

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

April 24, 2015

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

PSF No.: 14MD-130

Maui

Cancellation of Revocable Permit Number S-5285 to Hana Ranch Inc. for Pasture Purposes, and Issuance of a New Revocable Permit to Hana Ranch Land, LLC, for Pasture Purposes at Hana Maui, Tax Map Key: (2) 1-4-003:007 and 008.

APPLICANT:

Hana Ranch Land, LLC, a Delaware limited liability company.

LEGAL REFERENCE:

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

LOCATION:

Portion of Government lands of Hana, Maui, identified by Tax Map Key: (2) 1-4-003:007 and 008, as shown on the attached map labeled Exhibit A and overview photo labeled as Exhibit B and C.

AREA:

26.07 acres, more or less.

ZONING:

State Land Use District:      Agriculture

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

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

CURRENT USE STATUS:

Encumbered by Revocable Permit No. S-5285, to Hana Ranch Inc., for pasture purposes

CHARACTER OF USE:

Pasture purposes.

COMMENCEMENT DATE:

The first day of the month to be determined by the Chairperson.

MONTHLY RENTAL:

Staff requesting minimum monthly rent of \$40.00 in accordance with the Land Division's rent policy, subject to review and approval by the Chairperson.

COLLATERAL SECURITY DEPOSIT:

Twice the monthly rental.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rule Sections 11-200-8(a)(1) & (4) and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated December 4, 1991, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" and Class No. 4, that states "Minor alteration in the conditions of land, water, or vegetation."

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>

REMARKS:

Pursuant to Board approval of August 13, 1976, under agenda item number F-11, Revocable Permit No. S-5285 covering the subject parcels was issued to Hana Ranch Company, Ltd. for pasture purposes. These two parcels were incorporated into the much larger adjacent private

parcels belonging to the ranch and used for cattle grazing purposes. No improvements or structures were ever made to the State parcels.

Hana Ranch Land, LLC has informed staff that it has partnered with Bio-Logical Capital and Grasslands LLC to manage the livestock at their Hana Ranch site. Per the applicant, Grasslands LLC is comprised of a strong team of livestock and pasture management experts and is currently managing properties in South Dakota, Montana, and New Zealand with a total management area of nearly 200,000 acres. The ranches that they manage all support large herds of livestock and are all managed for land health under Holistic Planned Grazing.

Hana Ranch Land, LLC 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.

Due to the lack of legal access to these two parcels, there has been no other request for the use of these properties.

No community or agency comments were solicited for this request. There will be no change in use as this request is mainly to properly identify the new entity which is now managing existing ranch operations.

The proposed use has continued since 1976 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.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, 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. Authorize the issuance of a revocable permit to Hana Ranch Land, LLC covering the subject area for pasture purposes 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.

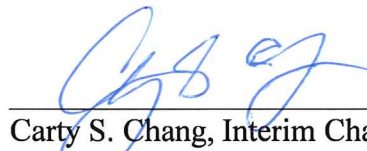
Respectfully Submitted,



---

Daniel Ornellas  
District Land Agent

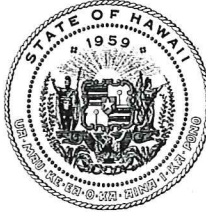
APPROVED FOR SUBMITTAL:



---

Carty S. Chang, Interim Chairperson

DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

April 24, 2015

**CARTY S. CHANG**  
INTERIM CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**DANIEL S. QUINN**  
INTERIM FIRST DEPUTY

**W. ROY HARDY**  
ACTING 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

**EXEMPTION NOTIFICATION**

regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Cancellation of Revocable Permit Number S-5285 to Hana Ranch Inc. for Pasture Purposes, and Issuance of a New Revocable Permit to Hana Ranch Land, LLC

Project / Reference No.: 14MD-130

Project Location: Hana Maui, Tax Map Key: (2) 1-4-003:007 and 008.

