

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | 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:

March 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 United States Coast Guard (USCG) 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 USCG (Applicant) whose mailing address is 1301 Clay Street, Suite 700N, Oakland, California, 94612-5203.

CHARACTER OF USE:

For office space and parking to support its essential services on the island of Maui.

LOCATION:

Portion of Government land 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: Urban
County of Maui: 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 B (Rooms 123, 124, & 125)	Office	1,275	\$1.64	\$2,091.00	\$4,182.00
	Common Area Maintenance for Office Space	CAM	1,275	\$0.79	\$1,007.25	\$2,014.50
	Parking (5)	Improved Land-paved	810	\$0.56	\$ 453.60	\$ 907.20

\$3,551.85	\$7,103.70
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:

The office space is currently occupied by the Applicant.

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 (IT)/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 three basic roles the Applicant are providing maritime safety, security, and stewardship. The Applicant’s Marine Safety Team is an important resource for the waters surrounding the islands of Maui County.

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

Mr. Edwin H. Sniffen, Director
March 13, 2025
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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.

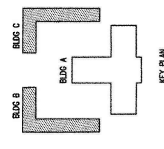
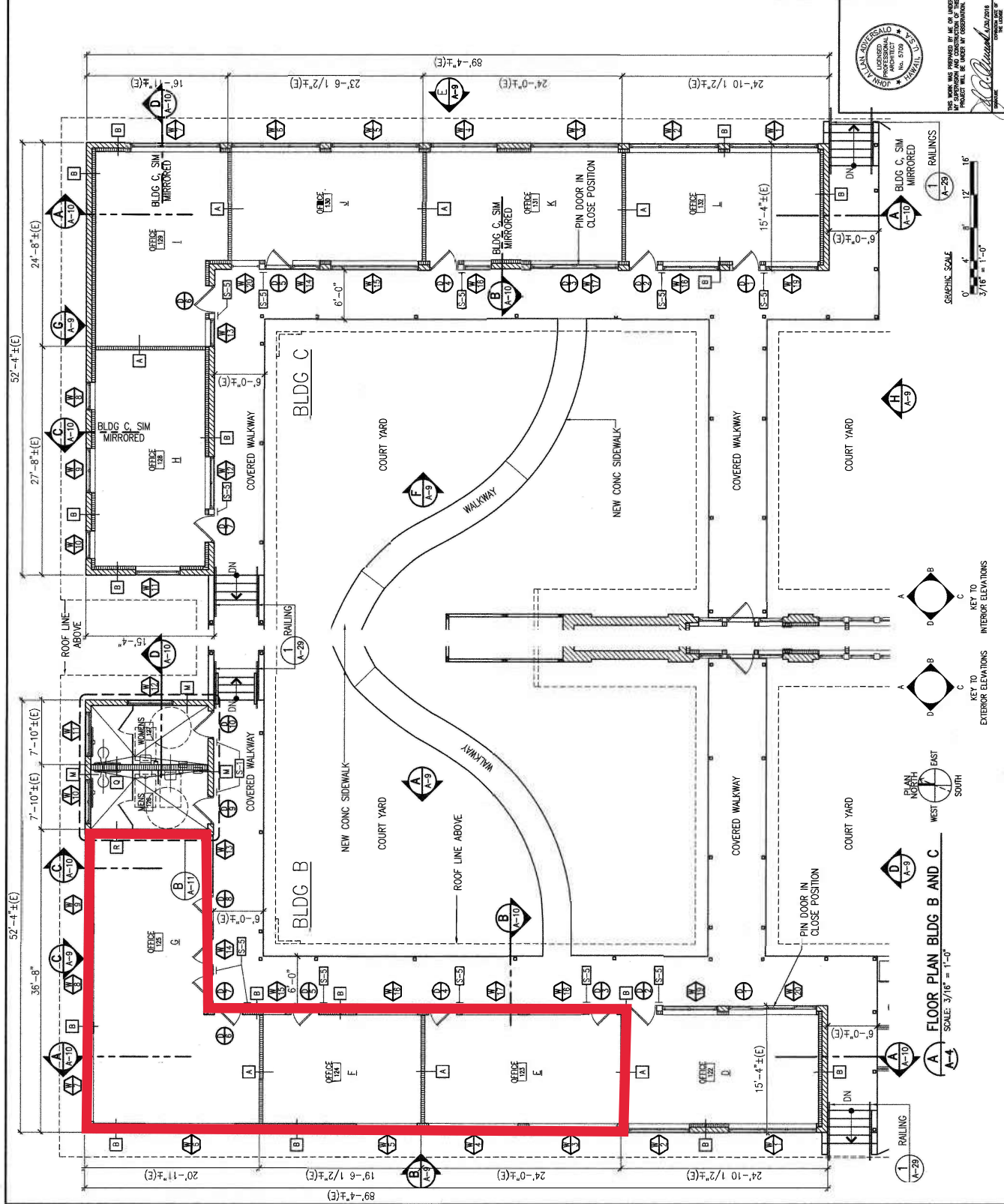
Sincerely,

A handwritten signature in cursive script that reads "Dreanalee Kalili".

DREANALEE 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



REV	DATE	DESCRIPTION	BY	APPROVED

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION

PROJECT TITLE: RELOCATE MAUI DISTRICT OFFICE TO THE OLD KAHULUI RAILROAD BUILDING, ETC.
SHEET TITLE: FLOOR PLAN BLDG - B AND C

DESIGNED BY: J.C.
CHECKED BY: J.A.
DATE: JANUARY 2015
JOB NUMBER: 308
SCALE: AS SHOWN

RECOMMENDED BY: [Signature]
APPROVED BY: [Signature]
DATE: 1/23/15

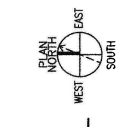
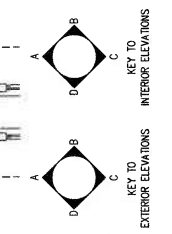
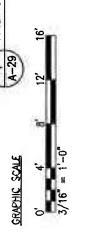
PROJECT NUMBER: H.C.30114
SHEET NUMBER: A-4
DATE: 4/2/15

FOR QUESTIONS, CONTACT HARBORS ENGINEERING DESIGN AT 987-1958



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE HAWAIIAN ENGINEERING ACT OF 1961, AS AMENDED.

[Signature]
JOHN L. LAM
PROFESSIONAL ENGINEER
No. 5709
STATE OF HAWAII



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