

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

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

IN REPLY REFER TO:

February 13, 2025

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

MAUI

Request for Authorization to issue a month-to-month Revocable Permit (RP) to the Department of Health (DOH), for office space and parking situated at Kahului Harbor, island of Maui, Tax Map Key (TMK) No. (2) 3-7-010:036 (Portion).

LEGAL REFERENCE:

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

APPLICANT:

The DOH (Applicant) whose mailing address is 2385 Waimano Home Road, Pearl City, Hawaii, 96782.

CHARACTER OF USE:

Use of an office at Kahului Harbor to support the DOH, Clean Water Branch, on the island of Maui.

LOCATION:

Portion of Government lands situated at Kahului Harbor, island of Maui, TMK No. (2) 3-7-010:036 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
County of Maui:

Urban
M-2, Heavy Industrial (Draft)

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Office Space in Building C (Room 132)	Office	375	\$1.64	\$ 615.00	\$1,230.00
	Common Area Maintenance for office space	CAM	375	\$0.79	\$ 296.25	\$ 592.50
	Parking (2)	Improved Land-paved	324	\$0.56	\$ 181.44	\$ 362.88

\$1,092.69	\$2,185.38
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

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

LAND TITLE STATUS:

Acquired via State acquisition and pending set aside by Governor's Executive Order to the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Acquired after statehood (non-ceded).

CURRENT USE STATUS:

This office is currently vacant.

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. Actions include but not limited to the following:
 - a. General: repaint, reroof, repair/replace windows and doors, interior modifications: furnishings, space configuration, flooring and flooring cover, framework, roof sheathing and other similar actions.
 - b. Utility systems: electrical, interior lighting, plumbing, wastewater, information technology/communication and security systems, heating/ventilation/air conditioning units and other similar systems.
 - c. Ancillary facilities: elevators; including modifying the capacity of elevators within the same roofed structure, escalators, conveyors, gates, fencing and other similar facilities.”

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 part of the Clean Water Branch and has various programs throughout the State to protect and improve the health and environment for the people of Hawaii. The Applicant will be using this space to promote its mission of protecting the public health of people, animals, marine life, and wildlife in the State using coastal or inland water resources as well as protecting and restoring those same water resources. Its work includes issuing permits, monitoring, enforcement, various projects, and public education.

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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.

