

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

November 12, 2021

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

Oahu 2022

Annual Renewal of Revocable Permits on the Island of Oahu. 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 November 10, 2020, the subject action is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 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 template. In accordance with these directives, staff is submitting the Oahu revocable permits, including the additional information the Board requested.

REMARKS:

The list of revocable permits for Oahu that staff recommends be renewed for 2022 is attached as Exhibit 2. The exhibit is in the table format with information that includes revocable permit number, permittee names, tax map keys, 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 the comments on the permits and comments that have occurred since the last Board action on the approval of Oahu revocable permits on October 23, 2020, under agenda Item D-10. A general location map of the revocable permits to be renewed is attached as Exhibit 4.

2016-2018

At its meeting on August 26, 2016, under Agenda Item D-11, the Board approved interim rents for the annual renewal of the revocable permits on Oahu for calendar year 2017.

Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State lands underlying revocable permits statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 31 of the 63 Oahu revocable permits. The Portfolio Appraisal Report (PAR) was completed on January 15, 2018.

2019

The Appraiser recommended increasing 2019's rents by 2-3%, depending upon demand for the properties, over those indicated in the PAR. Staff thereafter recommended setting the 2019 Oahu 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 recommendations for this category were discussed further in

the 2018 submittal.

With respect to the revocable permits in Category A, the Indicated Annual Market Rents from the PAR increased from a low of 7% to a high of 1,000%. Staff felt that immediately implementing these rents would cause some permittees to cancel their permits, resulting not only in the loss of revenue, but also forcing the Division to expend resources to maintain these lands. Staff 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 rents 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 2019 rents, or when applicable, staff followed the minimum rent policy of at least \$480 per year. Staff segregated the RP's 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 would 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 was 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. They were discussed individually in the Board action of August 23, 2019, under agenda Item D-5, Ex 2.

2021

Staff recommended no rent increases for 2021 due to the economic downturn associated with the COVID-19 pandemic but anticipated recommending increases in future years and therefore has retained the "Type" classification in Exhibit 2.

2022

For 2022, staff is continuing efforts to bring RP rents in line with market rates where applicable. Thus, based upon Appraiser's 2018 opinion that the escalation factor would be 2-3% over PAR per year, staff recommends increasing 2022 rents by 3-10% over 2021 rents when applicable. Staff segregated the RPs into the following types to set annual RP rents for 2022.

- Type 1: Where the RP was valued by PAR and the rent has since been brought to market rates, the 2022 rent was increased by 3% over the 2021 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 2021 rents, with the anticipation that rents would continue to increase per annum, until market rents are achieved.
- Type 3: RPs issued to government agencies where the rent is gratis.
- Type 4: RPs in this category involved special circumstances and did not fit within Types 1-3 above. They are discussed individually in Exhibit 2 attached.

The following revocable permits are not covered by this submittal:

RP 7915 (Resort Trust Hawaii, LLC) has some complex issues the Oahu District Land Office (ODLO) will bring to the Board separately from this renewal.

RP 7570 (Hawaii Motorsports Assn.) A joint inspection by the Army, DOFAW and LD is planned on November 24, 2021. This permit requires compliance with certain items and conditions to be verified through the site inspection. This RP will be brought to the board separately.

RP 7851 (Hines, Jacob Kaleo) ODLO plans to visit this site for alleged unauthorized subletting. When investigation is done, ODLO will bring the case to the Board, if appropriate.

RP 7900 (Benn, Co-Trustees, et al, Liana Lau and Charles) ODLO will submit a request to cancel and re-issue a new RP due to the change in ownership of the abutting property.

The following State and City & County of Honolulu agencies were consulted on this action with the results indicated:

Agency	Comment
DLNR DOFAW- Division of Forest and Wildlife	No comment by suspense date.
DLNR OCCL-Office of Conservation and Coastal Lands	See comments, exhibit 5
DLNR- State Parks	No comment by suspense date.
DLNR Historic Preservation	No comment by suspense date.
DLNR- Engineering	No comment by suspense date.
Oahu District Land Office	See remarks on submittal and exhibit 8
DLNR-Commission on Water Resource Management	No comment by suspense date.
DLNR-Div. of Conservation & Resources Enforcement	No comment by suspense date.
DHHL-Department of Hawaiian Homelands	No comment by suspense date.
DLNR-Department of Agriculture	No comment by suspense date.
Agribusiness Development Corp.	No comment by suspense date.
Office of Hawaiian Affairs	No comment by suspense date.
C&C Department of Planning and Permitting	See comments, exhibit 6
C&C Department of Facility Maintenance	No Comment by suspense date.
C&C Department of Parks and Recreation	No Comment by suspense date.
Board of Water Supply	See comments, exhibit 7.

Since the last renewal of the Oahu revocable permits on October 23, 2020, the following permits have been cancelled:

RP#	Permittee	Area (ac.)	TMK: (1)	Monthly Rent	Cancelled on	Use	Remarks
5762	Lima, Samuel & Catherine	1.247	8-5-004:034, 043,044	480.00	11/13/20	Pasture & Access	New permit issued to Catherine C. Lima and Ginger K Lima.
7855	Kamaka, Sr., Jonathan Kaholokai	0.031	9-4-049:062	1,459.00	03/12/2021	Storage	New permit issued to Jonathan Kamaka Jr.

Oahu

That the Board:

1. Declare that, after considering the potential effect of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, Hawaii Administrative Rules, this project will probably have a 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, 2022 for another one-year period through December 31, 2022 except for permits that are in arrears of rental payment for more the 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, 2022, where such adjustments will best serve the interests of the State.

Respectfully Submitted,

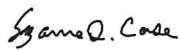


Oct 26, 2021

Michael Ferreira
Land Agent V

APPROVED FOR SUBMITTAL:

RT



Oct 28, 2021

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 Oahu.

Project / Reference No.: Not applicable.

Project Location: Various locations on the Island of Oahu.

Project Description: Renew existing revocable permits for a term of one year.

Chap. 343 Trigger(s): Use of State Land.

General exemption Type 1 In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on November 10 2020, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Type 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." Part 1 Item 44: "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 Oahu. 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

EXEMPTION NOTIFICATION

Recommendation :

That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

EXHIBIT 1

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
OAHU											
rp3954	4	AMERICAN LEGION DEPT OF HAWAII	(1) 2-3-034:001-0000	5(a)	10/11/1966	American Legion clubhouse	0.181	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> •2020 rent is \$480 2021 rent was the same. Staff recommends keeping 2022 rent the same. •The organization is a 501 (c)(19), and is not eligible for a direct lease under HRS 171 - 43, which requires 501 (c)(l) or 501 (c)(3) status. Staff does not expect the permittee can transform its organization to a 501(c)(l) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.
rp5408	4	MULLER, C. MICHAEL	(1) 4-4-001:011-A	5(b)	9/1/1977	Pier/Dock	0.016	\$ 804.00	\$ 828.12		<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2019 rent. •At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of a term, non- exclusive easement to permittee. On April 12, 2019 , item D-8, the Board approved addition easement area. • DAGS Survey Division was able to generate the easement map. Appraisal process of the requested easement has started. •Legislative and Governor's approval on the propsed easement were obtained. For now, staff recommend s renewal of the subject RP.

