

LINDA LINGLE  
GOVERNOR



BRENNON T. MORIOKA  
DIRECTOR

Deputy Directors  
MICHAEL D. FORMBY  
FRANCIS PAUL KEENO  
BRIAN H. SEKIGUCHI  
JIRO A. SUMADA

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
AIRPORTS DIVISION  
400 Rodgers Boulevard, Suite 700  
Honolulu, Hawaii 96819-1880

September 29, 2008

IN REPLY REFER TO:

2008 SEP 31 P 1:29  
AIR-PM  
08-0660  
DEPT. OF  
TRANSPORTATION  
DIRECTOR'S OFFICE

TO: (1) DIR (BRENNON T. MORIOKA)  
(2) DLNR (LAURA H. THIELEN) C/O ADALINE CUMMINGS  
(3) AIR-PM (ROSS SMITH)

FROM: *Brian H. Sekiguchi*  
DEP-A (BRIAN H. SEKIGUCHI)

SUBJECT: LAND BOARD SUBMITTAL  
ISSUANCE OF A REVOCABLE PERMIT TO  
PALAMANUI GLOBAL HOLDINGS LLC FOR INCONSISTENT USE  
KONA INTERNATIONAL AIRPORT AT KEAHOLE

Attached is the subject submittal for your approval. Please place on the next Land Board agenda.

If there are any questions, please call Ethan Tomokiyo at 838-8673.

Attachment

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IN REPLY REFER TO:

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

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

ISSUANCE OF A REVOCABLE PERMIT TO  
PALAMANUI GLOBAL HOLDINGS LLC FOR INCONSISTENT USE  
KONA INTERNATIONAL AIRPORT AT KEAHOLE

HAWAII

REQUEST:

Issuance of a revocable permit to Palamanui Global Holdings LLC for the construction of a monitoring well on unimproved, unpaved land located at the Kona International Airport at Keahole.

APPLICANT / PERMITTEE:

PALAMANUI GLOBAL HOLDINGS LLC, a Delaware limited liability company authorized to do business in the State of Hawaii, whose business and post office address is P. O. Box 9007, Kailua-Kona, Hawaii 96745.

LEGAL REFERENCE:

Subsection 171-55, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Kona International Airport at Keahole, Kona, Island of Hawaii, identified by Tax Map Key: 3<sup>rd</sup> Division, 7-3-043 (portion of 3)

AREA:

Space Nos. 007-104 and 825-106B, containing vacant areas of approximately 2,500 and 7,897 square feet, respectively of unimproved and unpaved lands as shown and delineated on the attached map, labeled Exhibit A.

ZONING:

State Land Use District: Urban  
County of Hawaii: Industrial (MG1a)

LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act: Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES  NO

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3074, setting aside Kona International Airport at Keahole to be under the control and management of the Department of Transportation, Airports Division, State of Hawaii.

CHARACTER OF USE:

Construction only of a well to allow ground water monitoring.

TERM OF PERMIT:

Month-to-month, not to exceed one year from the date of issuance of the permit.

PERMIT COMMENCEMENT DATE:

Upon execution of the permit by the Director of Transportation.

RENT COMMENCEMENT DATE:

Not applicable.

ANNUAL GROUND LEASE RENTAL:

None

ADDITIONAL FEES:

None

SECURITY DEPOSIT:

None

MINIMUM IMPROVEMENTS REQUIREMENT:

None

PROPERTY CHARACTERISTICS:

Improvements: The site is currently vacant, unimproved and unpaved.

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, HRS, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated May 22, 2001, as approved by the Environmental Quality Council on November 15, 2000. Exemption #3 covers construction and location of single, new, small facilities or structures.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>√</u>	NO _____
Registered business name confirmed:	YES <u>√</u>	NO _____
Good standing confirmed:	YES <u>√</u>	NO _____

REMARKS:

Palamanui Global Holdings LLC (PGH) is developing a private project east of Kaahumanu Highway. As a condition of its Special Management Area/Coastal Zone Management Permit, PGH is required to construct a well to allow groundwater monitoring to protect State lands from any pollutant sources that may be generated by private properties in its development.

