

JOSH GREEN, M.D.
GOVERNOR



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

EDWIN H. SNIFFEN
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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
VEHICLE PARKING AND CONTAINER STORAGE
NCNS ENVIRONMENTAL, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-004: 018

OAHU

APPLICANT/LESSEE:

NCNS Environmental, Inc. (NCNS), a Hawaii corporation, whose business address is
2989 Ualena Street, Honolulu, Hawaii 96819.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

2979 Ualena Street, portion of Daniel K. Inouye International Airport (Airport),
Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-004: 018.

AREA:

Area/Space No. 005-115, containing an area of approximately 18,051 square feet of
improved, paved land, as shown and delineated on the attached map labeled Exhibit A.

ZONING:

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

ITEM M-4

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LAND TITLE STATUS:

Non-ceded – Direct purchase from private landowner.

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

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3894, setting aside a portion of the Airport under the control and management of the State of Hawaii, Department of Transportation (HDOT), for Airport purposes.

The HDOT acquired the subject property together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid 1990’s from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

NCNS will use the space for vehicle parking and container storage for its hazardous waste disposal operations at the Airport.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$14,320.46 (based on a rate of \$9.52 per square foot per annum for improved, paved land, as determined from the Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$42,961.38, or three times the monthly rent 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 ___

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined that the subject land areas are covered by the Honolulu International Airport Ualena Street Industrial Lots Acquisition and Chevron Property Acquisition Environmental Assessment (EA) dated October 1990. The EA is published by the Office of Environmental Quality Control (OEQC) in the November 8, 1990, issue of the Environmental Notice. Accordingly, the actions have been determined to have little or no impact upon the environment.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to NCNS for vehicle parking and container storage for its hazardous waste disposal operations at the Airport.

RECOMMENDATION:

