



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

June 28, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR STORAGE OF
MATERIALS AND EQUIPMENT AND VEHICLE PARKING
KCK BUILDERS LLC
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-012: PORTION OF 152 AND PORTION OF 009

HAWAII

LEGAL REFERENCE:

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

APPLICANT:

KCK Builders LLC (KCK), whose business address is 1350 S. King Street, #209,
Honolulu, Hawaii, 96814.

LOCATION AND TAX MAP KEY:

Portion of Hilo International Airport (ITO), Hilo, Island of Hawaii, identified by
Tax Map Key: 3rd Division, 2-1-012: Portion of 152 and Portion of 009.

AREAS:

Area/Space No. 630-105, containing an area of approximately 1,800 square feet, and
Area/Space No. 616-177J, containing an area of approximately 162 square feet of
improved, paved land, as shown, and delineated on the attached Exhibits A and B.

ZONING:

State Land Use District: Urban
County of Hawaii: Industrial (ML-20)

ITEM M-16

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR STORAGE OF MATERIALS
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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 1519, dated July 17, 1952, setting aside 550.881 acres being a portion of General Lyman Field under the control and management of the Hawaii Aeronautics Commission [subsequently transferred to the Department of Transportation (HDOT)] as a site for the Hilo Airport, now known as ITO.

CHARACTER OF USE:

KCK will use Space No. 630-105 for its container parking to store materials and equipment, and Space No. 616-177J for vehicle parking, as specifically stated under Contract No. 71729, State Project No. BS1322-43R, Maintenance & Repairs of T-Hangar and Overhead Doors, Statewide Airports.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$25.00 per month, as stated in Change Order No. 1 of Contract No. 71729, State Project No. BS1322-43R, Maintenance & Repairs of T-Hangar and Overhead Doors, Statewide Airports.

SECURITY DEPOSIT:

\$75.00, or three 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 HDOT has determined that the impacts of this action are de minimis and exempt, pursuant to Department of Transportation, Comprehensive Exemption List, concurred to by the Environmental Advisory Council on February 1, 2022, under Type 1, Part 1, B(2); Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair of equipment and materials on State lands as necessary to support exempted and planned repair of maintenance activities and Type 8, Part 1(g) Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previous that previously existing.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, HDOT proposes to issue a permit to KCK for container and vehicle parking, as specifically stated in Change Order No. 1, Contract No. 71729, State Project No. BS1322-43R, Maintenance & Repairs of T-Hangar and Overhead Doors, Statewide Airports, “Pending the availability of space on airport property, the State will issue Revocable Permit(s) to the Contractor for the use of the space, assessed at a monthly fee of \$25.00 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 HDOT recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to KCK, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