In accordance with Section 171-55, HRS, relating generally to Permits, the Department of Transportation proposes to issue a revocable permit to PGH, for access to and the construction of a monitoring well at the Kona International Airport at Keahole.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a revocable permit to Palamanui Global Holdings LLC, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

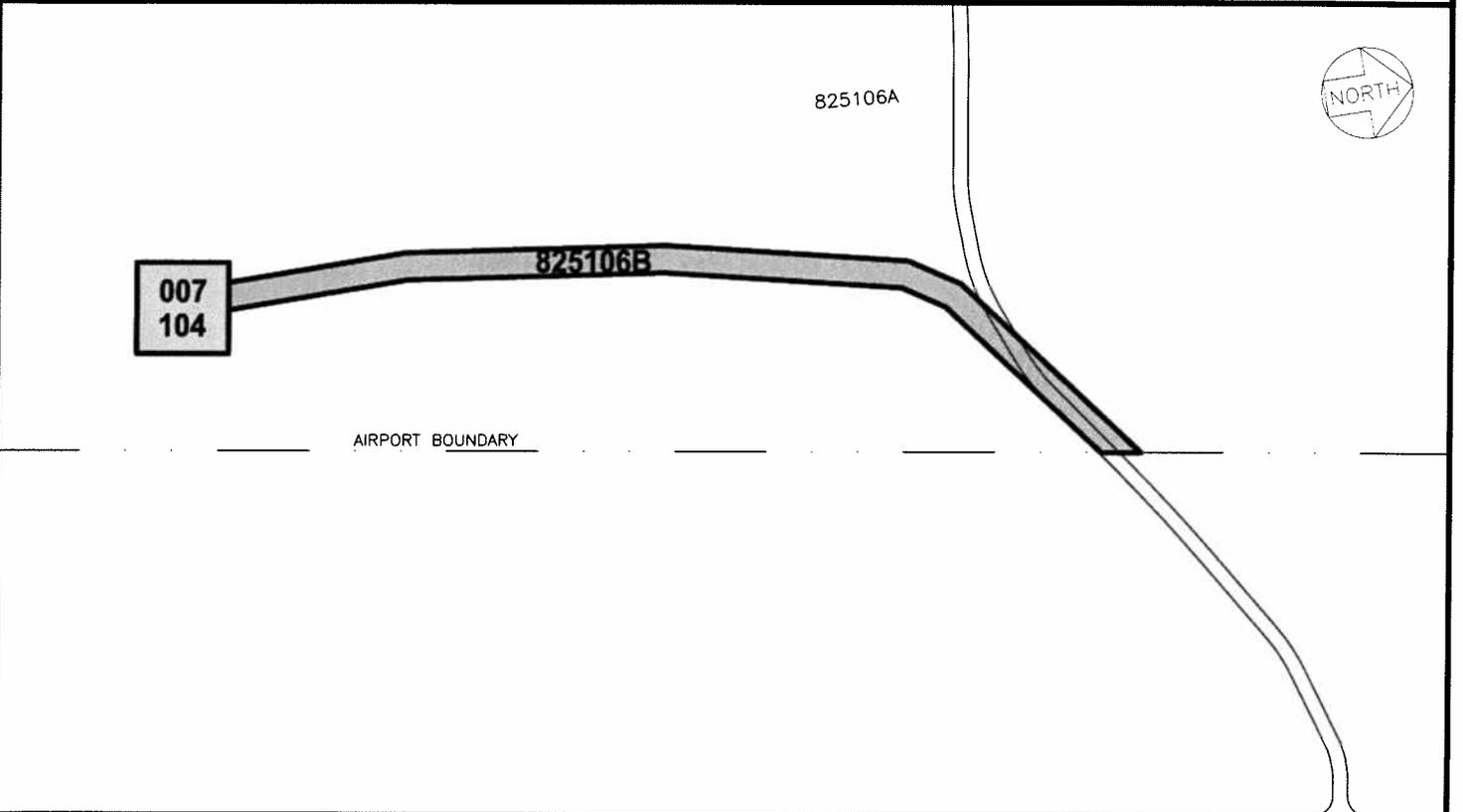
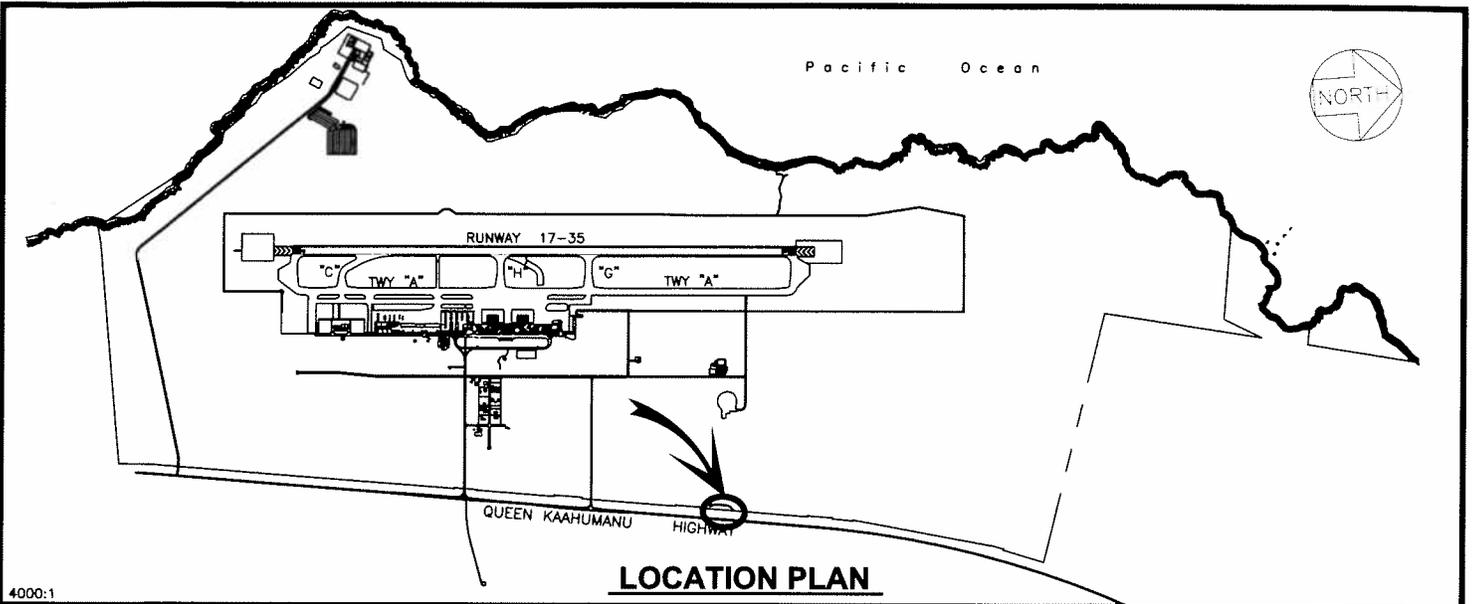
A handwritten signature in black ink, appearing to read 'Brennon T. Morioka', with a long horizontal flourish extending to the right.

BRENNON T. MORIOKA, Ph.D., P.E.  
Director of Transportation

APPROVED FOR SUBMITTAL:

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LAURA H. THIELEN  
Chairperson and Member



← KAILUA      QUEEN KAAHUMANU HIGHWAY      KAWAIHAE →

AREA/SPACE	SQ. FT.
007 104	2,500
825 106B	7,897

SCALE: 1" =

DATE : SEPTEMBER 2008      EXHIBIT: **A**



PALAMANU WELL  
#WP-12  
& EASEMENT

007104  
825106B  
PLATS 76, 77

**KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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