

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



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TAMMY L. LEE  
CURT T. OTAGURO  
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IN REPLY REFER TO:

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

August 14, 2025

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

**OAHU**

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Aloha Petroleum LLC, for storage of dock hoses, forklift, portable toilet, risers, and dock equipment, situated at Pier 5-A, Kalaeloa Barbers Point Harbor (KBPH), island of Oahu, Tax Map Key (TMK) No. (1) 9-1-014: 024 (Portion), Governor's Executive Order No. 3383.

**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 1001 Bishop Street, Suite 1300, Honolulu, Hawaii 96813.

**CHARACTER OF USE:**

Storage of dock hoses, forklift, portable toilet, risers, and dock equipment.

**LOCATION:**

Portion of Government lands situated at Pier 5-A, KBPH, island of Oahu, TMK No. (1) 9-1-014: 024 (Portion), Governor's Executive Order No. 3383, as shown on the enclosed map labeled Exhibit A.

Mr. Edwin H. Sniffen, Director  
August 14, 2025  
Page 2

ZONING:

State Land Use Commission: Urban  
City and County of Honolulu: I-3, Waterfront Industrial District

AREA: See enclosed Exhibit A

TMK (1) 9-1-014:	DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
24 (Portion)	Storage of dock hoses, forklift, portable toilet, risers, and dock equipment.	Improved land, Paved	965	\$0.57	\$550.05	\$1,100.10

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in KBPH, Hawaii.

LAND TITLE STATUS:

Governor's Executive Order No. 3383 for Piers and Shoreside Facilities Purposes, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Public Land Trust Information System lists status as multiple.

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."

Mr. Edwin H. Sniffen, Director  
August 14, 2025  
Page 3

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."
- 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 supports the State's energy needs with gas stations and convenience stores on Kauai, Oahu, Maui, and the island of Hawaii. The storage area for their equipment supports the Applicant's fuel barge when it docks at KBPH. This is considered a maritime use as it provides support for the pipeline from pier to shore.

The HDOT has been reviewing all month-to-month revocable permits to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. This submittal will update and renew the month-to-month permits which is compliant with HRS, Chapter 171.

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.

Mr. Edwin H. Sniffen, Director  
August 14, 2025  
Page 4

Sincerely,

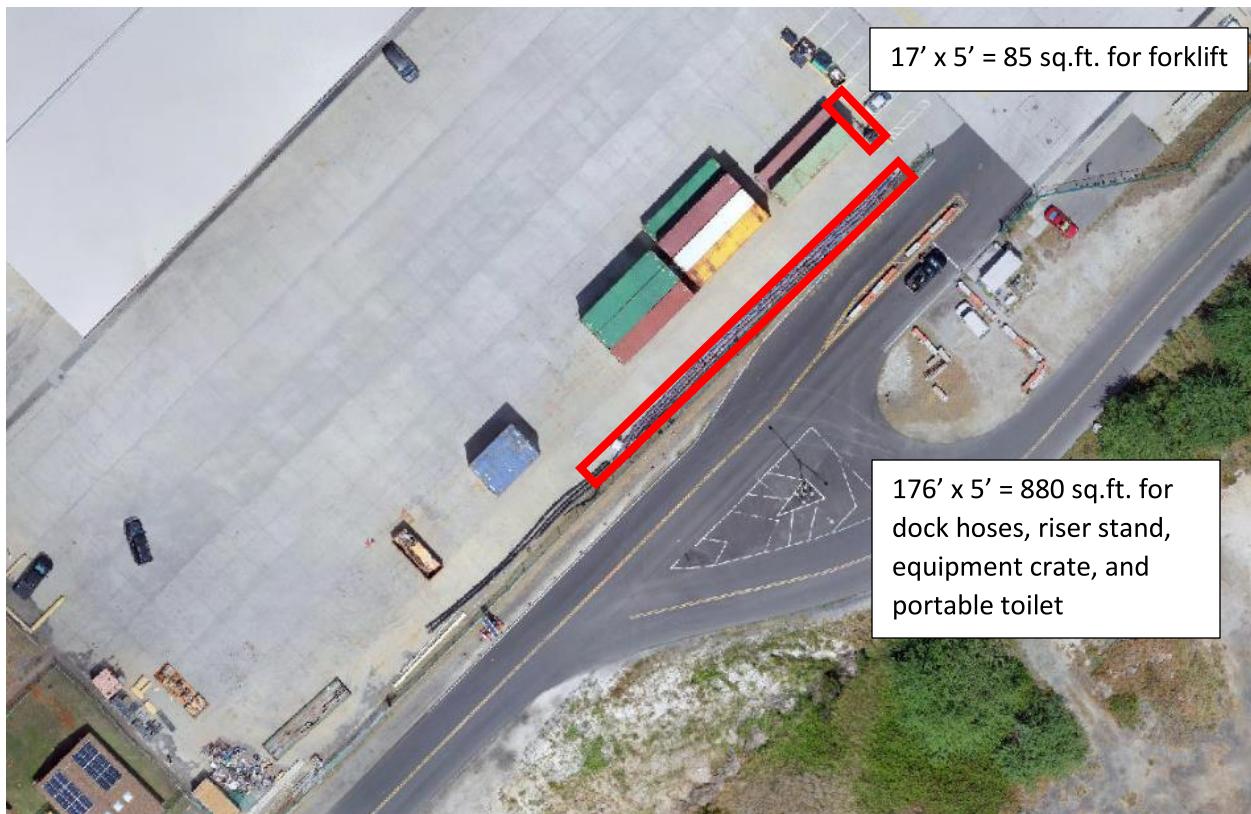


DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure

Aloha Petroleum LLC  
Pier 5-A, Kalaeloa Barbers Point Harbor

**Exhibit A**



DESCRIPTION	TYPE	DIMENSIONS		SQ FT
Storage of Dock hoses, riser holder metal stand, dock equipment crate box, and a portable toilet.	Improved, Paved	176	5	880
Storage of forklift.	Improved, Paved	17	5	85