

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

OAHU

ISSUANCE OF A MONTH-TO-MONTH REVOCABLE PERMIT TO FRANK V. COLUCCIO CONSTRUCTION COMPANY INC., FOR A CONSTRUCTION STAGING AREA FOR EQUIPMENT AND MATERIALS, SITUATED AT THE KEEHI INDUSTRIAL LOTS, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-2-023:046 (P), (1) 1-2-023:047 (P), (1) 1-2-023:048 (P), (1) 1-2-023:049 (P), (1) 1-2-023:066 (P), AND (1) 1-2-023:073 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3708

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-55, and 171-59, Hawaii Revised Statutes ("HRS"), as amended.

APPLICANT:

Frank V. Coluccio Construction Company Inc. ("Applicant"), a domestic profit corporation whose business and mailing address is 91-051 Kaomi Loop, Kapolei, Hawaii 96707.

CHARACTER OF USE:

Construction staging area for equipment and materials. Storage of pipes, gravel, and parking of trucks. No repairs allowed on the premises. Not to be used as a base yard.

LOCATION:

Government land situated at the Keehi Industrial Lots, Kalihi-Kai, Honolulu Harbor, Island of Oahu, Tax Map Key Nos. (1) 1-2-023:046 (P), (1) 1-2-023:047 (P), (1) 1-2-023:048 (P), (1) 1-2-023:049 (P), (1) 1-2-023:066 (P), and (1) 1-2-023:073 (P), Governor's Executive Order No. 3708, as shown on the map labeled Exhibit A.

ITEM M-11

AREA: See attached Exhibit A

| TMK (1) 1-2-23 | DESCRIPTION | TYPE | SQ. FT. | RATE | MONTHLY RENTAL | SECURITY DEPOSIT |
|---------------------------|---|--------------------------|--------------------|-------------|---------------------------|---------------------------------------|
| 46 | Construction staging area for equipment and materials. | Unimproved, unpaved-land | 10,000 | \$0.23 | \$2,300.00 | \$4,600.00 |
| 47 | Construction staging area for equipment and materials. | Unimproved, unpaved-land | 10,000 | \$0.23 | \$2,300.00 | \$4,600.00 |
| 48 | Construction staging area for equipment and materials. | Unimproved, unpaved-land | 10,000 | \$0.23 | \$2,300.00 | \$4,600.00 |
| 49 | Construction staging area for equipment and materials. | Unimproved, unpaved-land | 6,749 | \$0.23 | \$1,552.27 | \$3,104.54 |
| 66 | Construction staging area for equipment and materials. (Storage of Pipes on low elevation area.) | Unimproved, unpaved land | 27,850 | \$0.23 | \$6,405.50 | \$12,811.00 |
| 73 | Construction staging area for equipment and materials. | Unimproved, unpaved land | 5,000 | \$0.23 | \$1,150.00 | \$2,300.00 |
| | | | | | \$16,007.77 | \$32,015.54 |
| | | | | | TOTAL RENTAL | TOTAL SECURITY DEPOSIT |

CONSIDERATION:

Determined by appraisal as of January 1, 2021, for revocable permits in Honolulu Harbor, Island of Oahu.

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: I-2, (Intensive Industrial)

LAND TITLE STATUS:

Governor's Executive Order No. 3708 for harbor purposes, to be under the control and management of the State of Hawaii, Department of Transportation, Harbors Division ("DOT Harbors").

TRUST LAND STATUS:

Subsection 5(b) of the Hawaii Admission Act (Ceded lands).

CURRENT USE STATUS:

These six (6) Keehi Industrial parcels were vacated to make way for a DOT Harbors' development project, currently the land is vacant.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from Office of Environmental Quality Control (OEQC) requirements pursuant to Section 11-200.1, Hawaii Administrative Rules, "Exemption Class 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."

The DOT Harbors will submit its publication request of this Exemption Notice to the OEQC for publication on the 8th of each month.

REMARKS:

The Applicant specializes in heavy civil, marine, and underground utility construction. The Applicant currently has a base yard in Kapolei. They requested use of this Keehi Industrial location to primarily store pipes and gravel to be transported via truck to various construction sites. Careful coordination with surrounding tenants and scheduling at certain hours of the day for deployment of the approximately nine (9) dump trucks and nine (9) vacuum trucks will be conducted to maintain orderly traffic flow within the area.

No repairs will be done at this Keehi Industrial location. Any repairs will be done at the Applicant's Kapolei site. The Keehi Industrial site will not be used as a base yard. Additionally, the Applicant will not store any hazardous substances on the premises.

