

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

IN REPLY REFER TO:

September 21, 2020

Suzanne D. Case, Chairperson
c/o Board of Land and Natural Resources
1151 Punchbowl Street, Room 130
Honolulu, Hawaii 96813

Dear Chair Case and Board Members:

Subject: Request Authorization to Acquire Land for the Department of Transportation, Highways Division, for Highway Purposes, Relating to Farrington Highway Widening, Kapolei Golf Course to Fort Weaver Road, Project No. 7101A-01-20, Honouliuli, Ewa, Island of Oahu, State of Hawaii, Tax Map Key Nos.
(1) 9-1-016: Portion 004, (1) 9-1-016: Portion 007, (1) 9-1-016: Portion 008,
(1) 9-1-016: Portion 179, (1) 9-1-016: Portion 182, (1) 9-1-016: Portion 183,
(1) 9-1-016: Portion 220, (1) 9-1-016: Portion 221, (1) 9-1-017: Portion 043,
(1) 9-1-017: Portion 070, (1) 9-1-017: Portion 097, (1) 9-1-017: Portion 099,
(1) 9-1-017: Portion 172, (1) 9-1-018: Portion 006, (1) 9-1-018: Portion 008,
(1) 9-1-018: Portion 009, (1) 9-1-018: Portion 010, (1) 9-1-018: Portion 012,
(1) 9-1-018: Portion 013, (1) 9-1-018: Portion 014, (1) 9-1-018: Portion 015,
(1) 9-1-018: Portion 016, (1) 9-1-018: Portion 018, (1) 9-1-181: Portion 006,
(1) 9-1-181: Portion 022, and (1) 9-1-181: Portion 034.

Link to EA and Fonsi:

<https://group70int.sharefile.com/d-saebb1e7456848778>

OAHU

APPLICANT:

State of Hawaii, Department of Transportation, Highways Division (DOT).

LEGAL REFERENCE:

Sections 107-10, 171-30, and Chapter 264, Hawaii Revised Statutes, as amended.

ITEM M-5

LOCATION:

Portion of land relating to Farrington Highway Widening, Kapolei Golf Course to Fort Weaver Road, Project No. 7101A-01-20, at Honouliuli, Ewa, Island of Oahu, State of Hawaii, as shown and described on the enclosed map labeled as Exhibit A.

ZONING:

| | |
|----------------------------------|--------------|
| Tax Map Key No. (1) 9-1-016: 004 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 007 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 008 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 179 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 182 | Commercial |
| Tax Map Key No. (1) 9-1-016: 183 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 220 | Agricultural |
| Tax Map Key No. (1) 9-1-016: 221 | Commercial |
| Tax Map Key No. (1) 9-1-017: 043 | Agricultural |
| Tax Map Key No. (1) 9-1-017: 070 | Agricultural |
| Tax Map Key No. (1) 9-1-017: 097 | Agricultural |
| Tax Map Key No. (1) 9-1-017: 099 | Agricultural |
| Tax Map Key No. (1) 9-1-017: 172 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 006 | Commercial |
| Tax Map Key No. (1) 9-1-018: 008 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 009 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 010 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 012 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 013 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 014 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 015 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 016 | Agricultural |
| Tax Map Key No. (1) 9-1-018: 018 | Agricultural |
| Tax Map Key No. (1) 9-1-181: 006 | Agricultural |
| Tax Map Key No. (1) 9-1-181: 022 | Agricultural |
| Tax Map Key No. (1) 9-1-181: 034 | Commercial |

OWNERSHIP:

| | |
|----------------------------------|--|
| Tax Map Key No. (1) 9-1-016: 004 | Grace Pacific Corporation |
| Tax Map Key No. (1) 9-1-016: 007 | Kalaeloa Water Company, LLC |
| Tax Map Key No. (1) 9-1-016: 008 | DLNR (Lessor), Sugarland Farms Inc. (Lessee) |
| Tax Map Key No. (1) 9-1-016: 179 | University of Hawaii |
| Tax Map Key No. (1) 9-1-016: 182 | Hawaiian Electric Company Inc. |
| Tax Map Key No. (1) 9-1-016: 183 | University of Hawaii |
| Tax Map Key No. (1) 9-1-016: 220 | University of Hawaii |

| | |
|----------------------------------|--|
| Tax Map Key No. (1) 9-1-016: 221 | Gakko Hojin Tokai Daigaku |
| Tax Map Key No. (1) 9-1-017: 043 | City and County of Honolulu |
| Tax Map Key No. (1) 9-1-017: 070 | Board of Water Supply |
| Tax Map Key No. (1) 9-1-017: 097 | DLNR (Lessor), AM Enterprises LLC (Lessee) |
| Tax Map Key No. (1) 9-1-017: 099 | DLNR (Lessor), AM Enterprises LLC (Lessee) |
| Tax Map Key No. (1) 9-1-017: 172 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 006 | Hawaiian Electric Company Inc. |
| Tax Map Key No. (1) 9-1-018: 008 | DLNR (Lessor), Sugarland Farms Inc. (Lessee) |
| Tax Map Key No. (1) 9-1-018: 009 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 010 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 012 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 013 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 014 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 015 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-018: 016 | HBP Partners LLC |
| Tax Map Key No. (1) 9-1-018: 018 | D.R. Horton - Schuler Homes LLC |
| Tax Map Key No. (1) 9-1-181: 006 | Campbell Hawaii Investor LLC |
| Tax Map Key No. (1) 9-1-181: 022 | City and County of Honolulu |
| Tax Map Key No. (1) 9-1-181: 034 | The Queen's Medical Center - West Oahu |