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

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp5557	1	YAMASHIRO, INC., ED	(1) 1-2-021:042-0000	5(b)	5/1/1978	Storage of trucks, trailers, and construction equipment	0.964	\$ 43,794.96	\$ 45,108.84	\$ 43,260.00	<ul style="list-style-type: none"> • 2020 rent was increased 10% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2021 rent. • No access to parcel from public road.
rp5563	3	CITY & COUNTY OF HONOLULU	(1) 9-2-005:014-0001	5(b)	3/4/1978	Radio comms.	0	\$ -	\$ -		<ul style="list-style-type: none"> • Gratis. • Permittee is a governmental entity. Legal Access to the subject site needs to be verified. • Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp6331	1	AOAO KAUHALE BEACH COVE	(1) 4-5-003:002-A	5(b)	4/1/1986	Pier/Dock	0.147	\$ 2,526.00	\$ 2,601.84	\$ 2,318.00	<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2021 rent. • Staff managed to get in touch with the property manager of AOAO on August 20, 2020. Situation was explained to the property manager and she would relay to the AOAO on a decision to convert RP to easement. No positive response from the property manager or the permittee regarding their desire toward conversion into a long-term disposition. Staff recommends renewal of the subject RP. • CDUP OA-600 on file with OCCL.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7018	1	GRANDE, THOMAS R.	(1) 4-1-010:016-0000	5(b)	8/1/1996	Landscaping	0.21	\$ 688.92	\$ 709.56		•2020 rent increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% of 2021 rent. •No access to property from public road makes selling the lease at public auction impracticable.
rp7188	4	DOONWOOD ENGINEERING, INC.	(1) 1-2-021:044-0000	5(b)	11/1/1999	Base yard for storage of engineering equipment	0.037	\$ 7,626.00	\$ 9,662.00	\$ 9,662.00	•2020 rent was increased 10% over the previous year. 2021 rent remained the same. Staff recommends increasing 2022 rent to the 2018 AMR. •No access to parcel from public road and lack of infrastructure.
rp7242	2	LULUKU BANANA GROWERS COOP	(1) 4-2-010:001-0000	Acq. after 8/59	9/1/2000	Cultivation of banana	190	\$ 9,765.96	\$ 10,742.52	\$ 28,500.00	•2020 rent was increased 10% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent by 10% over 2021 rent not withstanding the 2018 AMR. •Usable acreage well below the 190 acre permit area. Much of permit area slope, road, or highly vegetated. • Joint inspection by DOFAW and LD was conducted recently. Will need more time to explore the future plan in conjunction with the adjoining forest reserve.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7367	1	AOAO OF KEMOO BY THE LAKE	(1) 7-3-012:011-0000	5(b)	4/1/2004	Residential parking	0.39	\$ 1,952.04	\$ 2,010.60	\$ 1,840.00	<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019 rent . 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •Federal covenants placed on the property limit its use to parking . Staff will look into a public auction. In May 2020, the AOAO submitted an application seeking a direct lease of the land. However, staff needs to verify AOAO's non -profit status. • LD has not received any indication or positive response from the property manager or the AOAO toward conversion of the RP into a long-term disposition. Staff believes the costs associated with the easement. For example, the survey, appraisal fee could be a factor in the lack of desire from the permittee.
rp7470	1	JSR EQUIPMENT, INC.	(1) 1-2-021:036-0000	5(b)	1/1/2010	Base yard, office, and storage	1.424	\$ 48,981.00	\$ 53,879.16	\$ 52,743.00	<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019 not withstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent. •There is no access to the parcel from public road.
rp7477	4	YANAGIHARA, RAYMOND T.	(1) 4-5-006-039-0000	5(b)	1/1/2010	Home gardening	0.077	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480.00, following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •Parcel is located on Kaneohe Bay
rp7478	4	DE MAURO, JOSEPH	(1) 9-4-010:100-0000	5(b)	1/1/2010	Cultivation of banana	0.413	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •No access to parcel from public road.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7489	4	HAWAIIAN ELECTRIC CO INC	(1) 9-2-005:014-0001	5(b)	1/1/2010	Microwave communication station	0	\$ 12,308.04	\$ 12,677.28		<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •RP covers only a portion of the parcel. Legal access to the site needs to be verified. •Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp7501	4	CANSIBOG, ROBERTA	(1) 8-7-001:033-0000	5(b)	1/1/2010	Maintenance and parking of boat trailer	0.424	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480, following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •Part of the parcel is prone to intermittent flooding.
rp7514	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:046-0000	5(b)	1/1/2010	Unloading of laundry, storage of bins	0.047	\$ 1,674.96	\$ 1,725.24	\$ 1,579.00	<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •No access to parcel from public road.
rp7517	2	OLOMANA GOLF LINKS, INC.	(1) 4-1-013:012-0000	5(b)	10/1/2010	Golf course nursery operations	4.77	\$ 12,213.96	\$ 13,435.32	\$ 23,460.00	<ul style="list-style-type: none"> •2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing rent 10% over 2021 rent. •This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. Staff will sell a lease at public auction upon the expiration of gl4095 underlying the golf course.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7520	4	MIZUTA, ROBIN T.	(1) 4-1-010:049-0000	5(b)	2/1/2010	Landscaping and access to private property	0.2	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> • 2020 rent was increased to \$480, following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.
rp7560	1	MOUNT WILSON FM BROADCASTERS, INC.	(1) 3-6-004:026-0000	5(b)	7/1/2010	FM radio transmission facility	0.079	\$ 122,595.00	\$ 126,272.88	\$ 41,400.00	<ul style="list-style-type: none"> • 2020 rent was increased by 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. Permittee has taken a sandwich position on the site and collects additional revenue from the other users of the site, accordingly following CBRE's escalation opinion, a rent increase was justified in the prior year. • Land Div. manages parcel for DOFAW. Set aside to DOFAW pursuant to EO 4409, • Zoned conservation - OA 139 on file with OCCL • Zoned conservation - OA 139 on file with OCCL