Storage of 4-foot-wide High-Density Polyethylene pipes on the low-elevation area of Parcel :066, will be arranged as to not adversely affect the acknowledged natural water flow of the parcel.

The Applicant understands that this revocable permit arrangement is temporary and will vacate when DOT Harbors needs the parcels again. This location has no utilities. Applicant agrees to supply own utilities.

RECOMMENDATION:

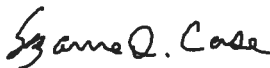
That the Board authorize the DOT Harbors to issue the Applicant a month-to-month revocable permit for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

Att.: Exhibit A

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|---|------|------|
| DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP | | |
| FIRST TAXATION DISTRICT | | |
| ZONE | SEC. | PLAT |
| 1 | 2 | 23 |

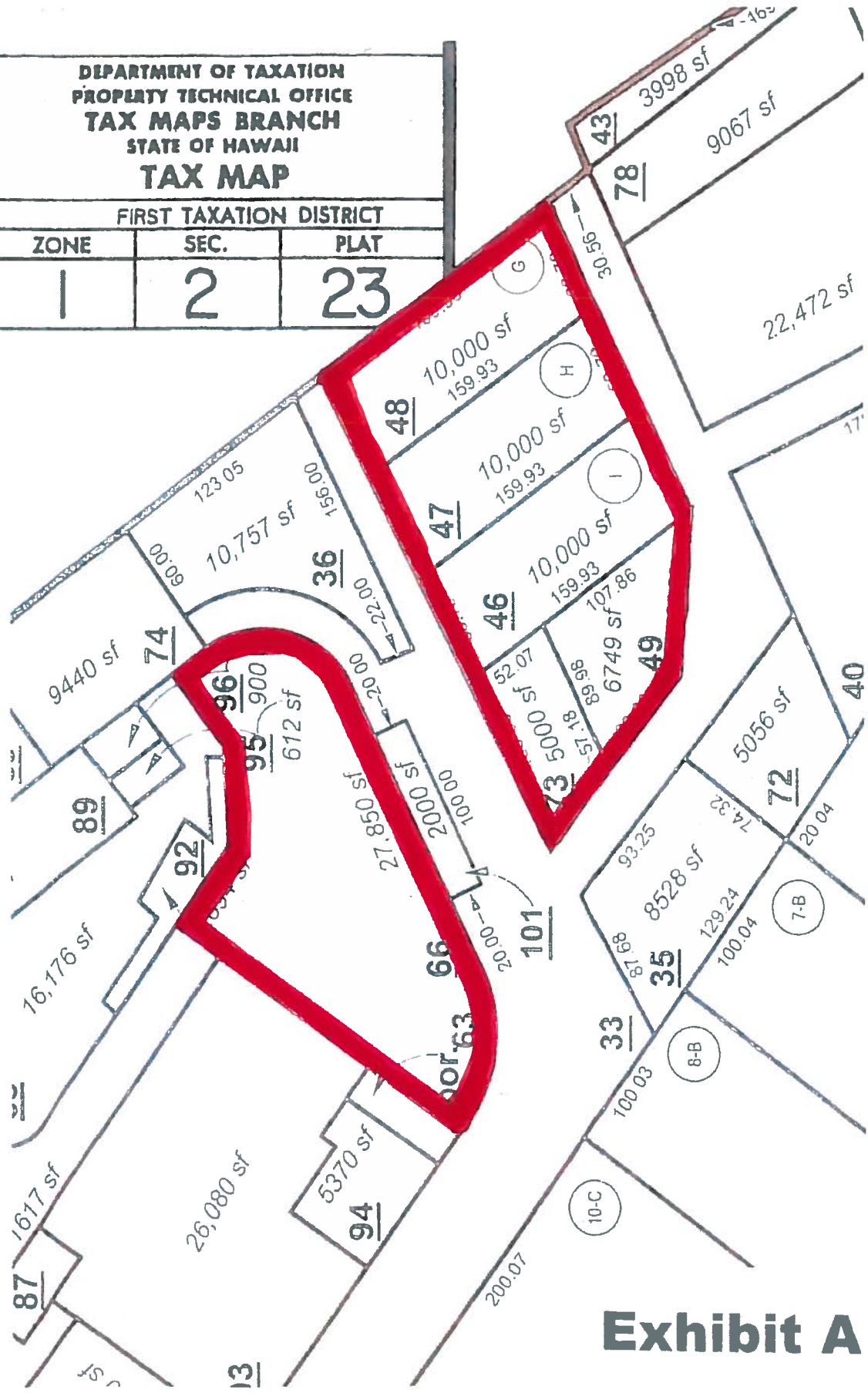


Exhibit A