

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
Creative Industries Divisions
Honolulu, Hawaii 96813

DTS: 202511091638IC

November 21, 2025

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

OAHU

Consent to Revocable Permit between the Department of Business, Economic Development and Tourism and Bumper Productions LLC over Portions of Lands under Governor's Executive Order No. 4097, Honolulu, Oahu, Tax Map Key (1) 3-1-042:portion of 009.

CONTROLLING AGENCY (of subject executive order):

Department of Business, Economic Development and Tourism (DBEDT)

APPLICANT (requesting permit):

Bumper Productions LLC, a Delaware limited liability company

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended (HRS)

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: R-10

TRUST LAND STATUS:

Acquired after Statehood (i.e., non-ceded)

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

ITEM M-1

CURRENT USE STATUS:

Governor's Executive Order No. 4097 to Department of Business, Economic Development and Tourism, under the control and management of the Hawaii Film Office, for Film Studio and Related Purposes.

PERMIT TERMS & CONDITIONS:

LOCATION:

State Film Studio facility situated at Honolulu, Oahu, identified by Tax Map Key: (1) 3-1-042:portion of 009, as shown on the attached map labeled Exhibit A.

AREA:

7.422 acres, more or less.

CHARACTER OF USE:

Film studio use and activities related to the production of a streaming series.

COMMENCEMENT DATE:

On or about November 17, 2025, when the applicant began preparing the facility for occupancy on December 1, 2025.

DBEDT was unable to submit the request earlier due to coordination among three productions with overlapping usage dates. Applicant understands that the Board's approval at a Sunshine Law meeting is required.

RENT AMOUNT:

\$50,000 per month. See Remarks.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and -16, and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, DBEDT believes the subject request is exempt from the preparation of an environmental assessment pursuant to the following:

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.

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 subject request is an administrative action that allows the applicant to use the existing improvements for the upcoming streaming series production. DBEDT believes the subject request will have minimal or no significant environmental impact and should be declared exempt from the preparation of an environmental assessment. See Exhibit B.

DCCA VERIFICATION:

DBEDT has confirmed that Bumper Productions LLC is registered with the State of Hawaii's Department of Commerce and Consumer Affairs and is active and in good standing.

REMARKS:

The permittee may receive rental credit for approved repair and maintenance expenses for State improvements at the premises, subject to approval by the Hawaii Film Office.

DBEDT requests that the Board consent to the issuance of a monthly revocable permit to Bumper Productions LLC for activities related to the production of the streaming series, "Untamed – Season 2." The proposed permit is consistent with the purpose of the set-aside, and DBEDT has identified no other concerns.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as required by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Consent to the revocable permit between the Department of Business, Economic Development and Tourism and Bumper Productions LLC, subject to any applicable 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 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 DBEDT Director to best serve the interests of the State.

