

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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

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IN REPLY REFER TO:

August 28, 2025

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

OAHU

Request for Authorization to issue three month-to-month Revocable Permits (RPs) to Petrospect, Inc., for container storage of petroleum product inspection equipment, storage of equipment and office space, situated at Pier 21, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-039:007 (Portion) and (1) 1-5-039:035 (Portion), Governor's Executive Order (GEO) No. 2903.

LEGAL REFERENCE:

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

APPLICANT:

Petrospect, Inc. (Applicant), is a domestic profit corporation whose mailing address is 499 North Nimitz Highway, Pier 21, Honolulu, Hawaii, 96817.

CHARACTER OF USE:

For container storage of petroleum product inspection equipment, storage of equipment and office space.

LOCATION:

Portion of Government lands at Pier 21, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:007 (Portion) and (1) 1-5-039:035 (Portion), as shown on enclosed Exhibit A.

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ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3, Waterfront Industrial District
IMX-1, Industrial Mixed-Use District

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Container Storage of Petroleum Product Inspection Equipment	Improved Land – Paved	160	\$ 1.02	\$ 163.20	\$ 326.40
2	Storage of Equipment	Warehouse	548	\$ 1.16	\$ 635.68	\$ 1,271.36
3	Office Space	Office	746	\$ 1.04	\$ 775.84	\$ 1,551.68
TOTAL:					\$ 1,574.72	\$ 3,149.44

CONSIDERATION, RP:

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

LAND TITLE STATUS:

GEO No. 2903 for maritime and maritime related use, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Acquired after 8/59.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 21, Honolulu Harbor, island of Oahu, for container storage of petroleum product inspection equipment, storage of equipment and office space. The 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.”

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, RPs or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is an independent petroleum inspection company based in Honolulu, Hawaii, that has provided inspection services since 1985. The Applicant conducts

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independent inspections, documentation, and reconciliation of marine transfers of crude oils and petroleum products. Additionally, the Applicant's services include bunker deliveries, on-hire/off-hire surveys, pipeline transfers, cargo sampling, quality control and loss control. The management team has over 90 years of combined experience in the inspection industry.

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,

A handwritten signature in black ink, reading "Dreanalee Kalili". The signature is written in a cursive, flowing style.

DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures

Area 1 – Container Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Container Storage of Petroleum Product Inspection Services Equipment	Improved Land - Paved	8'	20'	160

Area 2 – Storage of Petroleum Inspection Equipment



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
2	Storage of Equipment	Warehouse	Warehouse (24' x 22' = 528) Extra Bathroom Space (5' x 4' = 20)	548

Area 3 – Office Space



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
3	Office Space	Office	Private Office (9' x 22' = 198) Main Office (24' x 22' = 528) Extra Entry (5' x 4' = 20)	746