COMPENSATION:

The acquisition of any parcels, easements, and/or temporary construction parcels' fair market value will be determined by an independent appraiser (contracted for by the State of Hawaii).

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

A Chapter 343, Hawaii Revised Statutes Final Environmental Assessment and Finding of No Significant Impact for the proposed action is anticipated to be published by the State of Hawaii, Office of Environmental Quality Control on September 23, 2020.

REMARKS:

The proposed improvements include, but are not limited to, widening the highway as well as installation of the following: a new roadbed, drainage infrastructure, curbs, gutters, sidewalks, bike lanes, bridges, and a landscaped median strip.

As of September 1, 2018, the Department of the Attorney General has mandated the DOT to obtain Board approval for all acquisitions in accordance with §171-30, Hawaii Revised Statutes.

RECOMMENDATION:

That the Board:

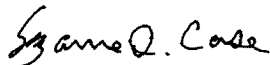
- A. Authorize the acquisition of the subject lands under the terms and conditions cited above which are by this reference incorporated herein and further subject to the following:
1. The standard terms and conditions of the appropriate conveyance document, as may be amended from time to time,
 2. Review and approval by the Department of the Attorney General, and
 3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State of Hawaii.
- B. Authorize the acquisition even in the event of a change in the ownership or tax map key number of those lands described herein and on the enclosed maps labeled collectively as Exhibit A, under the terms and conditions cited above which are by this reference incorporated herein.

