

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:

HAR-PM.26.1571

July 2, 2026

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

OAHU

Issuance of a Revocable Permit (RP) to Toell U.S.A. Corporation for parking space, situated at Pier 23, Honolulu Harbor, Oahu, Tax Map Key (TMK) No. (1) 1-5-038:001 (Portion).

LEGAL REFERENCE:

Hawaii Revised Statutes, Sections 171-6, 171-7, 171-11, 171-13, 171-17, 171-35, 171-55, and 171-59, as amended.

APPLICANT:

Toell U.S.A. Corporation (Applicant) is a domestic profit corporation whose mailing address is 701 North Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

The Applicant's proposed use of the RP space shall be for employee parking.

LOCATION:

Portion of Government lands at Honolulu Harbor, TMK No. (1) 1-5-038:001 (Portion), as shown on enclosed Exhibit A.

ZONING:

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

AREA: See enclosed Exhibit A

- Approximately 324 square feet of improved paved land.

TERMS AND CONSIDERATION:

Month-to-month rent at three hundred forty dollars and twenty cents (\$340.20) determined by appraisal as of January 1, 2026, for RPs in Honolulu Harbor. The Security Deposit shall be six hundred eighty dollars and forty cents (\$680.40).

LAND TITLE STATUS:

Under the control and management of the Hawaii Department of Transportation (HDOT), through issuance of Governor's Executive Order No. 2903.

TRUST LAND STATUS:

Non-ceded, lands acquired after Statehood.

CURRENT USE STATUS:

The area is currently vacant.

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, Part 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:

- B. 1. “Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations.”

Mr. Edwin H. Sniffen, Director
July 2, 2026
Page 3

REMARKS:

The requested RP area is currently vacant following the completion of a recent improvement project by the HDOT that included the demolition of the former lean-to shed adjoining the grain silos. The removal of the structure has opened this portion of land for controlled use and has restored the area to a clean, unobstructed condition suitable for parking. The RP area is directly adjacent to the Applicant's existing leasehold and provides logical operational continuity with the Applicant's Honolulu Harbor activities.

RECOMMENDATION:

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

Sincerely,



DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosure