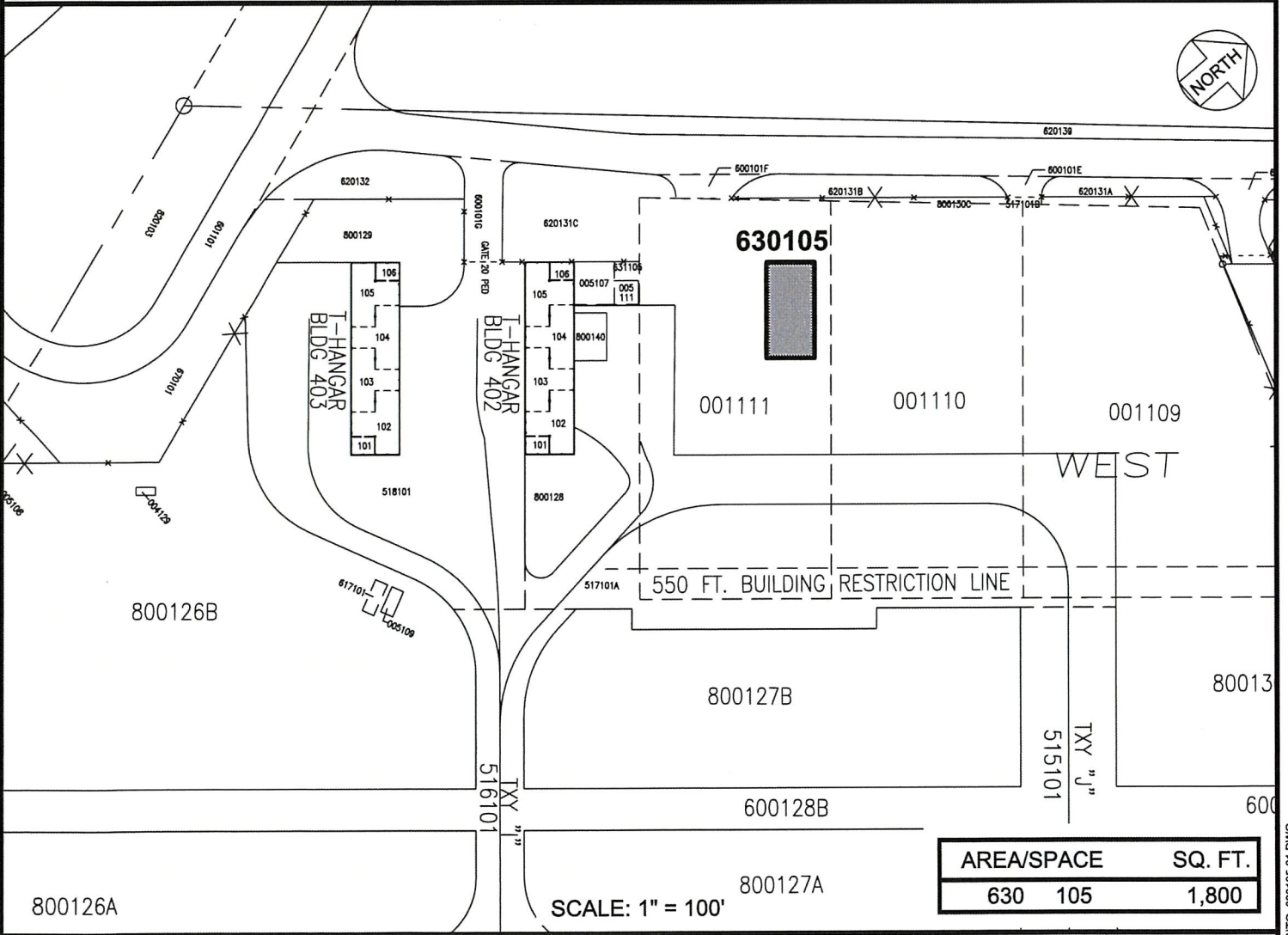
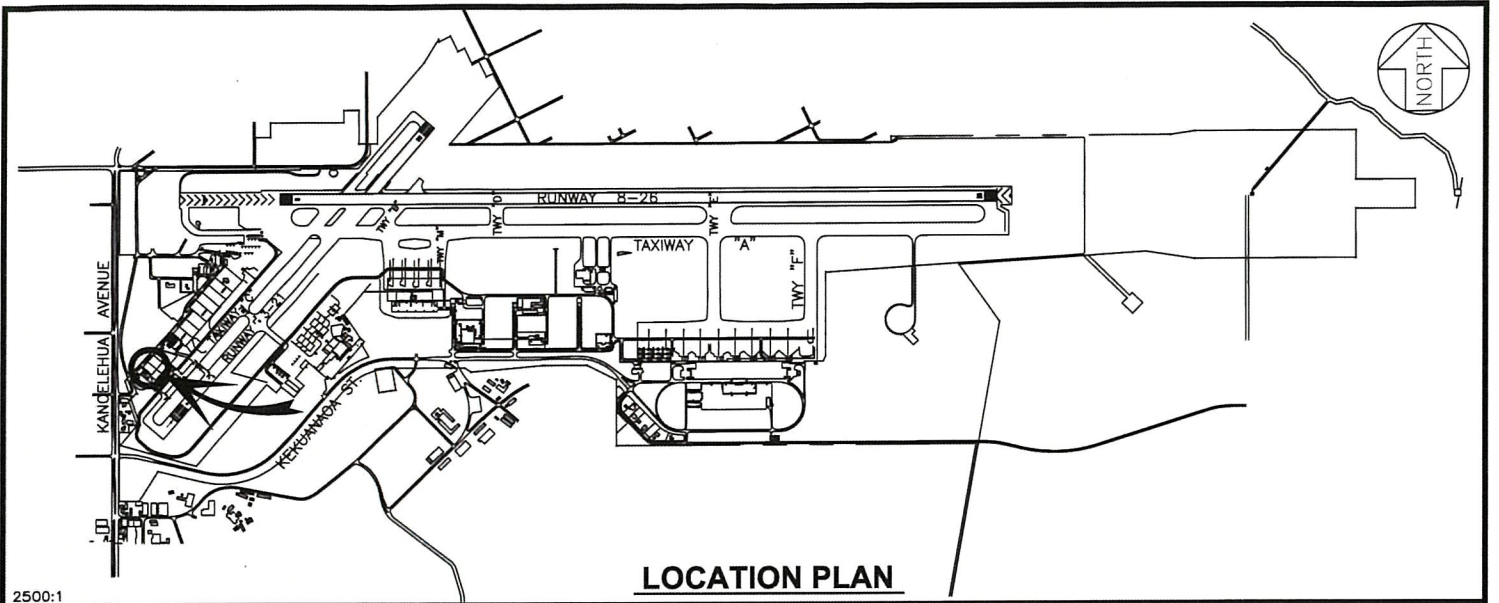
EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Attachments

