

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

JADE T. BUTAY
INTERIM DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARELL T. YOUNG

IN REPLY REFER TO:

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

AMENDMENT TO PRIOR BOARD ACTION OF DECEMBER 13, 2013, ITEM M-5,
ISSUANCE OF A DIRECT LEASE FOR A RADAR TRAINING FACILITY
APPLICANT/LESSEE NAME CHANGE FROM THE STATE OF HAWAII,
DEPARTMENT OF DEFENSE HAWAII AIR NATIONAL GUARD,
TO THE UNITED STATES OF AMERICA, DEPARTMENT OF THE AIR FORCE
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII
TAX MAP KEY: (1)-9-1-13:33 (PORTION)

O'AHU

On December 13, 2013, under agenda Item M-3, the Land Board authorized the Department of Transportation (DOT) to issue a direct lease to the State of Hawaii, Department of Defense, Hawaii Air National Guard (HIANG), for the development, construction, and use of a Radar Training Facility at Kalaeloa Airport.

PURPOSE:

DOT requests that the direct lease be issued to the United States of America, Department of the Air Force (USAAF). Upon execution of the direct Lease to the USAAF, the USAAF will license the direct lease to HIANG.

The changes should read as follows:

APPLICANT / LESSEE:

Original:

State of Hawaii, Department of Defense, Hawaii Air National Guard

As Amended:

United States of America, Department of the Air Force

BLNR – AMENDMENT TO PRIOR BOARD ACTION OF DECEMBER 13, 2013, ITEM M-5
APPLICANT/LESSEE NAME CHANGE FROM STATE OF HAWAII, DEPARTMENT OF
DEFENSE HAWAII AIR NATIONAL GUARD, TO THE UNITED STATES OF AMERICA,
DEPARTMENT OF THE AIR FORCE, KALAELOA AIRPROT

Page 2

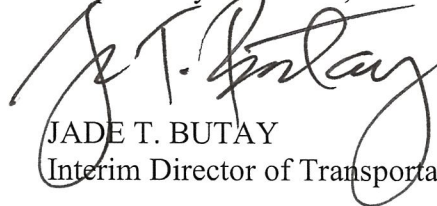
REMARKS:

All other terms as outlines in the submittal previously approved by the Land Board remain unchanged.

RECOMMENDATION:

The Land Board amends its prior action of December 13, 2013, under agenda Item M-5, by approving the APPLICANT/LESSEE change to the USAAF, as herein outlined, which are by reference incorporated herein and subject to such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State of Hawaii.

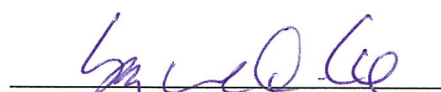
Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. T. Butay", written over the printed name and title.

JADE T. BUTAY

Interim Director of Transportation

APPROVED FOR SUBMITTAL:

A handwritten signature in purple ink, appearing to read "Suzanne D. Case", written over the printed name and title.

SUZANNE D. CASE
Chairperson and Member

NEIL ABERCROMBIE
GOVERNOR



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

December 13, 2013

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

IN REPLY REFER TO:

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

ISSUANCE OF A DIRECT LEASE
STATE OF HAWAII, DEPARTMENT OF DEFENSE
HAWAII AIR NATIONAL GUARD
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII
TAX MAP KEY: (1)-9-1-13:33 (PORTION)

OAHU

REQUEST:

Issuance of a direct lease to the State of Hawaii, Department of Defense, Hawaii Air National Guard, to develop, construct, operate, use and maintain space adjacent to Kalaeloa Airport, for its proposed Radar Training Facility.

APPLICANT / LESSEE:

State of Hawaii, Department of Defense, Hawaii Air National Guard (HIANG)

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

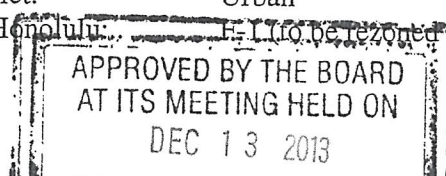
Portion of Kalaeloa Airport, Island of Oahu, State of Hawaii, identified by
Tax Map Key: 1st Division, 9-1-13: 33(portion).

AREA:

The proposed land area consists of approximately 8.4 acres, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban
City and County of Honolulu: Honolulu (to be rezoned in the future)



ITEM M-5

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawaii after Statehood.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES ☐ NO ☒

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3861, setting aside Kalaeloa Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport purposes.

CHARACTER OF USE:

Radar Training Facility

TERM OF LEASE:

Thirty-Five (35) Years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document

LEASE RENTAL:

Nominal rent in accordance with Airports Division Procedures No. 4.5 (Schedule of Rates and Charges)

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT REQUIREMENT:

The subject parcel was transferred to the State of Hawaii, Department of Transportation in compliance with Section 120(h) of the Comprehensive Environmental Response, compensation, and Liability Act (Title 42 of the United States Code, Section 9620[h]). In addition, the Department of Defense, United States Department of the Navy executed, (1) a Finding of Suitability to Transfer (FOST) for Parcels 13061-C and 13073-A, dated September 10, 2003, and (2) on March 1, 2010, executed a FOST Addendum for the Parcels.

Prior to the commencement of any construction work on the subject parcel, the HIANG shall provide or submit to the State of Hawaii, Department of Transportation, Airports Division (DOTA) a Final Environmental Assessment or Final Environmental Impact Statement or other appropriate environmental report, as required by STATE or another governmental agency. The required assessment, statement, or report shall be prepared by HIANG and processed through appropriate governmental agencies, including the State of Hawaii, Department of Health, for STATE's final written approval.

REMARKS:

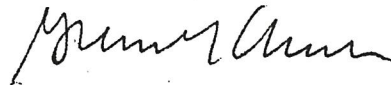
The DOTA proposes to issue a direct lease to HIANG for the purpose of developing, constructing, operating, and maintaining land adjacent to the Kalaeloa Airport for its proposed Radar Training Facility, in accordance with Section 171-59 (b), Hawaii Revised Statutes, which provides in part, "disposition of public lands for airline, aircraft, airport-related, agricultural processing, cattle feed production, aquaculture, marine, maritime, and maritime-related operations may be directly negotiated without regard to the limitations set forth in subsection (a) and Section 171-16(c); provided that the disposition encourages competition within the aeronautical, airport-related, agricultural, marine, maritime, and maritime-related operations;" And further provides that "'Airport-related' means a purpose or activity that requires air transportation to achieve that purpose or activity; or an activity that generates revenue for the airport system as provided in Section 261-7."

In accordance to HRS 171-59(b) the DOTA does not have an objection to this lease request and finds the issuance of the lease an airport related purpose and in the public interest.

RECOMMENDATION:

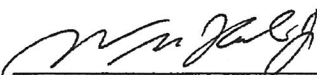
That the Board authorize the Department of Transportation to issue a direct lease to the HIANG, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,



GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



Proposed 8.4 Acres for Radar Training Facility

