

JOSH GREEN, M.D.  
GOVERNOR



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

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IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR A  
CONSTRUCTION STAGING AREA AND VEHICLE PARKING  
ELITE PACIFIC CONSTRUCTION INC.  
KALAELOA AIRPORT  
TAX MAP KEY: (1) 9-1-13: PORTION OF 32

OAHU

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Elite Pacific Construction Inc. (ELITE), whose mailing address is  
46-174 Kahuhipa Street, Suite B2, Kaneohe, Hawaii 96744.

LOCATION:

A portion of Kalaeloa Airport, Kapolei, Island of Oahu, State of Hawaii, identified by  
Tax Map Key: 1<sup>st</sup> Division, 9-1-13: portion of 32.

AREA:

Area/Space No. 611-105, containing an area of approximately 2,552 square feet; and  
Area/Space No. 611-106, containing an area of approximately 1,144 square feet,  
as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: P-2 (To be rezoned in the future)

**ITEM M-4**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A CONSTRUCTION STAGING AREA AND VEHICLE PARKING, ELITE PACIFIC CONSTRUCTION INC.

Page 2

LAND TITLE STATUS:

Non-Ceded - Section 5(a) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3861, setting aside Kalaeloa Airport under the control and management of the State of Hawaii, Department of Transportation, Airports (DOTA) for Airport Purposes.

CHARACTER OF USE:

ELITE will use the spaces for a construction staging area and vehicle parking, as specifically stated under Contract No. 70860, State Project No. AO5024-03, Air Traffic Control Tower Repairs at Kalaeloa Airport.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$25.00, as stated in Contract No. 70860, State Project No. AO5024-03, Air Traffic Control Tower Repairs at Kalaeloa Airport.

SECURITY DEPOSIT:

\$75.00 or three (3) times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Impact Statement (EIS) for the Disposal and Reuse of Naval Air Station Barbers Point, Hawaii, dated February 1999, and published by the Office of Environmental Quality Control (OEQC) in the December 23, 1998 issue of the Environmental Notice. Accordingly, relevant mitigation from the EIS and DOTA environmental best management practices will be implemented to address the minimum impacts of this action.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A CONSTRUCTION STAGING AREA AND VEHICLE PARKING, ELITE PACIFIC CONSTRUCTION INC.

Page 3

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the DOTA proposes to issue a permit to ELITE for a construction staging area and vehicle parking, as specifically stated in Contract No. 70860, State Project No. AO5024-03, Air Traffic Control Tower Repairs at Kalaeloa Airport, Section 1.07, Provisions for Field Office/Storage Space: “Pending the availability of space on airport property, the State will issue Revocable Permit(s) to the Contractor for the use of space, assessed at a monthly fee of \$25 for each Revocable Permit issued. The space(s) may be used for a field office, staging of materials and equipment, vehicle parking or other uses subject to the approval of the State....”

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the Department of Transportation recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to ELITE, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



