

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

December 12, 2025

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

PSF No.: 24HD-121

Hawaii

**Issuance of a Revocable Permit to Hamakua Land and Cattle,  
LLC for Pasture Purposes, Kawainui, South Hilo, Hawaii, Tax Map  
Key: (3) 2-7-007:005.**

APPLICANT:

Hamakua Land and Cattle, LLC, a Hawaii limited liability company.

LEGAL REFERENCE:

Sections 171-13 and -55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands at Kawainui, Hilo, Hawaii, Tax Map  
Key: (3) 2-7-007:005, as shown on the attached maps labeled  
**Exhibit A.**

AREA:

191 acres, more or less.

ZONING:

State Land Use District: Agriculture, Conservation  
County of Hawaii CZO: A-20a; agriculture 20 acre minimum.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution:

Yes, prior Onomea Sugar Company

CURRENT USE STATUS:

Vacant and unencumbered.

CHARACTER OF USE:

Pasture purposes.

COMMENCEMENT DATE:

First day of the month as determined by the Chairperson.

MONTHLY RENTAL:

\$235.57 a month (\$2,826.80 annual).

COLLATERAL SECURITY DEPOSIT FOR REVOCABLE PERMIT:

Twice the monthly rental, at \$471.13.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rule Sections 11-200.1-16 and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1 that states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing," and Part 1, Item #44 that states, "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing." The proposed action is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

The proposed action will not result in any changes to the current use of the property. The property has been in long term use for pasture purposes and those uses will continue under the proposed action. There are no known adverse impacts to the property that have resulted from prior pasture use, therefore no adverse impacts are expected to occur because of the proposed action. Furthermore, since this is pasture area, it is not a sensitive environment.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>   </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>   </u>
Applicant in good standing confirmed:	YES <u>X</u>	NO <u>   </u>

JUSTIFICATION FOR REVOCABLE PERMIT:

Lack of known legal access to the subject property makes it unsuitable for a public auction lease. All borders of subject property, except for the eastern border, are surrounded by streams within deep ravines. The eastern bordering property is owned by Richard E. Alderson Intervivos Trust and is the only viable access to subject property.

A Revocable Permit (RP), temporary use of subject property, is justified here as a flexible land stewardship tool that will reduce the costs for land management and mitigate potential activities, such as trespassing, illegal dumping, illegal activity, fires, and invasive species control. An RP here will also promote fencing, posting and maintaining signage, meat production for the community, and generate revenue for the State.

PUBLIC TRUST ANALYSIS:

The proposed action requires the Board to balance competing public trust uses. If the proposed action is not approved, the Department may use the property for forest reserve purposes. This would provide for public use, access and recreation on the property consistent with the provision of land for public use, a public trust purpose specified in Section 5(f) of the Admissions Act. In addition, designating the property for forest reserve would also allow for watershed management to conserve water resources for public trust uses such as domestic use. These activities would also be in support of a clean, healthful environment.

However, the Board also has a duty to promote diversified agriculture pursuant to Article XI, Section 3 of the Hawaii State Constitution:

The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands.

Additionally, the use of public lands for the development of farm and home ownership on as widespread a basis as possible is also a public trust purpose under Section 5(f) of the Admissions Act. The proposed action supports the long-term viability and security of local agricultural operations. It also allows for the local production of food, supporting the goal of food sustainability and food security for Hawaii. It may also

translate into lower prices for consumers when meat and produce does not have to be shipped to Hawaii from outside of the state.

Ultimately, staff defers to the Board to determine which public trust use should be prioritized in this instance, which is noted in the Recommendations section.

## REMARKS:

### Background:

Subject property was previously encumbered by Revocable Permit No. 460 from January 1, 1950 to June 30, 1950 and subsequently by General Lease No. S-3586, February 1, 1960 to December 31, 1989, to Onomea Sugar Company, for sugarcane growing purposes.

Most recently, the subject property was encumbered by Revocable Permit No. S-7735 (RP S-7735) to Kulana Foods, Ltd for pasture purposes, from August 24, 2011 to December 31, 2018, when it was cancelled by Permittee. Subject property has remained unencumbered since the cancellation of RP S-7735.

