



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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR WAREHOUSE STORAGE
NEPTUNE CONSTRUCTION GROUP, INC.
2825 UALENA STREET
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-4: 03 (POR)

O'AHU

REQUEST:

Issuance of a Revocable Permit to Neptune Construction Group, Inc. for warehouse storage.

LEGAL REFERENCE:

Sections 171-11 and 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT/LESSEE:

Neptune Construction Group, Inc., whose mailing address is 1804 Hart Street, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-4: 03 (POR).

AREA:

Area/Space No. 005-128C, consisting of approximately 9,243 square feet;
Area/Space No. 005-128D, consisting of approximately 184 square feet;
Building/Room No. 149-101, consisting of approximately 10,599 square feet; and
Building/Room No. 149-102, consisting of approximately 5,293 square feet,
as shown and delineated on the attached map labeled Exhibit A.

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ZONING:

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

LAND TITLE STATUS:

Non-ceded – Direct purchase from private land owner.
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a portion of Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport purposes.

The Department of Transportation, Airports Division 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:

Property is located within the runway protection zone.

Warehouse for storage use only (no office use).

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$11,278.00 per month (based on fair market value appraisal).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii,

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Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

REMARKS:

In accordance with Sections 171-11 and 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to Neptune Construction Group, Inc. for warehouse storage (only) at 2825 Ualena Street, Honolulu International Airport.

This portion of Ualena Street is within the runway protection zone, therefore, is limited to uses that do not authorize the congregation of people. Neptune Construction Group, Inc. is aware of the limitations of the property and will use the property for warehouse storage only.

RECOMMENDATION:

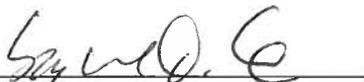
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to Neptune Construction Group, Inc, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

