

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO

IN REPLY REFER TO:

HAR-PM.0002237.23

November 6, 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 a month-to-month Revocable Permit (RP) to Blue Dolphin Charters, Ltd., for storage of tools, equipment and supplies for tour boat operations and minor repairs, situated at Pier 1, Port Allen Harbor, island of Kauai, Tax Map Key (TMK) Nos. (4) 2-1-003:006 (P) and (4) 2-1-003:019 (P), Governor's Executive Order No. 1047

LEGAL REFERENCE:

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

APPLICANT:

Blue Dolphin Charters, Ltd. (Applicant), is a domestic profit corporation whose mailing address is P.O. Box 869, Eleele, Hawaii 96705.

CHARACTER OF USE:

For storage of tools, equipment and supplies for tour boat operations and minor repairs.

LOCATION:

Portion of Government lands at Pier 1, Port Allen Harbor, island of Kauai, TMK Nos. (4) 2-1-003:006 (P) and (4) 2-1-003:019 (P), as shown on enclosed Exhibit A.

ITEM M-24

ZONING:

State Land Use Commission: Urban
County of Kauai: General Industrial

AREA: See enclosed Exhibit A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(4) 2-1-003:006 (P) (4) 2-1-003:019 (P)	Storage of tools, equipment and supplies for tour boat operations and minor repairs	Warehouse	1,835	\$ 1.06	\$1,945.10	\$ 3,890.20

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for RPs in Port Allen Harbor, island of Kauai.

LAND TITLE STATUS:

Governor’s Executive Order No. 1047 for Port Allen Harbor, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5(a) (Non-ceded Lands).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Port Allen Harbor, island of Kauai, for storage of tools, equipment and supplies for tour boat operations and minor repairs. The HDOT has been reviewing all month-to-month RPs 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, 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."

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 is family owned and has operated a tour boat company on Kauai's Na Pali Coast for 40 years. The Applicant runs the two largest motor sailing catamarans on Kauai, specializing in tours of the Na Pali Coast and the island of Niihau.

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of a 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

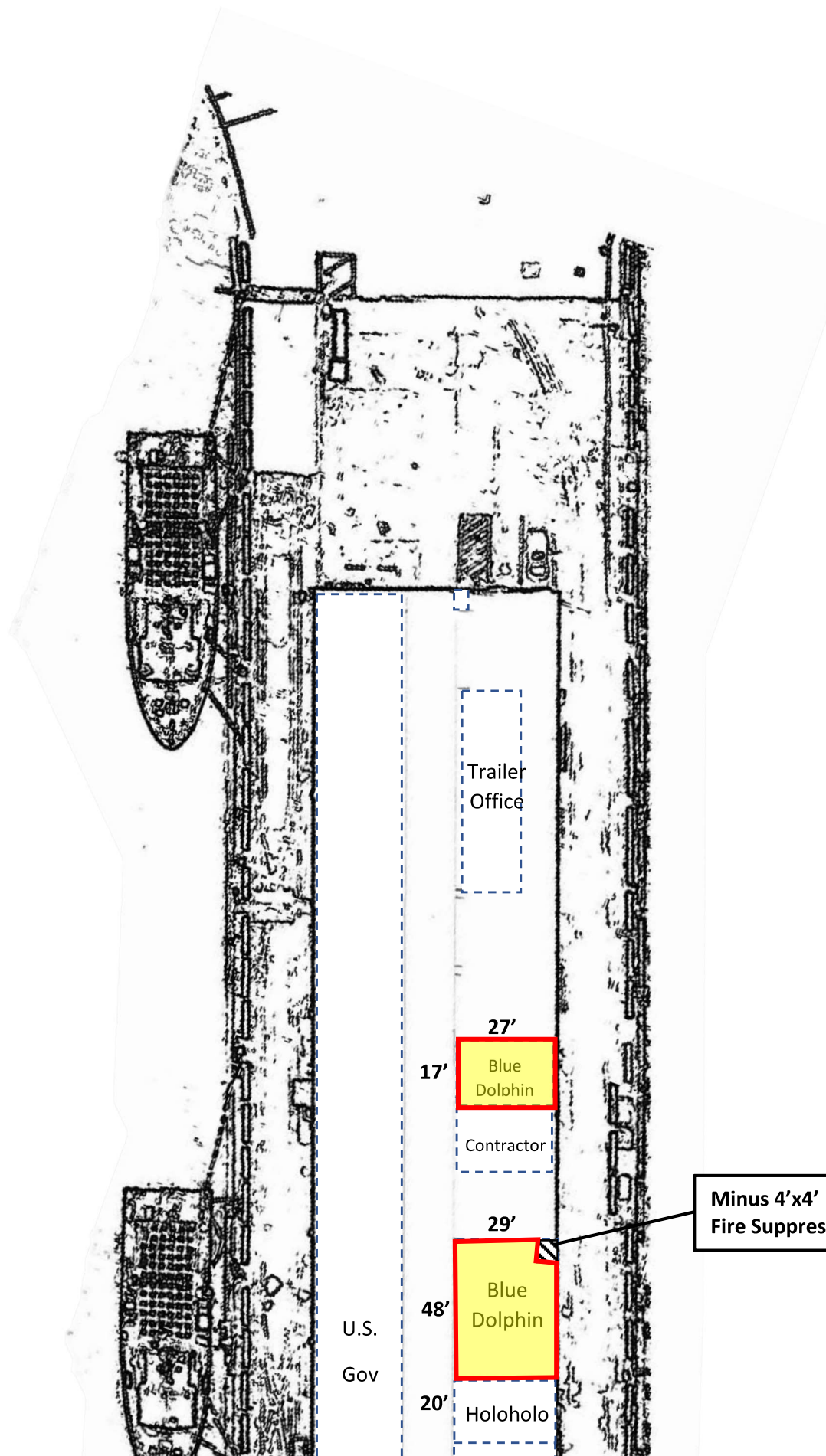
APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG, Chairperson