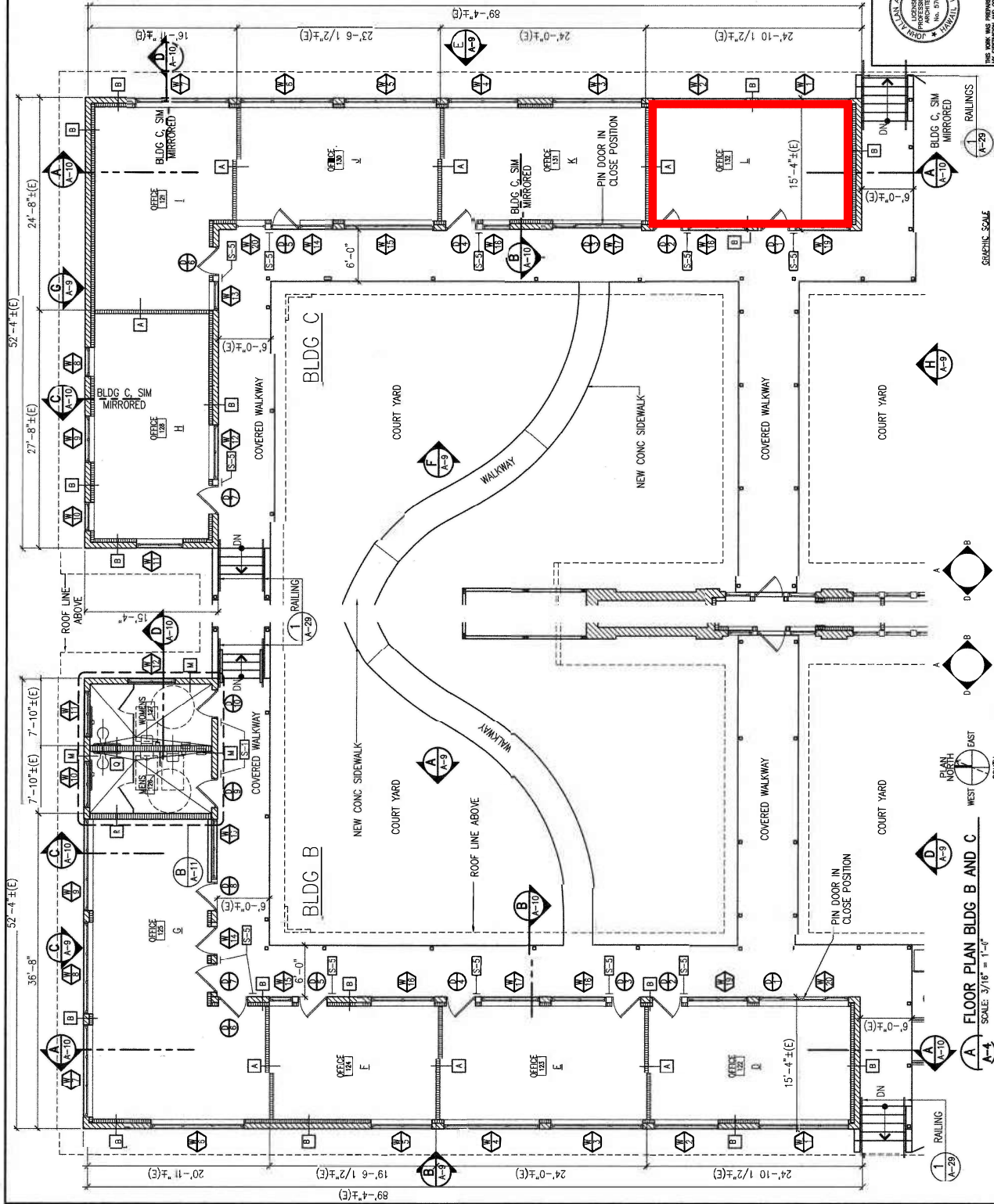
Sincerely,


DREENALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosure

NOTES:

1. SEE SHITS A-20 & A-21 FOR DOOR & WINDOW SCHEDULE
2. SEE SHIT A-22 FOR FINISH AND SIGNAGE SCHEDULE
3. SEE SHITS A-23 & A-24 FOR WALL TYPES



FLOOR PLAN BLDG B AND C
SCALE: 3/16" = 1'-0"

KEY TO
EXTERIOR ELEVATIONS
KEY TO
INTERIOR ELEVATIONS



GRAPHIC SCALE
0' 4' 8' 12' 16'
3/16" = 1'-0"



THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. MY LICENSE NO. IS 9793. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.

DATE: 1/27/2015
PROJECT: RELOCATE MAUI DISTRICT OFFICE TO THE OLD KAHULUI RAILROAD BUILDING, ETC.
SHEET: FLOOR PLAN BLDG - B AND C

NO.	DATE	DESCRIPTION	BY	APPROVED

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION

FOR RELOCATE MAUI DISTRICT OFFICE TO THE OLD KAHULUI RAILROAD BUILDING, ETC.
KAHULUI HARBOR, MAUI

SHEET TITLE: FLOOR PLAN BLDG - B AND C

RECOMMENDED BY: [Signature]
APPROVED BY: [Signature]

DESIGNED BY: JC
CHECKED BY: AC
DATE: JANUARY 2015
JOB NUMBER: 108

SCALE: 3/16" = 1'-0"

PROJECT NUMBER: H.C.30114
SHEET NUMBER: A-4
DATE: 1/27/2015

FOR QUESTIONS, CONTACT HARBOR ENGINEERING DESIGN AT 897-1958

