5.50/acre/yr., or \$1,100, notwithstanding the 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7693	2	KUAHIWI CONTRACTORS INC.	(3) 9-5-013:001-0000	5(b)	6/1/2011	Pasture	472	2673.84	2673.84	2,796.72, 3% Escalation Factor for 2021 Annual Rent = 3,056.36	<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr., or \$2,595.96 (rounded), notwithstanding the 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7694	2	B.K. LIVESTOCK CO., INC.	(3) 9-5-019:2, 17	5(b)	6/1/2011	Pasture	431	2441.64	2441.64	2,712.00, 3% Escalation Factor for 2021 Annual Rent = 2,963.48	<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr., or \$2,370.48 (rounded), notwithstanding the 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction as resources allow.</li> </ul>



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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7696	4	JOSE, PETER H.	(3) 4-1-004:031-0000	5(b)	6/1/2011	Pasture	65.572	788.76	788.76		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•No access from public road.</li> </ul>
rp7700	4	DE LUZ, III, FRANK	(3) 4-3-6:5; 4-3-14-1	5(b)	7/1/2011	Pasture	33.62	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Low potential for significant revenue from parcels makes auction a low priority.</li> </ul>
rp7705	4	GOMES, ANTHONY & EDNA	(3) 4-4-010:013-0000	5(a)	7/1/2011	Pasture	3.554	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Substandard lot size.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7708	4	RAPOZO, III, MANUEL C.	(3) 4-4-3:47; 4-4-3:3	5(b)	7/1/2011	Pasture	27.32	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Low potential for significant revenue from parcel makes auction a low priority.</li> </ul>
rp7709	2	ANDRADE, WALTER D.	(3) 9-5-012:018-0000	5(b)	7/1/2011	Pasture	320	1936.08	1936.08	3,512.24, 3% Escalation Factor for 2021 Annual Rent = 3,837.66	<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr., or 1,760.04 (rounded), notwithstanding the 2018 AMR. 2020 rent was increase by 10% over 2019.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	9273.00	9273.00	9,407.28, 3% Escalation Factor for 2021 Annual Rent = 10,279.28	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Sale of lease previously approved by Board, but no maps have been received from Survey Div, staff will resubmit request. 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.</li> </ul>

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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	28602.84	28602.84	45,000.00, 3% Escalation Factor for 2021 Annual Rent = 49,172.72	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 20% over 2019 rent.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
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	838.68	838.68		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	8286.84	8286.84	18,000.00, 3% Escalation Factor for 2021 Annual Rent = 19,669.09	<ul style="list-style-type: none"> <li>•2019 rent was set at \$4/acre/yr. or \$7,533.48 (rounded), notwithstanding the 2018 AMR. 2020 rent was increase by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7741	3	COUNTY OF HAWAII	(3) 7-3-010:042-0000	5(b)	8/1/2011	Parking Lot with Temporary Fire Station	0.5	0.00	0.00		<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental agency. Staff sent a letter to HFD regarding the current status.</li> </ul>



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rp7745	4	HAMAKUA AGRICULTURAL COOPERATIVE	(3) 4-4-005:002-0000	5(a)	9/1/2011	Diversified Ag	2.28	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Low potential for significant revenue from parcel makes auction a low priority. Staff to recommend transfer to Department of Agriculture.</li> </ul>
rp7747	4	LORENZO, RAYMOND	(3) 4-5-1:7,13	5(b)	9/1/2011	Pasture	163.546	1096.32	1096.32		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Both parcels are landlocked. Portion of the Parcel 013 is in the conservation district and permittee is working with OCCL on compliance.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	284075.52	284075.52	506,256.00, 3% Escalation Factor for 2021 Annual Rent = 553,193.04	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018's, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Permittee is no longer quarrying this property, and only uses a portion of the parcel for industrial use. Staff to change the use provision of the RP and explore long-term leasing.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	5699.52	5699.52	26,027.52, 3% Escalation Factor for 2021 Annual Rent = 28,440.97	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•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.</li> </ul>

# REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>
rp7765	4	SOUZA, RICHARD E. & DONNA LEE	(3) 9-5-012:002-0000	5(b)	9/1/2011	Pasture	152.16	861.96	861.96		<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr. or \$836.88. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Archeological and burial sites on the parcel complicate issuing a lease at public auction.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	710.16	710.16		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Board approved transfer of parcel to DOA on 7/22/11, Item D-1. Staff will resubmit a survey map request to DAGS Survey Office to complete set-aside.</li> </ul>
rp7774	4	IGNACIO, DERWIN	(3) 3-5-001:001-0000	5(b)	9/1/2011	Pasture	39.54	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•No legal access to parcel.</li> </ul>
rp7779	4	PUUKAKANIHIA, LLC	(3) 6-4-001:057-0000	5(b)	9/1/2011	Pasture	14.7	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Landlocked parcel with no access from public road.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7786	4	VOLCANO ISLAND HONEY CO., LLC	(3) 6-9-001:015-0000	5(b)	9/1/2011	Apiary Operation	4	578.76	578.76		<ul style="list-style-type: none"> <li>•2019 rent was increased by 1.5% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.</li> </ul>
rp7791	4	SANTOS, GWENDOLYN NAOMI	(3) 2-8-010:003-0000	5(b)	9/1/2011	Pasture	23.69	594.36	594.36		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•No access from public road.</li> </ul>
rp7809	1	BOSCHETTI, GIAMPAOLO	(3) 2-1-006:084-0000	5(b)	12/1/2011	Storage and Parking	0.797	11330.40	11330.40	10,680.00, 3% Escalation Factor for 2021 Annual Rent = 11,670.32	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•No access from public road.</li> </ul>

REVOCABLE PERMIT MASTER LIST 2020

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	494.40	494.40		<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.</li> </ul>
rp7827	4	KUKUIPAHU RANCH, LLC	(3) 5-6-001:001-0000	5(b)	9/1/2012	Pasture	231.08	1119.12	1119.12		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Landlocked parcel with no access from public road. Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</li> </ul>



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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7834	1	CELLCO PARTNERSHIP	(3) 7-3-049:038-0000	5(b)	4/1/2015	Temporary, Mobile, Wireless Cellular Transmission Site	0.5	22597.20	22597.20	21,300.00, 3% Escalation Factor for 2021 Annual Rent = 23,275.09	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 AMR. 2020 rent was increased by 3% over 2019 rent.</li> <li>•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.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	576.84	576.84		<ul style="list-style-type: none"> <li>•2019 rent was increased to \$6/acre/yr. or \$560.04. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Approximately half of the parcel is suitable for cattle grazing (70 acres). Prior to issuance of permit, the parcel sat unused with no outside interest.</li> </ul>
rp7841	2	I. KITAGAWA AND COMPANY, LIMITED	(3) 2-1-07:50,55,56	5(b)	9/1/2013	Commercial and/or Industrial	0.451	15356.52	15356.52	18,396.00, 3% Escalation Factor for 2021 Annual Rent = 20,101.81	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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rp7844	3	DEPT. OF PUBLIC SAFETY	(3) 2-4-008:009-0000	5(b)	6/19/2014	Correctional Facility	279.76	0.00	0.00		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity. Land located in conservation district.</li> </ul>
rp7852	4	MAZZARINO, ERMINO	(3) 9-4-003:014-0000	5(b)	3/1/2015	Intensive Ag	2.439	532.44	532.44		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•No access to property from public road (steep embankment off Mamalahoa Hwy.).</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	2018 Indicated Annual Market Rent (2018 AMR)	Comments re rent amount and why no long-term disposition
rp7873	5	HAMILTON, TRUSTEES, ROBERT EMMETT	(3) 2-1-007:029-0000	5(b)	3/15/2016	Residential	0.18	4817.76	4817.76	5,353.00, 3% Escalation Factor for 2021 Annual Rent = 5,849.37	<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,353.00. 2020 rent was increased by 19% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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rp7874	5	FINKLE, HEIDI	(3) 2-1-007:027-0000	5(b)	3/15/2016	Residential	0.175	4683.96	4683.96		<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,204.35. 2020 rent was increased by 16% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	4924.80	4924.80	5,472.00, 3% Escalation Factor for 2021 Annual Rent = 5,979.40	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. 2020 rent was increased by 19% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	5085.36	5085.36		<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,650.43. 2020 rent was increased by 24% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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rp7877	5	HENRY, I.C. HAUNANI	(3) 2-1-007:024-000	5(b)	3/15/2016	Residential	0.169	4525.20	4525.20	5,028.00, 3% Escalation Factor for 2021 Annual Rent = 5,494.23	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,028.00. 2020 rent was increased by 11% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7878	5	BAYLAC, MAYA NICOLE	(3) 2-1-007:021-0000	5(b)	3/15/2016	Residential	0.163	4384.80	4384.80	4,872.00, 3% Escalation Factor for 2021 Annual Rent = 5,327.04	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$4,872.00. 2020 rent was increased by 8% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>



