

JOSH GREEN, M.D.  
GOVERNOR



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

EDWIN H. SNIFFEN  
DIRECTOR


Deputy Directors  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO  
JAMES KUNANE TOKIOKA

IN REPLY REFER TO:

HAR-PM.0001367.23

March 21, 2023

TO: DAWN N. S. CHANG, CHAIRPERSON  
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: EDWIN H. SNIFFEN   
DIRECTOR OF TRANSPORTATION

SUBJECT: LAND BOARD SUBMITTAL  
REQUEST FOR AUTHORIZATION TO ISSUE FIVE MONTH-TO-MONTH  
REVOCABLE PERMITS TO MARISCO, LTD., FOR MOORING OF  
VESSELS, PARKING AND STORAGE OF EQUIPMENT, DRY-DOCK  
MOORING, A POWER EASEMENT, A BLAST AND PAINT FACILITY,  
AND OVERFLOW LAYDOWN, PIERS 3 AND 9, KALAELOA BARBERS  
POINT HARBOR, ISLAND OF OAHU, TAX MAP KEY  
NOS. (1) 9-1-014:008 (P), (1) 9-1-014:024 (P), AND (1) 9-1-014:030,  
GOVERNOR'S EXECUTIVE ORDER NO. 3383

We respectfully request your approval and signature to the enclosed submittal. Please have submittal placed on the next Land Board agenda.

Should you have any questions, please contact Ms. Olivia Pham, Harbors Property Manager, at (808) 587-1942 or by email at [olivia.n.pham@hawaii.gov](mailto:olivia.n.pham@hawaii.gov).

Enclosures

JOSH GREEN, M.D.  
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March 21, 2023

Ms. Dawn N. S. Chang, Chairperson  
Board of Land and Natural Resources  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue five month-to-month Revocable Permits to Marisco, Ltd., for mooring of vessels, parking and storage of equipment, dry dock mooring, a power easement, a blast and paint facility, and overflow laydown, Piers 3 and 9, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key Nos. (1) 9-1-014:008 (P), (1) 9-1-014:024 (P), and (1) 9-1-014:030, Governor's Executive Order No. 3383

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-35, 171-36, 171-53, 171-55, and 171-59, Hawaii Revised Statutes, as amended.

APPLICANT:

Marisco, Ltd., (Applicant) is a domestic profit corporation whose business registration and mailing address is 91-607 Malakole Street, Kapolei, Hawaii 96707.

CHARACTER OF USE:

Vessel mooring, parking and equipment storage, dry dock mooring, blast and paint facility, power easement, and overflow laydown area, and vehicle parking.

LOCATION:

Portion of Government lands adjacent to Piers 3 and 9, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key Nos. (1) 9-1-014:008 (P), (1) 9-1-014:024 (P), and (1) 9-1-014:030, see enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban  
 City and County of Honolulu: I-3 (Waterfront Industrial)  
 P-2 (General Preservation District)

AREA: See attached Exhibit A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(1) 9-1-014:008 (P)	Mooring of vessels	Submerged Land	10,500	\$0.18	\$ 1,890.00	\$ 3,780.00
2	(1) 9-1-014:024 (P)	Parking and storage of equipment	Unimproved- Unpaved Land	112,500	\$0.19	\$ 21,375.00	\$ 42,750.00
3	(1) 9-1-014:030 (P)	Dry-dock mooring	Submerged Land	33,065	\$0.08	\$ 2,645.20	\$ 5,290.40
4	(1) 9-1-014:024 (P)	Power Easement	Unimproved- Unpaved Land	8,060	\$0.12	\$ 967.20	\$ 1,934.40
5A	(1) 9-1-014:024 (P)	Blast and Paint Facility	Paved-Improved Land	35,000	\$0.36	\$ 12,600.00	\$ 25,200.00
5B	(1) 9-1-014:024 (P)	Overflow Laydown	Unpaved- Improved Land	9,100	\$0.31	\$ 2,821.00	\$ 5,642.00
						<b>\$ 42,298.40</b>	<b>\$ 84,596.80</b>
						<b>Total Monthly Rental</b>	<b>Total Security Deposit</b>

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for Revocable Permits in Kalaeloa Barbers Point Harbor.

LAND TITLE STATUS:

Governor's Executive Order No. 3383 for Piers and Shoreside Facilities Purposes, to be under the control and management of the State of Hawaii, Department of Transportation, Harbors (DOTH).