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7561	1	HONOLULU POLO CLUB, INC.	(1) 4-1-009:262-0000	5(b)	11/1/2010	Polo field and youth athletic programs	34.5	\$ 8,142.00	\$ 8,386.32	\$ 7,675.00	<ul style="list-style-type: none"> •2020 rent was increased 3% , 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •ODLO staff is in communication with permittee about a long -term direct lease. The most recent communication occurred in May 2021.
rp7566	4	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	(1) 2-6-008:029-0000	5(a)	3/4/2010	Pier/Dock	0.09	\$ 494,348.40	\$ 509,178.84		<ul style="list-style-type: none"> •2020 rent was increased 3% over 2019. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements. •Zoned conservation - pier built in 1958, winch is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statute Section 183C-5.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7579	4	AUWAIOLIMU CONGREGATIONAL CHURCH	(1) 2-2-14:17,26	5(b)	6/1/2010	Church	0.199	\$ 570.96	\$ 588.12		<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019. 2021 rent remained the same. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Staff met with permittee on 5/9/18 about the steps necessary to receive a long-term direct lease. The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.
rp7587	4	KUNSTADTER, PETER	(1) 3-6-001:025-A	5(b)	5/1/2010	Pier/Dock	0.006	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019, following the minimum rent policy. 2021 rent remained the same, Staff recommends increasing 2022 rent 3% over 2021 rent. •Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7590	4	SAWINSKI, ROBERT G & RAY-JEN	(1) 4-6-022:026-A	5(b)	7/1/2010	Pier/Dock	0.004	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 over 2019 following the minimum rent policy.2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •Staff discussed conversion with the permittee. Permittee was not interested . Staff suggests keeping the present status of this RP.
rp7600	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 over 2019 following the minimum rent policy. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.
rp7601	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-8-001:054-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021. •At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7602	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-10, 4-1-25	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> • 2020 rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. At its meeting of 11/18/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.
rp7604	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> • 2020 rent was increased to \$480 over 2019 following the minimum rent policy. Staff recommends increasing 2022 rent 3% over 2021 rent. • At its meeting of 11/ 8/19 , under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7605	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-013:022-0000	5(b)	5/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 over 2019 following the minimum rent policy. 221 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting of 5/ 24/ 19, under agenda item D-7, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey Division to provide the easement map.
rp7606	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •2020 rent was increased to \$480 following the minimum rent policy. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.
rp7607	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-9-006:6, 26	5(b)	6/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> •. 2020 rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting of 11/ 8/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP . Pending HECO to provide the map and legal description of the easement area. •Zoned agriculture, conservation - OA-2807 on file with OCCL

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7643	1	SAVIO KC OPERATING COMPANY	(1) 2-3-018:045-0000	5(b)	1/1/2011	Parking for Commercial Building	0.045	\$ 8,148.00	\$ 8,392.44	\$ 7,680.00	<ul style="list-style-type: none"> • 2020 rent was increased to PAR plus 3% per year, not withstanding the 2018 AMR. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Substandard parcel size.
rp7688	4	ROSLINDALE, INC.	(1) 7-3-012:011-0000	5(b)	6/1/2011	Parking for Commercial Building	0.117	\$ 585.96	\$ 603.48		<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.
rp7714	4	FUKUSHIMA, RALPH	(1) 4-1-013:011-0000	5(b)	7/1/2011	Pasture	56.35	\$ 7,171.92	\$ 7,387.08	\$ 6,760.00	<ul style="list-style-type: none"> • 2020 rent was increased to not withstanding the 2018 AMR. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • At its meeting on 11/10 / 16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Pending the DAGS Survey Division to provide the set aside map. • Zoned agriculture, conservation, urban - OA 1871 on file with OCCL.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7717	4	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	(1) 6-8-002:017-0000	Acq. after 8/59	8/1/2011	Pasture	32.05	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> • 2020 rent was increased to \$480 following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Parcel is landlocked. DOFAW is interested in having the property set aside. • Staff will coordinate site visit by DOFAW on its plan to secure an
rp7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	(1) 1-2-021:040-0000	5(b)	8/1/2011	Base yard, including sales and rental of construction equipment	1.102	\$ 47,997.96	\$ 49,437.84	\$ 45,243.00	<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021. • No access to parcel from public road.
rp7748	2	ROBERT'S CENTRAL LAUPAHOEHOE INC.	(1) 1-2-021:041-0000	5(b)	9/1/2011	Parking of buses	1.745	\$ 57,510.96	\$ 70,110.00	\$ 70,110.00	<ul style="list-style-type: none"> • . 2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent to the 2018 AMR, an increase of about 22% over 2021 rent. • No access to parcel from public road.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7782	2	CARRILLO, ANTONE	(1) 8-7-001:029-0000	Acq. after 8/59	9/1/2011	Residential	0.4	\$ 9,903.96	\$ 9,903.96	\$ 23,400.00	•2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends leaving rent the same for 2022 over 2021 rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations. • Permittee recently contacted the staff and raised the issue about the ownership of the improvement on the premises, including additional work he has done on the property and its value on the monthly rent. He objects to any rent increase in coming years. The 2018 AMR rent reflected the value of the improvement that is no longer in serviceable condition and the justification for keeping the rent at the current level.
rp7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	(1) 1-2-021:045-0000	5(b)	8/1/2013	Storage of finished precast concrete products	0.97	\$ 31,041.96	\$ 31,973.16	\$ 29,200.00	•2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7835	1	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	(1) 1-2-021:037-0000	5(b)	8/1/2013	Storage, parking, roadway and office	0.674	\$ 19,155.96	\$ 19,730.64	\$ 18,056.00	•2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •No access to parcel from public road, parking use.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7853	2	LUM, ERNEST	(1) 9-4-049:062-0000	5(a)	3/1/2017	Storage for general contractor	0.625	\$ 35,340.96	\$ 38,875.08	\$ 39,567.00	• 2020 rent was increased by 10% over 2019 notwithstanding the 2018 AMR Staff recommends increasing 2022 rent 10% over 2021 rent. • At its meeting on 09/ 14/ 2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.
rp7856	2	KAI CONSTRUCTION HAWAII, INC.	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for general contractor	0.031	\$ 17,508.00	\$ 18,033.24	\$ 19,116.00	• 2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • At its meeting on 09/ 14/ 2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.
rp7857	2	WISNIEWSKI, JOHN	(1) 9-4-09:062-0000	5(a)	3/1/2017	Auto glass replacement business	0.032	\$ 17,773.92	\$ 19,551.36	\$ 20,790.00	• 2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent. • At its meeting on 09/ 14/ 2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7858	1	TACHIBANA PAINTING LLC	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for painting contractor	0.31	\$ 20,280.00	\$ 20,888.40	\$ 19,116.00	•2020 rent was increased 10% over 2019 . 2021 rent remained the same.Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.
rp7859	1	WISNIEWSKI, JOHN	(1) 9-4-049:062-0000	5(a)	11//2017	Auto glass replacement business	0.0167	\$ 10,254.00	\$ 11,279.40	\$ 11,269.00	•2020 rent was increased 10% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent. •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.
rp7860	2	ALFONSO, VIDAL	(1) 9-4-049:062-0000	5(a)	3/1/2017	Auto body shop	0.031	\$ 17,508.00	\$ 19,258.80	\$ 20,412.00	•2020 rent was increased 10% over the previous year. Staff recommends increasing 2022 rent 10% over 2021 rent. •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction.The renewal of the RP will give staff time to finalize the master lease document.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7883	4	HIGGINS, ROLAND AND DARALYNN	(1) 3-8-004:080, 056	5(b)	9/1/2018	Residence purposes	0.1867	\$ 3,992.88	\$ 3,992.88	\$ 18,240.00	<ul style="list-style-type: none"> • 2020 rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020's rent shall remain unchanged until a long term disposition can be decided, notwithstanding the indicated annual market rent. 2021 rent remained the same. Staff recommends keeping 2022 rent the same. • No access from public road.
rp7893	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:045-0000	5(b)	11/1/2016	Employee parking	3.53	\$ 36,889.92	\$ 37,996.56	\$ 34,772.00	<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained unchanged. Staff recommends increasing 2022 rent 3% over 2021 rent. • Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7896	4	PU'A FOUNDATION AND HUI MAHI'AI	(1) 4-1-008:por 072, 075	5(b)	11/1/2016	Community farming	7.613	\$ 516.00	\$ 531.48		<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained unchanged. Staff recommends increasing 2022 rent 3% over 2021 rent. • Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7898	1	AOAO 1942/1946 PAUOA ROAD, INC.	(1) 2-2-010:021-0000	5(b)	1/1/2017	Residential parking	0.053	\$ 1,941.00	\$ 1,999.20	\$ 1,830.00	<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • No access to parcel from public road.
rp7899	1	NAKOA, MARY	(1) 8-6-002:005-0000	5(e)	3/1/2017	Horse paddock	6.407	\$ 2,880.96	\$ 2,967.36	\$ 2,716.00	<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'iili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.
rp7907	2	SUGARLAND FARMS, INC.	(1) 9-1-16:8, (1) 9-1-18:5	Acq. after 8/59	2/1/2018	Agriculture	131.73	\$ 23,578.92	\$ 25,936.80	\$ 32,934.00	<ul style="list-style-type: none"> • 2020 rent was increased by 10% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent. • Potential for future development makes property unsuitable for long term agricultural lease.
rp7910	4	TEXIERA, RICHARD R. AND KATHLEEN V.	(1) 4-1-013:022-0000	5(b)	3/27/2018	Pasture and stabling of horses	6.86	\$ 2,040.96	\$ 2,102.16		<ul style="list-style-type: none"> • 2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • At its meeting on 11/ 10/ 16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. Pending the DAGS Survey Division to provide the set aside map.

