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DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

March 27, 2026

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

MAUI

Request for Authorization to issue three month-to-month Revocable Permits (RPs) to American Guard Services, Inc., for office space, passenger screening area, and storage space, situated at Pier 1, Kahului Harbor, island of Maui, Tax Map Key (TMK) No. (2) 3-7-010:006 (Portion), Governor's Executive Order (GEO) No. 2986.

LEGAL REFERENCE:

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

APPLICANT:

American Guard Services, Inc. (Applicant), is a foreign profit corporation whose mailing address is 1125 W 190th Street, Gardena, California 90248.

CHARACTER OF USE:

The Applicant's use of space is for office space, passenger screening area, and storage space to support the guard and screening services they provide when cruise ships are in port at Pier 1, Kahului Harbor, island of Maui.

LOCATION:

Portion of Government lands at Kahului Harbor, island of Maui, TMK No. (2) 3-7-010:006 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
County of Maui:

Urban
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 for space screening machine	Warehouse	40	\$1.48	\$59.20	\$118.40
2	Passenger screening area (terminal)	Warehouse	1,248	\$1.48	\$1,847.04	\$3,694.08
3	Office	Office	224	\$1.71	\$383.04	\$766.08
3	Common Area Maintenance	CAM	224	\$0.79	\$176.96	\$353.92
N/A	Total	N/A	N/A	N/A	\$2,466.24	\$4,932.48

CONSIDERATION:

Month-to-month rent determined by appraisal as of June 1, 2022, for RPs in Kahului Harbor, Hawaii.

LAND TITLE STATUS:

Under control and management of the Hawaii Department of Transportation (HDOT) through issuance of GEO No. 2986.

TRUST LAND STATUS:

Subsection 5(a) of the Hawaii Admission Act, (non-ceded).

CURRENT USE STATUS:

The area 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.”

“Exemption Type 8: Continuing administrative activities.”

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 office 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."

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 is an accredited security protection firm with specially trained personnel in Cruise Ship Passenger Terminal Operations. The Applicant provides training and certification in accordance with cruise ship and maritime security industry regulations and standards. Personnel are trained to respond to various contingencies through advanced planning and effective communication, ensuring a high level of awareness throughout the vessel or facility during all operations.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of three 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
Deputy Director of Transportation for Harbors

Enclosure



1. Storage for spare screening machine
2. Passenger screening area (terminal)
3. Office