

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

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROY CATALANI  
ROSS M. HIGASHI  
EDWIN H. SNIFFENI  
DARRELL T. YOUNG

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

AMENDMENT NO. 1 TO FUELING FACILITIES LEASE NO. DOTA-15-0014  
TO ADD LAND AND A SUBSURFACE PIPELINE EASEMENT FOR THE  
OPERATION OF AN AVIATION FUELING FACILITY  
HAWAII FUELING FACILITIES CORPORATION  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TMK: (1) 1-1-003: 038, PORTION OF 005, AND PORTION OF 010

O'AHU

REQUEST:

Hawaii Fueling Facilities Corporation (HFFC) currently operates and maintains an Aviation Fueling Facility under Fueling Facilities Lease No. DOTA-15-0014 (Lease), at the Daniel K. Inouye International Airport (Airport).

The Department of Transportation (DOT) proposes to amend the Lease to: (1) add land to store jet fuel storage tanks that are connected to a receipt system, that connects to HFFC's Sand Island Fuel Facility and the hydrant system, that supplies jet fuel to the Airport gates at the Airport, and (2) to add a new subsurface pipeline easement that runs through Keehi Lagoon.

APPLICANT / LESSEE:

HFFC, a Hawaii corporation, whose business and post office address is 3201 Aolele Street, Honolulu, Hawai'i 96819.

LEGAL REFERENCE:

Subsection 171-59(b), Hawai'i Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of the Airport, and a subsurface easement that runs through Keehi Lagoon, Honolulu, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-003:038, 1-1-003:005 (portion), and 1-1-003:010 (portion).

AREA:

Additional Area:

Area/Space No. 001-113, consisting of an area of approximately 43,740 square feet, as shown and delineated on the attached map labeled Exhibit B-5;

**ITEM M-2**

Area/Space No. 001-111, consisting of an area of approximately 9,150 square feet, as shown and delineated on the attached map labeled Exhibit B-6; and

Subsurface Pipeline Easement No. EAS-B03 (Portion), consisting of an area of approximately 45,555 square feet, as shown and delineated on the attached map labeled B-7.

ZONING:

State Land Use District: Urban  
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Section 5(e) - Public Law 88-223 - "ceded" land of the Hawai'i Admission Act  
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, 3202 and 3203 setting aside a portion of the Airport under the control and management of the Department of Transportation, Airports Division, State of Hawai'i, for Airport Purposes.

CHARACTER OF USE:

Aviation Fueling Facility

TERM OF LEASE:

Thirty-five (35) years (04/01/2016 – 3/31/2051)

COMMENCEMENT DATE:

Upon execution of Amendment No. 1 to the Lease

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

LEASE RENTAL:

Original Lease Rental: \$2,576,401.93 per annum  
Amended Lease Rental: \$2,749,078.15 per annum

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai'i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai'i Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the DOT, dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>    </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>    </u>
Good standing confirmed:	YES <u>X</u>	NO <u>    </u>

REMARKS:

The DOT proposes to amend the Lease to add land and a subsurface pipeline easement for the operation and maintenance of a Fueling Facility that supplies jet-a fuel to commercial airline carriers at the Airport.

RECOMMENDATION:

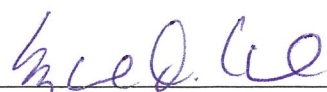
That the Board approves Amendment No. 1 to the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

