

**APPROVED WITH
AMENDMENTS
AT ITS BOARD MEETING
HELD
ON JULY 11, 2025**

JOSH GREEN, M.D.
GOVERNOR | KE KIA ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA**

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
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

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

Audio Link: <https://files.hawaii.gov/dlnr/meeting/audio/Audio-LNR-250613.m4a>

Date: June 13, 2025

Time: 9:00 AM

Place: DLNR Boardroom, Kalanimoku Bldg.
1151 Punchbowl Street, 1st floor/ & Online via Zoom

MEMBERS

Dawn Chang
Doreen Canto
Vernon Char
Riley Smith
Karen Ono
Kaiwi Yoon (Absent)
Aimee Barnes (Absent)
Colin Lau, Deputy Attorney General

STAFF

Meghan Statts, DOBOR Administrator
Richard Howard, DOBOR
Alexandra Hastings, DOBOR
Finn McCall, DOBOR
Michael Cain, OCCL Administrator
Sheri Mann, DOFAW
Ian Hirokawa, Acting Land Administrator
Barry Cheung, Land
Rebecca Anderson, Land
Candace Martin, Land
Ebony V. Butihi, Land

00:00:20 Chair Chang was not present for the start of the meeting; Member Smith called the meeting to order. The contested case standard statement was read, and Roll Call of the Members conducted.

00:06:10

ITEM A-1

Approval of May 23, 2025 Summary Minutes

Amendment: The Board amended the Summary Minutes by including the name of the Deputy Attorney General for that meeting, correcting the Member Barnes' attendance, and amending the recommendation for Item J-1 by stating that the installation of a new ice machine is recommended but not required.

00:06:27 **To Approve Summary Minutes as Amended**
MOTION (Ono, Canto)

ITEM A-1

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00:08:09 **PASSED**
VOTE 4 – Unanimous (Smith, Char, Canto, Ono)

00:08:21

ITEM J-1

Issuance of an Eleemosynary Lease by Direct Negotiation to E Ala Voyaging Academy, a certified tax exempt 501(c)(3) organization, for Storing and Maintaining the Voyaging Canoe E Ala as well as Engaging in Educational Activities that include Polynesian Navigation and Hawaiian Cultural Practices; in Waianae Small Boat Harbor, Waianae-Kai, Waianae, Oahu, Hawaii, Tax Map Key: (1) 8-5-002: portion of 044; and

Declare the Project Exempt from Preparation of an Environmental Assessment under Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200.1, Hawaii Administrative Rules.

Amendment: Amend the rent consideration from \$100.00 a month to \$40.00 a month, which is consistent with what the Board has approved with other 501(c)(3) organization rents.

Amend the term of the lease from 20-years to 30-years conditioned on the applicant submitting reports on a 10-year basis.

Comments: Member Ono recommended approving the 30-year lease with the understanding that the organization would return to the Board in 10 years to provide a progress report. This report would cover both the organization's overall development and the current condition of the facility. Board proposed establishing a reporting system to ensure the academy documents and submits updates on repairs and maintenance conducted on the Hālau Wa'a.

00:30:07 **To Approve Staff Recommendation as Amended**
MOTION (Char, Canto)

00:30:43 **PASSED**
VOTE 4 – Unanimous

00:32:15

ITEM K-1

Conservation District Use Application (CDUA) OA-3961 for the Maunalua Bay Boat Launch Ramp Facility Improvements and Maintenance Dredging Project by the Division of Boating and Ocean Recreation Located at Maunalua Bay, Honolulu, Oahu, Tax Map Key No.s (TMKs): (1) 3-9-007:011, 032, & 034 and seaward.

00:46:00 **To Approve Staff Recommendation as Submitted**

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MOTION (Char, Ono)

00:46:17 **PASSED**
VOTE 4 – Unanimous

00:47:22 Chair Chang entered the meeting.

00:47:48
ITEM E-1

Approval to Continue Revocable Permit SP0002, to Hui Maka'āinana o Makana, for Management of Reservation System for Collection of Parking and Entry Fees, Shuttle Services and Resource Enhancement, Hā'ena State Park, Kaua'i, Hawai'i, Tax Map Keys: (4) 5-9-001:022 portion and (4) 5-9-008:001 portion.

01:00:11 **To Approve Staff Recommendation as Submitted**
MOTION (Ono, Smith)

01:00:27 **PASSED**
VOTE 5 – Unanimous (Chang, Smith, Char, Canto, Ono)

01:01:44
ITEM D-11

Sale of Remnant to Kekoa Wiliama Kaluhiwa and Cheryl Lee Yoshiko Kaluhiwa, Trustees of the Kekoa Wiliama Kaluhiwa and Cheryl Lee Yoshiko Kaluhiwa Revocable Trust under that certain unrecorded Trust Agreement dated April 30, 2010, Kaneohe, Koolaupoko, Oahu, Tax Map Key: (1) 4-5-044: portion of 042.

