

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
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IN REPLY REFER TO:

December 12, 2024

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

MAUI

Request for Authorization to issue two month-to-month Revocable Permits (RP) to HPBS, Inc., for a storage area for a boat trailer and a storage shed for boat supplies, situated at Pier 3, Kahului Harbor, island of Maui, Tax Map Key (TMK) No. (2) 3-7-010:003 (Portion), Governor's Executive Order No. 2635

LEGAL REFERENCE:

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

APPLICANT:

HPBS, Inc. (Applicant), is a domestic profit corporation whose mailing address is P.O. Box 721, Honolulu, Hawaii 96808.

CHARACTER OF USE:

Use of an area for storage of a boat trailer and a storage shed for boat supplies for its piloting services at Kahului Harbor.

LOCATION:

Portion of Government lands at Kahului Harbor, island of Maui, TMK No. (2) 3-7-010:003 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
County of Maui:

Urban
Draft - M-2, Heavy Industrial

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Storage area for boat trailer	Improved Land-paved	840	\$0.56	\$470.40	\$940.80
2	Storage shed for boat supplies	Improved Land-unpaved	32	\$0.32	\$10.24	\$20.48
					\$480.64	\$961.28
					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:

Under the control and management of the State of Hawaii, Department of Transportation (HDOT), through the issuance of Governor’s Executive Order No. 2635.

TRUST LAND STATUS:

Public Land Trust Information System states trust land status for this parcel as undetermined.

CURRENT USE STATUS:

The area is currently occupied by the Applicant. The 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. 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 provides essential piloting services for vessels entering and exiting Hawaii's commercial harbors. This essential service has been provided exclusively by the Applicant since 1979. Piloting services into the commercial harbors are required for most cruise ships, tankers, car and bulk carriers, and container ships. Approximately two miles offshore, the Pilots meet the vessels to safely pilot them into and out of the busy commercial harbors. Each commercial harbor in the State is very different so it often takes several years to gain enough experience to become a licensed Pilot.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of two 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

DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures

Area 1 – Storage area for boat trailer



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage area for boat trailer	Improved Land-paved	42'	20'	840



Area 2 – Storage shed for boat supplies



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Storage shed for boat supplies	Improved Land-unpaved	8'	4'	32



*areas in overhead map not to scale