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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	4924.80	4924.80	5,472.00, 3% Escalation Factor for 2021 Annual Rent = 5,979.40	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. 2020 rent was increased by 19% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7885	5	RUDOLPH, MICHAEL F. AND DORA LEE	(3) 2-1-007:022-0000	5(b)	3/15/2016	Residential	0.165	4384.80	4384.80	4,872.00, 3% Escalation Factor for 2021 Annual Rent = 5,323.77	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$4,872.00. 2020 rent was increased by 8% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	4924.80	4924.80	5,472.00, 3% Escalation Factor for 2021 Annual Rent = 5,979.40	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. 2020 rent was increased by 21% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7888	5	WILLOCKS, JOHN K.	(3) 2-1-007:035-0000	5(b)	3/15/2016	Residential	0.19	5130.00	5130.00	5,700.00, 3% Escalation Factor for 2021 Annual Rent = 6,228.54	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,700.00. 2020 rent was increased by 25% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	14584.92	14584.92	15,432.00, 3% Escalation Factor for 2021 Annual Rent = 16,862.96	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. 2020 rent was increased by 10% over 2019 rent.</li> <li>•The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.</li> </ul>
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	38861.52	38861.52		<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Short-term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	4792.56	4792.56	5,325.00, 3% Escalation Factor for 2021 Annual Rent = 5,818.77	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,325.00. 2020 rent was increased by 19% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 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	34373.16	34373.16		<ul style="list-style-type: none"> <li>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. 2020 rent was increased by 3% over 2019 rent.</li> <li>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.</li> </ul>