Project Description: Pasture Purposes

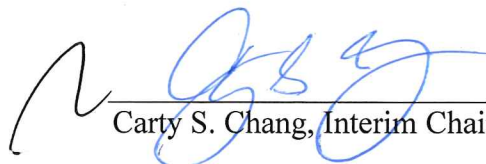
Chap. 343 Trigger(s): Use of State Land

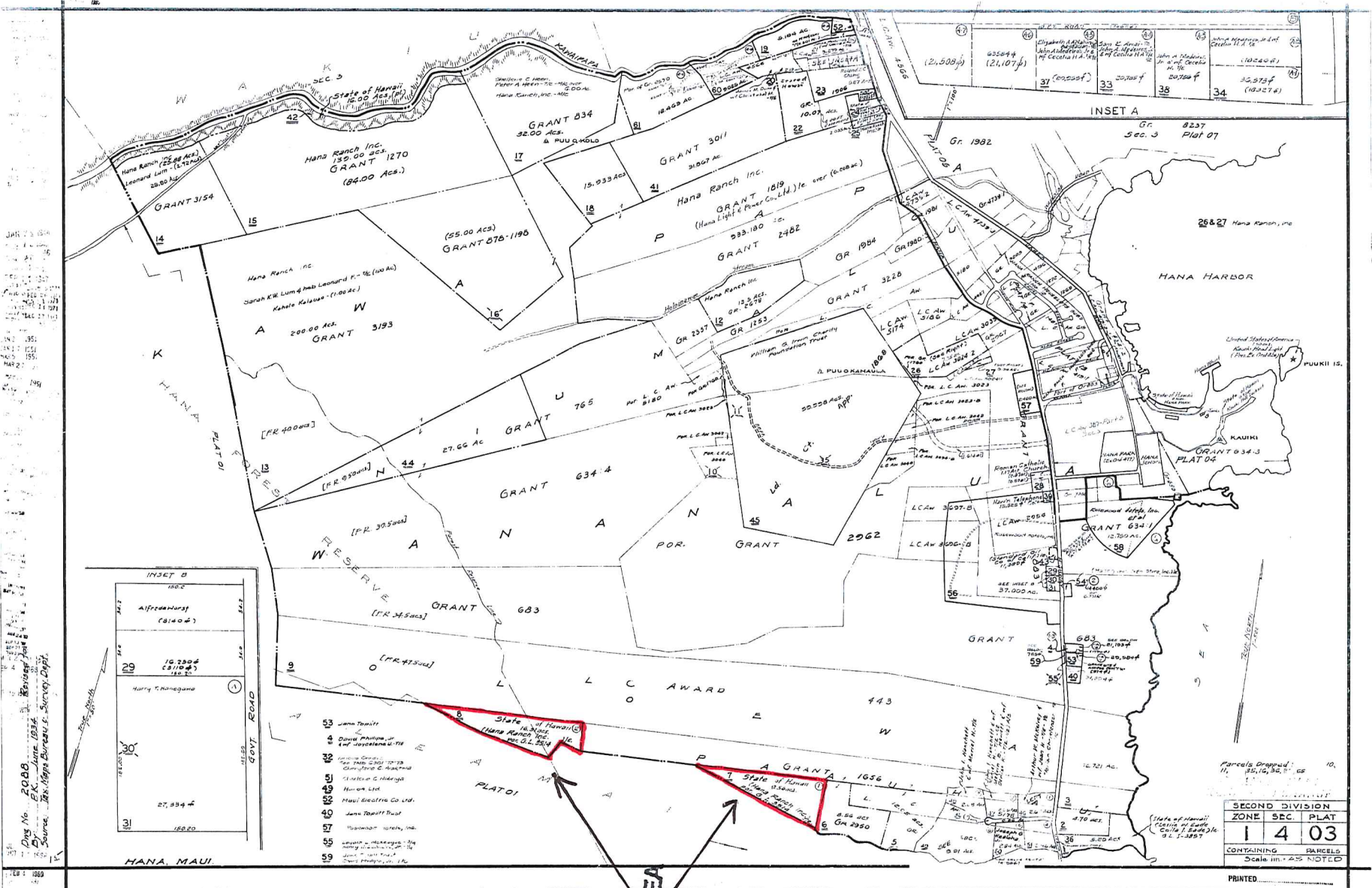
Exemption Class No.  
and Description:

In accordance with the Division of Land Management's Environmental Impact Statement Exemption List, approved by the Environmental Council and dated April 28, 1986, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states " 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."

