

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**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:

May 22, 2025

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

OAHU

Request for authorization to issue a Right-of-Entry (ROE) to James Campbell Company LLC, for a temporary access road, situated at Kalaeloa Barbers Point Harbor (KBPH), island of Oahu, Tax Map Key (TMK) No. (1) 9-1-014:024 (Portion), Governor's Executive Order (GEO) No. 3383.

LEGAL REFERENCE:

Hawaii Revised Statutes, Sections 171-6, 171-7, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

James Campbell Company LLC (Applicant) is a foreign limited liability company whose mailing address is James Campbell Building, Suite 200, 1001 Kamokila Boulevard, Kapolei, Hawaii, 96707.

CHARACTER OF USE:

To allow the Applicant and its permitted agents (assignees, contractors, sub-contractors, and agents) the right to enter upon the premises for: a) use of an access road; b) maintain, repair, and dress the road as needed; and c) together with, the right from time to time, and at all reasonable times, to enter upon the area for the above-mentioned purposes and maintenance thereof, and also, the right of ingress, egress, and regress over the Hawaii Department of Transportation (HDOT), Harbors, roads leading to the area.

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LOCATION:

Portion of Government lands at KBPH, island of Oahu, TMK  
No. (1) 9-1-014:024 (Portion), as shown on enclosed Exhibit A.

ZONING:

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

TERM:

Approximately 90 days.

AREA: See enclosed Exhibit A

- Temporary access roadway: Approximately 1,300 ft. long by 20 ft. wide

CONSIDERATION:

Gratis

LAND TITLE STATUS:

TMK No. (1) 9-1-014:024 (Portion) acquired via State acquisition, set aside by GEO  
No. 3383.

TRUST LAND STATUS:

Acquired after statehood (non-ceded).

CURRENT USE STATUS:

Unimproved land, 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:

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“Exemption Type 4, Part 1: Minor alteration in the conditions of land, water, or vegetation.”

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 4, Part 1:

- No. 4. “Minor ground adjustments (e.g., grading, grubbing, cutting, or filling) for eliminating hazards to vehicles, aircrafts, and navigational aids.”

REMARKS:

The Applicant requires the use of the temporary access road in order to route its tenant, Plus Power DBA Kapolei Energy Storage (KES), around a mass grading project occurring on the adjacent land. The temporary route through the HDOT land will provide safer access for KES employees to reach its facility, as well as eliminate cross traffic with heavy machinery. The route location is approximate and may change due to onsite conditions. The Applicant may dress the road as needed for safety and maintenance.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends authorizing the issuance of a ROE for the purposes cited above, subject to the terms and conditions outlined and incorporated herein by reference, and such 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

Enclosure

**James Campbell Company LLC**  
**Kalaeloa Barbers Point Harbor**

**EXHIBIT A**

