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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
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IN REPLY REFER TO:

HAR-PM.0001843.23

July 19, 2023

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

Dear Ms. Chang:

OAHU

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

LOCATION:

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

ITEM M-13

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Storage of dock hoses, forklift, and a portable toilet	Paved-Improved Land	925	\$0.36	\$333.00	\$666.00

CONSIDERATION:

Determined by appraisal as of January 1, 2023, for RPs at KBPH.

ZONING:

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

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Public Land Trust Information System lists status as multiple.

CURRENT USE STATUS:

Land encumbered under Governor’s Executive Order No. 3383, dated June 9, 1988, setting aside land for pier and shoreside facilities uses to be under the control of the State of Hawaii, Department of Transportation (HDOT), Harbors (HDOTH).

LAND TITLE STATUS:

Acquired by the HDOTH, through eminent domain proceedings; issuance of Governor’s Executive Order No. 3383.

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 HDOTH 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 HDOTH, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows: “Exemption Type 1, Part 1:”

- No. B1. “Repair or maintain vehicles, truck, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations.”
- No. B1. “Temporary storage and staging of equipment and material on State land as necessary to support exempted and planned repaired or maintenance activities.”

REMARKS:

The Applicant is one of the largest gasoline marketers and convenience store operators in the State of Hawaii. The dock hoses support the Applicant’s fuel barge when it docks at KBPH. The use is considered part of the maritime shipping industry as it provides support for the pipeline from pier to shore.

HDOTH has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. This submittal will update the current month-to-month RP, which are in compliant with HRS, Section 171-55.

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board find 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:



DAWN N. S. CHANG, Chairperson

Enclosures



925 square feet (5' x 185')
of paved improved land

