



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

November 20, 2025

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

OAHU

Request for authorization to issue a one-year holdover for Harbor Lease No. H-90-3 (Lease) to Par Hawaii Refining, LLC, for eight nonexclusive subsurface 10-inch pipelines and one 20-inch pipeline for the distribution of petroleum products, situated at Piers 5 and 6, 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, 171-35, 171-36, 171-40, and 171-59, as amended.

APPLICANT:

Par Hawaii Refining, LLC (Applicant), is a domestic limited liability company, whose mailing address is 825 Town and Country Lane, Suite 1500, Houston, Texas, 77024.

CHARACTER OF USE:

The nonexclusive easement area shall be used for the construction, installation, operation, use, and repair of eight nonexclusive subsurface 10-inch pipelines and one 20-inch pipeline for the distribution of petroleum products.

ONE-YEAR HOLDOVER PERIOD:

August 1, 2026, to July 31, 2027.

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LOCATION:

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

ZONING:

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

AREA: See enclosed Exhibits A and B

Approximately 55,000 square feet for a nonexclusive subsurface easement area which is approximately 19 feet wide for nine subsurface pipelines for the distribution of petroleum products, as shown in Exhibits A and B.

CONSIDERATION:

One-year holdover: Annual rental of one hundred thousand two hundred nine dollars and twenty cents (\$100,209.20).

LAND TITLE STATUS:

Under the control and management of the Hawaii Department of Transportation (HDOT) through issuance of GEO No. 3383.

TRUST LAND STATUS:

Public Land Trust Information System has no information on TMK No. (1) 9-1-014:039 (Portion) and lists TMK No. (1) 9-1-014:024 (Portion) as multiple.

CURRENT USE STATUS:

The area is currently occupied by the Applicant under the Lease.

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. A6.d. “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 the U.S. Coast Guard. Structures include, but not limited to: fuel and other pipelines, hatch frames, manifolds, utilities, manholes, covers and other similar structures.”

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 has supported the State’s energy needs for more than 100 years. It operates the only petroleum refinery in the State and produces a range of fuels for consumers and businesses, including jet fuel, ultra-low sulfur diesel, gasoline, marine fuel, and other refined petroleum products. The Applicant also operates several retail fuel brands with numerous locations throughout the islands.

While continuing to provide energy for the State, the Applicant is also in the process of shifting its focus toward transitioning to renewable energy sources. The Applicant is adapting its refinery units to process biofuels in order to meet the State’s energy needs while reducing its carbon footprint. They are working with companies both in the islands and abroad to produce “drop-in” renewable fuels—fuels that can be transported through existing systems and infrastructure. Producing renewable fuels locally will support diversification in manufacturing jobs and allow for a more resilient energy system for the residents of Hawaii.

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RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends approving the one-year holdover for the Lease, 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

DESCRIPTION OF
EASEMENT A
FOR PIPELINE PURPOSES

ALL that certain piece or parcel of land being a portion of Lot 3156 of Land Court Application 1069 as shown on Map 322 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and being a portion of the land covered by Owner's Transfer Certificate of Title No. 235,391 issued to the State of Hawaii.

Situate at Honouliuli, Ewa, Oahu, Hawaii.

Beginning at the southeast corner of this easement, the direct azimuth and distance from the south corner of Lot 3156 being 135° 00' - 199.78 feet and thence running by azimuths measured clockwise from true South:

1. 135° 00' 45.15 feet along Lot 3158, Ld. Ct. App. 1069;
2. 159° 53' 13" 1169.14 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
3. 225° 00' 630.93 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
4. 135° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
5. 225° 00' 19.33 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
6. 315° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
7. 225° 00' 49.67 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
8. 135° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
9. 225° 00' 14.33 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;

EXHIBIT "A"

10. 315° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
11. 225° 00' 684.67 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
12. 135° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
13. 225° 00' 19.33 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
14. 315° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
15. 315° 00' 51.67 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
16. 135° 00' 84.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
17. 225° 00' 2.83 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
18. 315° 00' 103.00 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
19. 45° 00' 1460.63 feet along the remainder of Lot 3156, Ld. Ct. App. 1069;
20. 339° 53' 13" 1197.96 feet along the remainder of Lot 3156, Ld. Ct. App. 1069 to the point of beginning and containing an area of 1.264 acres.

WALTER P. THOMPSON, INC.

Honolulu, Hawaii
May 25, 1990



By James R. Thompson
Registered Professional
Land Surveyor 3627-S

