

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

November 14, 2025

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

Statewide

Annual Continuance of Revocable Permits Statewide (See **Exhibit A** for list of Revocable Permits)

and

Declare Projects Exempt from Requirements of Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200.1, Hawaii Administrative Rules

HRS CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Hawaii Administrative Rules (HAR) § 11-200.1 and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 20, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Class No. 1, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features involving minor expansion or minor change of use beyond that previously existing."; 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." An Exemption Notice is attached as **Exhibit B**.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS) § 171-13, 171.55 and other applicable sections of Chapter 171, as amended.

BACKGROUND:

Pursuant to §171-55, HRS, the Board may allow revocable permits (RPs) to continue on a month-to-month basis for additional one-year periods. The prior purpose of seeking the Board's approval collectively has been to synchronize the terms of all RPs to a single calendar year period.

DISCUSSION:

The Division of State Parks (DSP) currently administers five (5) general categories of RP's, as summarized below:

No.	Revocable Permit Category	Total
1	Commercial Tours and Recreational Activities	9
2	Commercial Partnerships	9
3	Non-Commercial Recreational Activities	1
4	Eleemosynary – Nonprofit Camp Activity	2
5	Agricultural	1

Several RPs were initially implemented to assess the commercial viability of services and to establish a baseline for revenue generation. Examples include parking and entry fee collection permits, which have been refined over time to incorporate capacity limits and advance reservation requirements, thereby supporting their continuation under the RP framework.

In addition, certain RPs have been considered for transition to a competitive solicitation process. Others provide important public recreational benefits that, while not directly revenue-generating, are considered to add significant value to DSP's mission and are therefore maintained within the RP structure.

There are presently twenty-two (22) active RPs that DSP is requesting for renewal. Of this total, nine (9) are commercial partnerships.

Two nonprofit camp RPs remain under review for potential conversion to long-term leases. No modifications are proposed with respect to the agricultural RPs or those associated with non-commercial recreational activities.

DSP further intends that the nine (9) long-standing commercial tour and recreational activity RPs should continue, but be amended to conform with current RP standards applicable to DSP agreements.

Kaua'i

**Nāpali Coast State Wilderness Park and Polihale State Park (Commercial Tours and Recreational Activities):**

These RPs include three (3) inflatable boat and three (3) kayak landing permits for commercial guided tours at Nu'alolo Kai and Miloli'i. Although formally approved in 2005, these activities trace back to permits initiated in the 1980s. DSP is evaluating how to establish a competitive process for commercial tour and recreational activities without reliance on arbitrary capacity criteria for ocean and parkland use.

**Kōkeʻe and Waimea Canyon State Parks (Commercial Partnership):**

Republic Parking Northwest, Inc. provides attendants and management services for parking and entry fee collection at multiple parking areas.

**Eleemosynary – Nonprofit Camp Activity:**

Two (2) RPs cover nonprofit use of recreational residences and group camp facilities. The Board has previously approved the issuance of long-term leases for five (5) nonprofit organizations. Staff continues to work with Ka ʻImi Naʻauao Hawaiʻi Nei Institute and Kauaʻi Christian Fellowship on lease options.

Oʻahu

**Ahupuaʻa ʻO Kahana State Park (Agricultural):**

A small agricultural RP is issued to Erlinda Villanueva for the cultivation and sale of ti leaf, continuing traditional practices.

**Kaʻena Point State Park (Commercial Recreational Activity):**

The YMCA operates outdoor recreational programs on park land adjacent to Camp Erdman. DSP is also considering adding public camping within this area.

**Kaʻena Point State Park (Non-Commercial Recreational Activity):**

The Hawaiʻi Climbing Coalition manages vertical climbing routes on unencumbered State land, with access through DSP lands. The coalition maintains liability insurance, fulfilling RP requirements. This is an innovative adaptive use that enables recreational rock climbing on State land.

**Diamond Head State Monument (Commercial Partnership):**

Pro Park, Inc. manages the reservation system, attendants, and parking lot operations under one RP, and commercial transport services (taxi, trolley, rideshare) under a second RP. These operations may be included in a future competitive process or consolidated into a single concession.

**Nuʻuanu Pali State Wayside (Commercial Partnership):**

Diamond Parking Service provides attendants, assists visitors, manages cashless payments, monitors vehicles, and oversees parking lot operations.

Maui

**ʻĪao Valley State Monument (Commercial Partnership):**

Republic Parking Northwest, Inc. manages the reservation system, provides attendants, and oversees parking lot operations.

**Mākena State Park (Commercial Partnership):**

Diamond Parking Services, LLC provides attendants, manages cashless payment collection, and oversees parking lot operations.

**Wai‘ānapanapa State Park (Commercial Partnership):**

Republic Parking Northwest, Inc. manages the reservation system, provides attendants, and oversees parking lot operations.

Hawai‘i

**Hāpuna Beach State Recreation Area (Commercial Partnership):**

Republic Parking Northwest, Inc. furnishes attendants, collects cashless payments, and oversees parking lot operations.