### Access to Subject Property:

Hamakua Land and Cattle, LLC (Applicant) seeks to add subject property to its cattle ranching operations. Applicant will access subject property through a neighboring property at its eastern border owned by the Richard E. Alderson Intervivos Trust, as shown on Subject Property Borders map labeled **Exhibit B**. Applicant is owned and operated by Richard E. Alderson who is the sole grantor, trustee, and beneficiary of the Richard E. Alderson Intervivos Trust.

### Applicant Experience:

The Applicant has been in the business of cattle ranching and management for over 19 years and currently owns/manages approximately 450 acres with approximately 250 head of cattle.

### Applicant Requirements:

Applicant is required to improve the subject property with the repair of existing fencing around the entire premises and new fencing along the entry gate area. Repairs and new fencing will be done with 5-strand cattle fencing at an estimated cost of \$5,000.

Since Waiaama Stream is a conservation area, Applicant shall obtain approvals from the Office of Conservation and Coastal Lands as well as the Commission on Water Resource Management and provide the Hawaii

District Land Office with copies of the approvals before proceeding with any water system improvements. Failure to do so will subject Applicant to review and possible Revocable Permit cancellation.

Applicant will also remove, monitor and manage invasive plants and animals on subject property as needed.

Subject Property Rental Valuation:

In determining a lease rent valuation for subject property, Staff looked at the annual renewal of revocable permits for Hawaii Island, approved by the Board meeting on October 11, 2024, under item D-2, see yellow highlighted RP/GL. Staff also reviewed current long term leases with valuations determined by an actual appraisal, see blue highlighted RP/GL.

For the most relevant valuation, Staff only considered properties in the approximate area and of the approximate size of subject property. In addition, Staff only reviewed properties on the eastern side of the island that generally share similar weather, environment, and soil conditions, consisting of zones 2 through 5, see attached Comparable Properties Zone Map labeled **Exhibit C**. Finally, staff only considered properties that were 50 to 250 acres in size. Given the above parameters, Staff identified 12 comparable properties, listed in the chart below:

RP/GL	Zone	TMK	Char. of Use	Area	Annual Rent	Rent/Acre (Val. Date)
RP 7959	2	(3) 2-3-030:001 (3) 2-3-032:001	Pasture	89.080	990.00	11.11 (2024)
GL 5543	2	(3) 2-4-006:012,013 (3) 2-4-007:037	Pasture	196.930	3,500.00	17.77 (2017)
GL 5324	2	(3) 2-4-004:012,013, 021,022	Pasture	119.694	4,000.00	33.42 (2023)
RP 7476	4	(3) 4-1-006:002,004	Pasture	228.000	1,403.88	6.16 (2024)
RP 7696	4	(3) 4-1-004:031	Pasture	65.570	887.64	13.54 (2024)
RP 7747	4	(3) 4-5-001:007,013	Pasture	163.550	1,234.08	7.55 (2024)
RP 7440	5	(3) 5-5-007:009	Pasture	134.860	3,367.08	24.97 (2024)
RP 7649	5	(3) 5-8-002:003	Pasture	191.350	2,328.60	12.17 (2024)
RP 7650	5	(3) 5-8-002:005	Pasture	107.000	779.64	7.29 (2024)
RP 7660	5	(3) 5-7-001:009	Pasture	152.290	779.64	5.12 (2024)
RP 7827	5	(3) 5-6-001:001	Pasture	231.080	1,259.64	5.45 (2024)
GL 5330	5	(3) 5-5-003:013,014, 019	Pasture	157.315	5,200.00	33.05 (2023)

Paying particular attention to rental valuations determined by an actual appraisal, staff determined the rental cost per acre for each property. Staff then determined the average rental cost per acre for all 12 comparable properties at \$14.80. Utilizing this valuation multiplied by the subject

properties 191 acres, resulted in an annual rental valuation (\$14.80 X 191) of \$2,826.80 or \$235.57 per month.

Request for Comments:

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

Agency	Response/Comments
State of Hawaii	
Commission on Water Resource Management (CWRM)	No Response by suspense date
Department of Agriculture (DAG)	No Response by suspense date
Department of Hawaiian Home Lands (DHHL)	No Response by suspense date
Division of Forestry & Wildlife (DOFAW)	No Objections
Office of Conservation and Coastal Lands (OCCL)	No Objections, however, OCCL requires consult for any proposed uses in Conservation District
Office of Hawaiian Affairs (OHA)	No Objections
County of Hawaii	
Planning Department	No Comments

Applicant's proposed use is allowable under County zoning and Land use Commission (LUC) designation areas.