TRUST LAND STATUS:

Subsection 5(a) of the Hawaii Admission Act (non-ceded).

CURRENT USE STATUS:

The premises are currently occupied by the Applicant to support its dry dock and ship repair services business.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), 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 DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR. The exemption declaration for the action described above, based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows: “Exemption Type 1, Part 1, No. A1.”

REMARKS:

The Applicant is a marine and industrial services company that has been operating in Hawaii since 1972. The Applicant provides dry dock and ship repair services to both governmental and commercial marine users. The Applicant also provides premier marine and industrial services such as machining, welding, blasting, etc.

Ms. Dawn N. S. Chang, Chairperson  
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RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the Department of Transportation recommends that the Board finds that approving the issuance of five month-to-month Revocable Permits to the Applicant, including their conditions and rent, will serve the best interest of the State.

Sincerely,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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DAWN N. S. CHANG, Chairperson

Enclosures

AREA 1



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
1	Mooring of vessels scheduled for repair on drydock	Submerged Land	35	300	10,500



AREA 2



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
2	Parking and storage of equipment	Unpaved-Unimproved Land	250	450	112,500



AREA 3

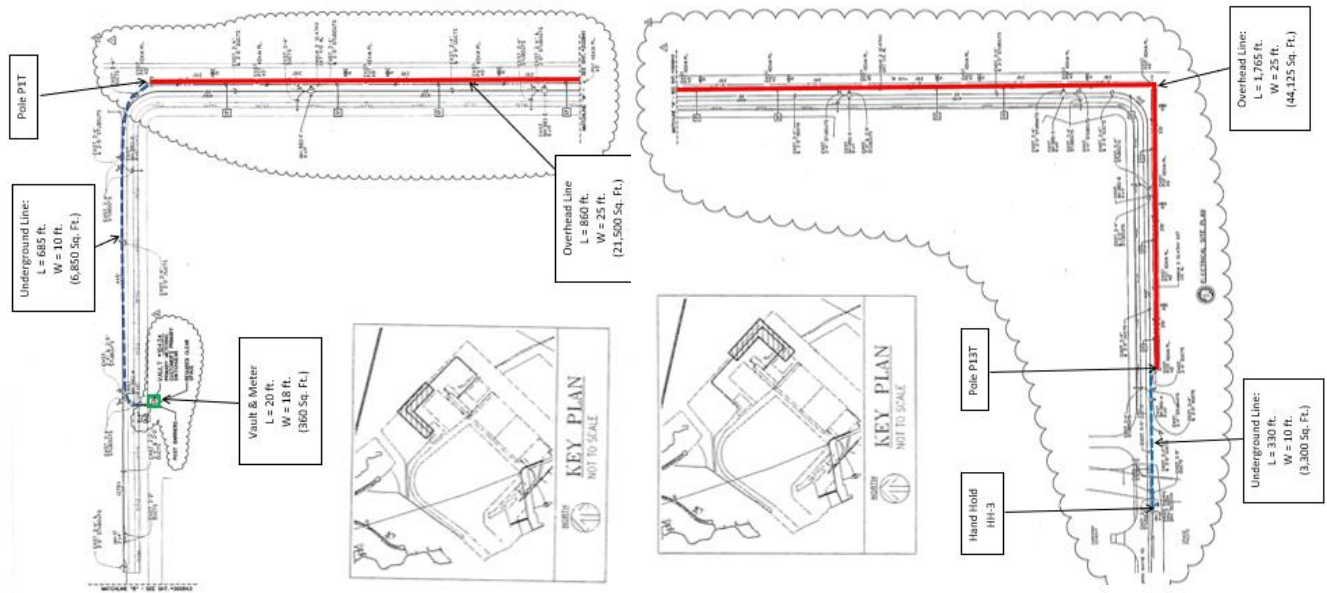


AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
3	Drydock Mooring	Submerged Land	85	369	33,065





AREA 4



AREA	DESCRIPTION	TYPE	SQ. FT.
4	Power Easement	Unimproved-Unpaved Land	8,060

0



5A & 5B

AREA



AREA	DESCRIPTION	TYPE	SQ. FT.
5A	Blast and Paint Facility	Paved-Improved Land	35,000
5B	Overflow Laydown	Unpaved-Improved Land	9,100