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KE KIA'ĀINA



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**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

HAR-PM.0002213.23

October 30, 2023

Ms. Dawn N.S. Chang, Chairperson  
Board of Land and Natural Resources  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RP) to Holo Holo Charters, Inc., for storage and staging areas to support a sightseeing charter business, situated at Port Allen Harbor, island of Kauai, Tax Map Key (TMK) Nos. (4) 2-1-003:006 (P), (4) 2-1-003:019 (P) and (4) 2-1-003:020 (P), Governor's Executive Order No. 1047

LEGAL REFERENCE:

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

APPLICANT:

Holo Holo Charters, Inc. (Applicant), is a domestic profit corporation whose mailing address is P.O. Box 50940, Ele Ele, Hawaii 96705.

CHARACTER OF USE:

For storage and staging areas to support a sightseeing charter business.

LOCATION:

Portion of Government lands at Pier 1, Port Allen Harbor, island of Kauai, TMK Nos. (4) 2-1-003:006 (P), (4) 2-1-003:019 (P) and (4) 2-1-003:020 (P), as shown on enclosed Exhibit A and B.

**ITEM M-6**

ZONING:

State Land Use Commission: Urban  
County of Kauai: General Industrial

AREA: See enclosed Exhibit A and B.

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(4) 2-1-003:006 (P) (4) 2-1-003:019 (P)	Storage and staging areas to support a sightseeing charter business	Warehouse	580	\$ 1.06	\$ 614.80	\$ 1,229.60
2	(4) 2-1-003:006 (P) (4) 2-1-003:020 (P)	Storage and staging areas to support a sightseeing charter business	Warehouse	1,479	\$ 1.06	\$ 1,567.74	\$ 3,135.48
						<b>\$ 2,182.54</b>	<b>\$ 4,365.08</b>
						<b>Total Monthly Rental</b>	<b>Total Security Deposit</b>

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for RPs in Port Allen Harbor, Kauai.

LAND TITLE STATUS:

Governor's Executive Order No. 1047 for Port Allen Harbor, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5(a) of the Hawaii Admission Act (Non-ceded Lands).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Port Allen Harbor, island of Kauai, for storage and staging areas to support a sightseeing charter business. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. The HDOT is updating the Applicant's permit with current appraised rates and updated permit terms as applicable.

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. A1. “Repair or maintain 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, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is a charter boat company on Kauai which was founded by a third-generation boat builder in 1997. The Applicant’s entire fleet was built on Kauai with the knowledge of Hawaii’s unique ocean and weather conditions playing a huge part in the design and creation of each tour vessel. The two catamarans in the fleet take guests to remote locations like Niihau, Lehua Crater, and the Na Pali Coast.

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RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of two month-to-month RPs to the Applicant, including its conditions and rent, will serve the best interest of the State.

Sincerely,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:

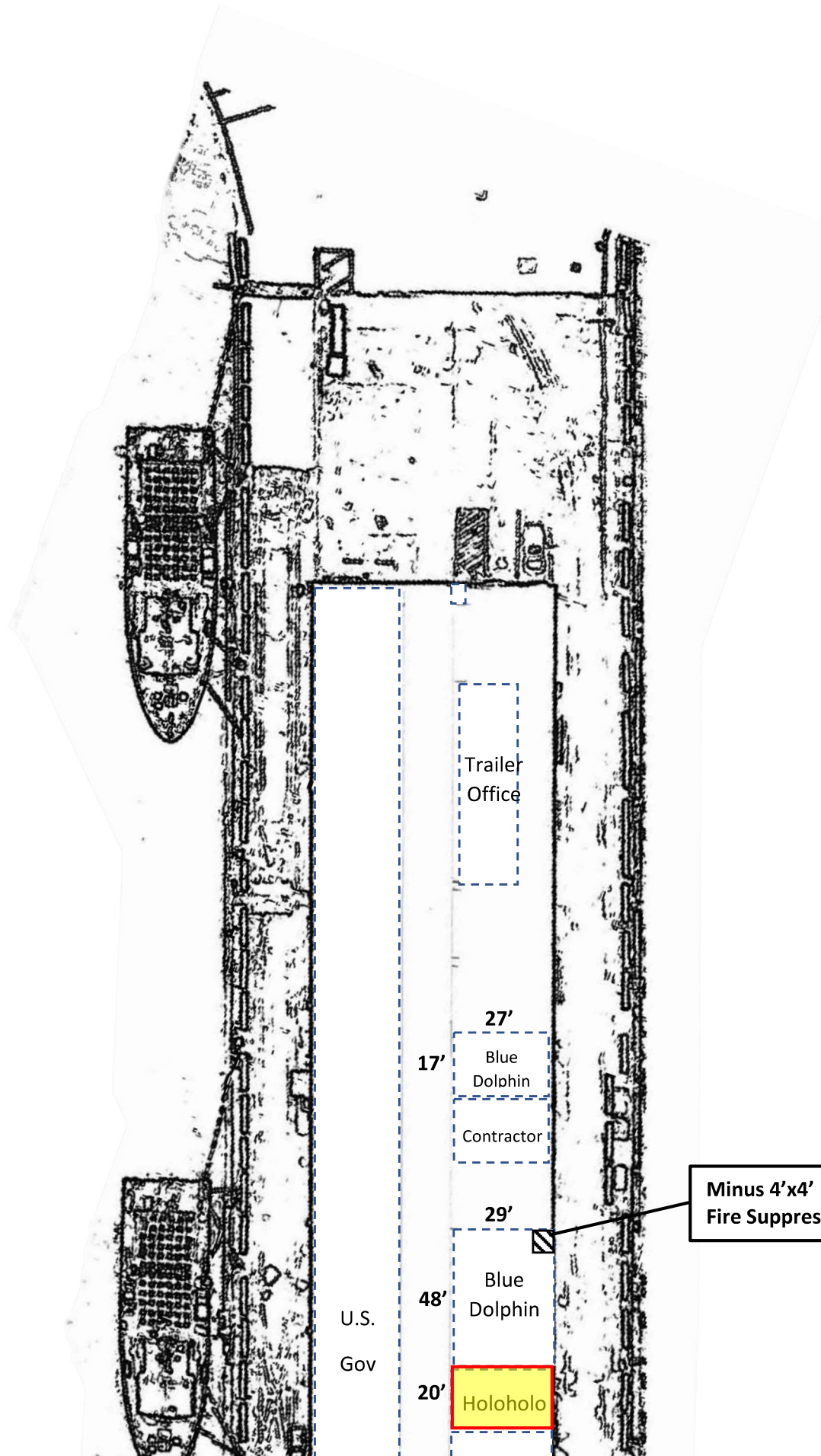


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DAWN N. S. CHANG, Chairperson

Enclosures

HOLO HOLO CHARTERS, INC.  
PORT ALLEN HARBOR, WAREHOUSE SHED



Trailer Office

17'  
27'  
Blue Dolphin

Contractor

29'  
48'  
Blue Dolphin

20'  
Holoholo

U.S.  
Gov

Minus 4'x4'  
Fire Suppres

### Warehouse Shed



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage and staging area	Warehouse Shed	29'	20'	580
2	Storage and staging area	Warehouse Shed	29'	51'	1,479