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rp7914	4	OCEANFRONT 121, INC.	(3) 2-1-005:020	5(b)	4/1/2019	Hotel-Resort	1.166	54008.64	54008.64		<ul style="list-style-type: none"> <li>•Rent approved by the Board at its meeting of 12/14/18, Item D3, represented 3% increase over 2018 rent. 2020 rent was increased by 3% over 2019 rent.</li> <li>•Staff expects to publish an RFP/RFQ by the end of 2020. An RP is an appropriate short-term disposition until the lease is issued. See additional discussion in Remarks section of attached submittal.</li> </ul>
rp7919	4	KIMI HOTELS, INC.	(3)2-1-006:078	5(b)	1/1/2020	Parking lot	0.203	3765.00	3765.00		<ul style="list-style-type: none"> <li>•The Board approved issuance of this RP at its meeting of November 8, 2019, Item D-4 at \$3,765 per year to replace RP 3755 to Hukilau Resorts. RP 7919 commenced on January 1, 2020.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp4042	HAWAII COUNTY	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp4135	ROMAN CATHOLIC BISHOP OF HNL	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over 2019 rent, <del>notwithstanding 2018 AMR.</del></li> <li>•Staff to explore the possibility of a direct lease.</li> </ul>
rp4171	HAWAII COUNTY	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp4964	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> <li>•Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Staff to contact Permittee to see if it still needs the property. If not, staff will contact Parents And Children Together, who shares the parcel, and enter into a direct lease with them.</li> </ul>
rp5101	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> <li>•Gratis, 501(c)(3) entity. Minimum allowable rent of \$480 was charged for 2019. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Permittee's occupancy assists Division in the maintenance of its property. The building is located within the Honokaa Civic Center housing other State and County entities, making long-term disposition impracticable.</li> </ul>
rp5326	US: DEPT OF INTERIOR	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp6022	DALEICO RANCH	<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <del>to</del> <u>was increased by</u> 3% over 2019 rent.</li> <li>•Parcel 35 is landlocked, and parcel 36 is small (1.17 ac.) and irregularly shaped.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		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"> <li>•Gratis.</li> <li>•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.</li> </ul>
rp6783	UNITED STATES OF AMERICA	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp6931	KANEKO, KENT	<ul style="list-style-type: none"> <li>•2019 rent was increased 50% over the previous year. <del>Staff recommends increasing 2020 rent <u>was increased</u> by 50% over 2019 rent, notwithstanding the Indicated Annual Market Rent. This rental increase would to</del> move <del>the RP</del>rent closer to rents paid by other permittees in the immediate area.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>
rp7153	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over 2018 AMR. <del>Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019</del> <del>AMR.</del> <u>rent.</u></li> <li>•Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</li> </ul>
rp7166	LALAMILO MAKAI PROPERTY OWNERS ASSN.	<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. <del>Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</del></li> <li>•Staff to convert to easement. Portion of the premises is in the conservation</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		district. <del>Staff contacting permittee re status of OCCL compliance</del> <u>Permittee has CDUP.</u>
rp7369	DEPT. OF TRANSPORTA-TION	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7377	PUNG, ERNEST	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7388	KONG, CHARLES M. & VICTORIA MACPHEE	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.</li> </ul>
rp7411	DEPT. OF EDUCATION	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity. The DOE is in the process of applying for a general lease.</li> </ul>
rp7440	KAHUA RANCH LIMITED	<ul style="list-style-type: none"> <li>•2019 rent was set at 3% over the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7441	DEPT. OF LAND AND NATURAL RESOURCES	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to State Historic Preservation Division for office space.</li> </ul>
rp7446	SCHUTTE, GUY K.	<ul style="list-style-type: none"> <li>•2019 rent was set at minimum allowable rent. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•Located in Waimea off Mana Road. Existence of flood settlement pond and drainage easement make parcel unsuitable for long-term lease.</li> </ul>
rp7475	DEPT. OF <del>TRANSPORTATION</del> <u>TRANSPORTATION</u>	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7476	SOUZA, JOHN R.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•Located near the Keanakolu-Humuula section of the Hilo Forest Reserve. No access from public road. Portions of the lands have potential for reforestation.</li> </ul>
rp7531	SULLIVAN, TRUSTEE, WINIFRED A.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 10% over 2019 rent.</li> <li>•Staff to explore selling parcel as a remnant.</li> </ul>
rp7536	AKI, WALLACE AH FOOK	<ul style="list-style-type: none"> <li>•<del>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</del><u>2020</u> rent <del>exceeds 90% of 2018 AMR, so staff recommends</del><u>was increased by</u> 3% <del>increase</del> over 2019 rent.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7543	PARK, HOON	<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> <li>•Staff to explore canceling permit and getting County to acknowledge jurisdiction over the area.</li> </ul>
rp7547	EDNIE, RICHARD D.	<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Located in Waimea off Kawaihae Road, bordering stream. Parcels not zoned for agriculture (RS-10).</li> </ul>
rp7567	KAILUA KONA VILLAGE DEV GROUP, LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% <del>over 2019</del> <u>over 2019</u> rent.</li> <li>•Irregularly shaped substandard parcel</li> </ul>
rp7580	BOUGAINVILLEA PLAZA LIMITED PARTNERSHIP	<ul style="list-style-type: none"> <li>•2019 rent was increased to \$1,400.04 (rounded) using the 2018 AMR for rp7567 (\$6,516 for 0.275 Ac) as a benchmark. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Hawaii County has indicated its interest to someday acquire the remnant for road and traffic improvement purposes, making long-term disposition infeasible.</li> </ul>
rp7585	SURETY KOHALA CORPORATION	<ul style="list-style-type: none"> <li>•2019 rent was increased to minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7612	CAFE 100, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•Parking only on land set aside for State Parks. No legal access from public road.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7637	KAPAPALA RANCH	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7645	KAAWA, III, DAVID H. AND MADELINE M.	<ul style="list-style-type: none"> <li>•2019 rent was set at \$6/acre/yr., or \$900. <del>Staff recommends</del> 2020 rent <u>was</u> increased by 3% over 2019 rent.</li> <li>•Unresolved road access issues make parcel unsuitable for long-term lease.</li> </ul>
rp7646	PARENTS AND CHILDREN TOGETHER	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Staff to enter into a direct lease with 501(c)(3) entity.</li> </ul>
rp7648	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7649	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction as resources permit.</li> </ul>
rp7650	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent using the 2018 AMR for rp7649 (\$2,256 for 191.35 Ac) as a benchmark. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Landlocked parcel.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7651	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del>-2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Landlocked parcel.</li> </ul>
rp7652	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over <u>2018 rent. 2020 rent was increased by 3% over</u> 2019 rent. <del>Staff recommends increasing 2020 rent by 3% over 2019 rent.</del></li> <li>•Staff to explore the possibility of selling a lease at public auction as resources permit.</li> </ul>
rp7653	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over <u>2018 rent. 2020 rent was increased by 3% over</u> 2019 rent. <del>Staff recommends increasing 2020 rent by 3% over 2019 rent.</del></li> <li>•Staff to explore the possibility of selling lease at public auction as resources permit.</li> </ul>
rp7656	DIAMOND HEAD PAPAYA CO. LTD.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del>-2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•Board approved transfer to DOA per Act 90.</li> </ul>
rp7658	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del>-2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Staff to explore the possibility of selling lease at public auction, although low potential for significant revenue from parcel makes auction a low priority.</li> </ul>
rp7659	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del>-2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•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</li> </ul>
rp7660	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7661	PARKER RANCH, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•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.</li> </ul>
rp7667	BK LIVESTOCK COMPANY, INC.	<ul style="list-style-type: none"> <li>•<del>2019 rent was set at \$6/acre/yr., or \$499.92. Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Low potential for significant revenue from parcel makes auction a low priority.</li> </ul>
rp7670	LEE, EDWARD A.K. AND LUCIA R.	<ul style="list-style-type: none"> <li>•<del>2019</del>2020 rent was increased <del>to the minimum allowable rent. Staff recommends increasing 2020 rent by</del> 3% over 2019 rent.</li> <li>•Permittee using only a portion of the parcel which abuts Office of Hawaiian Affairs' Wao Kele o Puna.</li> </ul>
rp7673	HAWAII COUNTY ECONOMIC OPPORTUNITY COUNCIL	<ul style="list-style-type: none"> <li>•For this 501(c)(3) entity, 2019 rent was set at the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Potential future development makes this parcel unsuitable for long term educational lease.</li> </ul>
rp7685	KUAHIWI CONTRACTORS, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased to \$5.50/acre/yr., or \$1,100, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7690	KAHUA RANCH LIMITED	<ul style="list-style-type: none"> <li>• 2019 rent was set at \$6/acre/yr., or \$846. Staff recommends increasing 2020 rent by 3% over 2019 rent.</li> <li>• No legal access from public roadway. Board approved set aside of parcel to DHHL on 2/9/18, Item D-6.</li> </ul>
rp7693	KUAHIWI CONTRACTORS INC.	<ul style="list-style-type: none"> <li>• 2019 rent was set at \$5.50/acre/yr., or \$2,595.96 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• 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.</li> </ul>
rp7694	B.K. LIVESTOCK CO., INC.	<ul style="list-style-type: none"> <li>• 2019 rent was set at \$5.50/acre/yr., or \$2,370.48 (rounded), notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• Staff to explore the possibility of selling lease at public auction as resources allow.</li> </ul>
rp7696	JOSE, PETER H.	<ul style="list-style-type: none"> <li>• 2019 rent was increased by 3% over 2018 rent. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• No access from public road.</li> </ul>
rp7700	DE LUZ, III, FRANK	<ul style="list-style-type: none"> <li>• 2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• Low potential for significant revenue from parcels makes auction a low priority.</li> </ul>
rp7705	GOMES, ANTHONY & EDNA	<ul style="list-style-type: none"> <li>• 2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• Substandard lot size.</li> </ul>
rp7708	RAPOZO, III, MANUEL C.	<ul style="list-style-type: none"> <li>• 2019 rent was increased to the minimum allowable rent. Staff recommends increasing 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>• Low potential for significant revenue from parcel makes auction a low priority.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7709	ANDRADE, WALTER D.	<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr., or 1,760.04 (rounded), notwithstanding the 2018 AMR. <del>Staff recommends increasing the</del> 2020 rent <u>was increase</u> by 10% over 2019 <del>rent</del>.</li> </ul>
rp7715	EGAMI, JERRY	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over <del>the</del> 2019 rent.</li> <li>•Sale of lease previously approved by Board, but no maps have been received from Survey Div, <u>staff will resubmit request</u>. 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.</li> </ul>
rp7716	HILO TERMITE & PEST CONTROL, LTD.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. Staff recommends increasing 2020 rent by 20% over 2019 rent.</li> <li>•Substandard lot size. Staff plans to consolidate adjacent parcels as long-term leases end.</li> </ul>
rp7719	HAWAII EXPLOSIVES AND PYROTECHNICS, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7733	ANDRADE, WALTER D.	<ul style="list-style-type: none"> <li>•2019 rent was set at \$4/acre/yr. or \$7,533.48 (rounded), notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increase</u> by <del>103</del>% over 2019 rent.</li> <li>•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.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7741	COUNTY OF HAWAII	<ul style="list-style-type: none"> <li>•Rent is gratis.</li> <li>•RP granted to governmental agency. Staff sent a letter to HFD regarding the current status.</li> </ul>
rp7745	HAMAKUA AGRICULTURAL COOPERATIVE	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Low potential for significant revenue from parcel makes auction a low priority. Staff to recommend transfer to Department of Agriculture.</li> </ul>
rp7747	LORENZO, RAYMOND	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Both parcels are landlocked. Portion of the Parcel 013 is in the conservation district and permittee is working with OCCL on compliance.</li> </ul>
rp7751	GLOVER LTD., JAS. W.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018's, notwithstanding the 2018 AMR. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 10% over 2019 rent.</li> <li>•Permittee is no longer quarrying this property, and only uses a portion of the parcel for industrial use. Staff to change the use provision of the RP and explore long-term leasing.</li> </ul>
rp7758	KAPAPALA RANCH	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing the</del> 2020 rent <u>was increased</u> by 10% over <del>the</del> 2019 rent.</li> <li>•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.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7761	CABRAL, RANDOLPH H.	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Permittee using only a portion of the parcel.</li> </ul>
rp7765	SOUZA, RICHARD E. & DONNA LEE	<ul style="list-style-type: none"> <li>•2019 rent was set at \$5.50/acre/yr. or \$836.88. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Archeological and burial sites on the parcel complicate issuing a lease at public auction.</li> </ul>
rp7773	ROYAL HAWAIIAN ORCHARDS, L.P.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Board approved transfer of parcel to DOA on 7/22/11, Item D-1. <del>Waiting for</del> <u>Staff will resubmit a</u> survey map <u>request to DAGS Survey Office</u> to complete set-aside.</li> </ul>
rp7774	IGNACIO, DERWIN	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•No legal access to parcel.</li> </ul>
rp7779	PUUKAKANIHIA, LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Landlocked parcel with no access from public road.</li> </ul>
rp7786	VOLCANO ISLAND HONEY CO., LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased by 1.5% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.</li> </ul>
rp7791	SANTOS, GWENDOLYN NAOMI	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 <u>rent was increased</u> by 3% over 2019 rent.</li> <li>•No access from public road.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7809	BOSCHETTI, GIAMPAOLO	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 AMR. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•No access from public road.</li> </ul>
rp7820	VOLCANO ISLAND HONEY COMPANY, LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased to the minimum allowable rent. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•Permittee is using only a portion of the parcel. Land is in the conservation district and permittee has CDUP.</li> </ul>
rp7827	KUKUIPAHU RANCH, LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over <u>2018 rent. 2020 rent was increased by 3% over</u> 2019 rent. <del>Staff recommends increasing 2020 rent by 3% over 2019 rent.</del></li> <li>•Landlocked parcel with no access from public road. Potential long-term uses include pasture, dryland forest, hunting, and renewable energy projects.</li> </ul>
rp7829	COUNTY OF HAWAII	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity.</li> </ul>
rp7834	CELLCO PARTNERSHIP	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 AMR. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•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.</li> </ul>
rp7838	DACALIO, KIMO I.	<ul style="list-style-type: none"> <li>•2019 rent was increased to \$6/acre/yr. or \$560.04. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•Approximately half of the parcel is suitable for cattle grazing (70 acres). Prior to issuance of permit, the parcel sat unused with no outside interest.</li> </ul>
rp7841	I. KITAGAWA AND COMPANY, LIMITED	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 10% over 2019 rent.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7844	DEPT. OF PUBLIC SAFETY	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•RP granted to governmental entity. Land located in conservation district. <del>Staff is contacting DPS re status of OCCL compliance.</del></li> </ul>
<del>rp7847</del>	<del>SOUZA, RICHARD AND DONNA LEE</del>	<ul style="list-style-type: none"> <li><del>•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.</del></li> <li><del>•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.</del></li> </ul>
rp7852	MAZZARINO, ERMINO	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing 2020 rent</del> <u>was increased</u> by 3% over 2019 rent.</li> <li>•No access to property from public road (steep embankment off Mamalahoa Hwy.).</li> </ul>
rp7873	HAMILTON, TRUSTEES, ROBERT EMMETT	<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,353.00. <del>Staff recommends increasing all rents in this area</del> <u>2020 rent was increased by 19% to reach</u> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7874	FINKLE, HEIDI	<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,204.35. <del>Staff recommends increasing all rents in this area to</del> <u>2020 rent was increased by 16% to reach</u> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7875	ELECTRICAL WORKERS, LOCAL 1260 BUILDING TRUST	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. <del>Staff recommends increasing all rents in this area to</del> <u>2020 rent was increased by 19% to reach</u> at least 90% of 2018 AMR or benchmark, as appropriate.</li> </ul>