Staff is not aware of any other applicants requesting subject property.

The proposed use has continued since early 1950 and will continue. Such use has resulted in no known significant impacts, whether immediate or cumulative, to the natural, environmental and/or cultural resources in the area. As such, staff believes that the proposed use would involve negligible or no expansion or change in use of the subject area beyond that previously existing.

Applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

RECOMMENDATION: That the Board:

1. Determine that the proposed revocable permit is consistent with the public trust.

2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, the proposed action will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.
3. Based on the testimony and facts presented, find that approving the revocable permit, under the conditions and rent set forth herein, would serve the best interests of the State.
4. Authorize the issuance of a revocable permit to Hamakua Land and Cattle, LLC, for the purposes and under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
  - a. The standard terms and conditions of the most current revocable permit form, as may be amended from time to time;
  - b. Review and approval by the Department of the Attorney General; and
  - c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



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Pua Ishibashi  
Land Agent

*CMM*

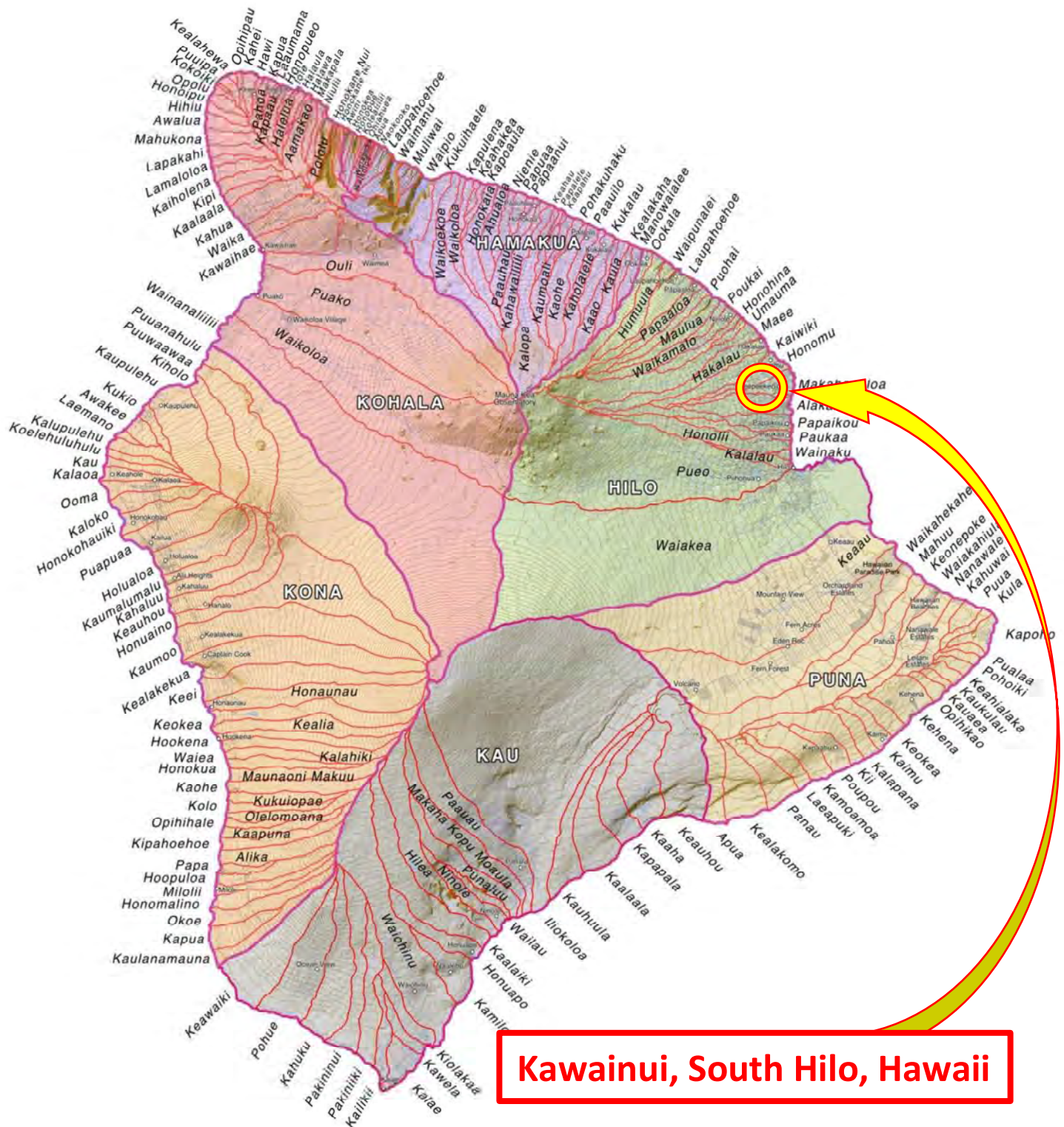
APPROVED FOR SUBMITTAL:



Dawn N. S. Chang  
Chairperson

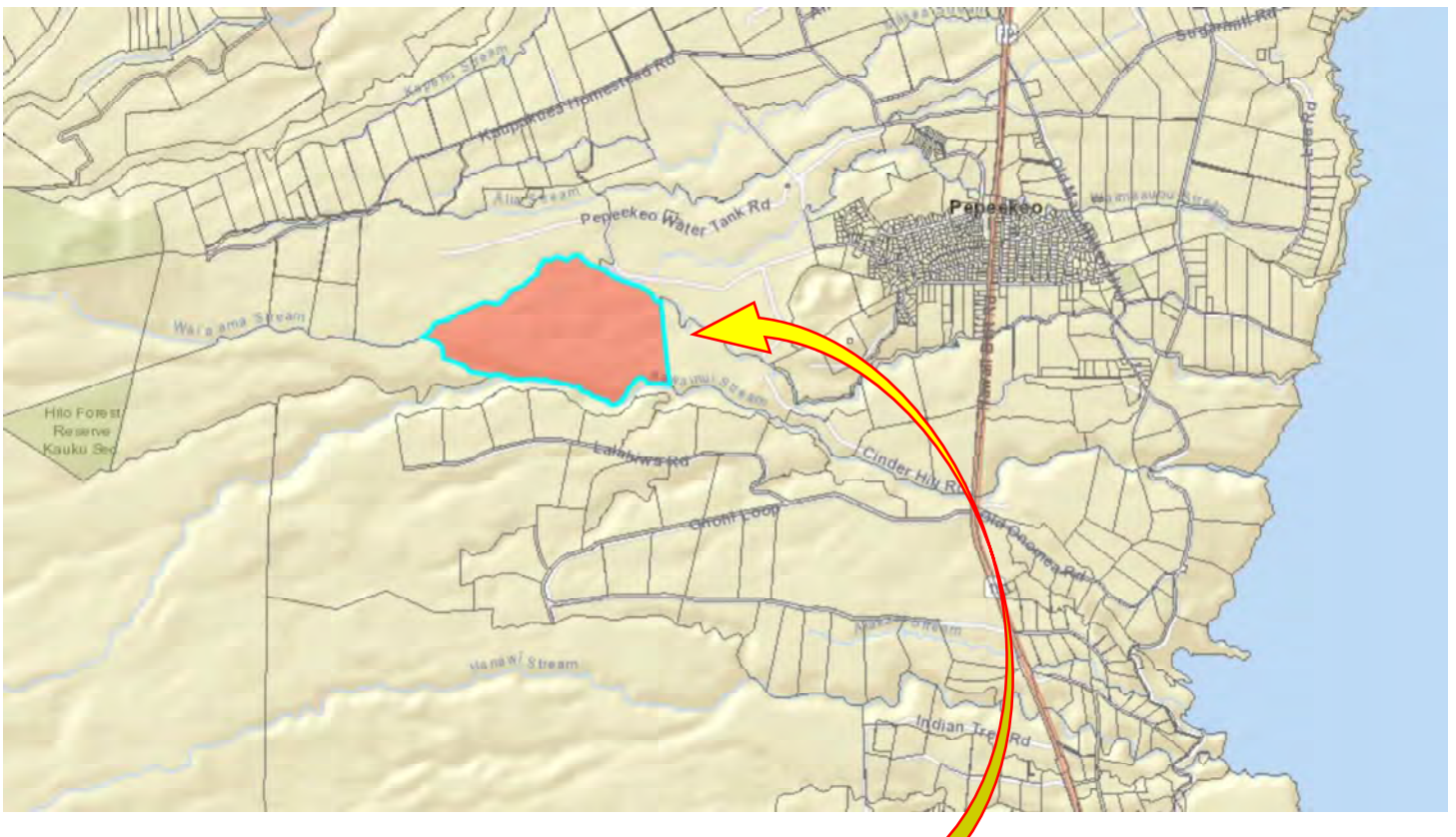


# EXHIBIT A





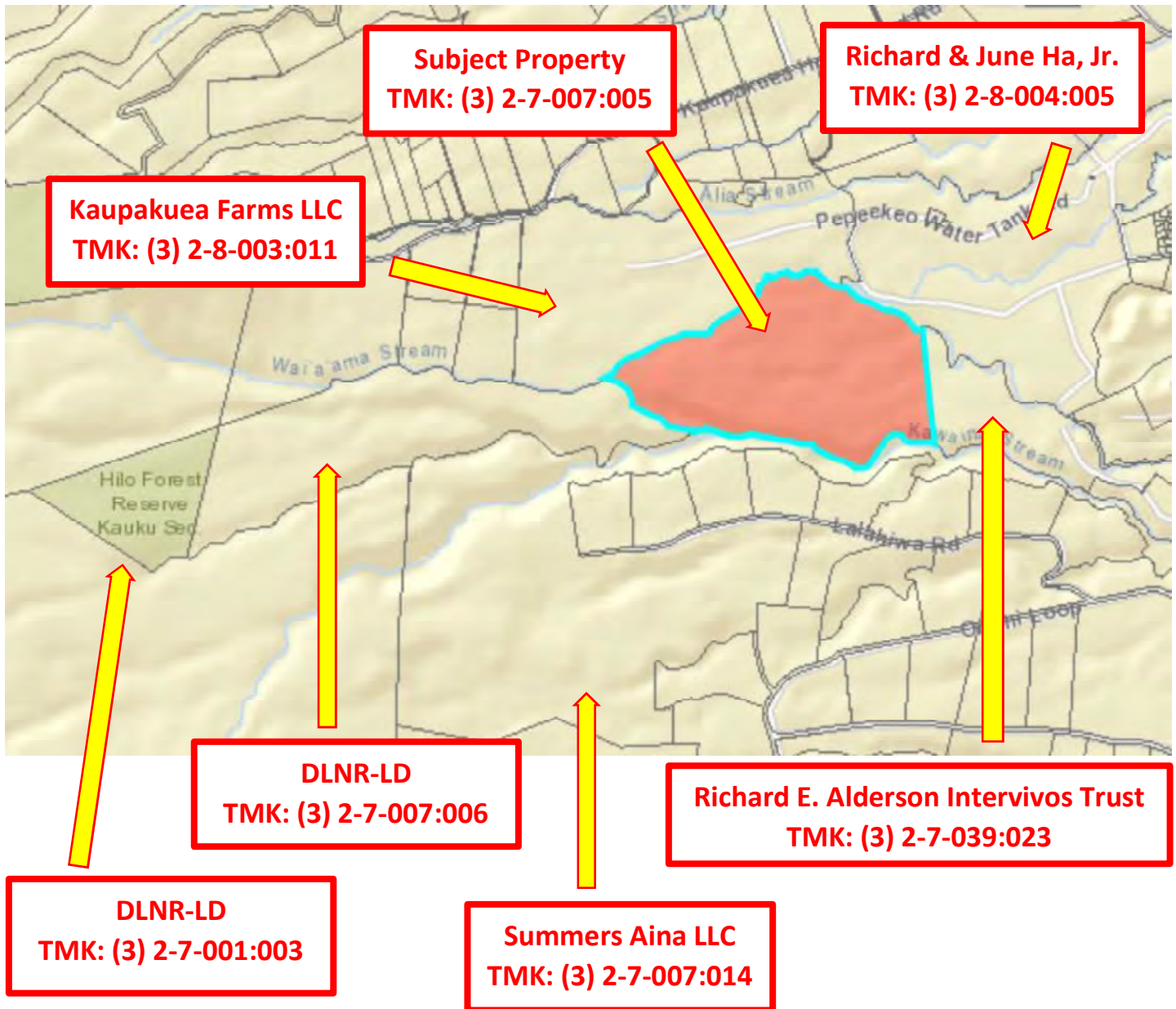