REVOCABLE PERMIT MASTER LIST 2021

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

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2021 Annual Rent	Proposed 2022 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7928	1	LIMA, CATHERINE C. & LIMA, GINGER K.	(1)8-5-004:034,043,044	5(b)	3/1/2021	Pasture	1.247	\$ 480.00	\$ 494.40		<ul style="list-style-type: none"> New Permittee in 2021, Staff recommends increasing 2022 rent by 3% over 2021

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

Doc No.	Permittee Name	Comments re rent amount and why no long-term disposition
<u>OAHU</u>	-	-
rp3954	AMERICAN LEGION DEPT OF HAWAII	<ul style="list-style-type: none"> • 2019 rent was set at \$480 and 2020 rent <u>is \$480</u> 2021 rent was the same. <u>Staff recommends keeping 2022 rent the same.</u> • The organization is a 501 (c)(19), and is not eligible for a direct lease under <u>er</u> HRS 171- - 43, which requires 501 (c)(1) or 501 (c)(3) status. <u>Staff does not expect the permittee can transform its organization to a 501(c)(l) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.</u>
rp5408	MULLER, C. MICHAEL	<ul style="list-style-type: none"> • 2019 rent was increased 3% over the previous year and 2020 rent was increased 3% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2021 rent.</u> • At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of a term, non-exclusive easement to permittee. On April 12, 2019, item D-8, the Board approved additional <u>addition</u> easement area. • DAGS Survey is checking with <u>Division was able to generate</u> the surveyor hired by <u>easement map. Appraisal process of the permittee requested</u> <u>easement has started.</u> • <u>Legislative and Governor's approval on a map discrepancy. the proposed easement were obtained. For now, staff recommends renewal of the subject RP.</u>
rp5557	YAMASHIRO, INC., ED	<ul style="list-style-type: none"> • 2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2021 rent.</u> • No access to parcel from public road.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp5563	CITY & COUNTY OF HONOLULU	<ul style="list-style-type: none"> •Gratis. •Permittee is a governmental entity. Legal Access to the subject site needs to be verified. • Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp6331	AOAO KAUAHALE BEACH COVE	<ul style="list-style-type: none"> •20192020 rent was increased 10 3% over 2019 rent. 2021 rent remained the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion. same. Staff has not had success recommends increasing 2022 rent by 3% over 2021 rent. •Staff managed to get in contacting touch with the AOA's Board. A follow-up letter is being prepared for the property manager of AOA regarding converting on August 20, 2020. Situation was explained to the property manager and she would relay to the AOA on a decision to convert RP to an easement. No positive response from the property manager or the permittee regarding their desire toward conversion into a long-term disposition. Staff recommends renewal of the subject RP. •CDUP OA-600 on file with OCCL.
rp7018	GRANDE, THOMAS R.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% of 2021 rent. •No access to property from public road. Annual rental makes selling the lease at public auction impracticable.
rp7188	DOONWOOD ENGINEERING, INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019the previous year. 2021 rent remained the same. Staff recommends increasing 2022 rent to 2018 AMR over 2021 rent. •No access to parcel from public road and lack of infrastructure.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7242	LULUKU BANANA GROWERS COOP	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent by 10% over 2021 rent not withstanding the 2018 AMR.</u> •Usable acreage well below the 190-acre permit area. Much of permit area slope, road, or highly vegetated. •ODLO to work with. <u>Joint inspection by DOFAW on the long term planning for and LD was conducted recently. Will need more time to explore the permit area future plan</u> in conjunction with the adjoining forest reserve. •Zoned agriculture, conservation - OA:616; 1748; 2143; & 3611 on file with OCCL
rp7367	AOAO OF KEMOO BY THE LAKE	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% over 2019 rent. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion over 2021 rent.</u> •Federal covenants placed on the property limit its use to parking. Staff will look into a public auction. A letter is being prepared to the AOAO regarding a possible conversion to a lease. <u>In May 2020, the AOAO submitted an application seeking a direct lease of the land. However, staff needs to verify AOAO's non -profit status.</u> •<u>LD has not received any indication or positive response from the property manager or the AOAO toward conversion of the RP into a long-term disposition. Staff believes the costs associated with the easement. For example, the survey, appraisal fee could be a factor in the lack of desire from the permittee.</u>

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7470	JSR EQUIPMENT, INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased <u>3% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2019.</u> •<u>2021 rent.</u> •There is no access to the parcel from public road.
rp7477	YANAGIHARA, RAYMOND T.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480.00, following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Parcel is located on Kaneohe Bay with no access from public road.
rp7478	DE MAURO, JOSEPH	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480.00 following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •No access to parcel from public road.
rp7489	HAWAIIAN ELECTRIC CO INC	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •RP covers only a portion of the parcel. Legal access to the site needs to be verified. •Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp7501	CANSIBOG, ROBERTA	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480, following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Part of the parcel is prone to intermittent flooding.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7514	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR, plus 3% over 2019 rent. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion over 2021 rent.</u> •No access to parcel from public road.
rp7517	OLOMANA GOLF LINKS, INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019. <u>not withstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent.</u> •This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. Staff will sell a lease at public auction upon the expiration of gl4095 underlying the golf course.
rp7520	MIZUTA, ROBIN T.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480, following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners<u>landowners</u>. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.
rp7560	MOUNT WILSON FM BROADCASTERS, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased by 3% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> Permittee has taken a sandwich position on the site and collects additional revenue from the other users of the site, accordingly, following CBRE's escalation opinion, a rent increase was justified in the prior year. •Land Div. manages parcel for DOFAW. Set aside to DOFAW pursuant to EO 4409. •Zoned conservation - OA 139 on file with OCCL

