

**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
MEMORANDUM**

**TO:** EDWIN H. SNIFFEN, DIR HAR-PM.25.0065  
**DATE:** July 16, 2024

**FROM:** DREANALEE K. KALILI, DEP-H *Dreanalee Kalili*

**SUBJECT:** LAND SUBMITTAL  
REQUEST FOR AUTHORIZATION TO ISSUE A MONTH-TO-MONTH  
REVOCABLE PERMIT TO ALOHA PETROLEUM LLC, FOR STORAGE OF  
EQUIPMENT, SITUATED AT PIER 2, NAWILIWILI HARBOR, ISLAND OF  
KAUAI, TAX MAP KEY NO. (4) 3-2-004:034 (PORTION), GOVERNOR'S  
EXECUTIVE ORDER NO. 1332

We respectfully request your approval and signature to the enclosed land submittal.

Should you have any questions, please contact Ms. Karli Taniguchi, Harbors Property Manager, at (808) 587-1944 or by email at [karli.taniguchi@hawaii.gov](mailto:karli.taniguchi@hawaii.gov).

Enclosures

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



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

July 25, 2024

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

KAUAI

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Aloha Petroleum LLC, for storage of equipment, situated at Pier 2, Nawiliwili Harbor, island of Kauai, Tax Map Key (TMK) No. (4) 3-2-004:034 (Portion), Governor's Executive Order No. 1332

LEGAL REFERENCE:

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

APPLICANT:

Aloha Petroleum LLC (Applicant) is a foreign limited liability company whose mailing address is 8801 South Yale Avenue, Suite 200, Tulsa, Oklahoma 74137.

CHARACTER OF USE:

Storage of equipment.

LOCATION:

Portion of Government lands at Pier 2, Nawiliwili Harbor, island of Kauai, TMK No. (4) 3-2-004:034 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:	Urban
County of Kauai:	Unknown

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Storage of Equipment	Improved Land - Unpaved	200	\$ 0.27	\$ 54.00	\$ 108.00

CONSIDERATION:

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

LAND TITLE STATUS:

Governor's Executive Order No. 1332 for addition to Nawiliwili Harbor Front, situated at Nawiliwili, Lihue, Kauai, to be under the control and management of the Board of Harbor Commissioners.

TRUST LAND STATUS:

Subsection 5 (a).

CURRENT USE STATUS:

The Pier 2, Nawiliwili Harbor area is used for cargo handling and storage areas. The Hawaii Department of Transportation (HDOT) has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

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."

Mr. Edwin H. Sniffen, Director  
July 25, 2024  
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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 was first established in Hawaii in 1977. The Applicant is the largest gasoline marketer and convenience store operator in the State. The Applicant's operations include gas stations, fuel distribution terminals, convenience stores, and now Subway and Dunkin Donut franchises across Oahu, Maui, Hawaii, and Kauai.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of five 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

Enclosures

**Area – Storage of Equipment**



<b>AREA</b>	<b>DESCRIPTION</b>	<b>TYPE</b>	<b>DIMENSIONS</b>	<b>SQ. FT.</b>
1	Storage of Equipment	Improved Land - Unpaved		200