



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGALLAN
PATRICK H. MCCAIN
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

OAHU

ISSUANCE OF MONTH-TO-MONTH REVOCABLE PERMIT TO FRANK V. COLUCCIO CONSTRUCTION COMPANY INC. FOR CONSTRUCTION STAGING AREA FOR EQUIPMENT AND MATERIALS, PARKING FOR FIELD OFFICE TRAILER AND EMPLOYEE PARKING, STORAGE OF PIPES, GRAVEL, AND PARKING OF TRUCKS, SITUATED AT THE KEEHI INDUSTRIAL LOTS, KALIHI-KAI, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-2-023:040 (P) AND (1) 1-2-023:072 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3708

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-55, and 171-59, Hawaii Revised Statutes, 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, parking for field office trailer and employee parking, storage of pipes, gravel, and parking of trucks. No repairs allowed on the premises. Not to be used as a baseyard.

LOCATION:

Government land situated at the Keehi Industrial Lots, Kalihi-Kai, Honolulu Harbor, Oahu, Tax Map Key Nos. (1) 1-2-023:040 (P) and (1) 1-2-023:072 (P), Governor's Executive Order No. 3708, as shown on the map labeled Exhibit A.

ZONING:

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

AREA: See attached Exhibit A

TMK No. (1) 1-2-023	DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
040	Construction staging area for equipment and materials. Parking for Employees.	Unimproved land-unpaved	20,012	\$0.23	\$4,602.76	\$9,205.52
072	Construction staging area for equipment and materials. Parking for Field Office Trailer.	Unimproved land-unpaved	5,056	\$0.23	\$1,162.88	\$2,325.76
					\$5,765.64	\$11,531.28
					Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Determined by appraisal as of January 1, 2021, for Revocable Permits in Honolulu Harbor.

LAND TITLE STATUS:

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

TRUST LAND STATUS:

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

CURRENT USE STATUS:

These two (2) Keehi Industrial Lots parcels were vacated to make way for a DOT Harbors development project, for which funding was placed on hold.

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 baseyard in Kapolei. It requested use of this Keehi Industrial Lots location to mainly store pipe and gravel to truck over to various construction sites. 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 done to maintain orderly traffic flow in the area.

No repairs will be done at this Keehi Industrial Lots location. Any repairs will be done at its Kapolei site. The Keehi Industrial Lots site will not be used as a baseyard. Applicant informed us that there will be no storage of hazardous substances.

These two (2) Keehi Industrial Lots parcels were vacated to make way for a DOT Harbors development project, for which funding was put on hold due to the pandemic. 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 its own utilities. Therefore, DOT Harbors has no objections to this request.

RECOMMENDATION:

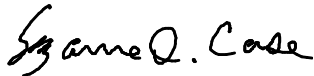
That the Board authorize the DOT Harbors to issue the Applicant a month-to-month revocable permit for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jade T. Butay".

JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

A handwritten signature in black ink, appearing to read "Suzanne D. Case".

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

Attachment: Exhibit A

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

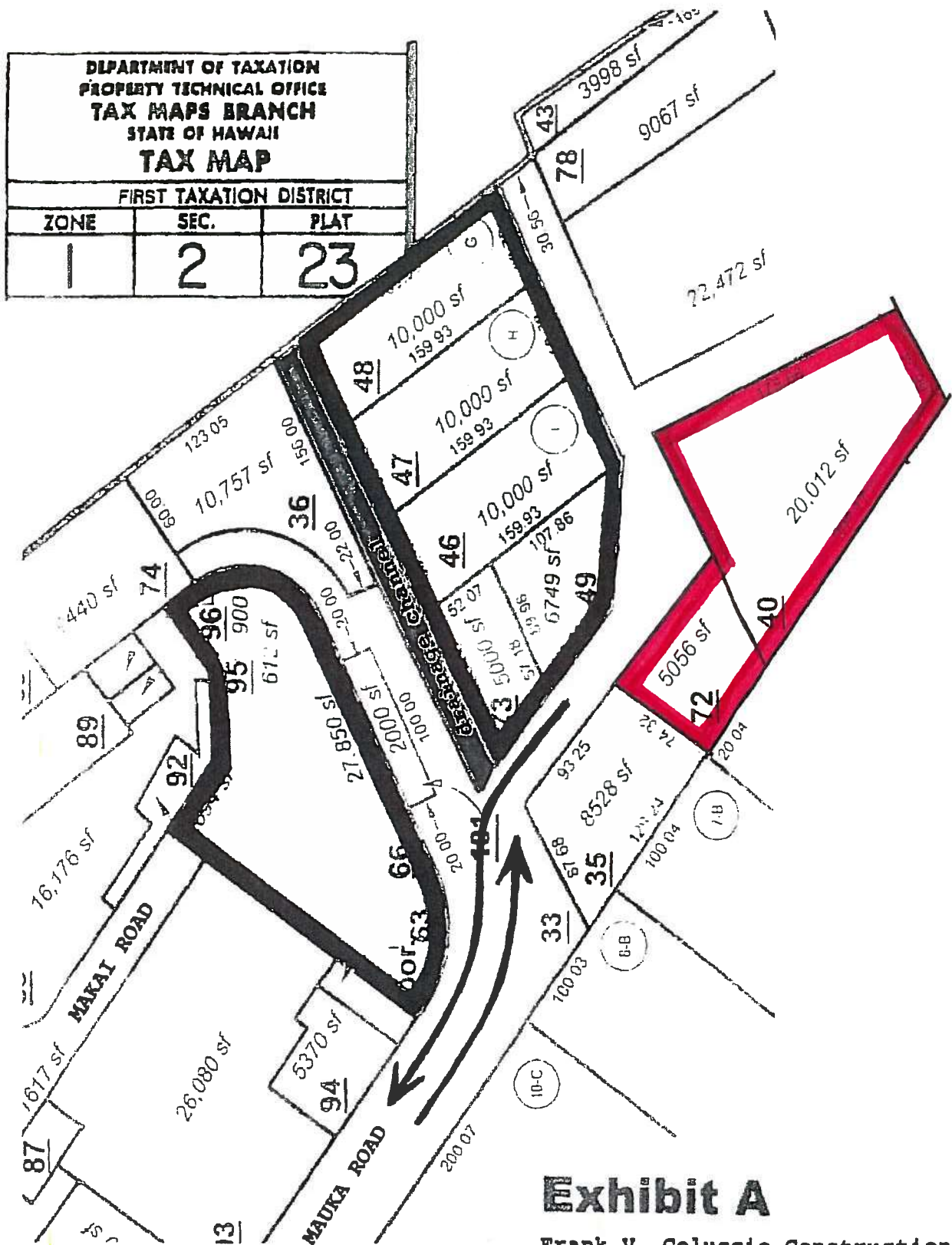


Exhibit A

Frank V. Coluccio Construction
Company Inc.