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7561	HONOLULU POLO CLUB, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to 2018 PAR plus 3% per year, compounded annually, following CBRE's escalation opinion3% , <u>2021 rent remained the same.</u> <u>Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •ODLO staff is in communication with permittee about a long-term direct lease. -The most recent communication occurred in May 2019<u>2021</u>.
rp7566	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased by 3% over 2019. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements. •Zoned conservation - pier built in 1958, winch is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statutes<u>Statute</u> Section 183C-5.
rp7579	AUWAIOLIMU CONGREGATIONAL CHURCH	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019. <u>2021 rent remained the same. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> • Staff met with permittee on 5/9/18 about the steps necessary to receive a long-term direct lease. The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7587	KUNSTADTER, PETER	<p>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>3% over 2019</u>, following the minimum rent policy. <u>2021 rent remained the same, Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.</p>
rp7590	SAWINSKI, ROBERT G & RAY-JEN	<p>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Staff discussed conversion with the permittee. -Permittee was not interested. Staff suggests keeping the present status of this RP.</p>
rp7600	HAWAIIAN ELECTRIC COMPANY, INC.	<p>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. <u>2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.</p>
rp7601	HAWAIIAN ELECTRIC COMPANY, INC.	<p>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021.</u> •At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.</p>

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7602	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. •2021 rent remained the same. Staff plans to submit a request for <u>recommends increasing 2022 rent 3% over 2021 rent.</u> At its meeting of <u>11/18/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement in September 2019 Board meeting for utility purposes to replace the subject RP.</u> Pending <u>applicant's submission of map and legal description of the easement area.</u>
rp7604	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. •Staff plans to submit a request for <u>recommends increasing 2022 rent 3% over 2021 rent.</u> •<u>At its meeting of 11/ 8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement in September 2019 Board meeting. for utility purposes to replace the subject RP.</u> Pending <u>applicant's submission of map and legal description of the easement area.</u>
rp7605	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. •2021 <u>rent remained the same.</u> Staff is currently working with permittee and <u>recommends increasing 2022 rent 3% over 2021 rent.</u> •<u>At its meeting of 5/ 24/ 19, under agenda item D-7, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP.</u> Pending <u>the DAGS Survey on Division to provide the easement map discrepancies.</u> Following the resolution of the map discrepancies, staff will procure an appraisal.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7606	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased<u>incr eased</u> to \$480 following the minimum rent policy. –2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.
rp7607	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 <u>over 2019</u> following the minimum rent policy. •<u>2021 rent remained the same.</u> Staff plans to submit a request for <u>recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting of 11/ 8/19, under agenda item D-13, the Board approved issuance of <u>perpetual non-exclusive</u> easement in September 2019 Board meeting. <u>for utility purposes to replace the subject RP. Pending HECO to provide the map and legal description of the easement area.</u> •Zoned agriculture, conservation - OA-2807 on file with OCCL
rp7643	SAVIO KC OPERATING COMPANY	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion. <u>notwithstanding the 2018 AMR. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Substandard parcel size.
rp7688	ROSLINDALE, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7714	FUKUSHIMA, RALPH	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus notwithstanding the 2018 AMR. <u>2021 remained the same.</u> Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion. <u>over 2021 rent.</u> •At its meeting on 11/10// 16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Staff will continue working with <u>Pending the DAGS Survey Division to provide</u> the DOA on- set aside <u>map.</u> •Zoned agriculture, conservation, urban - OA 1871 on file with OCCL.
rp7717	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy. <u>2021 rent remained the same.</u> Staff recommends increasing 2022 rent 3% <u>over 2021 rent.</u> •Parcel is landlocked. DOFAW is interested in having the property set aside. • <u>Staff will coordinate site visit by DOFAW on its plan to secure an access easement over the subject permit area.</u>
rp7725	PESTANA CORP. DBA BOB'S EQUIPMENT	<ul style="list-style-type: none"> •2019 2020 rent was increased 3% over <u>2019 rent.</u> <u>2021 rent remained</u> the previous year. 2020 rent was increased to PAR plus same. Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion. <u>over 2021 rent.</u> •<u>No access to parcel from public road.</u>
rp7748	ROBERT'S CENTRAL LAUPAHOEHOE INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019. <u>notwithstanding the 2018 AMR.</u> <u>2021 rent remained the same.</u> Staff recommends increasing 2022 rent to the 2018 AMR, <u>an increase of about 22% over 2021 rent.</u> •No access to parcel from public road.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7782	CARRILLO, ANTONE	<p>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</p> <p>•The subject parcel was leased to Antone Pereira from 1947 [GL3197] until the lease expired in 1968. Mr. Pereira became permit holder [RP 5273] until his death in 1989, and then his wife became the permittee [RP6691]. Mrs. Pereira died in 2004 and her grandson is now the permittee. ODLO does not recommend transferring the subject parcel to another government agency, cancelling the RP, or auctioning a long term lease.</p> <p><u>•2020 rent was increased 10% over 2019 notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends leaving rent the same for 2022 over 2021.</u></p> <p><u>•RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations. •</u></p> <p><u>Permittee recently contacted the staff and raised the issue about the ownership of the improvement on the premises, including additional work he has done on the property and its value on the monthly rent. He objects to any rent increase in coming years. The 2018 AMR rent reflected the value of the improvement that is no longer in a serviceable condition and justification for keeping the rent at the current level in coming years.</u></p>
rp7832	PRECAST, INC. AND RAYLYNN REBAR, LLC	<p>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% over 2019. 2021 rent remained the same.</p> <p><u>Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion over 2021 rent.</u></p> <p><u>•RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</u></p>

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7835	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% over 2019. <u>2021 rent remained the same.</u> <u>Staff recommends increasing 2022 rent 3% per year, compounded annually, following CBRE's escalation opinion.</u> <u>over 2021 rent.</u> •No access to parcel from public road, parking use.
rp7851	HINES, JACOB KALEO	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019. •Substandard lot size.
rp7853	LUM, ERNEST	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019. <u>notwithstanding the 2018 AMR Staff recommends increasing 2022 rent 10% over 2021 rent.</u> •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <u>AG recently approved the</u> auction. Staff plans to return to the Board packet. Planning for some amendments of the prior approval before putting up the public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize the <u>of</u> master lease document. <u>in 2021.</u>
rp7855	KAMAKA, SR., JONATHAN KAHOLOKAI	<ul style="list-style-type: none"> •Rent follows rent for RP7856, which has the same permit area. —•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to the Board for some amendments of the prior approval before putting up the public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize the master lease document. Staff is in communication with Permittee regarding signing the RP.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7856	KAI CONSTRUCTION HAWAII, INC.	<p>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019- <u>notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting on 09/_14/2018 201 8, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to the Board<u>AG recently approved the auction packet.</u> <u>Planning for some amendments of the prior approval before putting up the</u> public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize the of master lease document in 2021.</p>
rp7857	WISNIEWSKI, JOHN	<p>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019- <u>notwithstanding the 2018 AMR. 2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent.</u> •At its meeting on 09/_14/_2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to the Board<u>AG recently approved the auction packet.</u> Planning for some amendments of the prior approval before putting up the public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize the of master lease document in 2021.</p>
rp7858	TACHIBANA PAINTING LLC	<p>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019- <u>. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a mastermast er lease at public auction. Staff plans to return to<u>AG recently approved the Board</u><u>auction packet.</u> <u>Planning for some amendments of the prior approval before putting up the</u> public auction which is anticipated to happen of master lease in</p>