Respectfully Submitted,

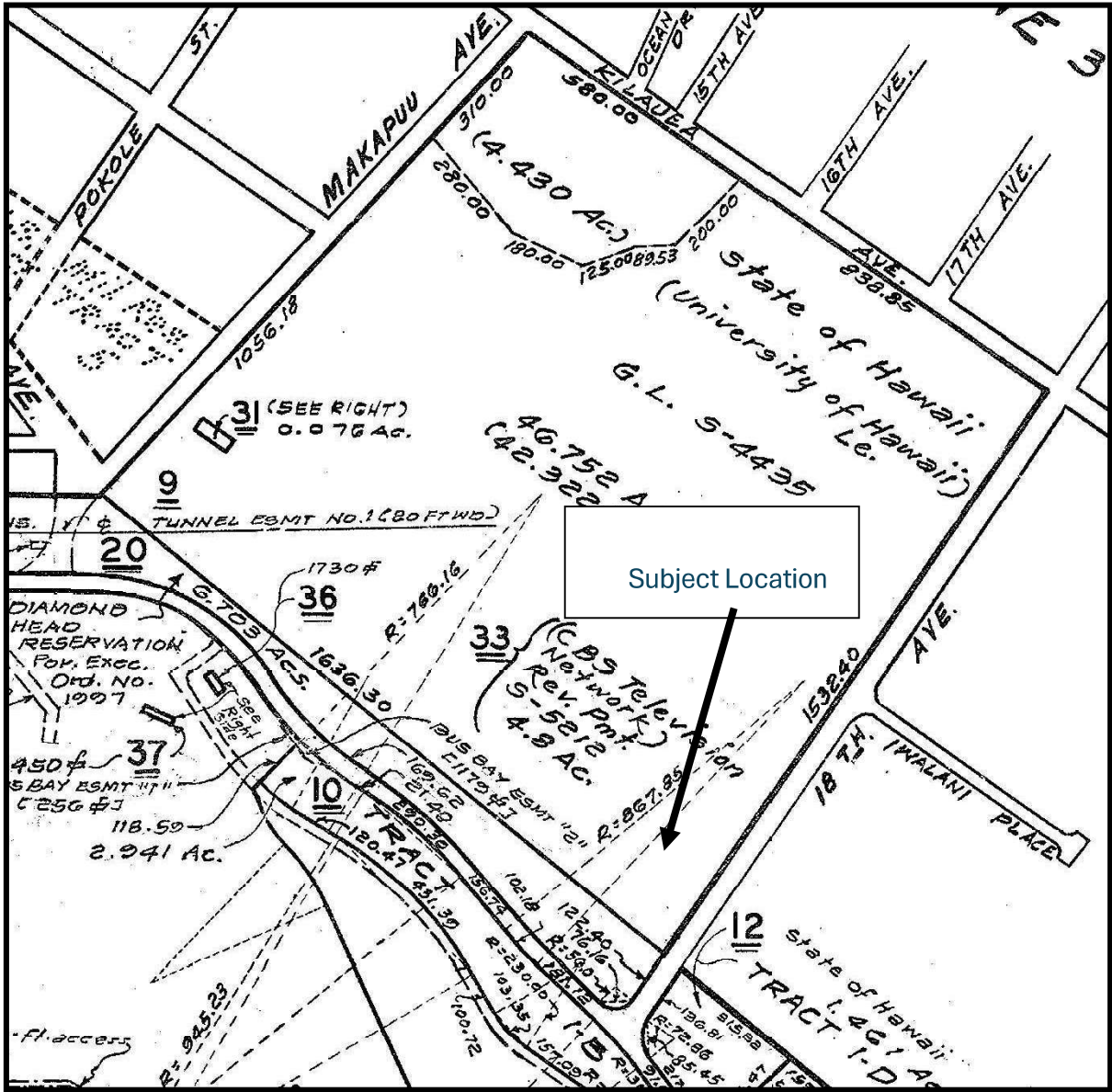


JAMES KUNANE TOKIOKA
Director
Department of Business, Economic Development & Tourism

APPROVED FOR SUBMITTAL:



DAWN CHANG
Chairperson



TMK (1) 3-1-042:portion of 009

EXHIBIT A

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR:

Project Title: Consent to Issuance of Revocable Permit over Lands set aside under Governor's Executive Order

Project / Reference No.: EO 4097

Project Location: Honolulu, Oahu, Tax Map Key (1) 3-1-042:portion of 009.

Project Description: Film Production Studio

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

Exemption Class No.: In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and -16, and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, DBEDT believes the subject request is exempt from the preparation of an environmental assessment pursuant to the following:

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.

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 subject request is an administrative action that allows the applicant to use the existing improvements for the upcoming TV series production. DBEDT believes the subject request will have minimal or no significant environmental impact and should be declared exempt from the preparation of an environmental assessment.

Consulted Parties Department of Land and Natural Resources, Land Division.

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 B









EO4097-Consent for Bumper Prods - DTS 202511091638IC


Final Audit Report

2025-11-24


Created:	2025-11-21 (Hawaii-Aleutian Standard Time)
By:	Sandra Ichihara-Abe (sandra.ichihara-abe@hawaii.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAawYrkyeDb-BtD-9wHR4f5ubvPNWcDANDj
Number of Documents:	2
Document page count:	7
Number of supporting files:	0
Supporting files page count:	0

"EO4097-Consent for Bumper Prods - DTS 202511091638IC" History

-  Document created by Sandra Ichihara-Abe (sandra.ichihara-abe@hawaii.gov)
2025-11-21 - 3:07:01 PM HST - IP address: 141.239.157.71
-  Document emailed to Georja Skinner (georja.skinner@hawaii.gov) for approval
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-  Agreement viewed by Georja Skinner (georja.skinner@hawaii.gov)
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-  Document approved by Georja Skinner (georja.skinner@hawaii.gov)
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-  Email viewed by Sayuri Sugimoto (sayuri.sugimoto@hawaii.gov)
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Signature Date: 2025-11-24 - 8:06:01 AM HST - Time Source: server- IP address: 162.221.246.35

 Agreement completed.

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EO4097-Consent for Bumper Prods - To DLNR

Final Audit Report


2025-11-24

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