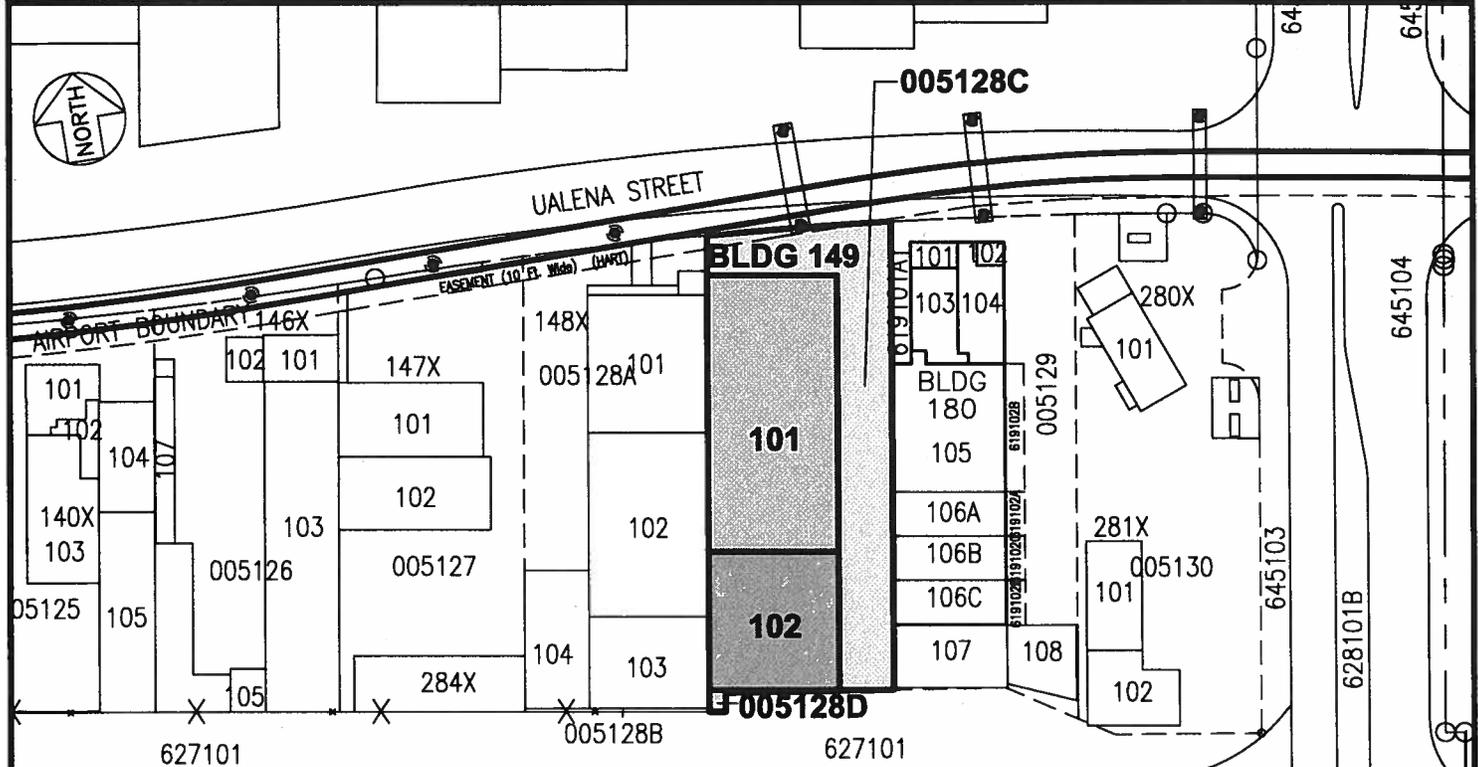
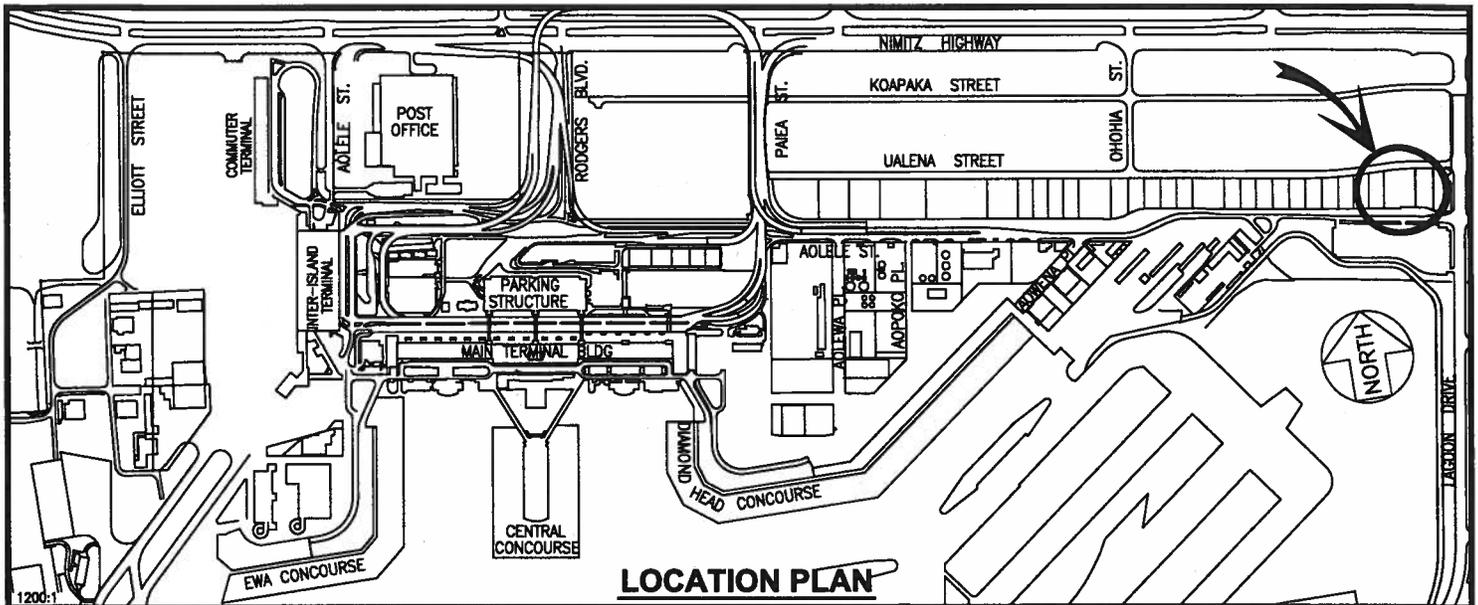


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



AREA/SPACE	SQ. FT.
005 128C	9,243
005 128D	184

BLDG/ROOM	SQ. FT.
149 101	10,599
149 102	5,293

SCALE: 1" = 100'

DATE: FEBRUARY 2016

EXHIBIT: **A**



Airports Division

NEPTUNE CONSTRUCTION GROUP, INC.

2825 UALENA STREET

149101
149102
005128C,D
PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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