**RECOMMENDATION:**

It is anticipated 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.

  
\_\_\_\_\_  
Carty S. Chang, Interim Chairperson



Dis No. 2008  
 E.K. June 1934  
 D.Y. Source: The High Bureau's Survey Dept.  
 1934  
 1935  
 1936  
 1937  
 1938  
 1939  
 1940  
 1941  
 1942  
 1943  
 1944  
 1945  
 1946  
 1947  
 1948  
 1949  
 1950  
 1951  
 1952  
 1953  
 1954  
 1955  
 1956  
 1957  
 1958  
 1959  
 1960  
 1961  
 1962  
 1963  
 1964  
 1965  
 1966  
 1967  
 1968  
 1969  
 1970  
 1971  
 1972  
 1973  
 1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999  
 2000  
 2001  
 2002  
 2003  
 2004  
 2005  
 2006  
 2007  
 2008  
 2009  
 2010  
 2011  
 2012  
 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020

- 53 Jana Thonle
- 4 David Phillips
- 47 The First National Bank
- 48 Hawaii Electric Co. Ltd.
- 49 Jana Thonle Trust
- 50 Jana Thonle Trust
- 51 Jana Thonle Trust
- 52 Jana Thonle Trust
- 54 Jana Thonle Trust
- 55 Jana Thonle Trust

Parcels Dropped: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19.

SECOND DIVISION		
ZONE	SEC	PLAT
1	4	03
CONTAINING PARCELS		
Scale 1/4" = 45' NOTED		

PRINTED

SUBJECT AREA



Zoom County Zoom In Zoom Out Panby Hand Get Info Zoom To Parcel Center On Parcel Measure Area Tool Print Page Search Additional Options

Copyright © 2010 Google

**Controls**

Available Layers

- Parcels
- Yearly Sales
- Parcel Numbers
- Roads
- Tsunami Evacuation Zones
- Flood Hazard Areas
- State Land Use Districts
- Special Management Area
- Streets ( Google)
- Satellite ( Google)
- Hybrid ( Google)
- Physical ( Google)



[Show Scale](#)



**Reports**

Parcel

View as: [Pictometry](#) | [Google Maps & Street View](#)

Parcel ID

**Selected Parcel**

Land Size
Name
Mailing Address
Situs/Physical Address
Assd Land Value
Assd Building Value
Total Assd Value
Exempt Value
Taxable Value

Recent Sale	
Date	Price

Agricultural Use Ass	
Acres	Description
8.56	PASTUR
6	PASTUR

Parcel List

Legend

Measure

Maui County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Tmk: (2) 1-4-003:007




Zoom County Zoom In Zoom Out Panby Hand Get Info Zoom To Parcel Center On Parcel Area Tool Print Page Search Additional Options


**Controls**

Available Layers

- Parcels
- Yearly Sales
- Parcel Numbers
- Roads
- Tsunami Evacuation Zones
- Flood Hazard Areas
- State Land Use Districts
- Special Management Area
- Streets ( Google)
- Satellite (Google)
- Hybrid (Google)
- Physical (Google)



[Show Scale](#)



Copyright © 2010 SPANIC, Inc

Google

**Reports**

Parcel

View as: [Pictometry](#) | [Google Maps & Street View](#)

Parcel In	
<b>Selected Parcel</b>	
Land Size	
Name	
Mailing Address	
Situs/Physical Address	
Assd Land Value	
Assd Building Value	
Total Assd Value	
Exempt Value	
Taxable Value	

Recent Sale	
Date	Price

Agricultural Use As	
Acres	Description
16.51	PASTUR

Parcel List

Legend

Measure

MauI County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll

*TMK: (2) 1-4-003: 008*