

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



**STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I**  
**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  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

October 24, 2024

Mr. Edwin H. Sniffen, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RPs) to HC&D, LLC., for use accessory to concrete making, storage of aggregates, truck parking and maintenance of settlement tanks used for recycling wastewater, loading and unloading, stockpiling, storage, transfer and distribution of rock aggregates and sand, situated at Pier 60, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-2-023:050 (Portion) and (1) 1-2-023:100 (Portion), Governor's Executive Order Nos. 1458, 2636 and 3708

LEGAL REFERENCE:

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

APPLICANT:

HC&D, LLC (Applicant), is a domestic limited liability company whose mailing address is 1100 Alakea Street, Suite 2200, Honolulu, Hawaii 96813.

CHARACTER OF USE:

For use accessory to concrete making, storage of aggregates, truck parking and maintenance of settlement tanks used for recycling wastewater, loading and unloading, stockpiling, storage, transfer and distribution of rock aggregates and sand.

LOCATION:

Portion of Government lands at Pier 60, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-2-023:050 (Portion) and (1) 1-2-023:100 (Portion), as shown on the enclosed Exhibit A.

**ZONING:**

State Land Use Commission: Urban  
City and County of Honolulu: I-2 Intensive Industrial District

**AREA:** See enclosed Exhibit A

<b>AREA</b>	<b>DESCRIPTION</b>	<b>TYPE</b>	<b>SQ. FT.</b>	<b>RATE</b>	<b>RENTAL</b>	<b>SECURITY DEPOSIT</b>
1	For loading and unloading, stockpiling, storage, transfer and distribution of rock aggregates and sand.	Unimproved Land – Unpaved	89,367.16	\$0.27	\$24,129.13	\$48,258.26
2	Use accessory to concrete making, storage of aggregates, truck parking and maintenance of settlement tanks used for recycling wastewater.	Unimproved Land – Unpaved	35,061	\$0.27	\$9,466.47	\$18,932.94

**CONSIDERATION:**

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, Hawaii.

**LAND TITLE STATUS:**

Governor's Executive Order Nos. 1458, 2636 and 3708 for Harbor Purposes, harbor development and boat facilities, to be under the control and management of the Hawaii Department of Transportation (HDOT).

**TRUST LAND STATUS:**

5 (a) and 5 (b).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 60 of Honolulu Harbor, island of Oahu, for use accessory to concrete making, storage of aggregates, truck parking and maintenance of settlement tanks used for recycling wastewater, loading and unloading, stockpiling, storage, transfer and distribution of rock aggregates and sand. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

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. B2. “Temporary storage and staging of equipment and materials on State lands 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 is a premier producer of concrete and aggregate on Oahu and Maui formed in 1908. The Applicant’s major business operation is quarrying and ready-mix concrete along with a division for moving and storage. The Applicant’s present quarry is in the Kapaa area with 416 acres on Oahu. On Oahu, the Applicant’s primary concrete batching facility is located on Sand Island as are the administrative offices, with satellite plants located at Kapaa Quarry and Campbell Industrial Park.

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The Applicant has a fleet of 50 plus mixer trucks to service Oahu customers from the batching plants. The Applicant also has a central plant in Kahului and satellite plants located in Kihei and Honokowai, with a fleet of 20 plus mixer trucks to service customers on Maui.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of two month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosures



DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
For loading and unloading, stockpiling, storage, transfer and distribution of rock aggregates and sand.	Unimproved Land - unpaved			89,367.16



Area 2



DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
Uses accessory to concrete making, storage of aggregates, truck parking and maintenance of settlement tanks used for recycling waste water.	Unimproved Land - unpaved			35,061

