

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  
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IN REPLY REFER TO:

December 12, 2024

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

MAUI

Request for Authorization to issue five month-to-month Revocable Permits (RPs) to Matson Terminals, Inc., for first and second floor office, breakroom and container, guard station and container office, electrical easement and customer waiting area, situated at Pier 1, Kahului Harbor, island of Maui, Tax Map Key (TMK) Nos. (2) 3-7-010:006 (Portion) and (2) 3-7-010:27 (Portion), Governor's Executive Order Nos. 2757 and 2986

LEGAL REFERENCE:

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

APPLICANT:

Matson Terminals, Inc. (Applicant), is a domestic profit corporation whose mailing address is 555 12<sup>th</sup> Street, Suite 700, Oakland, California 94607.

CHARACTER OF USE:

For first and second floor office, breakroom and container, guard station and container office, electrical easement and customer waiting area.

LOCATION:

Portion of Government lands at Pier 1, Kahului Harbor, island of Maui, TMK Nos. (2) 3-7-010:006 (Portion) and (2) 3-7-010:27 (Portion), as shown on enclosed Exhibit A.

**ZONING:**

State Land Use Commission: Urban  
County of Maui: Draft - M-2, Heavy Industrial

**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	First and Second Floor Office	Office	1,780	\$ 1.64	\$ 2,919.20	\$ 5,838.40
2	Breakroom and Container	Warehouse	1,440	\$ 1.42	\$ 2,044.80	\$ 4,089.60
3	Guard Station and Container Office	Improved Land – Paved	896	\$ 0.56	\$ 501.76	\$ 1,003.52
4	Electrical Easement	Improved Land – Paved	290	\$ 0.42	\$ 121.80	\$ 243.60
5	Customer Waiting Area	Warehouse	400	\$ 1.42	\$ 568.00	\$ 1,136.00

**CONSIDERATION:**

Month-to-month rent determined by appraisal as of June 1, 2022, for RPs in Kahului Harbor, island of Maui.

**LAND TITLE STATUS:**

Governor's Executive Order Nos. 2757 and 2986 for Port and Harbor Purposes and Addition to Pier 1 of Kahului Harbor, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5 (a) of the Hawaiian Admission Act, non-ceded lands.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Kahului Harbor, island of Maui, for first and second floor office, breakroom and container, guard station and container office, electrical easement and customer waiting area. 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. A1. “Repair or maintain building, office space, sheds, parking structures, warehouses, utility systems aircraft aprons and hardstands, hangars, tunnels and other structures or facilities necessary for the continued function and use, and to meet current local, state, and federal standards and regulations.”
- 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.”

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REMARKS:

The Applicant was established in 1921 as a subsidiary to Matson Inc., to provide container maintenance, stevedoring and other terminal services, supporting its ocean shipping operations in Hawaii and Alaska. The Applicant is part of a leader in the Pacific shipping with an extensive network reach that provides a vital lifeline to the economies of Hawaii, Alaska, Guam, Micronesia, and the South Pacific.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of five 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.

