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IN REPLY REFER TO:

HAR-PM.0001950.23

August 24, 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 Honolulu Fishing and Supply LLC for warehouse space, equipment storage and a workshop, adjacent to Pier 31, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-035:016 (P), (1) 1-5-035:024 (P) and (1) 1-5-035:033 (P), Governor's Executive Order No. 4167

LEGAL REFERENCE:

Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Honolulu Fishing and Supply LLC (Applicant) is a sole domestic limited liability company whose mailing address is 867 North Nimitz Highway East #A, Honolulu, Hawaii 96817.

CHARACTER OF USE:

Warehouse space and equipment storage to support the Applicant's business of selling fishing supplies, gear and equipment to the Hawaii Longline Fishing fleet.

LOCATION:

Portion of Government lands adjacent to Pier 31, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-035:016 (P), (1) 1-5-035:024 (P) and (1) 1-5-035:033 (P), as shown on enclosed Exhibits A.

ITEM M-10

ZONING:

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

AREA: See enclosed Exhibits A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1a	(1) 1-5-035:016 (P)	Warehouse	Warehouse Space	4150	\$ 0.95	\$ 3,942.50	\$ 7,885.00
1b	(1) 1-5-035:033 (P)	Refrigeration Unit and Housing	Paved-Improved Land	96	\$ 0.82	\$ 78.72	\$ 157.44
	(1) 1-5-035:033 (P)	Refrigeration Unit and Housing	Paved-Improved Land	80	\$ 0.82	\$ 65.60	\$ 131.20
2	(1) 1-5-035:024 (P)	Equipment Storage and Workshop	Warehouse Space	740	\$ 1.03	\$ 762.20	\$ 1,524.40

\$4,849.02	\$9,698.04
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

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

LAND TITLE STATUS:

Governor's Executive Order No. 4167 for expansion of Maritime Activities, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Lands acquired after 8/59 (non-ceded).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 31 of Honolulu Harbor, island of Oahu, to operate its fishing supply and gear business. The HDOT has been reviewing all month-to-month RP to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. The HDOT is updating the Applicant's permit with current appraised rates and updated permit terms as applicable.

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), Subchapter 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 HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16(b). The exemption declaration for the action described above, is based on the Exemption List for the HDOT, 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. B “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.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant’s business provides fishing gear, equipment and frozen bait to the longline fishing vessels that are docked at Piers 16-18 and Piers 36-38, of Honolulu Harbor, island of Oahu. The Applicant has in-depth knowledge about the industry and manages two longline vessels that also operate in Honolulu Harbor.

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RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT 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

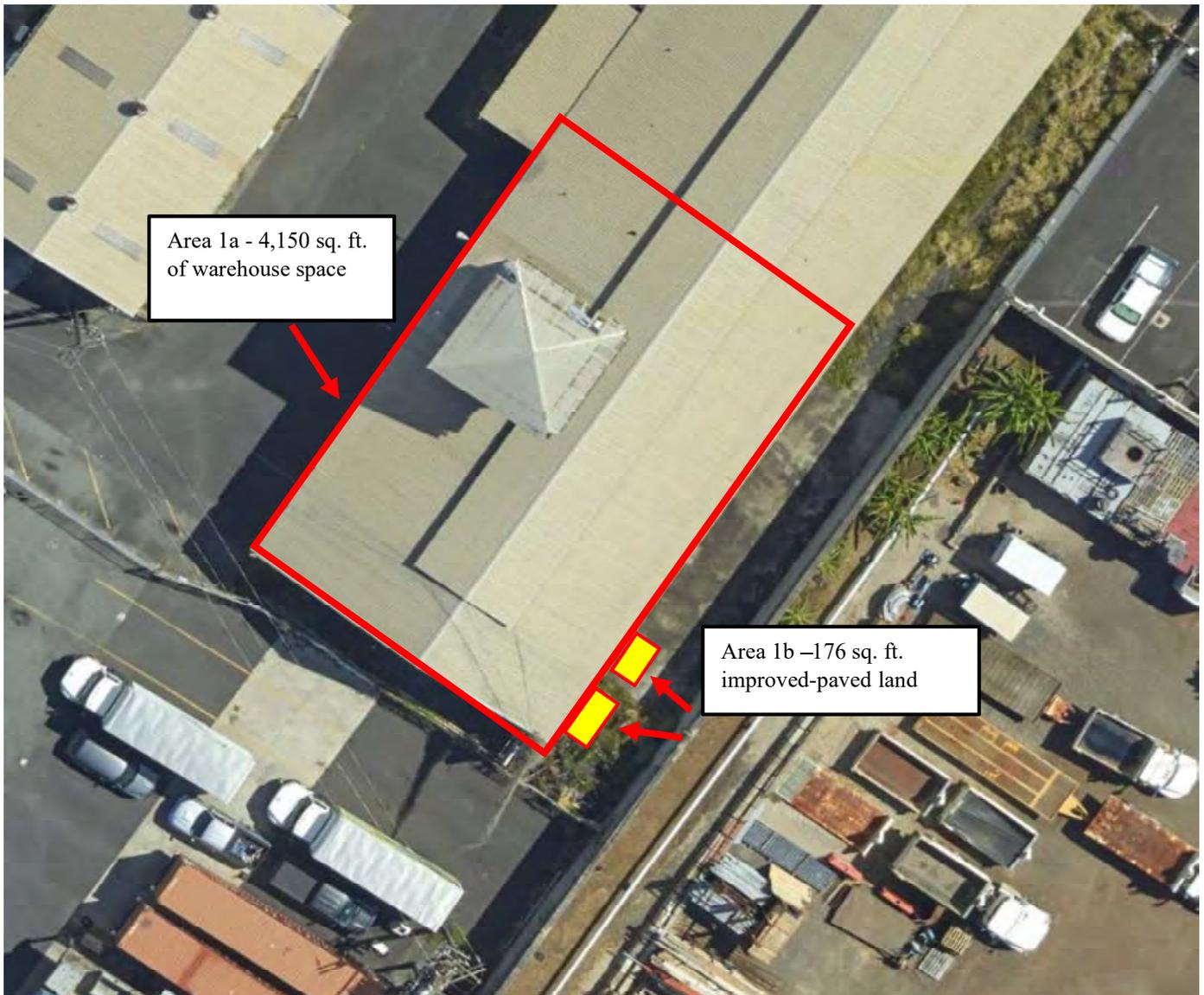
APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG, Chairperson

Enclosures

Area 1 – Warehouse



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1a	Warehouse	Warehouse	50'	83'	4,150
1b	Refrigeration Unit and Housing	Improved- Paved Land	8'	12'	96
	Refrigeration Unit and Housing	Improved- Paved Land	8'	10'	80

Area 2 – Equipment Storage & Workshop



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Warehouse	Warehouse	20'	37'	740