

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:

December 12, 2024

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

OAHU

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Sea Engineering, Inc., for an area for storage of equipment and parking, situated at Pier 19, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-039:017 (Portion), (1) 1-5-039:041 (Portion), (1) 1-5-039:049 (Portion), and (1) 1-5-039:054 (Portion), Governor's Executive Order No. 2903

LEGAL REFERENCE:

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

APPLICANT:

Sea Engineering, Inc. (Applicant), is a domestic profit corporation whose mailing address is 863 North Nimitz, Honolulu, Hawaii 96817.

CHARACTER OF USE:

Use of area for equipment storage and parking to support its marine engineering services business.

LOCATION:

Portion of Government lands at Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:017 (Portion), (1) 1-5-039:041 (Portion), (1) 1-5-039:049 (Portion), and (1) 1-5-039:054 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3 Waterfront Industrial District
IMX-1 Industrial Mixed-Use District

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Equipment storage and parking – former DHX gravel lot	Unimproved Land-unpaved	45,357	\$0.59	\$26,760.63	\$53,521.26

CONSIDERATION:

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

LAND TITLE STATUS:

Under the control and management of the State of Hawaii, Department of Transportation (HDOT), through the issuance of Governor’s Executive Order No. 2903.

TRUST LAND STATUS:

All parcels were acquired after statehood.

CURRENT USE STATUS:

This is part of an area that can be used by various harbor users.

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 has been in business since 1973 and has offices in Hawaii and California. They provide services such as coastal engineering, geophysical surveys, oceanographic and environmental studies. The Applicant also provides diving and construction services which includes underwater inspection, commercial diving, underwater construction, waterfront construction, and emergency and salvage responses.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP 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



Equipment Storage and Parking	Unpaved- Unimproved Land	45,357
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