## EXHIBIT A



**Tax Map Key: (3) 2-7-007:005**

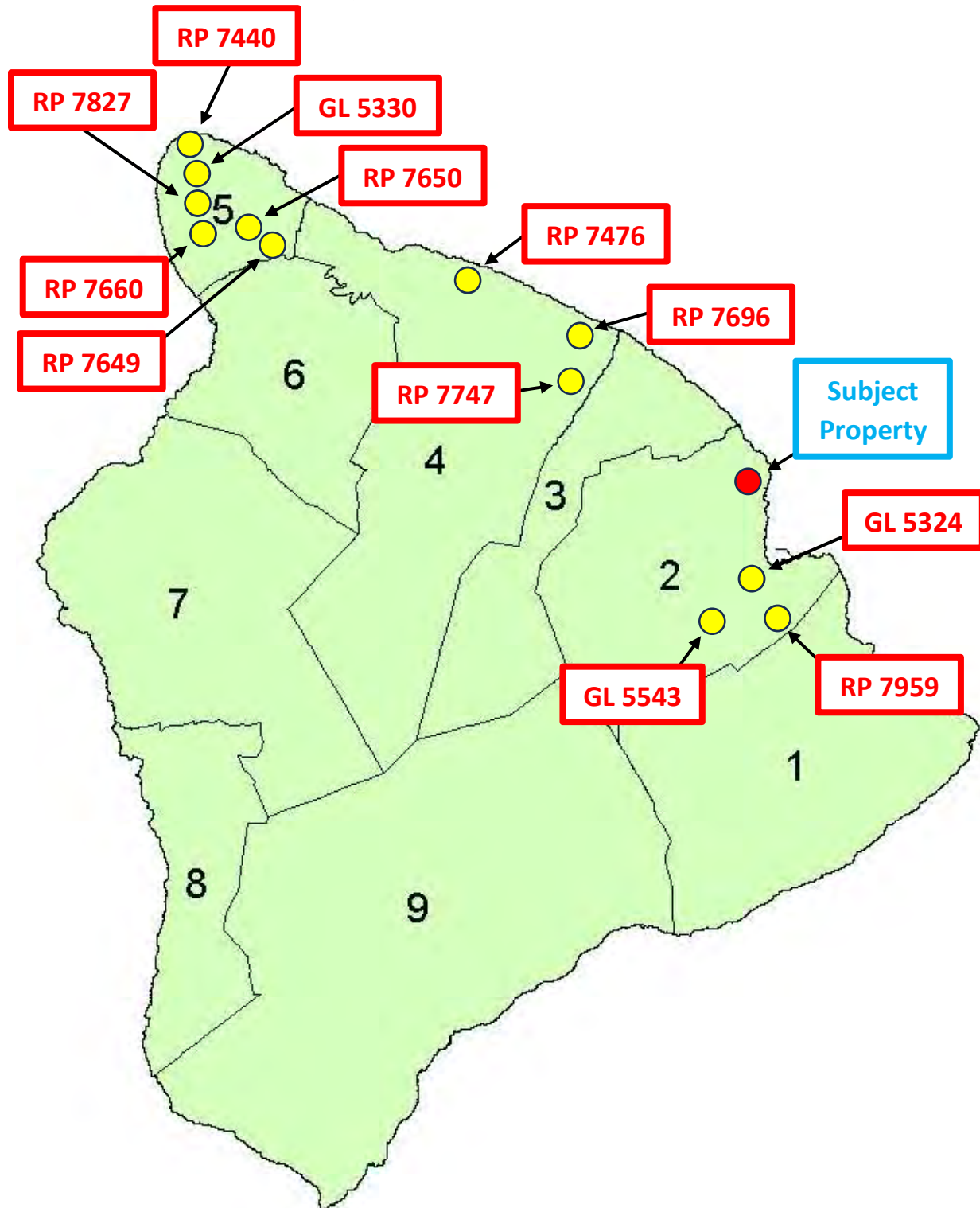
## EXHIBIT B

### Subject Property Borders



## EXHIBIT C

Comparable Properties Zone Map



Yellow dots represent 12 comparable properties  
Note: Dot locations are approximate