Sincerely,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

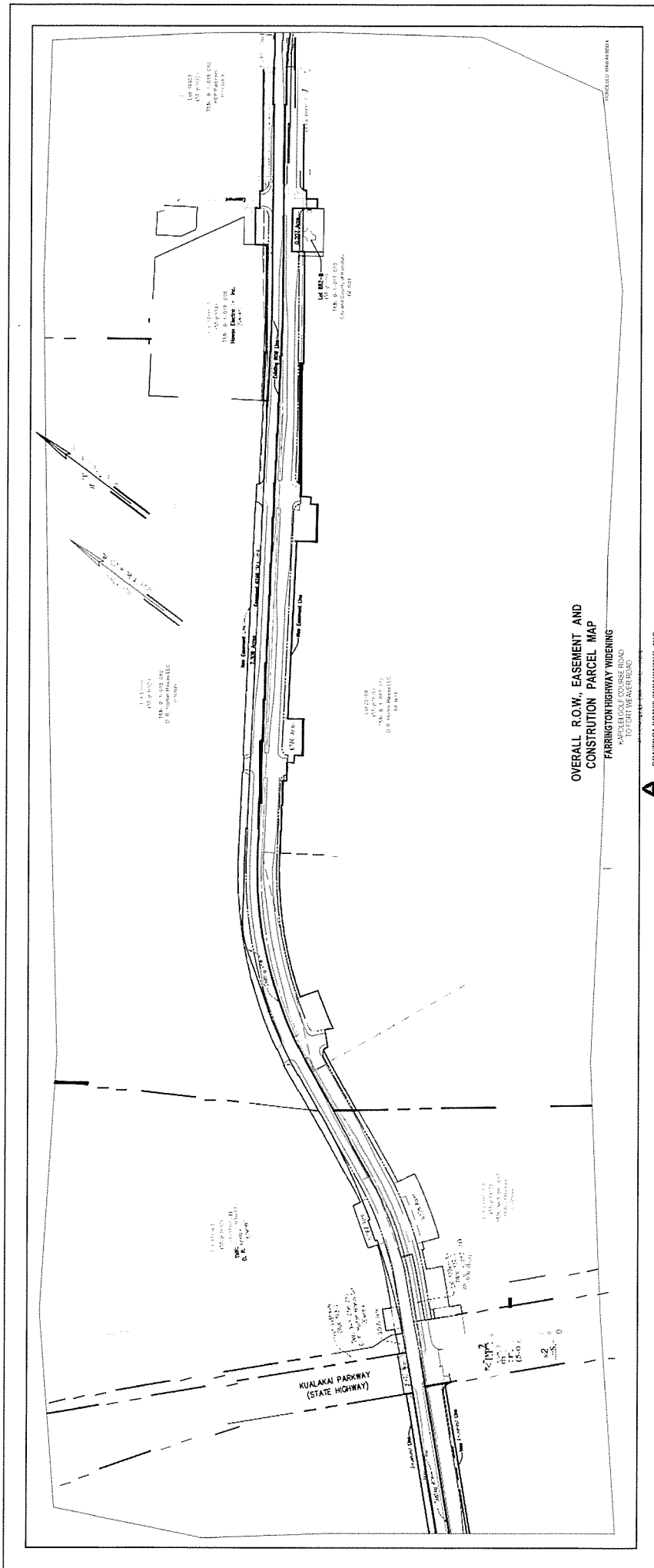


SUZANNE D. CASE, Chairperson

Enclosure

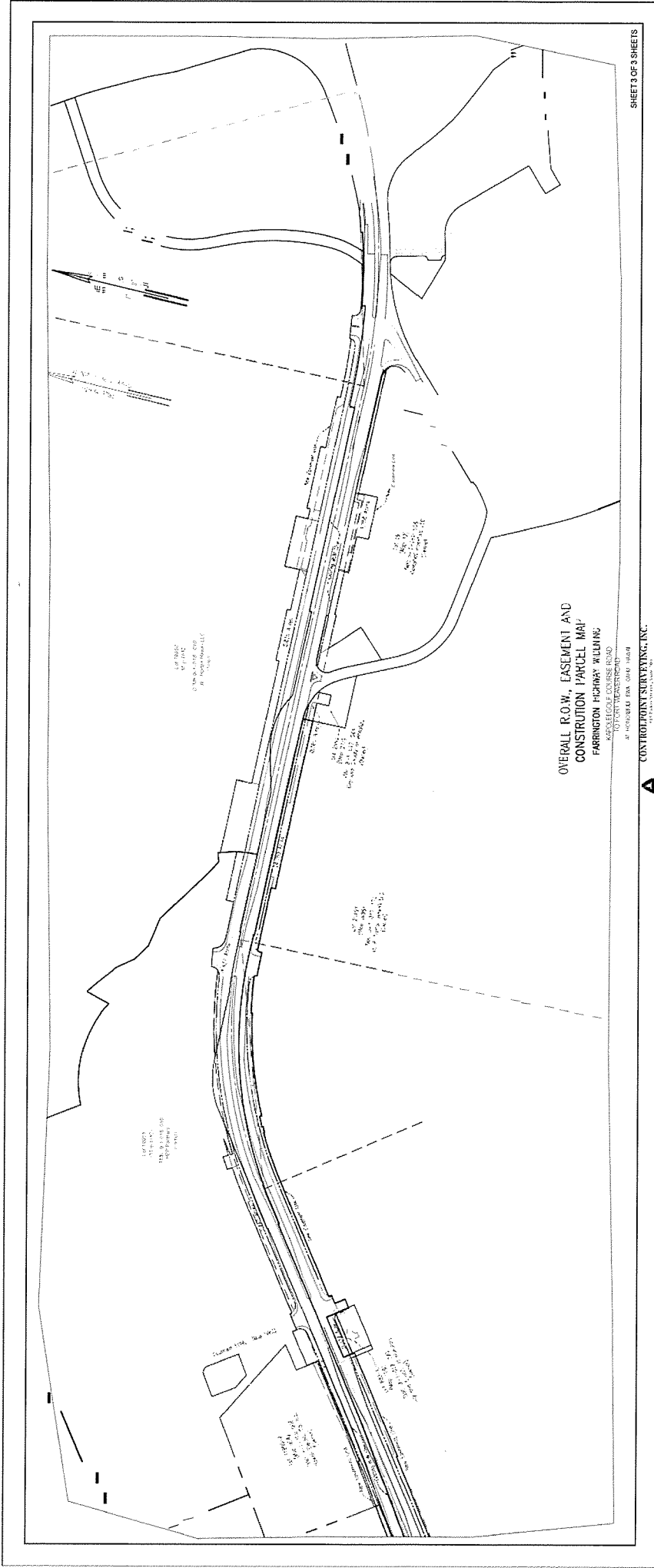


EXHIBIT A



**OVERALL R.O.W., EASEMENT AND
 CONSTRUCTION PARCEL MAP**
FARRINGTON HIGHWAY WIDENING
 PASSERELLE COURSE ROAD
 TO FORT WEAVER ROAD

A CONTROLPOINT SURVEYING, INC.
1000 W. ALI DR. SUITE 200, HONOLULU, HI 96813
 TEL: 808-943-8888 FAX: 808-943-8889
 WWW.CONTROLPOINTSURVEYING.COM



OVERALL R.O.W., EASEMENT AND
CONSTRUCTION PARCEL MAP
FABINGTON HIGHWAY WILLING
ASSESIBLE COURSE ROAD

BY HENRY S. S. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
OFFICE: 1015 BROADWAY, BALTIMORE, MD 21204
TELEPHONE: 833-4411

A CONTROL POINT SURVEYING, INC.