



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

OAHU

DIRECT ISSUANCE OF A REVOCABLE PERMIT TO TESORO  
HAWAII CORPORATION FOR NON-EXCLUSIVE PIPELINE  
EASEMENTS AND RELATED FACILITIES AT HONOLULU  
HARBOR, OAHU

STATUTE: Sections 171- 11 and 55, Hawaii Revised Statutes.

APPLICANT: Tesoro Hawaii Corporation

PURPOSE: Non-Exclusive Easement for Subsurface Pipeline Easements, together with Related Facilities for the distribution of petroleum products

LOCATION: Piers 32, 33, 34, submerged land between Piers 34 and 50 traversing through the Sand Island Container Yard and terminating upon entrance into the shoulder of the Sand Island Access Road, Honolulu, Oahu, being a portion of TMK: 1<sup>st</sup> /1-5-36 (portions) and TMK 1<sup>st</sup>/1-5-41 (portions), as shown on the attached Exhibits "A," and "B."

STATUS: Encumbered by Governor's Executive Order Nos. 2903, 4006, 2462, and 2844 that set aside the land to the Harbors Division, Department of Transportation.

AREA: Approximately 60,164 square feet.

Areas may be subject to change pursuant to the conditions to be placed on the applicant.

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

LAND TITLE  
STATUS: Subsection 5 (b) land of the Hawaii Admission Act, ceded.

COMMENCEMENT  
DATE: To be determined by the Director of Transportation.

RENTAL: \$4,464.35 per month.

CHAPTER 343, ENVIRONMENTAL

ASSESSMENT: The project is exempt from OEQC requirements pursuant to Sub-Chapter 11-200-8 of the Hawaii Administrative Rules that exempts the "operation, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing."

REMARKS: The applicant is acquiring two pipeline easements encumbered by revocable permits, one is held by the Land Division of the Department of Land and Natural Resources (DLNR), while the other is held by the Harbors Division, Department of Transportation (DOT). The revocable permit held by the DLNR was issued in 1970, while the revocable permit held by the DOT was issued in 2003. The applicant is purchasing the pipelines and is requesting to assume responsibility for the easements in the near future.

The revocable permit held by the DLNR was issued at a time when the DOT's container operations were performed at Fort Armstrong, and the land at Sand Island was not set-aside to DOT. Since then, the Sand Island Container Yard and the submerged lands of Honolulu Harbor were set aside to the DOT. As such, the DOT feels that the pipelines may have been relocated, due to the establishment of the Container Yard and the realignment of the Sand Island Access Road. Due to safety requirements the DOT will condition the revocable permit so the applicant will tone and establish the exact locations of the pipelines within 6 months of the issuance of the revocable permit to the applicant which may result in amending this revocable permit. The Land Board consents to the amended area of the revocable permit and rental of this revocable permit by consenting to this condition. The Highways Division of the DOT will have to issue the revocable permit to the applicant for the easement sections that pass through the Sand Island Access Road and its shoulders. The determination of the exact location of the pipeline easements will

enable the DOT to establish the areas of the revocable permits to be issued by its divisions. Once the exact location of the pipeline easement is determined, the DOT will consider issuing a lease of easement to the applicant.

RECOMMENDATION:

That the Board authorize the issuance of a revocable permit to the applicant, subject to the terms and conditions outlined above and incorporated herein by reference, together with the above-described condition that the applicant will determine the exact location of the pipeline easements within 6 months subsequent to the issuance of the revocable permit to the applicant and the revocable permit may be amended resulting in a change in area of the revocable permit, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,