01:09:10 **To Approve Staff Recommendation as Submitted**
MOTION (Char, Ono)

01:09:21 **PASSED**
VOTE 5 – Unanimous

01:09:34
ITEM D-15

Issuance of Right-of-Entry Permit for Five (5) Days to Oahu Hawaiian Canoe Racing Association Hawaii for the Duke Kahanamoku Men's Long Distance Canoe Race to Take Place on One Day Each Year in August 2025, 2026, 2027, 2028, and 2029, at Waikiki, Honolulu, Oahu, Tax Map Key: (1) 2-3-037: portion of 021.

Amendment: The Board amended Condition 2 as follows:

2. Authorize the issuance of ~~a~~five separate right-of-entry permits to Oahu Hawaiian Canoe Racing Association Hawaii

covering the subject area for the Duke Kahanamoku Men's Canoe Race under the terms and conditions cited above, which are by reference incorporated herein and further subject to the following:

- a. Payment of the rental amount of \$150.00 for each year's request stated above;*

01:24:32 **To Approve Staff Recommendation as Amended**
MOTION (Char, Ono)

01:25:20 **PASSED**
VOTE 5 – Unanimous

01:26:08 The Board recessed for a 5-minute break.
01:36:44 The Board returned from the recess.

01:36:53
ITEM D-12 Consent to Sublease, General Lease No. S-5805, Waikiki Community Center, Sublessor, to Hawaiian Community Assets, Inc., Aina Momona, and Waikiki Community Preschool, Sublessees, Waikiki, Honolulu, Oahu, Tax Map Key: (I) 2- 6-025:008.

01:48:42 **To Approve Staff Recommendation as Submitted**
MOTION (Char, Ono)

01:48:51 **PASSED**
VOTE 5 – Unanimous

01:49:05
ITEM D-1 Issuance of Right-of-Entry Permit to the Young Men's Christian Association of Kauai on behalf of the Kauai Bodyboarding Association for Bodyboarding Contest Purposes; Shipwrecks Beach (Keoniloa Beach), Poipu, Koloa, Kauai, Tax Map Key: (4) 2-9-001: seaward of 001.

01:49:59 **To Approve Staff Recommendation as Submitted**
MOTION (Ono, Smith)

01:50:08 **PASSED**
VOTE 5 – Unanimous

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01:50:12

ITEM D-2 Cancellation of Revocable Permit No. S-7964 to Bill DeCosta for Intensive Agriculture Purposes, Hanapepe, Waimea, Kauai, Tax Map Keys: (4) 1-9-012:005 and 037

02:07:56 **To Approve Staff Recommendation as Submitted**
MOTION (Ono, Smith)

02:08:18 **PASSED**
VOTE 5 – Unanimous

02:09:00

ITEM D-3 Rescind Prior Board Action as of October 12, 2001, Agenda Item D-4, and Amended on October 23, 2020, Agenda Item D-3, *Approval of Sale of Lease at Public Auction for Business/Commercial Purposes*; Set Aside to the Division of Forestry and Wildlife for Office and Storage Purposes; Lot 88-A and 88-B-1, Hanapepe Town Lots, 1st Series, Hanapepe, Waimea, Kauai, Tax Map Key: (4) 1-9-005:049.

02:10:43 **To Approve Staff Recommendation as Submitted**
MOTION (Ono, Smith)

02:10:59 **PASSED**
VOTE 5 – Unanimous

02:15:10 Member Canto left the room.

02:13:15

ITEM D-4 Amend Prior Board Action of January 10, 2025, Item D-2, *Consent to Assign Land Office Deed No. S-28,120, Gary W. Rodrigues and John S. Rodrigues, Assignors to Wendell B. Bandman, Assignee, Kapaa Homesteads, 3rd Series, Kawaihau, Kauai, Tax Map Key: (4) 4-6-32: Por. 22.*

Amend Land Office Deed (LOD) No. S- 28120, to allow the easement to “Run with the Land” and to be assignable without the prior written consent from the Board of Land and Natural Resources.

The purpose of this amendment is to correct the Tax Map Key number (TMK) for the land that the easement shall run with and inures to the benefit of the private property identified as TMK (4) 4-6-032:042 and not TMK (4) 4-6-032:025.

This amendment shall also consider the request for an after-the-fact consent to assignment of LOD No. S-28120 as follows:

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1. From Gary W. Rodrigues and John S. Rodrigues, Assignors, to Gary W. Rodrigues, Assignee;
2. From Gary W. Rodrigues, Assignor, to Gary W. Rodrigues, Trustee of the Revocable Living Trust of Gary Wayne Rodrigues, Assignee;
3. From Gary W. Rodrigues, Trustee of the Revocable Living Trust of Gary Wayne Rodrigues, Assignor, to Shelly L. Rodrigues and Tani G. Oloso, Trustees of the Irrevocable Rodrigues Family Trust, as Assignees; and
4. From Shelly L. Rodrigues and Tani G. Oloso, Trustees of the Irrevocable Rodrigues Family Trust, as Assignors to Wendell B. Bandman, Assignee

02:16:01 **To Approve Staff Recommendation as Submitted**
MOTION (Ono, Smith)

02:16:17 **PASSED**
VOTE 4 – Ayes (Char, Chang, Ono, Smith)
 1 – Absent (Canto)

02:18:20 Member Canto returned to the meeting.