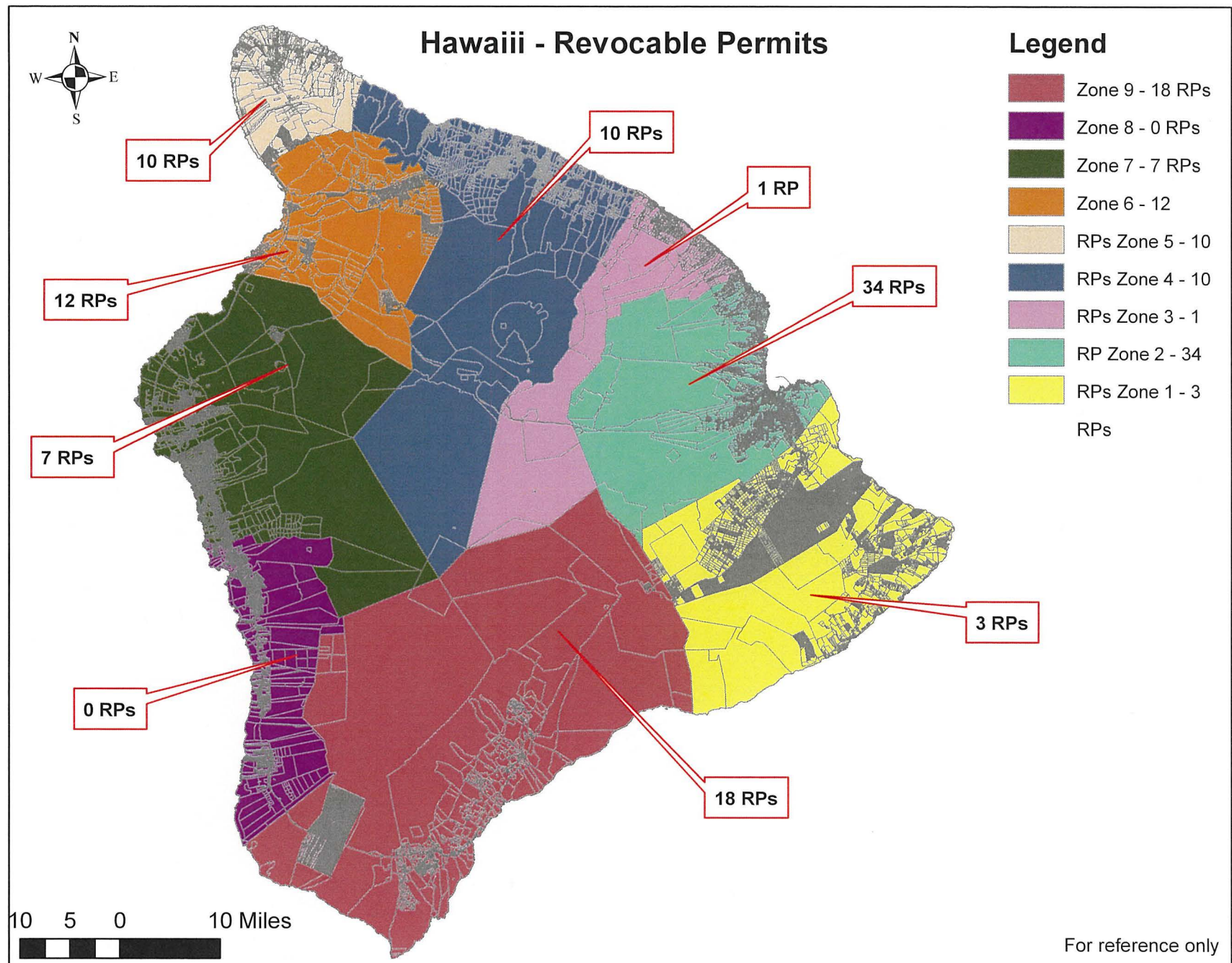
Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7876	GALLERY, CHRISTIAN	<ul style="list-style-type: none"> <li>•The 2018 AMR benchmark for this Ocean View Drive property equals \$5,650.43. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 24% <del>to reach</del> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7877	HENRY, I.C. HAUNANI	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,028.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 11% <del>to reach</del> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7878	BAYLAC, MAYA NICOLE	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$4,872.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 8% <del>to reach</del> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7884	HICKMAN, CO-TRUSTEE, RODERICK Q. AND GLORIA L. HICKMAN	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 19% <del>to reach</del> at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7885	RUDOLPH, MICHAEL F. AND DORA LEE	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$4,872.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 8% <del>to reach</del> at least 90% of 2018 AMR or benchmark, as appropriate.</li> </ul>