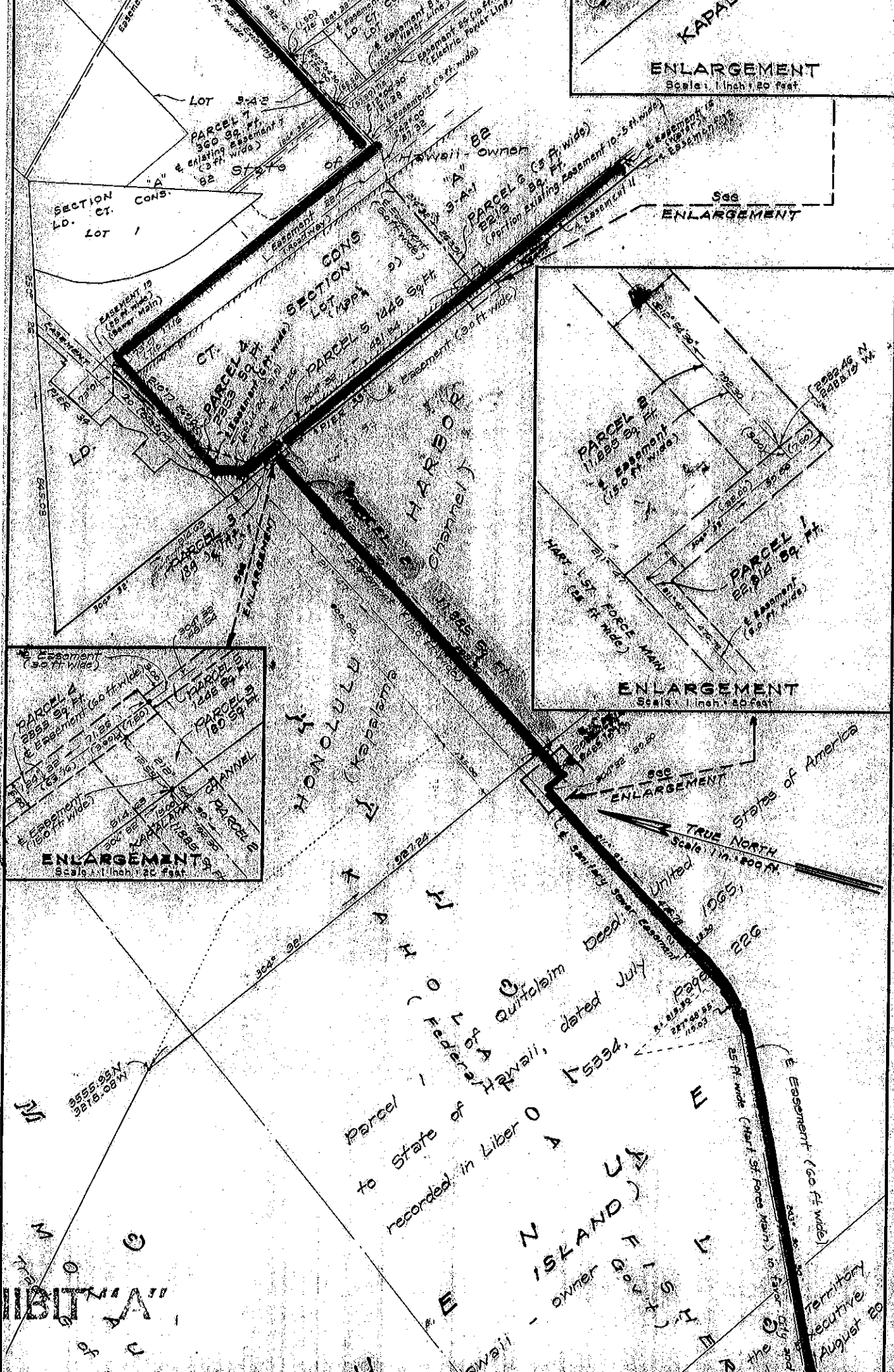
BARRY FUKUNAGA  
Director of Transportation

Attachments

APPROVED FOR SUBMITTAL:



ALLAN A. SMITH  
Interim Chairperson and Member



**ENLARGEMENT**  
Scale: 1 inch = 20 feet

**ENLARGEMENT**  
Scale: 1 inch = 20 feet

**ENLARGEMENT**  
Scale: 1 inch = 20 feet

**ENLARGEMENT**  
Scale: 1 inch = 20 feet

**ENLARGEMENT**  
Scale: 1 in. = 100 ft.

**EXHIBIT A**

Parcel 1 of the Federal Territory of Hawaii, dated July 1965, recorded in Liber O 15334, page 277-285 of the Hawaiian Islands, owner of the Territory Acquire August 20

the Territory Acquire August 20

3555 2514  
3276-08 W

Parcel of Federal Land of A. Qu  
to State of Hawaii, dated  
recorded in Liber O A 5334,

M O K A U E A  
Tract of Quitclaim Deed  
dated July 29, 1965,

R A I N B O W  
State of Hawaii

N I S L A N D )  
owner of (S. I. S. I.)

Transferred to the  
of Hawaii by Presidential  
Order 10899, dated  
1950.

United States of America  
recorded in Liber O A 5334,  
page 25 of 25

Five Line Easement  
(150 ft wide) in favor  
of Texaco, Inc.

R O A D W A Y

Easement (60 ft wide)

25 ft wide (Half St. Force Main)  
Easement (60 ft wide)

Territory Executive Order August 21, 1900  
City and County of Honolulu

NOTE: All coordinates are referred to U.S.E. "NORTH BASE" Δ

EXHIBIT "B"



62° 25' 25" R=2123.00  
62° 00' 20" R=2000.00  
62° 25' 25" R=2123.00  
62° 25' 25" R=2123.00