**‘Akaka Falls State Park (Commercial Partnership):**

Diamond Parking Service furnishes attendants, collects cashless payments, and oversees parking lot operations.

**Kealahou Bay State Historical Park (Commercial Tour and Recreational Activities):**

Two (2) commercial kayak tour companies are authorized to operate guided tours launching from Nāpō‘opo‘o Wharf, transiting across Kealahou Bay, and landing with patrons at Awili Landing at Ka‘awaloa.

DSP completed the Kealahou Bay State Historical Park Master Plan and Environmental Impact Statement (EIS) in September 2023. The plan includes provisions for outsourcing the management of the Nāpō‘opo‘o Landing and vessel rental operations at Ka‘awaloa. Staff is currently implementing the management guidance outlined in the Master Plan and EIS, including coordination with community stakeholders, through an RFP process or direct negotiation. DSP is also working with the community nonprofit to assess its capacity to assume management responsibilities prior to initiating the RFP process.

DSP relies heavily on special fund revenue to supplement general fund appropriations, with special funds currently comprising over sixty percent (60%) of total funding. RPs provide an important mechanism for determining the monetary value of park assets, collecting data to inform management decisions, generating revenue, and enabling value added recreational opportunities. DSP will continue to apply adaptive management strategies to balance long-term revenue generation with increasing operational costs and evolving public use needs.

Staff recommends that the Board approve the continuation of the Revocable Permits (RPs) as described in this submittal, pending future conversion to longer term agreements where appropriate.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed dispositions as provided by Chapter 343, Hawai‘i Revised Statutes and Chapter 11-200.1-15, Hawai‘i Administrative Rules, these projects will

probably have minimal or no significant effect on the environment and are therefore exempt from the preparation of an environmental assessment.

2. The Board finds that approving the revocable permits, including their conditions and rent, will serve the best interests of the State.

Approve the continuation of the twenty-two (22) Revocable Permits (RPs) listed in Exhibit A. Approval is recommended on a month-to-month basis and for a one-year period ending December 31, 2026, except for permits that are in arrears of rental payments for more than sixty (60) days.

All RPs shall be updated as necessary to reflect current permittee information, use, rent, insurance coverage, and other applicable terms and conditions.

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 RPs listed in Exhibit A anytime from and after January 1, 2026, where such adjustments will best serve the interests of the State.

Respectfully submitted,



ALAN CARPENTER  
Assistant Administrator  
Division of State Parks

APPROVED FOR SUBMITTAL:



DAWN N.S. CHANG  
Chairperson  
Board of Land and Natural Resources

ATTACHMENTS:

- Exhibit A – DSP Revocable Permit Master List 2026
- Exhibit B – Exemption Notification