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

		2021. The renewal of the RP will give staff time to finalize the master lease document.
rp7859	WISNIEWSKI, JOHN	<ul style="list-style-type: none"> • 2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019. • <u>2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent.</u> • At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to AG recently approved the Board auction packet. Planning for some amendments of the prior approval before putting up the public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize <u>the of</u> master lease document. <u>in 2021.</u>
rp7860	ALFONSO, VIDAL	<ul style="list-style-type: none"> • 2019<u>2020</u> rent was increased 10% over the previous year. 2020<u>Staff recommends increasing 2022</u> rent was increased by 10% over 2019<u>2021</u> rent. • At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to the Board for some amendments of the prior approval before putting up the public auction which is anticipated to happen in 2021. The renewal of the RP will give staff time to finalize the master lease document.
rp7883	HIGGINS, ROLAND AND DARALYNN	<ul style="list-style-type: none"> • 2019<u>2020</u> rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020<u>2020's</u> rent shall remain unchanged until a long-term disposition can be decided, notwithstanding the indicated annual market rent. <u>2021 rent remained the same. Staff recommends keeping 2022 rent the same.</u> • No access from public road.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7893	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% over 2019 rent. <u>2021 rent remained unchanged. Staff recommends increasing 2022 rent 3% per year, comounded annually, following CBRE's escalation opinion over 2021 rent.</u> •Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7896	PU'A FOUNDATION AND HUI MAHI'AI	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. •2020 rent was increased 3% over 2019 <u>rent. 2021 rent remained unchanged. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.
rp7898	AOAO 1942/1946 PAUOA ROAD, INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, comounded annually, following CBRE's escalation opinion. <u>over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •No access to parcel from public road.
rp7899	NAKOA, MARY	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, comounded annually, following CBRE's escalation opinion. <u>over 2019 rent. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'ili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.
rp7900	BENN, CO-TRUSTEES, ET AL, LIANA LAU AND CHARLES	<ul style="list-style-type: none"> •The 2019 rent is based on rent of an adjacent RP, which the Board previously approved as part of the 2018 Oahu RP renewal. 2020 rent was increased 10% over 2019. •No access to parcel from public road.

2022 Oahu (County of Honolulu) Revocable Permit Renewals Comparison with 2021

rp7907	SUGARLAND FARMS, INC.	<ul style="list-style-type: none"> •2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 10% over 2021 rent.</u> •Potential for future development makes property unsuitable for long term agricultural lease.
rp7910	TEXIERA, RICHARD R. AND KATHLEEN V.	<ul style="list-style-type: none"> •2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019. <u>2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent.</u> •At its meeting on 11/_10/_16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. <u>Pending the DAGS Survey Division to provide the set aside map.</u>
<u>rp7928</u>	<u>LIMA, CATHERINE C. & LIMA, GINGER K.</u>	<ul style="list-style-type: none"> • <u>New Permittee in 2021, Staff recommends increasing 2022 rent by 3% over 2021</u>

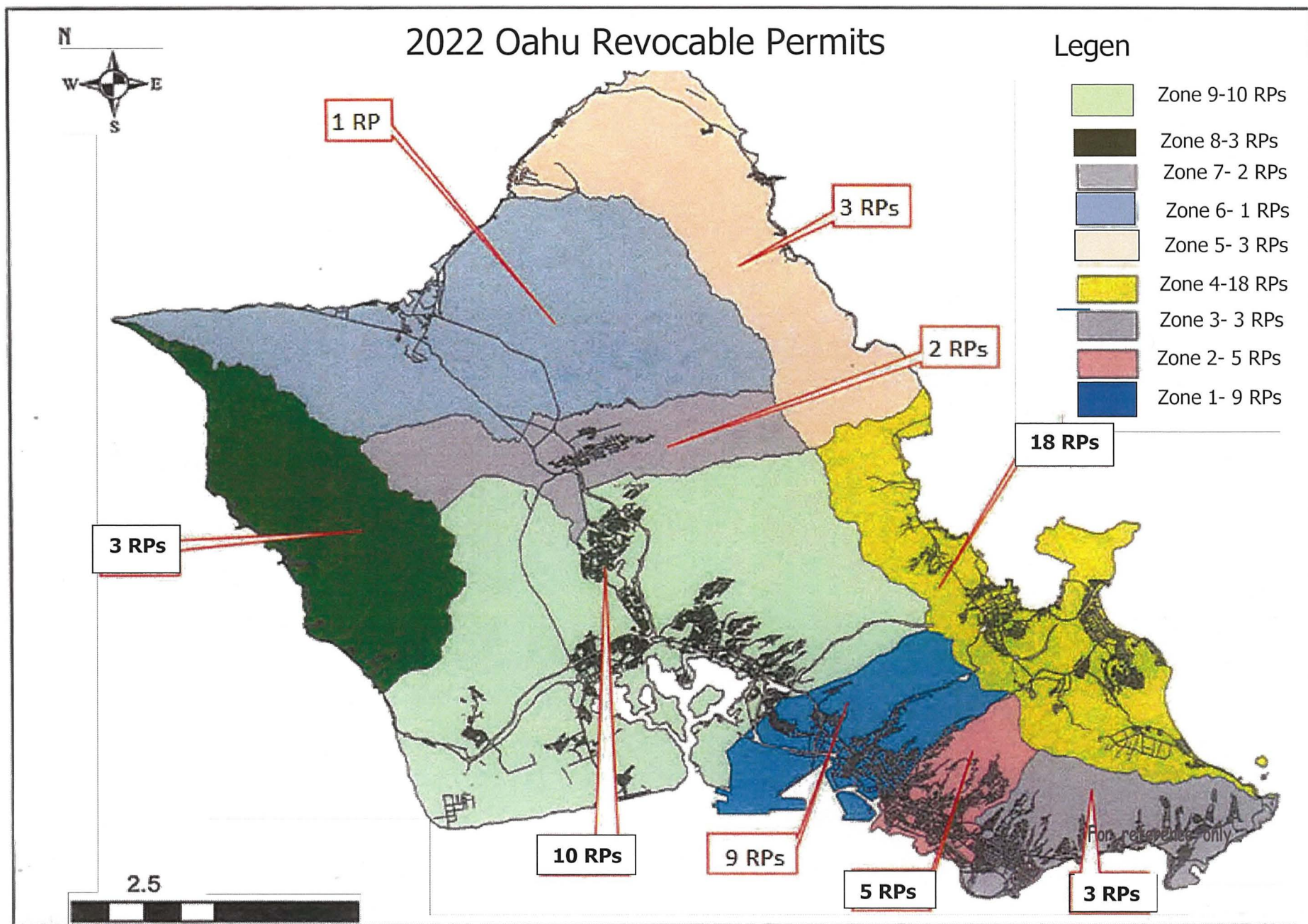
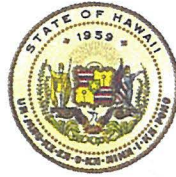


EXHIBIT 4

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 19, 2021

OFFICE OF CONSERVATION
AND COASTAL LANDS

2021 AUG 19 P 4:58

DEPT OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

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
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Annual RP Renewal-
Oahu 2022

