

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:

January 8, 2026

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

HAWAII

Request for Authorization to issue a month-to-month Revocable Permit (RP) to HPBS, Inc., for use of a storage area for a pilot boat, situated at Kawaihae Harbor, island of Hawaii, Tax Map Key (TMK) No. (3) 6-1-003:023 (Portion), Governor's Executive Order (GEO) No. 1862.

LEGAL REFERENCE:

Hawaii Revised Statutes, 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:

The Applicant's use of space is for storage area for a pilot boat at Kawaihae Harbor, island of Hawaii.

LOCATION:

Portion of Government lands at Kawaihae Harbor, island of Hawaii, TMK No. (3) 6-1-003:023 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:	Urban
County of Hawaii:	MG-1a

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Storage area for a pilot boat	Improved Land-paved	380	\$ 0.41	\$ 155.80	\$ 311.60

\$ 155.80	\$ 311.60
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2025, for RPs in Kawaihae Harbor, island of Hawaii.

LAND TITLE STATUS:

Under control and management of the Hawaii Department of Transportation (HDOT) through issuance of GEO No. 1862.

TRUST LAND STATUS:

Subsection 5(b) of the Hawaii Admission Act, ceded lands.

CURRENT USE STATUS:

The area is currently unoccupied.

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, RPs 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 navigate them into and out of busy commercial harbors. Each commercial harbor in the State presents unique navigational challenges, and it takes several years of training and experience to qualify for licensure as a Pilot.

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,



DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosure



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage area for a pilot boat	Improved Land-paved			380

*Note: size of area shown is not to scale