DIVISION OF STATE PARKS  
Revocable Permit Master List 2026

Doc. No.	Location	Permittee Name	Tax Map Key	Character of Use	Current Rate	Permit Date Effective/Amendment
<b>O'AHU</b>						
SP0058	Ahupua'a o Kahana SP	Erlinda Villanueva	(1) 5-2-002 por. 1 (6 acres)	Agriculture	\$90 per month	April 1, 2008
SP0470	Diamond Head State Monument	Pro Park, Inc. (Taxi/Trolley/Rideshare)	(1) 3-1-042:006 (portion)	Management of commerical transport	\$500 per month	1st Amendment December 8, 2023
SP0509	Ka'ena Point State Park/Mokuleia (Nonprofit)	Young Men's Christian Association of Honolulu (YMCA)	(1) 6-9-004:005	Outdoor recreational activities	\$150 per month	January 1, 2013
SP0530	Ka'ena Point State Park/Mokuleia (Nonprofit)	Hawai'i Climbing Coalition	(1) 6-9-004	Public rock climbing	Gratis	January 9, 2015
SP0543	Diamond Head State Monument	Pro Park, Inc. (Taxi/Trolley/Rideshare)	(1) 3-1-042:006 (portion)	Fee collection and visitor management	99% of net operating income	January 1, 2024
SP0544	Nu'uano Pali Lookout	Diamond Parking Services, LLC	(1) 1-9-007 (portion)	Fee collection and visitor management	70% of gross	3rd Amendment January 1, 2023
<b>HAWAII</b>						
SP0517	Kealakekua Bay State Historical Park	Adventures in Paradise, Inc.	(3) 8-1-011:006, 010, 011 & (3) 8-2-004:015 (portion)	Commercial tour and recreational activities	\$5 per passenger or 5% of gross (whichever is greater)	May 21, 2013
SP0518	Kealakekua Bay State Historical Park	Kona Boys, Inc.	(3) 8-1-011:006, 010, 011 & (3) 8-2-004:015 (portion)	Commercial tour and recreational activities	\$5 per passenger or 5% of gross (whichever is greater)	April 1, 2013
SP0545	'Akaka Falls State Park	Diamond Parking Services, LLC	(3) 2-8-011:018 (portion)	Fee collection and visitor management	90% of net operating income	2nd Amendment August 8, 2021
SP0408	Hāpuna Beach SRA	Republic Parking Northwest, Inc.	(3) 6-6-002:031, 035 (portion)	Fee collection and visitor management	99% of net operating income	1st Amendment November 1, 2020
<b>KAUAI</b>						
SP0004	Nāpali Coast SWP - Nu'alolo Kai	Clancy Greff dba NāPali Zodiac and A Nā Pali Eco Adventures, Inc.	(4) 1-4-001:07	Commercial tour and recreational activities	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP0005	Nāpali Coast SWP - Nu'alolo Kai	Nā Pali Sea Tours, Inc. dba Kauai Sea Tours	(4) 1-4-001:07	Commercial tour and recreational activities	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP0044	Nāpali Coast SWP - Miloli'i	Nāpali Kayak, Inc.	(4) 1-4-001:07	Commercial Kayak Landings	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP0045	Nāpali Coast SWP - Miloli'i	Kayak Kaua'i	(4) 1-4-001:07	Commercial Kayak Landings	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP0046	Nāpali Coast SWP - Miloli'i	Rick Haviland dba Outfitters Kaua'i	(4) 1-4-001:07	Commercial Kayak Landings	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP8701	Nāpali Coast SWP - Nu'alolo Kai	Lady Ann Cruises, Inc.	(4) 1-4-001:07	Commercial tour and recreational activities	\$5 per person or 5% of gross (which ever is greater)	January 1, 2005
SP0189	Waimea Canyon SP/ Pu'u ka Pele Lot 13 - Nonprofit	Ka Imi Naauao O Hawaii	(4) 1-4-002:20	Recreation-Residence	\$6,800 per annum	1st Amendment January 1, 2019
SP0193	Waimea Canyon SP/ Pu'u ka Pele Lot 10 - Nonprofit	Kaua'i Christian Fellowship	(4) 1-4-002:041 (portion)	Recreation-Residence	\$5,500 per annum	1st Amendment January 1, 2019
SP0555	Kōke'e State Park and Waimea Canyon State Park	Republic Parking Northwest, Inc.	(4) 1-4-001:013, 004-002 (portion)	Fee collection and visitor management	99% of net operating income	1st Amendment November 1, 2020
<b>MAUI</b>						
SP0500	'Iāo Valley State Park	Republic Parking Northwest, Inc.	(2) 3-3-003:012, 013 (portion)	Fee collection and visitor management	99% of net operating income	1st Amendment November 1, 2020
SP0467	Mākena State Park	Diamond Parking Services, LLC	(2) 2-1-006:030 (portion)	Fee collection and visitor management	80% of gross	March 1, 2021
SP0471	Wai'ānapanapa State Park	Republic Parking Northwest, Inc.	(2) 1-3-005:009; (2) 1-3-006:009 (portion)	Reservation system, fee collection and visitor management	99% of net operating income	3rd Amendment January 1, 2023

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

November 14, 2025

DAWN N.S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
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FIRST DEPUTY  
CIARA W.K. KAHAHANE  
DEPUTY DIRECTOR - WATER  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
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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: Annual Renewal of Revocable Permits for Statewide for the 2026 Calendar Year

Project Location: Various location on the island of O'ahu, Maui, Kaua'i, and Hawai'i

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

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, the subject request 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."

Part I, 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 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.

**EXHIBIT B**

Cumulative Impact of  
Planned Successive  
Action in Same Place,  
Over Time, Significant?:

No, the requested locations will be used for the same use as  
previously existing.

Action May Have  
Significant Impact on  
Particularly Sensitive  
Environment?:

No.

Analysis:

The renewal of the RPs are not anticipated to have a significant cumulative impact. For those RPs that have been issued for agricultural purposes, the lands have historically been used for such purposes and any impacts from the uses have not resulted in any significant cumulative impacts. For those uses in the Urban District, those uses are compatible with existing County Zoning and Ordinances. Further, the uses are to be continued on previously developed areas and no new construction and improvements are being proposed. The continuation of the current uses are not anticipated to result in any significant cumulative impacts. The renewal of RPs are not requesting any expansion of the existing use nor are they proposed new construction and therefore no cumulative impacts at these RP sites are anticipated as a result of the renewals. In the past, permits were issued for similar types of use in the area, which have resulted in no known significant adverse impacts to the natural and cultural resources in the RP areas. The RPs up for renewal will continue to use the lands for their historical purposes and thus no significant impacts are anticipated from the renewal of the permits. Staff notes that some of the RPs may even provide beneficial impacts such as public recreational spaces, scientific monitoring stations, and the protection of archaeological resources.

Consulted Parties:

State Agencies:  
Department of Land and Natural Resources:  
Land Division  
State Historic Preservation Division  
Division of Aquatic Resources  
Office of Hawaiian Affairs  
Department of Hawaiian Home Lands  
Department of Agriculture & Biosecurity

Recommendation:

Declare that, after considering the potential effects of the proposed disposition as provided 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 as a de minimis action