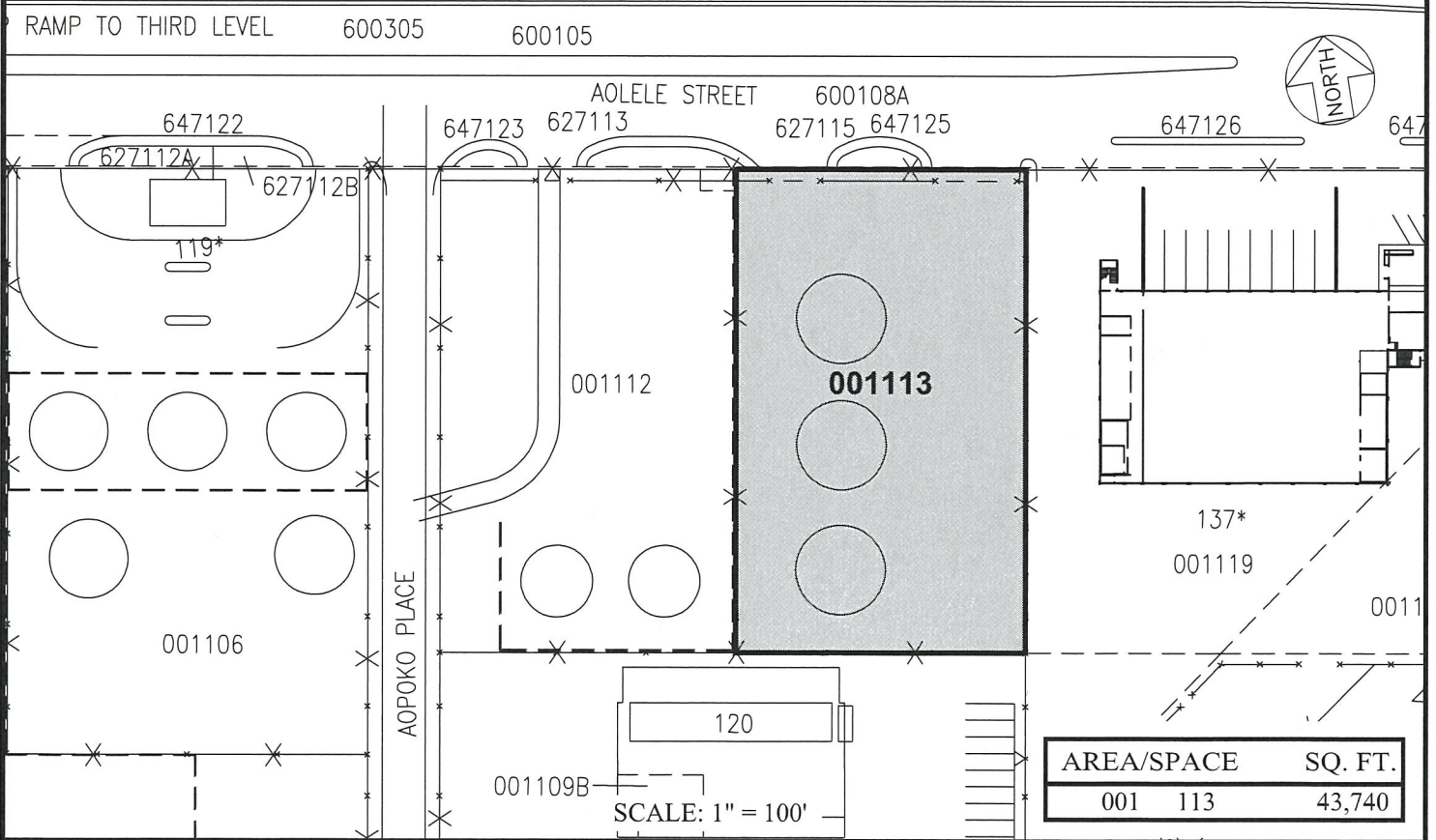
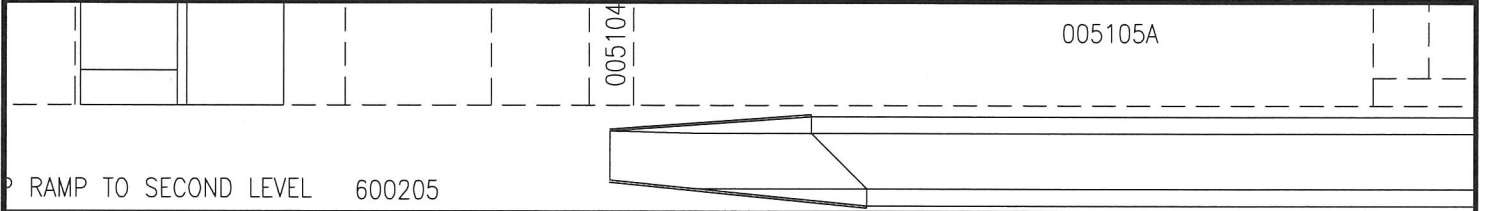