02:16:22
ITEM D-5

After-the-Fact Consent to Sublease under General Lease No. S-4312, Gary J. and Karen Rubio, Lessee, to Western Integrated Technologies, LLC and Royden's Auto Service, LLC, Sublessees, Hilo Industrial Lots, Pohaku Street Section, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-058:026.

Amendment: The consent to the subleases shall be limited to the current lease term expiring on June 29, 2025.

02:27:25 **To Approve Staff Recommendation as Amended**
MOTION (Smith, Canto)

02:27:42 **PASSED**
VOTE 5 – Unanimous

02:27:54
ITEM D-6

Approval of a Development Agreement for a 25-Year Extension of Lease Term Effective June 30, 2025 to June 29, 2050, General Lease No. S-4312, Gary J. Rubio and Karen L. Rubio, Lessee; Authorize the Chairperson to Approve and Execute a Lease Extension for General Lease No. S-4312, Gary J. Rubio and

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Karen L. Rubio, Lessee; Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-058:026.

02:41:57 **To Approve Staff Recommendation as Submitted**
MOTION (Smith, Canto)

02:42:28 **PASSED**
VOTE 4 – Ayes (Canto, Chang, Ono, Smith)
 1 – Abstain (Char)

02:42:58
ITEM D-7

Approval of a Development Agreement for a 25-Year Extension of Lease Term Effective June 23, 2025, to June 22, 2050, General Lease No. S-4307, CQ Pacific LLC, Lessee; Authorize the Chairperson to Approve and Execute a Lease Extension for General Lease No. S-4307, CQ Pacific LLC, Lessee; Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-058:003.

02:49:36 **To Approve Staff Recommendation as Submitted**
MOTION (Smith, Canto)

02:50:15 **PASSED**
VOTE 4 – Ayes (Canto, Chang, Ono, Smith)
 1 – Abstain (Char)

02:50:33
ITEM D-8

Approval of a Development Agreement for a 25-Year Extension of Lease Term Effective June 23, 2025, to June 22, 2050, General Lease No. S-4308, KAR Property, LLC, Lessee; Authorize the Chairperson to Approve and Execute a Lease Extension for General Lease No. S-4308, KAR Property, LLC, Lessee; Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-058:002.

02:52:04 **To Approve Staff Recommendation as Submitted**
MOTION (Smith, Canto)

02:52:21 **PASSED**
VOTE 4 – Ayes (Canto, Chang, Ono, Smith)
 1 – Abstain (Char)

02:52:38
ITEM D-9

Issuance of a Revocable Permit to Wesco Distribution, Inc., for General Industrial Uses Allowed Under the Current County of Hawaii Zoning Code Purposes, Lot 6, Hilo Industrial Development, Pohaku Street Section, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-2-058:032

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03:07:15 **To Approve Staff Recommendation as Submitted**
MOTION (Smith, Canto)

03:07:25 **PASSED**
VOTE 5 – Unanimous

03:08:06

ITEM D-10 Issuance of Right-of-Entry Permit to MC&A, Inc., for One-Day Team Building Event Purposes, Kihei, Maui; TMK: (2) 3-8-013: Seaward of 011.

03:11:43 **To Approve Staff Recommendation as Submitted**
MOTION (Canto, Smith)

03:11:54 **PASSED**
VOTE 5 – Unanimous

03:12:03

ITEM D-13 Issuance of Right-of-Entry Permit for One (1) Day to Waikiki Roughwater Swim Committee, Inc. for the 52nd Annual Waikiki Roughwater Swim Finish Line Area on September 1, 2025, at Waikiki, Honolulu, Oahu, Tax Map Key: (1) 2-3-037: portion of 021.

Amendment: The Board amended Condition 2a as follows:

b. Payment of the rental amount of \$100.00 ~~stated above~~;

03:16:46 **To Approve Staff Recommendation as Amended**
MOTION (Char, Ono)

03:17:08 **PASSED**
VOTE 5 – Unanimous

03:17:17

ITEM D-16 Issuance of Perpetual, Non-Exclusive Easement for Water Pipeline Purposes and Issuance of Construction Right-of-Entry to State Department of Transportation, Harbors Division; Sand Island, Honolulu, Oahu, Tax Map Key: (1) 1-5-041: por. of 005 and por. of 022.

03:18:26 **To Approve Staff Recommendation as Submitted**
MOTION (Char, Ono)

03:18:34 **PASSED**
VOTE 5 – Unanimous

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03:18:51 There being no further business, Chair Chang adjourned the meeting.

Respectfully Submitted:

Reeana Wright

Acting Land Board Secretary

Approved for Submittal:



Dawn N.S. Chang, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources