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GOVERNOR



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

EDWIN H. SNIFFEN
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IN REPLY REFER TO:

HAR-PM.0001521.23

May 9, 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 two month-to-month Revocable Permits (RP) to Fishco Wholesale LLC, for operation of cold storage facility, selling fishing supply, gear, and equipment to support Maritime entities and commercial fishing vessels, situated at Pier 32, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) No. (1) 1-5-035:012 (P), Governor's Executive Order No. 4167.

LEGAL REFERENCE:

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

APPLICANT:

Fishco Wholesale LLC (Applicant) is a domestic limited liability company whose mailing address is 1135 N. Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

Sell, service, maintain, and supply commercial fishing products for Maritime related entities and vessels, operation of existing cold storage facility, and storage of ancillary equipment and containers.

LOCATION:

Portion of Government lands adjacent to Pier 32, Honolulu Harbor, island of Oahu, TMK No. (1) 1-5-035:012 (P), see enclosed Exhibit A.

ITEM M-7

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3 (Waterfront Industrial)

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Ground Level Office Space	Industrial Office Space	1,100	\$ 1.34	\$ 1,474.00	\$ 2,948.00
2	Mezzanine Office Space	Industrial Office Space	1,100	\$ 1.34	\$ 1,474.00	\$ 2,948.00
3	Warehouse Space	Industrial Warehouse	13,136	\$ 1.44	\$ 18,915.84	\$ 37,831.68
4	Equipment Storage and Parking Space	Improved Paved Land	30,342	\$ 0.82	\$ 24,880.44	\$ 49,760.88

\$ 46,744.28	\$ 93,488.56
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for RP in Honolulu Harbor.

LAND TITLE STATUS:

Acquired by the State of Hawaii, Department of Transportation, Harbors (DOTH), through eminent domain proceedings by issuance of Governor's Executive Order No. 4167.

TRUST LAND STATUS:

Land acquired after statehood (non-ceded lands).

CURRENT USE STATUS:

Applicant currently occupies the subject premises under prior RP issued to its related entity, Pacific Fishing & Supply, Inc.

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), Sub-Chapter 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 DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Sub-Chapter 11-200.1-16 (b). 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 “Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current Local, State, and Federal standards and regulations.”
- No. B1 “Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations.”
- No. B2 “Temporary storage and staging of equipment and materials on State land as necessary to support exempted and planned repair or maintenance activities.”

REMARKS:

Currently, the Applicant occupies a portion of the subject premises under a RP with the remainder utilized under tariff storage. Additionally, the Board previously approved the issuance of a Lease by direct negotiation to Applicant for a 15-year Lease. The DOTH and Applicant continue to negotiate the issuance of that direct Lease. The purpose of this submittal is to expand the prior RP footprint to suit the expanding needs of the Applicant, which will serve as an interim measure until the execution of the Lease.

The Applicant has been providing service, maintenance, and sales of commercial fishing equipment since 1989, primarily providing this service to Maritime-related entities and vessels docked at Piers 16-18, and Piers 36-38, Honolulu Harbor. The Applicant has extensive knowledge of the industry and has collectively managed through its principals, approximately 20 fishing vessels operating out of Honolulu Harbor.

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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 two month-to-month RP to the Applicant, including its conditions and rent, will serve the best interest of the State.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG, Chairperson

Enclosures

**Fishco Wholesale LLC
Pier 32, Honolulu Harbor**

EXHIBIT A