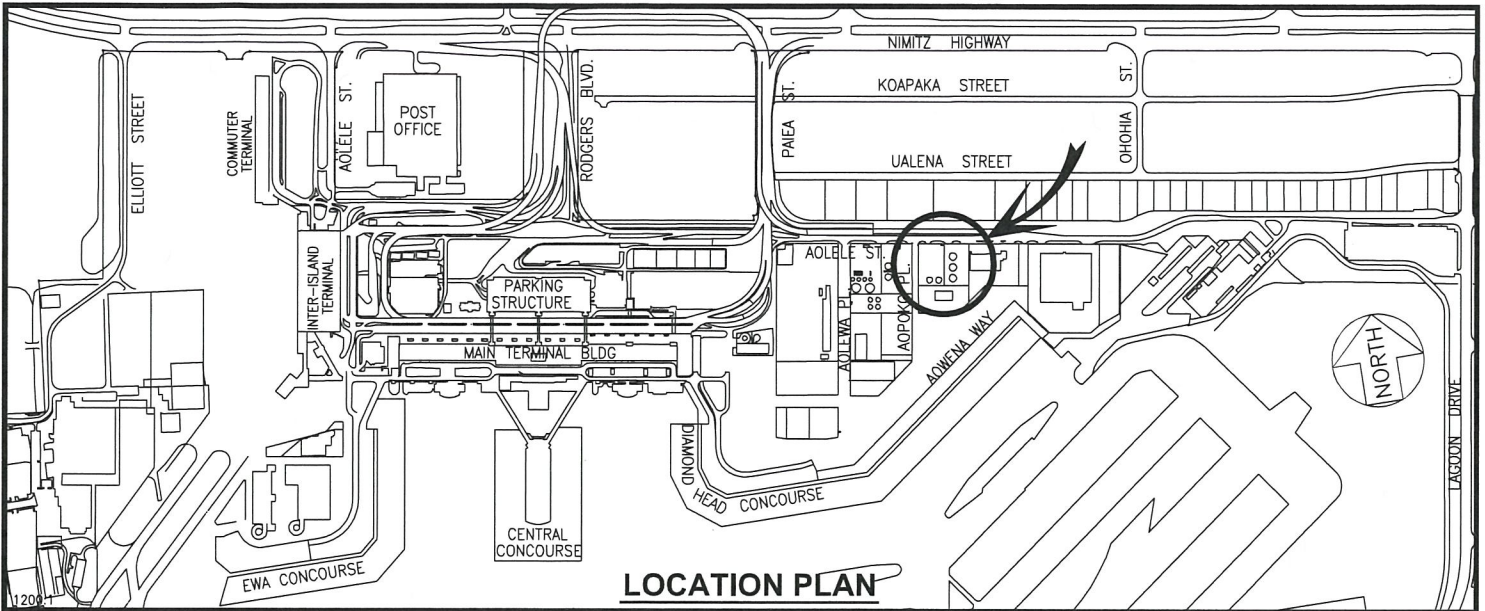
Respectfully submitted,



JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
SUZANNE D. CASE  
Chairperson and Member



DATE : JULY 2018

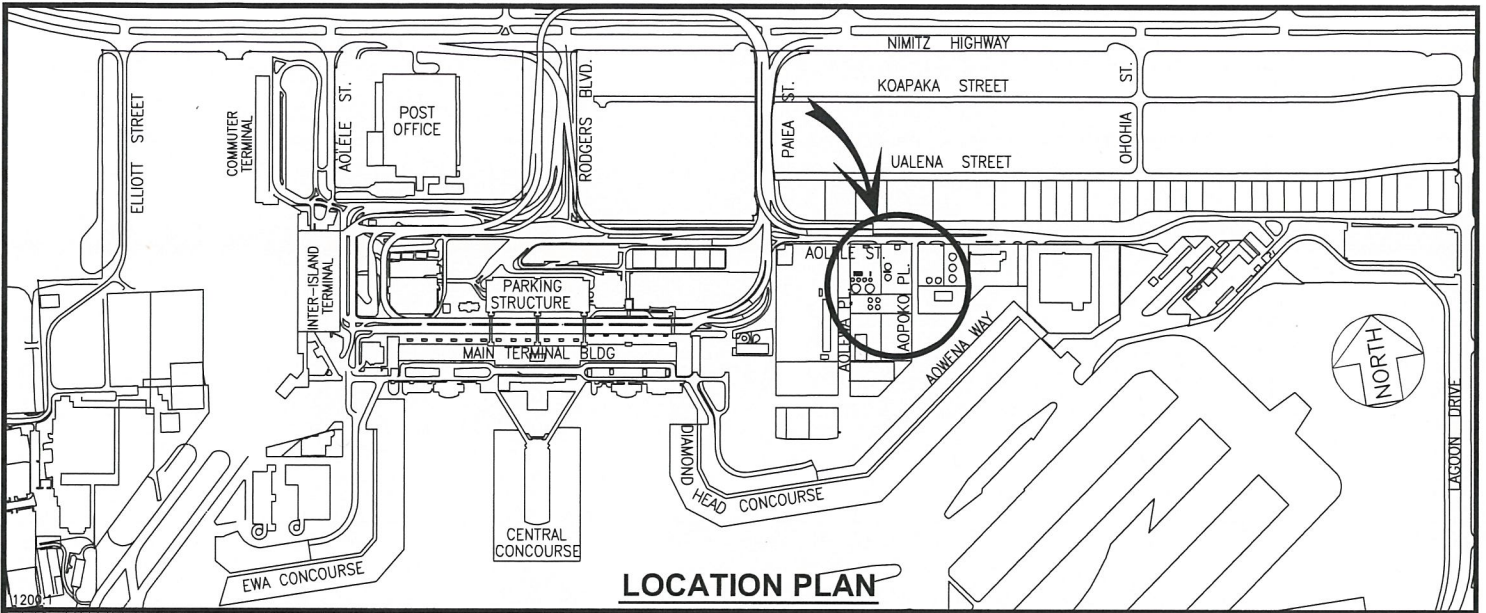
EXHIBIT: **B-5**



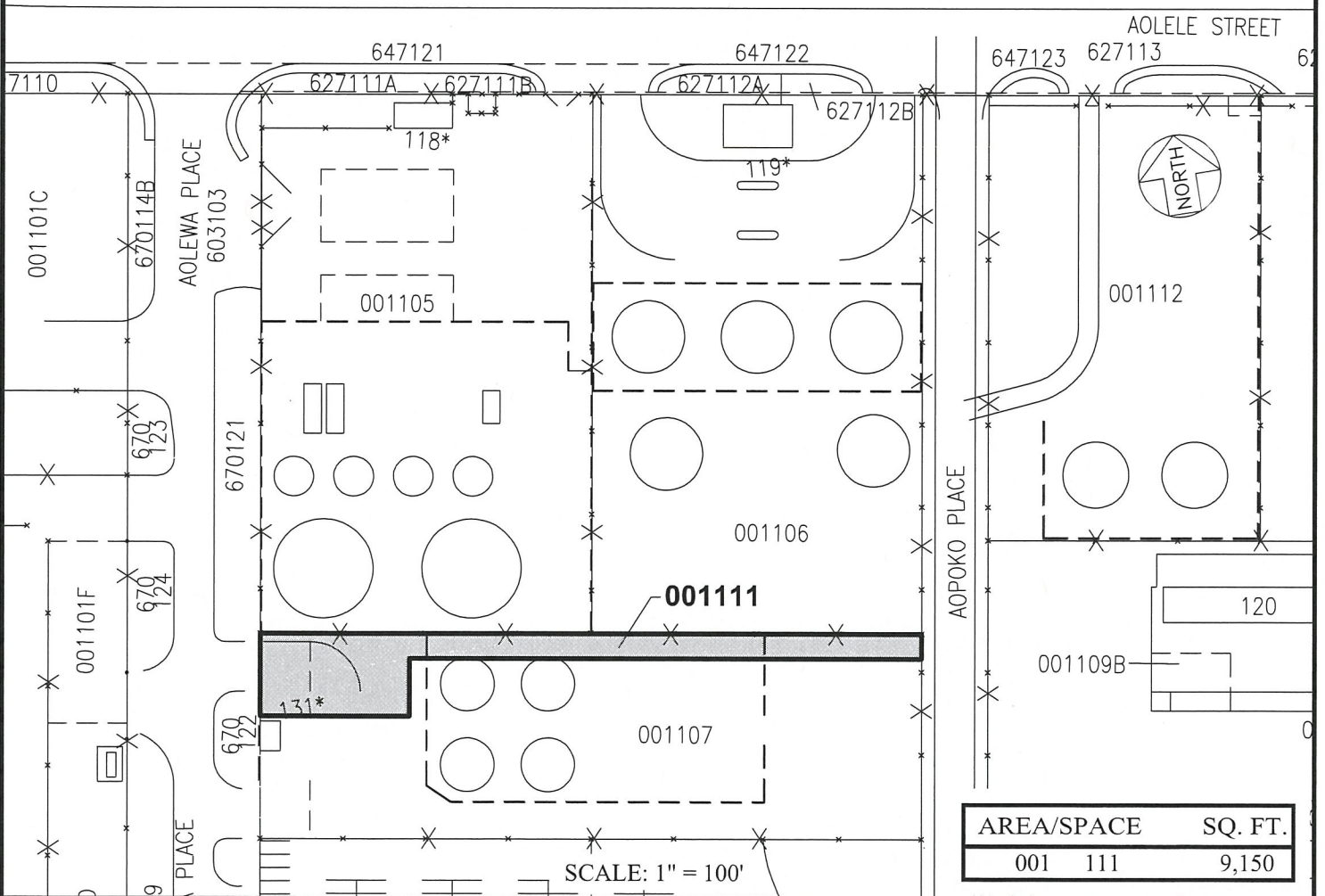
HAWAII FUELING  
FACILITIES CORPORATION

OVERSEAS  
MAINTENANCE AREA

001113  
PLAT 26



UP RAMP TO THIRD LEVEL 600305 600105



AREA/SPACE	SQ. FT.
001 111	9,150

DATE : AUGUST 2018

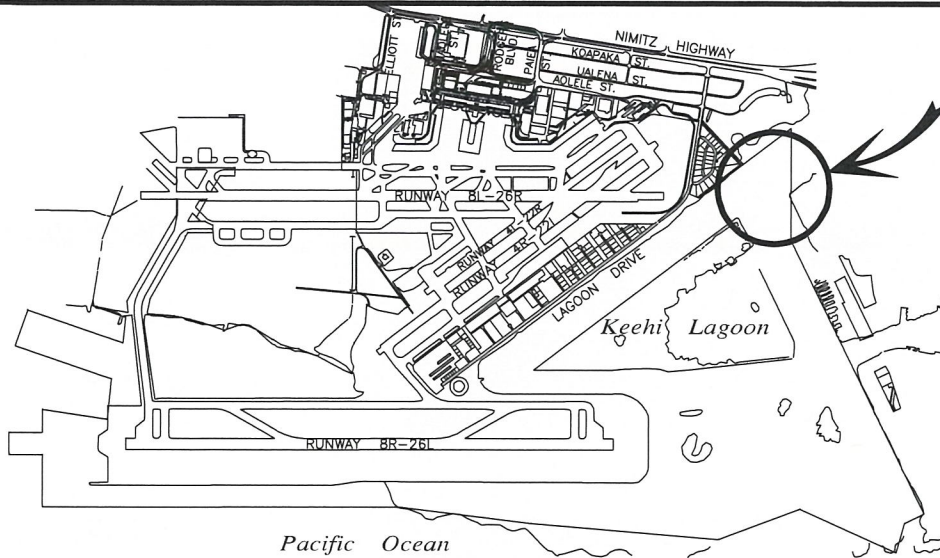
EXHIBIT: **B-6**



HAWAII FUELING  
FACILITIES CORPORATION

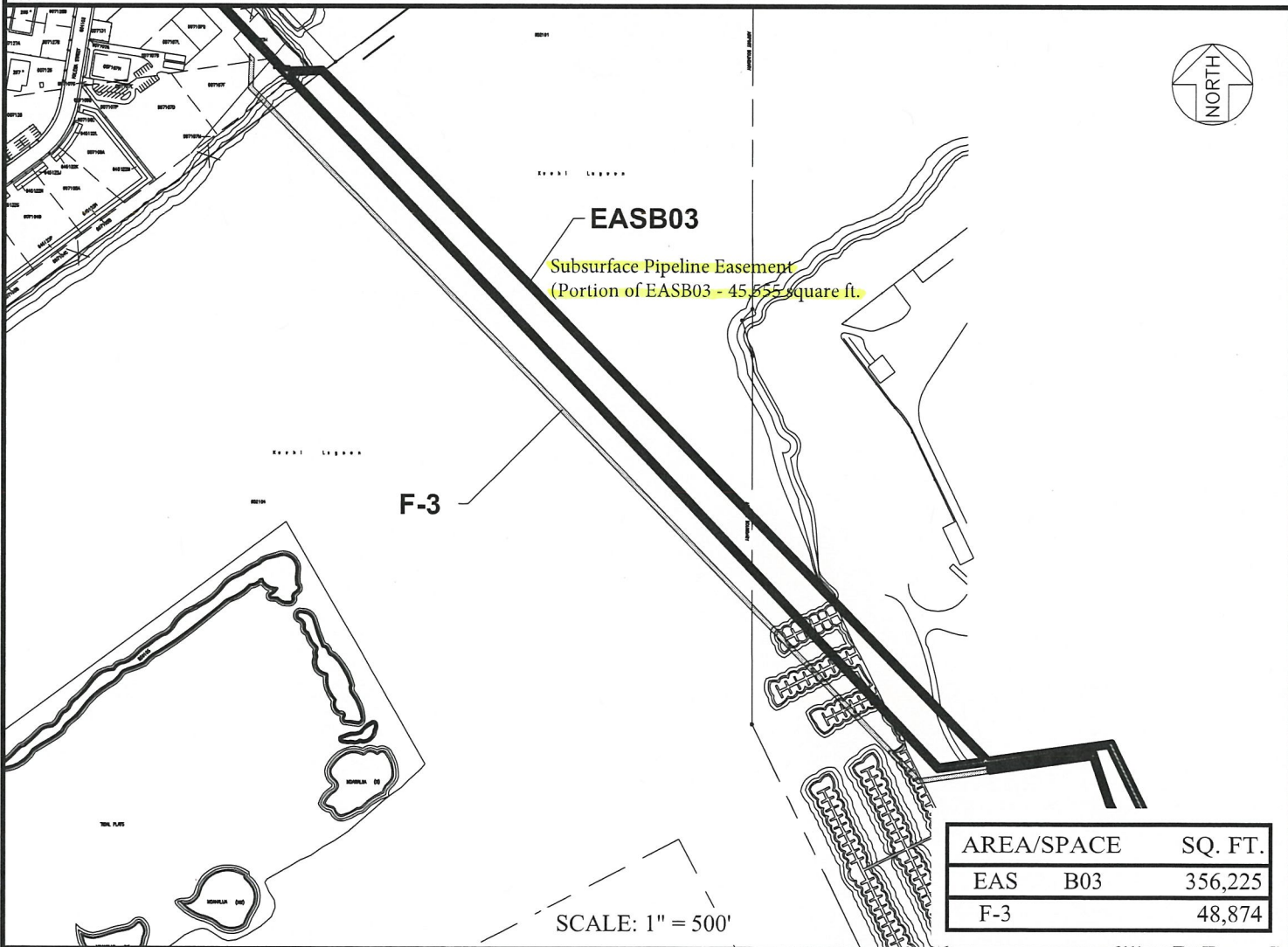
OVERSEAS  
MAINTENANCE AREA

001111  
