

NEIL ABERCROMBIE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5087

GLENN M. OKIMOTO  
DIRECTOR

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IN REPLY REFER TO:

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

OAHU

ISSUANCE OF A REVOCABLE PERMIT TO PARADIGM CONSTRUCTION LLC  
AT KALAELOA BARBERS POINT HARBOR, OAHU, TAX MAP KEY  
NO. 1ST/9-1-14, PORTION OF 26

**LEGAL REFERENCE:**

Chapters 171-13 and 171-55, Hawaii Revised Statutes, as amended.

**APPLICANT:**

Paradigm Construction LLC, a Hawaii limited liability company, whose address is 197 Sand Island Access Road, #204, Honolulu, Hawaii 96819.

**CHARACTER OF USE:**

To remove and haul away coral material from designated Kalaeloa stockpile area.

**LOCATION:**

Portion of Government lands, situated at Kalaeloa Barbers Point Harbor, Honouliuli, Ewa Oahu, Tax Map Key No. 1st/9-1-14, portion of 26, as shown on the attached map labeled Exhibit "A."

**AREA:**

50,000 square feet, more or less.

**CONSIDERATION:**

\$3.00 per cubic yard of material removed.

**ITEM M-2**

**PURPOSE:**

Applicant is under contract with the Department of Hawaiian Homes Land (DHHL) and requires the material to be used for fill at DHHL properties.

**SECURITY DEPOSIT:**

\$20,000.00

**ZONING:**

State of Land Use Commission: Urban  
City and County of Honolulu: I-3

**COMMENCEMENT DATE:**

To be determined by the Director of Transportation

**CURRENT USE STATUS:**

Governor's Executive Order pending

**LAND TITLE STATUS:**

Land acquired after Statehood (non-ceded).

**CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:**

This is exempt from Office of Environmental Quality Control (OEQC) requirements pursuant to Sub-Chapter 11-200-8 of the Hawaii Administrative Rules that exempts the "operation, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing."

**DCCA VERIFICATION:**

Place of business registration confirmed:	YES <u>X</u>	NO
Registered business name confirmed:	YES <u>X</u>	NO
Applicant in good standing confirmed:	YES <u>X</u>	NO

**REMARKS:**

1. The Department of Transportation, Harbors Division acquired the subject property from Campbell Hawaii Investor LLC on December 31, 2012. The subject property is partially encumbered by a License Agreement in favor of Grace Pacific Corporation.
2. Prior to DOT Harbor Division's acquisition of the subject property, the applicant already had in place an agreement with Campbell Hawaii Investor LLC to remove material from the coral stockpile on the subject property as well as permission from Grace Pacific Corporation for access through their license area..
3. Approval of this requested revocable permit (think we are issuing a license) is basically a continuation of the aforementioned use.
4. It is anticipated that the Revocable Permit will be for five months from March 2013 to July 2013. However, DOT Harbors Division may, at its sole discretion, extend the Revocable Permit.
5. The applicant's trucks will ingress the subject property via Malakole Street, and egress via Hanua Road. Hanua Road is privately owned by Kapolei Property Development LLC and James Campbell Company, LLC (Grantors).
6. The applicant's use of Hanua Road will take under an existing Right of Entry Easement that was issued to the State and its authorized users by the Grantors. The applicant shall satisfy all conditions required under the easement.
7. The applicant is responsible to provide documentation of its permission from Grace Pacific Corporation for access through its license area.
8. The applicant's hours of operation will be Monday to Friday from 6:30 am to 3:00 pm. Hauling on Saturdays may be allowed, provided applicant secures prior written approval from DOT Harbors Division and Grace Pacific corporation
9. It is anticipated that a maximum of 160 truckloads per day will be hauled. Each truck will be hauling about 13 cubic yards per trip.
10. The total estimated coral material to haul is 34,000 cubic yards.
11. The applicant will follow Best Management Practices specific to the Kalaeloa Coral Stockpile.
12. The applicant will carry Commercial Liability Insurance with a combined single limit of not less than \$1,000,000.00 for bodily injury and damage to property per occurrence and \$2,000,000.00 aggregate. Harbors Division will be named as additional insured.

**RECOMMENDATION:**

That the Board authorizes the Department of Transportation, Harbors Division to issue the applicant a revocable permit for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,



GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

Attachment

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.  
Chairperson and Member  
Board of Land and Natural Resources

Exhibit A



# KALAELOA BARBER'S POINT