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7886	SARAGOSA, TERRI LYN K.	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,472.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 21% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7888	WILLOCKS, JOHN K.	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,700.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 25% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>
rp7890	ABALOS, RUEL	<ul style="list-style-type: none"> <li>•2019 rent was increased by 10% over 2018 rent, notwithstanding the 2018 AMR. <del>Staff recommends increasing the</del> 2020 rent <u>was increased</u> by 10% over <del>the</del> 2019 rent.</li> <li>•The Board approved the sale of lease at public auction at its meeting on 3/24/16, item D-5.</li> </ul>
rp7892	REEDS BAY RESORT HOTEL, LTD.	<ul style="list-style-type: none"> <li>•2019 rent was increased by 3% over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</li> <li>•Short-term disposition more appropriate until the Division is able to formulate a plan for the redevelopment of the property.</li> </ul>
rp7895	SAKAITANI, KYLE	<ul style="list-style-type: none"> <li>•The 2018 AMR for this Ocean View Drive property is \$5,325.00. <del>Staff recommends increasing all rents in this area to</del>2020 rent was increased by 19% to reach at least 90% of 2018 AMR or benchmark, as appropriate.</li> <li>•Potential future Harbor expansion makes parcel unsuitable for long-term lease.</li> </ul>



Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7905	TOWER DEVELOPMENT, INC.	<p><del>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.</del></p> <p><del>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.</del></p>
rp7912	PACIFIC WASTE, INC.	<p>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. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</p> <p>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.</p>
rp7914	OCEANFRONT 121, INC.	<p>Rent approved by the Board at its meeting of 12/14/18, Item D3, represented 3% increase over 2018 rent. <del>Staff recommends increasing</del> 2020 rent <u>was increased</u> by 3% over 2019 rent.</p> <p><del>Staff will bring a request expects to the Board before publish an RFP/RFQ by the end of 2019 for an RFQ/RFP to issue a new lease for this property (former Country Club Condominium Hotel). 2020.</del> An RP is an appropriate short-term disposition until the lease is issued. See additional discussion in Remarks section of attached submittal.</p>
<u>Rp7919</u>	<u>KIMI HOTELS, INC.</u>	<p><u>The Board approved issuance of this RP at its meeting of November 8, 2019, Item D-4 at \$3,765 per year to replace RP 3755 to Hukilau Resorts. RP 7919 commenced on January 1, 2020.</u></p>

