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

IN REPLY REFER TO:

October 24, 2024

Mr. Edwin H. Sniffen, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RPs) to Frank Coluccio Construction Company for construction staging area for equipment and materials, parking for field office trailer and employees, storage of pipes, gravel and parking of trucks, no repairs allowed on the premises and will not be used as a base yard, situated at Pier 60, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-2-023:040 (Portion), (1) 1-2-023:046 (Portion), (1) 1-2-023:047 (Portion), (1) 1-2-023:048 (Portion), (1) 1-2-023:049 (Portion), (1) 1-2-023:072 (Portion) and (1) 1-2-023:073 (Portion), Governor's Executive Order Nos. 1458, 2636 and 3708

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

Frank Coluccio Construction Company (Applicant) is a domestic profit corporation whose mailing address is 95-051 Kaomi Loop, Kapolei, Hawaii 96707.

CHARACTER OF USE:

For the construction staging area for equipment and materials, parking for field office trailer and employees, storage of pipes, gravel and parking of trucks, no repairs allowed on the premises and will not be used as a base yard.

**LOCATION:**

Portion of Government lands at Pier 60, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-2-023:040 (Portion), (1) 1-2-023:046 (Portion), (1) 1-2-023:047 (Portion), (1) 1-2-023:048 (Portion), (1) 1-2-023:049 (Portion), (1) 1-2-023:072 (Portion) and (1) 1-2-023:073 (Portion), as shown on enclosed Exhibit A.

**ZONING:**

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

**AREA:** See enclosed Exhibit A

<b>AREA</b>	<b>DESCRIPTION</b>	<b>TYPE</b>	<b>SQ. FT.</b>	<b>RATE</b>	<b>RENTAL</b>	<b>SECURITY DEPOSIT</b>
1	Construction staging area for equipment and materials, parking for field office trailer and employees, storage of pipes, gravel, and parking of trucks. No repairs allowed on the premises and will not be used as a base yard.	Unimproved Land – Unpaved	25,068	\$ 0.27	\$ 6,768.36	\$ 13,536.72
2	Construction staging area for equipment and materials, storage of pipes, gravel, and parking of trucks. No repairs allowed on the premises and will not be used as a base yard.	Unimproved Land – Unpaved	41,749	\$ 0.27	\$11,272.23	\$ 22,544.46

**CONSIDERATION:**

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, Hawaii.

**LAND TITLE STATUS:**

Governor's Executive Order Nos. 1458, 2636 and 3708 for Harbor Purposes, harbor development and boat facilities, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

**TRUST LAND STATUS:**

Subsections 5 (a) and 5 (b).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 60 of Honolulu Harbor, island of Oahu, for the construction staging area of equipment and materials, parking for field office trailer and employees, storage of pipes, gravel and parking of trucks, no repairs allowed on the premises and will not be used as a base yard. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 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 HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. B2. “Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair or maintenance activities.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is a construction company specializing in heavy civil, marine, and underground utility construction. The Applicant current has a base yard in Kapolei. The requested Keehi Industrial location will primarily be used to store pipes and gravel that will be transported via trucks to various construction sites.

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Conscientious coordination with surrounding tenants and scheduling at certain hours of the day for deployment of approximately nine dump trucks and nine vacuum trucks will be done to maintain orderly traffic flow in the area. No repairs will be done at this Keehi Industrial Lots location and will not be used as a base yard. Any repairs will be done at the Applicant's Kapolei site. Applicant informed us that there will be no storage of hazardous substances.

The Applicant understands that this RP arrangement is temporary and will vacate when the HDOT needs the parcels again. This location has no utilities. The Applicant agrees to supply its own utilities.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of two month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosures

**Area – Construction Staging Area**



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
1	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 base yard.	Unimproved Land - unpaved		25,068

