DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGLALLAN
PATRICK H. MCCAIN
EDWIN H. SNIFFEN

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

ISSUANCE OF TWO MONTH-TO-MONTH REVOCABLE PERMITS TO SAUSE BROS., INC., FOR TEMPORARY OFFICE SPACE, WAREHOUSE SPACE, STORAGE SPACE, PARKING SPACE, AND UTILITY EASEMENTS SITUATED AT PIER 27, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-5-038:073 (P), (1) 1-5-038:001 (P), AND (1) 1-5-038:074 (P), GOVERNOR'S EXECUTIVE ORDER NO. 2903

LEGAL REFERENCE:

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

APPLICANT:

Sause Bros., Inc. (Applicant), is a foreign profit corporation whose mailing address is 885 SW 5th Avenue, Suite 1600, Portland, Oregon 97204.

CHARACTER OF USE:

For temporary office space, warehouse space, storage space, parking space, and utility easements (for sewer, water, electrical, and communication lines), to support its marine transportation business.

LOCATION:

Portion of governmental lands at Pier 27, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-038:073 (P), (1) 1-5-038:001 (P), and (1) 1-5-038:074 (P), Governor's Executive Order No. 2903, as shown on the attached map labeled Exhibit A.

ITEM M-6

AREA: See attached Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Warehouse, storage area, container storage, and parking	Improved Land-paved	16,822	$0.81	$13,625.82	$27,251.64
2	Parking, temporary office, subsurface easements for utilities	Improved Land-paved	5,676	$0.81	$4,597.56	$9,195.12
					$18,223.38	$36,446.76
					Total Monthly Rental	**Total Security Deposit**

CONSIDERATION:

Determined by appraisal as of January 1, 2021, for Revocable Permit in Honolulu Harbor.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3 (Waterfront Industrial District)

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Land acquired after Statehood (non-ceded lands).

CURRENT USE STATUS:

Currently, the Applicant uses the area for its warehouse, storage, and parking.

LAND TITLE STATUS:

Acquired by the State of Hawaii, Department of Transportation, Harbors Division (DOTH), through eminent domain proceedings by issuance of Governor's Executive Order No. 2903.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Environmental Quality Control requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

"Exemption Class 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 DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR.

The exemption declaration for the action described above is based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Council on February 1, 2022.

REMARKS:

Beginning in the 1930's, the Applicant initially started hauling lumber in the Pacific Northwest as a family business. Since then, they have diversified its business to include transportation of different types of cargo, repairing and building marine transportation vessels, and providing ocean towing services. The Applicant has been operating in Hawaii since 1966. In 1983, the Applicant added Honolulu as its base of operations and extended its cargo delivery services to the South Pacific. The Applicant provides marine transportation services to and from the West Coast of the continental United States, Hawaii, and the South Pacific.

RECOMMENDATION:

That the Board authorize the DOTH to issue the Applicant two Month-to-Month Revocable Permits for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

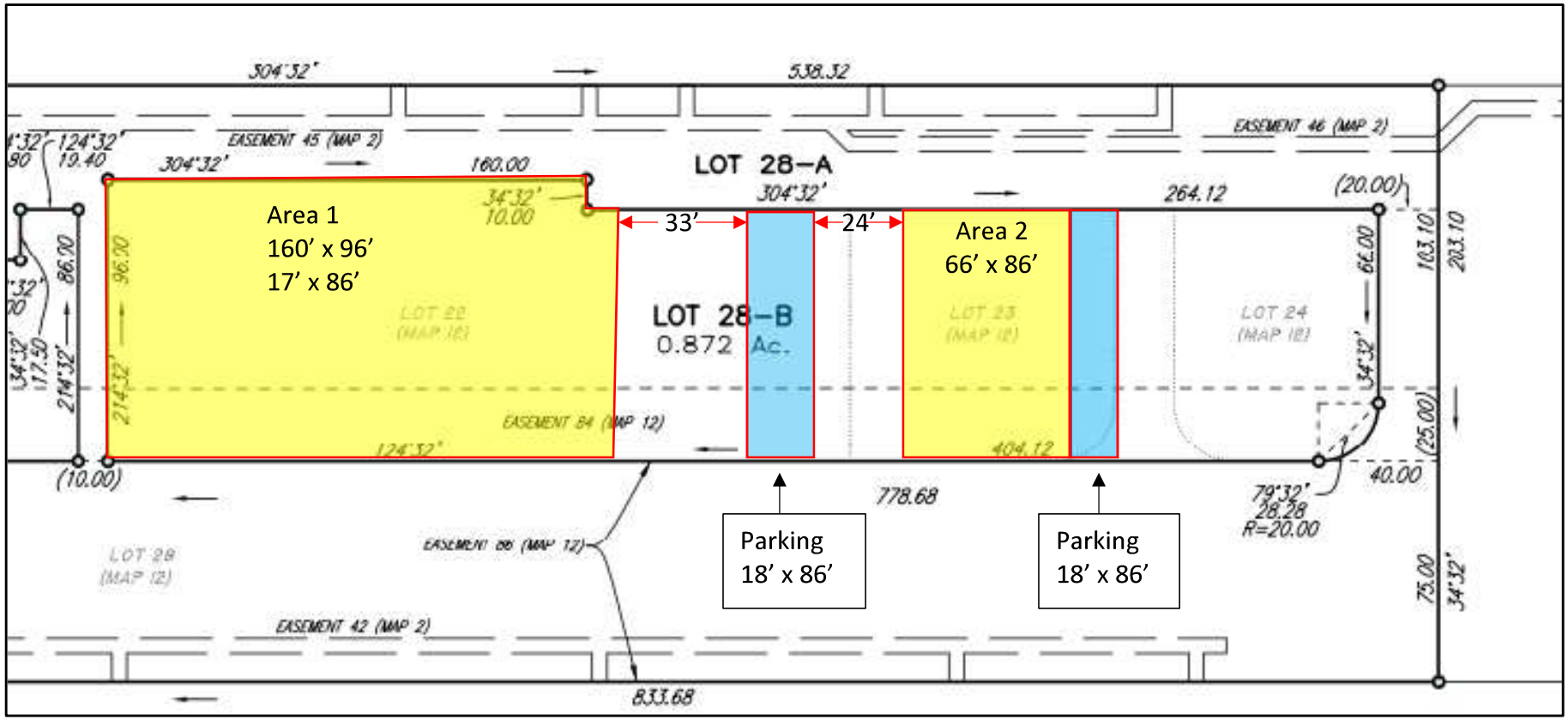
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

Pier 27, Honolulu Harbor
Sause Bros., Inc.

Exhibit A



1. Warehouse, storage area, container storage, and parking
2. Parking, temporary office, subsurface easements for utilities (water, sewer, electricity, communications)