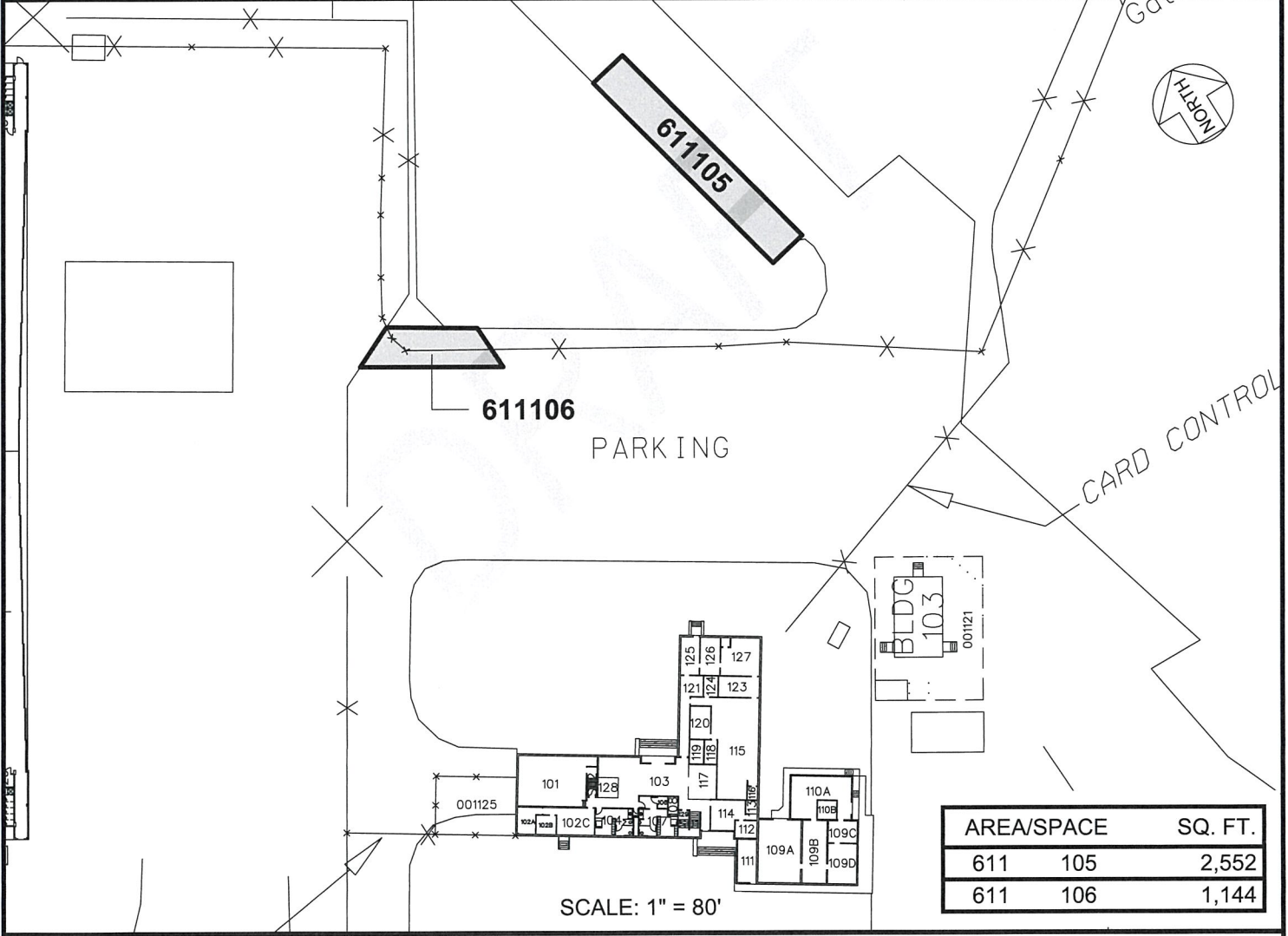
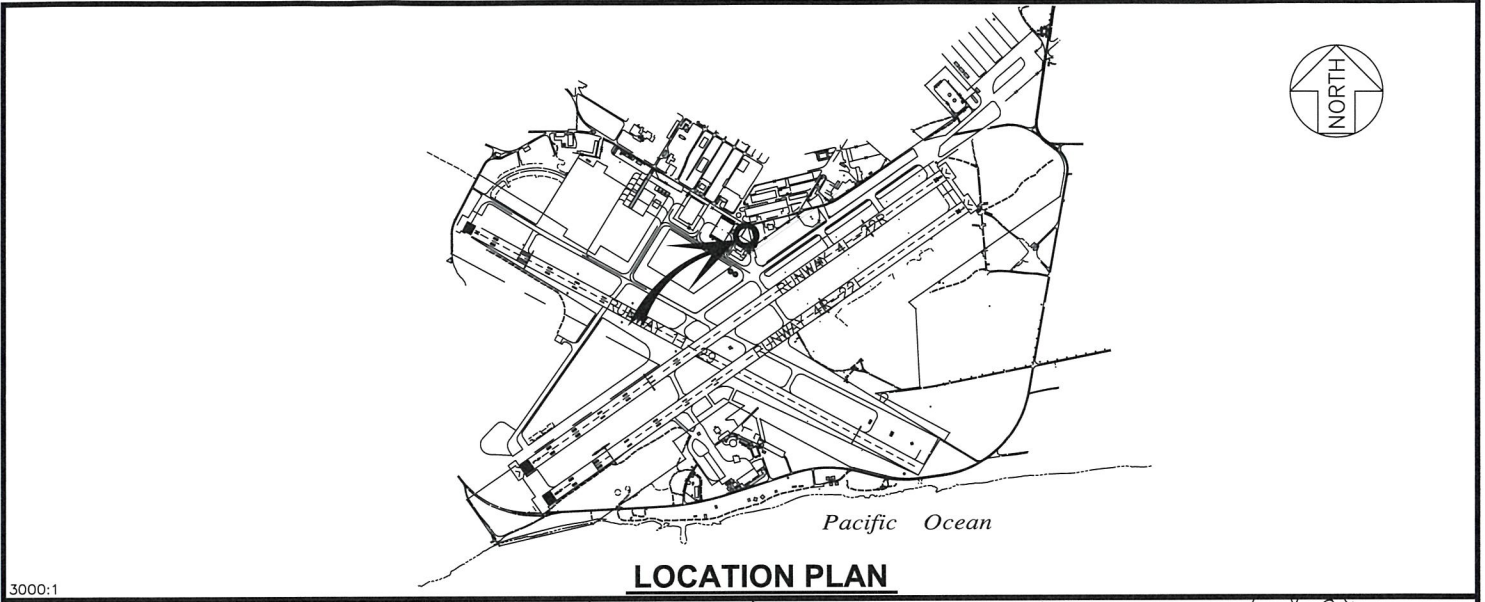
EDWIN H. SNIFFEN  
Director of Transportation

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APPROVED FOR SUBMITTAL:



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



DATE : JULY 2023

EXHIBIT: **A**



ELITE PACIFIC  
CONSTRUCTION INC.

PARKING LOT

611105  
611106

**KALAELOA AIRPORT**

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