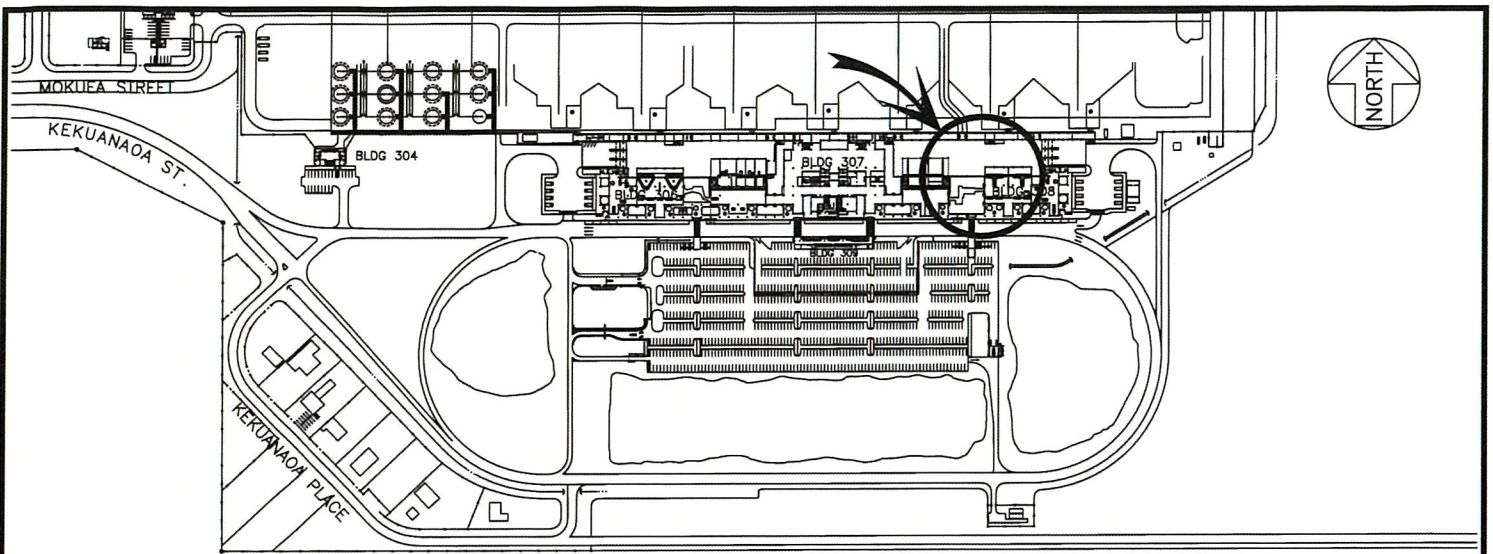


DATE : MARCH 2024 EXHIBIT: **A**

 <p>AIRPORTS</p>	<p>KCK BUILDERS LLC</p>	<p>CONTAINER LOT</p>	<p>630105</p>
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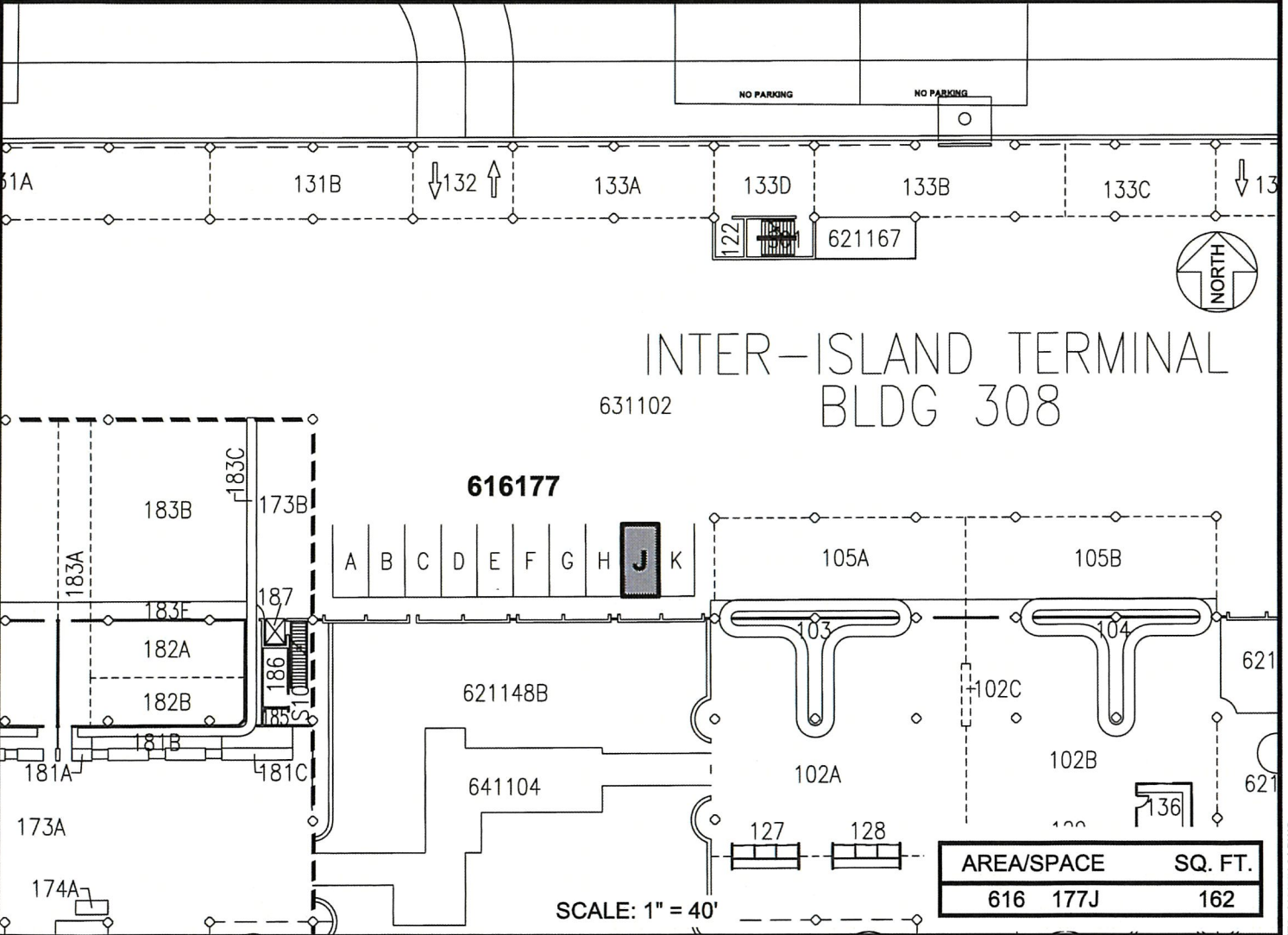
HILO INTERNATIONAL AIRPORT

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LOCATION PLAN

500:1



DATE : FEBRUARY 2024

EXHIBIT: **B**



KCK BUILDERS LLC

**INTER-ISLAND TERMINAL
 PARKING**

616177J

HILO INTERNATIONAL AIRPORT

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