MEMORANDUM

TO: **State Agencies:**
x DLNR-Forestry & Wildlife
x DLNR-State Parks
x DLNR-Engineering
x DLNR-Historic Preservation
x DLNR-Conservation and Coastal Lands
x DLNR-Commission on Water Resource Management
x DLNR-Oahu District Land Office
x Department of Hawaiian Home Lands
x Office of Hawaiian Affairs
x Department of Agriculture

Honolulu County Agencies:
x Planning Department
x Department of Public Parks
x Department of Water Supply

FROM: Michael Ferreira, Land Agent V *MF*

SUBJECT: Request for Comments: 2022 Annual Renewal of Revocable Permits
for the County of Honolulu

LOCATION: Honolulu County, Tax Map Key: Various parcels of State Land

APPLICANT: Department of Land and Natural Resources, Land Division

Transmitted for your review and comment is a draft Board submittal of the above referenced request involving State lands. We would appreciate your comments on this application. Please submit any comments by September 10, 2021. If no response is received by this date, we will assume that you have no comments. If you have any questions about this request, please contact me at my office at 587-0421, or email Michael.H.Ferreira@hawaii.gov. Thank you.

Enclosure

*see memo
attached*

- () We have no objections.
() We have no comments.
(x) Comments are attached.

Signed: *MF/C*

EXHIBIT 5

DAVID Y. IGE
GOVERNOR OF
HAWAII



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
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Correspondence: KA-20-52

AUG 28 2019

MEMORANDUM:

TO: Russel Tsuji, Administrator
Land Division

FROM: Samuel Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: Request for Comments: 2020 Annual Renewal of Revocable Permits

We have periodically been receiving requests for comments on the annual renewal of revocable permits (RP) from various islands. It appears that based on our prior responses to some of your district offices, lessees are beginning to write to us seeking our input. In many cases, the RP holder does not have any Conservation District Use authorization and has little knowledge of who we are or what we do. For the time being we are operating under the assumption that the land uses taking place on these lands are non-conforming land uses. Otherwise they would be considered **unauthorized**.

In some cases, such as on the island of Kauai, there are agricultural RPs in the Protective Subzone. Agriculture is not an identified use in the Protective subzone and is prohibited unless it predates the establishment of the Conservation District is 1964. We are concerned that the holders of the RPs do not understand that there are restrictions on the use of these lands and that they must contact OCCL prior to conducting new land uses or changing land uses.

Thus, while it is was a good idea to run the RPs by OCCL prior to reissuance of the RPs we see little use in reviewing these blanket RP packages in the future because we are not being given any additional details in these packages other than what we initially said.

As Land Division now has information from our office regarding your RPs based on prior correspondences from us, we ask that you work directly with RP holders operating on Conservation District land and continue to inform them of the requirement that they

EXHIBIT 5

consult with OCCL prior to conducting new or different uses of the land. They can then write to us and we can try to help them.

I am trying to avoid a situation in which RP holders believe that consulting with Land Division on new, different, or expanded lands uses is enough for purposes of complying with Conservation District regulations.

Mahalo

C: Chairperson

EXHIBIT 5

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

September 10, 2021

2021/ELOG-1666(ST)

Mr. Michael H. Ferreira
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

RECEIVED
LAND DIVISION
2021 SEP 13 AM 11:31
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Dear Mr. Ferreira:

SUBJECT: Zoning Inquiry
2022 Annual Renewal of Revocable Permits
Various Locations - Oahu

This responds to your memorandum, received on August 19, 2021, regarding the renewal of 55 revocable permits on State-owned or submerged lands located at various locations throughout Oahu. We generally have no objections to the renewal of the revocable permits. However, the Department of Planning and Permitting (DPP) notes that some of the existing uses are nonconforming and if expanded or changed to another use, may require additional permits be obtained as noted below:

Nonconforming Uses

Revocable Permit Number (No.)	Tax Map Key	Comment
No. 3954: American Legion	2-3-0343: 001	Non-conforming meeting facility in the A-2 Medium Density Apartment. The expansion or change in use may require a Conditional Use Permit (CUP).
No. 7018: Thomas R. Grande	4-1-010: 016	Construction of structures in this Country District require building permits.
No. 7367: Kemoo by the Lake	7-3-012: 011	The expansion of this parking lot or significant improvements in the R-5 Residential District may require obtaining CUP for off-site parking.
No. 7570: Hawaii Motorsports Association, Inc.	5-8-002: 002	The DPP has no records for the outdoor recreation facility in the AG-2 General

EXHIBIT 6

Revocable Permit Number (No.)	Tax Map Key	Comment
		Agricultural District. Construction or expansion would require a CUP.
No. 7579: Auwailimu Congregational Church	2-2-014: 017, 026	Nonconforming meeting facility in the R-5 Residential District. Expansion or change in use may require a CUP.
No. 7688: Roslindale, Inc.	7-3-012: 011	Significant change and improvements to the off-site parking in the R-5 Residential District may require that a CUP.

Nonconforming Use in the Special Management Area

Revocable Permit No.	Tax Map Key	Comment
No. 5557: Yamashiro, Inc.	1-2-021: 042	This baseyard, trucking and storage use is nonconforming within the I-2 Intensive Industrial District. Major expansion or new construction require a Special Management Area (SMA) permit.
No. 7188: Doonwood Engineering, Inc.	1-2-021: 044	New construction will require a SMA permit.
No. 7470: JSR Equipment, Inc.	1-2-021: 036	New construction or expansion may require a SMA permit.
No. 7477: Raymond Yanagihara	4-5-006: 039	New construction will require an SMA permit; if within 40 feet of the shoreline, will also need approval of a Shoreline Setback Variance (SV).
No. 7514: United Laundry Services, Inc.	1-2-021: 046	New construction or expansion may require a SMA permit.
No. 7725: Pestana Corp. dba Bob's Equipment	1-2-021: 040	New construction or expansion may require a SMA permit.
No. 7748: Robert's Central Laupahoehoe, Inc.	1-2-021: 041	New construction or expansion may require a SMA permit.
No. 7832: Precast, Inc. and Raylynn Rebar, LLC.	1-2-021: 045	New construction or expansion may require a SMA permit.
No. 7835: Harry & Jeanette Weinberg, Foundation Inc.	1-2-021: 037	New construction may require a SMA permit.
No. 7893: United Laundry Services, Inc.	1-2-021: 045	New construction or expansion may require a SMA permit.

Mr. Michael Ferreira
September 10, 2021
Page 2

Nonconforming Use in the Shoreline Setback Area

Revocable Permit No.	Tax Map Key	Comment
No. 5408: Michael Mueller	4-1-001: 011	Should improvement or expansion of the abutment of the dock or seawall, mauka of the shoreline be required, a SV may be required.
No. 6331: Kauhale Beach Cove	4-5-003: 002	Should improvements or expansion of the dock, mauka of the shoreline be desired, a SV may be required.
No. 7587: Peter Kunstadter	3-6-001: 025	Should improvement or expansion of dock mauka of the shoreline be desired, a SV may be required.
No. 7590: Robert G. and Ray-Jen Sawinski	4-6-022: 026	Should improvement or expansion of the dock mauka of the shoreline be desired, a SV may be required.

Should you have any questions regarding this letter, please contact Steve Tagawa at 768-8024.