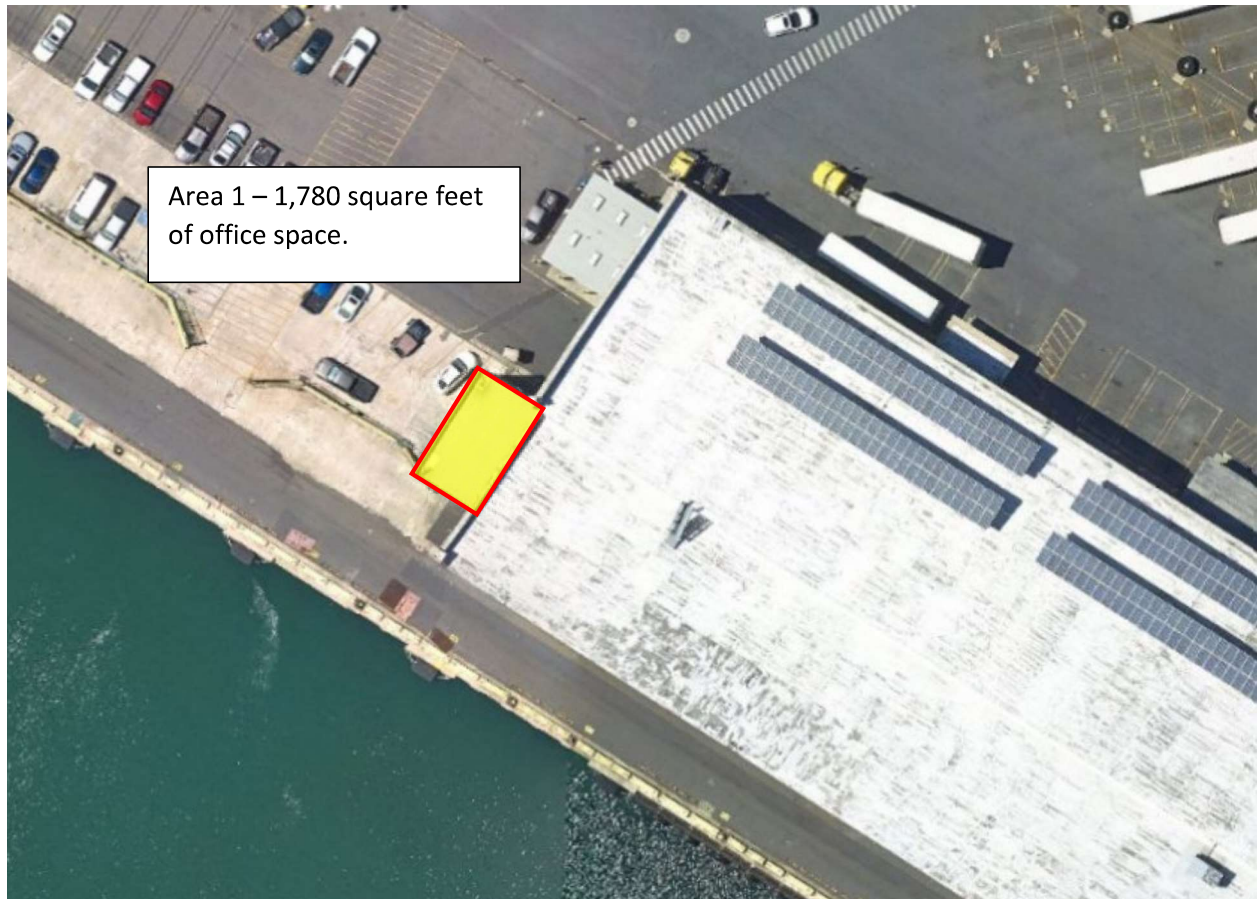
Sincerely,

*Dreanalee K. Kalili*

DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosures

**Area 1 – First and Second Floor Office**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	First and second floor office	Office	890'	2'	1780



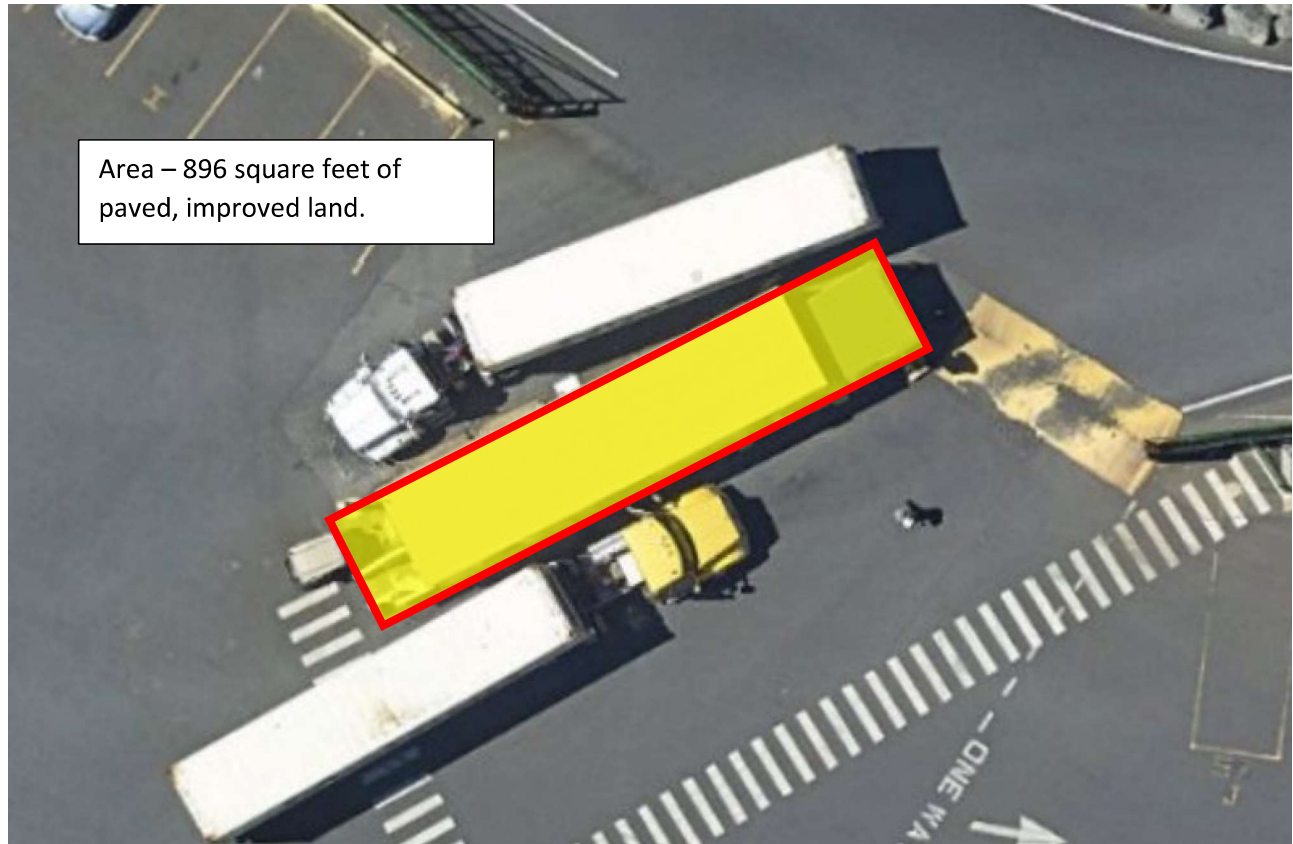
Area 2 – Breakroom and Container



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Breakroom and container	Warehouse	40'	36'	1,440



**Area 3 – Guard Station and Container**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Guard station and container office	Improved Land - Paved			896



**Area 4 – Electrical Easement**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
4	Electrical Easement	Improved Land - Paved			290



Area 5 – Customer Waiting Area



Area – 400 square feet of warehouse space.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
5	Customer Waiting Area	Warehouse	20'	20'	400