PLAT 26



**LOCATION PLAN**

5000:1



AREA/SPACE	SQ. FT.
EAS B03	356,225
F-3	48,874

SCALE: 1" = 500'

DATE : AUGUST 2018

EXHIBIT: **B-7**



HAWAII FUELING  
FACILITIES CORPORATION

OFF AIRPORT  
EASEMENT AREAS  
KEEHI LAGOON

F-3  
PLAT 27

N:\AIRPORTS\HNL\_HONOLULU\CAD\PM\HNL\_EASB03\_-01.DWG

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

DAVID Y. IGE  
GOVERNOR



**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
**AIRPORTS DIVISION**  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROY CATALANI  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN  
DARRELL T. YOUNG

IN REPLY REFER TO:

**AIR-PM**  
**18.0567**

August 3, 2018

TO: (1) JADE T. BUTAY, DIRECTOR  
(2) SUZANNE D. CASE, DIRECTOR - DLNR  
C/O DARLENE FERREIRA  
(3) ROSS SMITH, AIR-PM

FROM: ROSS M. HIGASHI  
DEPUTY DIRECTOR – AIRPORTS

SUBJECT AMENDMENT NO. 1 TO FUELING FACILITIES LEASE NO. DOTA-15-0014  
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Attached is the subject submittal for your approval. Please have submittal placed on the next Land Board agenda.

If there are any questions, please call Ms. Abby Lareau at 838-8674.

Attachment