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  
KAIHOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

August 26, 2020

*Log no. 2764*

## **MEMORANDUM**

**TO:** RUSSELL Y. TSUJI, Administrator  
Land Division

**FROM:** DAVID G. SMITH, Administrator

**SUBJECT:** Annual Renewal of Revocable Permits for Hawaii

Thank you for the opportunity to comment on Land Division's annual renewal of revocable permits (RP) for the island of Hawaii. 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 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 area encumbered by the following revocable permits be transferred in whole or in part to DOFAW.

Doc No.	TMK	Comment
RP 7476	(3) 4-1-006:002, 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 and carbon sequestration.
RP 7637	(3) 9-8-001:003, 006, 013	DOFAW is in discussion with Land Division, Kapapala Ranch and Chair Case regarding these lands and those encumbered by GL 5374. DOFAW has a very strong interest in acquiring these lands for access to the Kau and Kapapala FR, koa reforestation, hunting and public recreation opportunities. Public recreation and resource management opportunities are high on this RP and GL. Ranching 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 Hawaii.
RP 7645	(3) 9-5-013:001	This parcel is adjacent to the Kau FR. DOFAW requests a legal public easement through this TMK for "Olsen Easement" to the Ka'u 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 Land Division, Kapapala Ranch and Chair Case regarding these lands and those encumbered by GL 5374. DOFAW has a very strong interest in acquiring these lands for access to the Kau and Kapapala FR, koa reforestation, hunting and public recreation opportunities. Public recreation and resource management opportunities are high on this RP and GL. Ranching 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 Hawaii.

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 parcels 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 7685	(3) 9-5-006:001	DOFAW requests that a public access easement be established across this parcel to the Kamilo section of the Kau FR which is rich in native coastal vegetation and is also a popular public recreation area.
RP 7733		
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. We request public hunting allowances to be considered.
RP 7648	(3) 5-7-001:015	

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 access opportunities to the coast.
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Thank you again for the opportunity to review and comment of the renewal of the revocable permits being issued for the island of Hawaii. Please contact Steven Bergfeld, DOFAW Hawaii Branch Manager. at [REDACTED] or by email at [REDACTED] if you have any questions.

Signature:

Email: [REDACTED]