Very truly yours,

FOR 
Dean Uchida
Director

EXHIBIT 6

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



September 8, 2021

RICK BLANGIARDI, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
RAY C. SOON
MAX J. SWORD
NA'ALEHU ANTHONY

JADE T. BUTAY, Ex-Officio
ROGER BABCOCK, Jr., Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *elle*

Mr. Michael H. Ferreira
Land Agent V
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Ferreira:

Subject: Your Memorandum Dated August 19, 2021, Regarding Request for
Comments: 2022 Annual Renewal of Revocable Permits for the County of
Honolulu, Reference No. Annual RP Renewal-Oahu 2022

RECEIVED
LAND DIVISION
2021 SEP 14 AM 11:09
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Please accept our apologies for the delay in our response. Thank you for your patience.

We reviewed the list of revocable permits. The majority do not affect any facilities or assets of the Board of Water Supply (BWS). But, on those that do, we offer the following comments:

1. rp5563 to City & County of Honolulu. The Tax Map Key (TMK) provided for this revocable permit – (1) 9-2-005:014-0001 – does not appear to exist. Please confirm the tax map key so we can determine if it affects BWS.
2. rp6331 to AOA O Kauhale Beach Cove, TMK 4-5-003:002. Renewal of this permit should be subject to waterline easements granted to BWS. BWS has an 8-inch waterline that passes through the parcel.
3. rp7520 to Robin T. Mizuta, TMK 4-1-010:049. Renewal of this permit should be subject to a water easement to be granted to BWS for an existing 2-inch waterline that passes through the parcel. BWS will make a separate request to your department for the granting of the easement.
4. rp7602 and rp7604 to Hawaiian Electric Company, Inc. (HECO), TMKs 4-1-10 and 4-1-025. As noted in the BWS response to a memorandum from your department dated August 20, 2019, regarding the Grant of Perpetual, Non-

EXHIBIT 7

Mr. Ferreira
September 8, 2021
Page 2

Exclusive Easements for Utility Purposes and Cancellation of Revocable Permits No. S-7602, S-7604 and S-7607 (see attached), several easements were set aside to BWS by Executive Order 1423 in 1951 that are affected by these revocable permits. Thus, renewal of these permits should be subject to these existing BWS easements.

5. rp7898 to AOA 1942/1946 Pauoa Road Inc., and rp7900 to Benn, Co-Trustees, Et. Al. Liana Lau and Charles, TMK 2-2-010:021. Renewal of these permits should be subject to a water pipeline easement granted to BWS, directly across from Bates Street and a utility and access easements that passes through the parcel. BWS has a 16-inch waterline within this utility and access easement.

If you have any questions, please contact Larry Thomas of our Land Division at 748-5916.

Very truly yours,



ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

Attachment

EXHIBIT 7

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com




October 31, 2019

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
KAY C. MATSUI
RAY C. SOON
MAX J. SWORD

ROSS S. SASAMURA, Ex-Officio
JADE T. BUTAY, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer 

Ms. Darlene Bryant-Takamatsu
Land Agent
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Ms. Bryant-Takamatsu:

Subject: Your Memorandum Dated August 20, 2019, Regarding Grant of Perpetual, Non-Exclusive Easement for Utility Purposes and Cancellation of Revocable Permits No. S-7602, S-7604 and S-7607, Ref. No. 19OD-097

Please accept our apologies for not responding by your deadline of September 20, 2019 regarding the above proposed action.

We have reviewed the areas the existing revocable permits (RP) cover and where grants of easements are being proposed, and offer the following comments:

1. RP 7602 includes areas along Waikupunaha Street between Kumuhau Street and Kakaina Street, and along Kumuhau Street between Waikupunaha and the parcel bearing Tax Map Key (TMK) 4-1-018:024 that coincides with Easements 1 and 1-A that were set aside to the Board of Water Supply (BWS) by Executive Order (EO) 1423 dated March 27, 1951. If these areas are to be included in the proposed grant of utility easement to Hawaiian Electric Company, Inc. (HECO) and Hawaiian Telcom, Inc. (HawTel), BWS will require that the grant be subject to said Easements 1 and 1-A, as necessary.
2. RP 7604 involves the use of the parcel bearing TMK 4-1-035:011, that coincides with a portion of Easement 2 set aside to BWS by EO 1423. If this parcel is to be included in the proposed grant of utility easement to HECO and HawTel, BWS will require that the grant be subject to said portion of Easement 2, as necessary.

Attached is a copy of EO 1423 and maps showing the areas noted above for your reference.

EXHIBIT 7

Ms. Bryant-Takamatsu
October 31, 2019
Page 2

If you have any questions, please contact Mike Matsuo of our Land Division at 748-5951.

Very truly yours,



ERNEST V. W. LAU, P.E.
Manager and Chief Engineer

Attachments

MM: mm

Refers to 19-1143 (LN-1313)

EXHIBIT 7



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 18, 2021

MEMORANDUM

TO: Michael Ferreira, Land Agent V

FROM: Barry Cheung, Oahu District Land Office *Barry Cheung*

SUBJECT: Request for Comments: 2022 Annual Renewal of Revocable Permits for Oahu

This memo supersedes my previous memo dated September 13, 2021. Below are the responses toward the list of revocable permits planned to be renewed by the Board.

RP3954

- Permittee is not a government agency. The type of RP is more appropriately classified as Type 4 as explained in the definition on page 4 of the submittal.
- No objection to maintain at the present annual rental level of \$480.

RP5408

- Upon receipt of further information from the permittee's surveyor recently, DAGS Survey Division was able to generate the easement map. Appraisal process of the requested easement has started.
- Legislative and Governor's approval on the proposed easement were obtained.

RP6331

- No positive response from the property manager or the permittee regarding their desire toward conversion into a long-term disposition. No objection to maintain the status quo.

RP7242

- Joint site inspection by DOFAW and LD was conducted recently. Will need more time to explore the future plan. No objection to renew the RP.

RP7367

- Similar to RP6331, we did not receive any indication or positive response from the property manager or the AOA toward conversion of the RP into a long-term disposition. Staff believes the costs associated with the easement, for example, survey,

appraisal fee, consideration could be a factor in the lack of desire from the permittee. No objection to renew the RP.

RP7517

- Please remove this case from the renewal case as it is in delinquency over 60 days. Staff will bring the case to the Board, either termination or renewal under separate cover.

RP7570

- Please remove this case from the renewal. A joint site inspection by Army, DOFAW, and LD is planned on November 24, 2021. This permit also requires compliance for certain items/conditions. The upcoming site inspection intends to verify the compliance.

RP7717

- Staff will coordinate site visit by DOFAW on its plan to secure an access easement over the subject permit area. No objection to renew the RP at this moment.

RP7851

- Please remove this case from the renewal list. ODLO plans to visit this site for alleged unauthorized subletting. When the investigation is done, ODLO will bring the case to the Board, if appropriate.

RP7883

- This RP is noted as Type 5 on the draft submittal. Should be it be Type 4?

RP7900

- Please remove this RP from the renewal list as ODLO will submit a request to cancel and re-issue a new RP due to the change in ownership of the abutting property.

For RPs not listed above, we do not have any objection toward the proposed renewal. Please feel free to contact us at 587-0430 if you have any questions. Thank you.