



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

September 25, 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 non-exclusive easements for four subsurface eight-inch fuel pipelines for the distribution of petroleum products, situated at Kalaeloa Barbers Point Harbor (KBPH), island of Oahu, Tax Map Key (TMK) Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:039 (Portion), Governor's Executive Order (GEO) No. 3383.

**LEGAL REFERENCE:**

Hawaii Revised Statutes, 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:**

The non-exclusive easement areas shall be used solely for the construction, installation, maintenance, use and repair of four non-exclusive subsurface eight-inch fuel pipelines for the distribution of petroleum products.

**LOCATION:**

Portion of governmental lands at KBPH, island of Oahu, TMK Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:039 (Portion), as shown on the enclosed map labeled Exhibit A.

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**ZONING:**

State Land Use Commission: Urban  
City and County of Honolulu: I-3, Waterfront Industrial District,  
I-2, Intensive Industrial District,  
P-2, General Preservation District,  
A-2, Medium-density Apartment District,  
B-2, Community Business District

**AREA:** See enclosed Exhibit A

DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
Easement 1877: Four subsurface, eight-inch non-exclusive pipelines	Improved Land-paved	16,691	\$ 0.29	\$ 4,840.39	\$ 9,680.78
Easement 1878: Four subsurface, eight-inch non-exclusive pipelines	Improved Land-paved	1,499	\$ 0.29	\$ 434.71	\$ 869.42

\$ 5,275.10	\$ 10,550.20
Total Monthly Rental	Total Security Deposit

**CONSIDERATION:**

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs at KBPH, island of Oahu.

**LAND TITLE STATUS:**

GEO 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 states trust land status as multiple.

**CURRENT USE STATUS:**

The area is currently occupied by the Applicant under Harbor Lease No. H-89-11.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development and Environmental Review Program requirements, pursuant to the 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 by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. A6. “Repair or maintain existing structures or facilities located in or above the water necessary for the continued function and use, and to meet current local, state, and federal standards and regulations, and as permitted by the United States (U.S.) Army Corps of Engineers and U.S. Coast Guard. Structures include, but are not limited to:
  - a. Perimeter seawalls, revetments, groins, and other similar protective structures.
  - b. Pier decks, aprons, piles, sheet piles, bulkheads, dolphins, launch ramps, loading docks, substructure elements and other similar structures.
  - c. Bull rails, fender systems, bollards, cleats, and other similar mooring features.
  - d. Fuel and other pipelines, hatch frames, manifolds, utilities, manholes, covers and other similar structures.
  - e. Stormwater systems (e.g., culverts, drainage systems, inlets, and outfalls), pipes, swales, manholes as other similar structures.
  - f. Navigational aids, range lights and other similar navigational assets.”

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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 provides fuel to Hawaii businesses and consumers at its numerous convenience stores on the islands of Kauai, Oahu, Maui, and Hawaii. In addition to having all grades of gasoline, the Applicant also has diesel, biodiesel, and ethanol-free fuels at select locations. Its retail brands also participate campaigns throughout the year to raise money for non-profits in the community.

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.

Sincerely,



DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure

# Exhibit A

Aloha Petroleum, LLC

Kalaeloa Barbers Point Harbor

