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

IN REPLY REFER TO:

December 26, 2024

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

KAUAI

Request for Authorization to issue seven month-to-month Revocable Permits (RPs) to Matson Terminals, Inc., for office, clerk station and break area, warehouse container storage, yard clerk office trailer, tire storage, Container 1, Container 2, and Overhead and Underground (OH/UG) fiber line easement, situated at Pier 1, Nawiliwili Harbor, island of Kauai, Tax Map Key (TMK) Nos. (4) 3-2-004:002 (Portion), (4) 3-2-004:008 (Portion), (4) 3-2-004:016 (Portion), (4) 3-2-004:021 (Portion), (4) 3-2-004:022 (Portion), (4) 3-2-004:035 (Portion), (4) 3-2-004:052 (Portion) and (4) 3-2-004:063 (Portion), Governor's Executive Order Nos. 2205 and 0509

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 12th Street, Suite 700, Oakland, California 94607.

CHARACTER OF USE:

For office, clerk station and break area, warehouse container storage, yard clerk office trailer, tire storage, Container 1, Container 2, and Overhead/Underground fiber line easement

LOCATION:

Portion of Government lands at Pier 1, Nawiliwili Harbor, island of Kauai, TMK Nos. (4) 3-2-004:002 (Portion), (4) 3-2-004:008 (Portion), (4) 3-2-004:016 (Portion), (4) 3-2-004:021 (Portion), (4) 3-2-004:022 (Portion), (4) 3-2-004:035 (Portion), (4) 3-2-004:052 (Portion) and (4) 3-2-004:063 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban
 County of Kauai: Unknown

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Office, clerk station and break area	Warehouse	3,190	\$ 1.31	\$ 4,178.90	\$ 8,357.80
2	Warehouse container storage	Warehouse	320	\$ 1.31	\$ 419.20	\$ 838.40
3	Yard clerk office trailer	Improved Land - Paved	480	\$ 0.40	\$ 192.00	\$ 384.00
4	Tire Storage	Improved Land - Unpaved	1,540	\$ 0.27	\$ 415.80	\$ 831.60
5	Container 1	Improved Land – Paved	192	\$ 0.40	\$ 76.80	\$ 153.60
6	Container 2	Improved Land – Paved	320	\$ 0.40	\$ 128.00	\$ 256.00
7	OH/UG Fiber Line Easement	Easement	550	\$ 0.40	\$ 220.00	\$ 440.00

CONSIDERATION:

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

LAND TITLE STATUS:

Governor's Executive Order No. 2205 and 0509 for addition to Nawiliwili Harbor Front for harbor and related waterfront activities, to be under the control and management of the State of Hawaii, Department of Transportation.

TRUST LAND STATUS:

Subsection 5 (a) of the Hawaii Admission Act, non-coded lands.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Nawiliwili Harbor, island of Kauai, for office, clerk station and break area, warehouse container storage, yard clerk office trailer, tire storage, Container 1, Container 2 and OH/UG fiber line easement. The Hawaii Department of Transportation (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 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.”

Mr. Edwin H. Sniffen, Director
December 26, 2024
Page 4

- 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 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 seven 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,



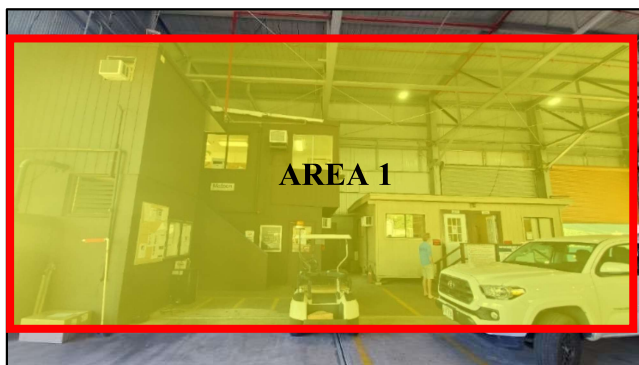
DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures

Area – Office, Clerk Station, Break Area and Container Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Office, Clerk Station and Break Area	Warehouse	29'	110'	3,190
2	Warehouse Container Storage	Warehouse	8'	40'	320



Area 3 - Clerk Office Trailer



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Clerk Office Trailer	Improved Land - Paved	12	40	480



Areas – Tire and Container Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
4	Tire Storage	Improved Land - Unpaved	22'	70'	1,540
5	Container 1	Improved Land - Paved	8'	24'	192
6	Container 2	Improved Land - Paved	8'	40'	320





AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
7	OH/JG FIBER LINE EASEMENT	EASEMENT	1'	550'	550