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

Respectfully submitted,

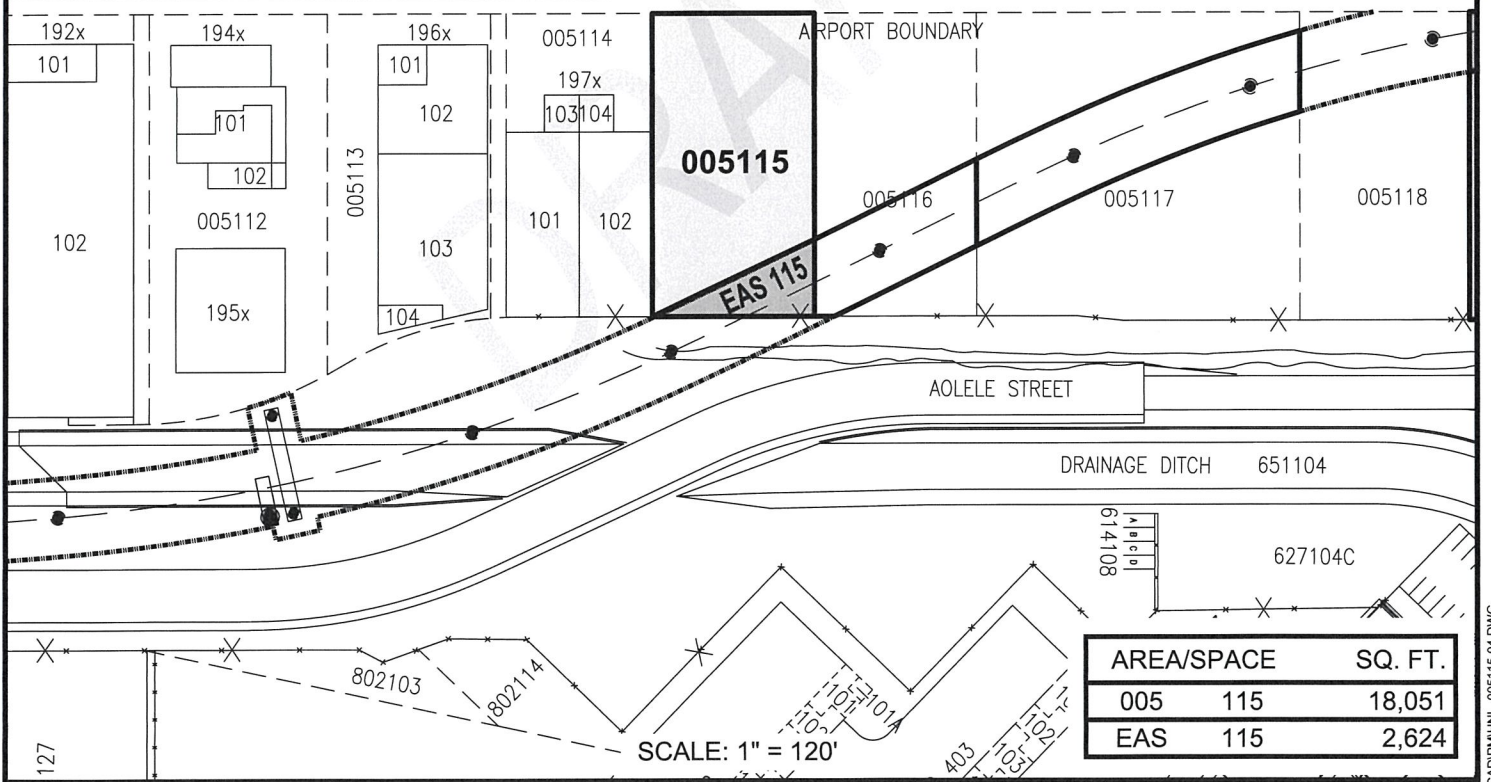
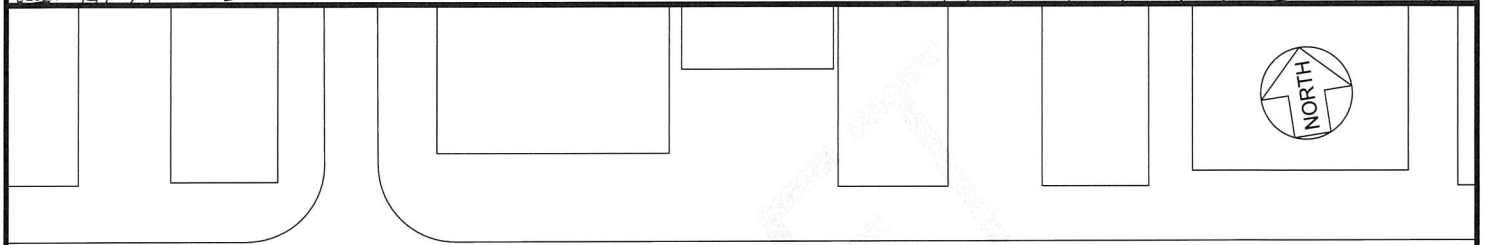
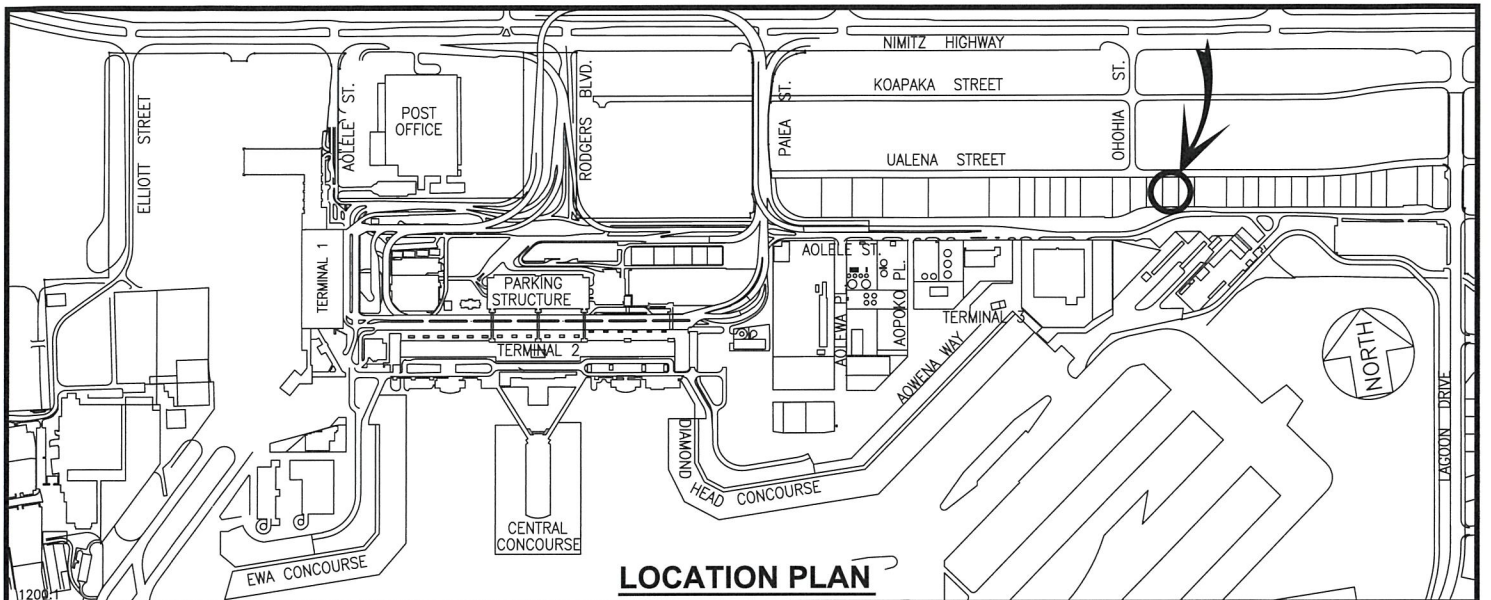


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



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



DATE : JULY 2023

EXHIBIT: **A**



2979 UALENA STREET

005115
EAS 115

DANIEL K. INOUE INTERNATIONAL AIRPORT

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