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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:

June 14, 2024

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

Dear Ms. Chang:

HAWAII

Request for Authorization to issue a month-to-month Revocable Permit (RP) to HPBS, Inc., for storage of pilot boat and trailer, and one container, situated at Pier 1, Hilo Harbor, island of Hawaii, Tax Map Key (TMK) No. (3) 2-1-009:007 (P), Governor's Executive Order No. 3962

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:

For storage of pilot boat and trailer and one container.

LOCATION:

Portion of Government lands at Pier 1, Hilo Harbor, island of Hawaii, TMK No. (3) 2-1-009:007 (P), as shown on enclosed Exhibit A.

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ZONING:

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

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Storage for Pilot boat and trailer	Improved Land - Paved	330	\$ 0.22	\$ 72.60	\$ 145.20
2	Storage for one (1) container	Improved Land - Paved	170	0.22	\$ 37.40	\$ 74.80
					<b>\$ 110.00</b>	<b>\$ 220.00</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 Hilo Harbor, Hawaii.

LAND TITLE STATUS:

Governor's Executive Order No. 3962 for commercial maritime, marine, and associated purposes, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5 (b)

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Hilo Harbor, island of Hawaii, for storage of Pilot boat and trailer and one (1) container. 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. 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 has been providing essential piloting services for the majority of vessels entering and exiting Hawaii’s commercial harbors since 1979. The captains that pilot these vessels go through an extensive four-year training program to know the entering and exiting of each harbor and minimize the risk of potential accidents. The Applicant pilots many different types of ships (cruise ships, tanker ships, container ships, etc.) for the safe entry and exit into the busy commercial harbors of Hawaii. The Applicant uses a custom pilot boat to support vessel operations and pilot transport for the port of Hilo, to minimize potential delays and expedite the goods entering and exiting Hawaii’s commercial harbors.

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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 a month-to-month RP 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

**Area – Storage of Pilot Boat, Trailer and Container**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage for Pilot boat and trailer	Improved Land - Paved	36'	9.17'	330
2	Storage for one (1) container	Improved Land - Paved	20'	8.5'	170