Enclosures

**BLUE DOLPHIN CHARTERS, LTD.
PORT ALLEN HARBOR, WAREHOUSE SHED**



Trailer
Office

17' 27'
Blue
Dolphin

Contractor

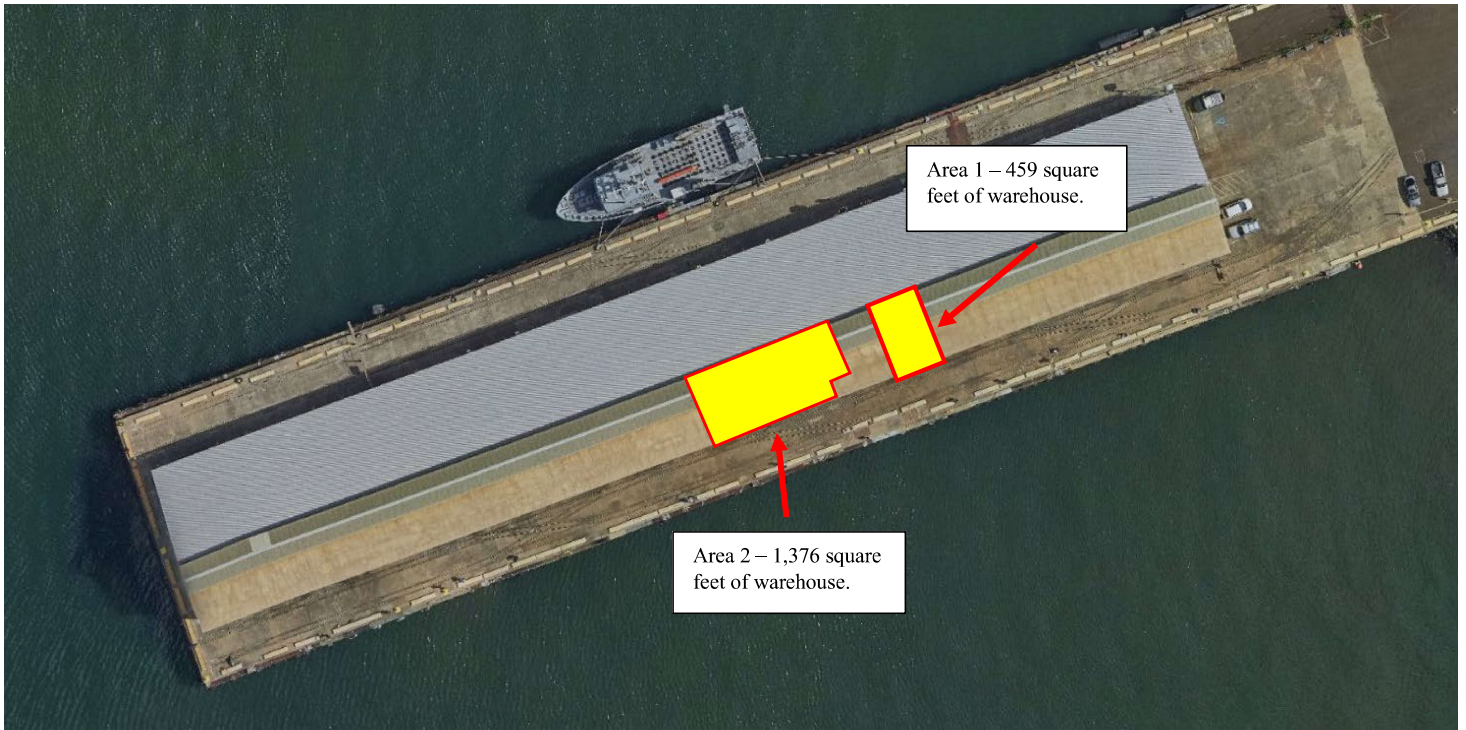
48' 29'
Blue
Dolphin

Minus 4'x4'
Fire Suppres

U.S.
Gov

20' Holoholo

WAREHOUSE SHED



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage of tools, equipment and supplies	Warehouse	27'	17'	459
2	Storage of tools, equipment and supplies	Warehouse	(29' x 48') - (4' x 4')		1,376