



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

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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 ARMY NATIONAL GUARD
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII
TAX MAP KEY: (1) 9-1-13:46 (portion)

OAHU

REQUEST:

Issuance of a direct lease to the State of Hawaii, Department of Defense, Hawaii Army National Guard (HIARNG), to develop a central aircraft wash-fuel in support of HIARNG's plans to relocate units and construction projects to the Kalaeloa Hawaii Army National Guard Facility, located at Kalaeloa Airport, Oahu, State of Hawaii.

APPLICANT / LESSEE:

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

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: 46 (portion)

AREA:

Area/Space No. 003-101, containing an area of approximately 318,668 square feet, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban
City and County of Honolulu: F-1 (to be rezoned in the future)

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:

At its meeting of September 9, 2011, the Board of Land and Natural Resources, under Agenda Item M-4, approved setting aside this parcel of land and recommended issuing a Governor's Executive Order (GEO) to the State of Hawaii, Department of Transportation, Airports Division (DOTA) for Airport purposes. By memo (AIR-PM 12.0258) dated April 17, 2012, the issuance of the GEO is pending.

CHARACTER OF USE:

Planned site of HIARNG's central aircraft wash-fuel facility.

TERM OF LEASE:

Thirty (30) 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:

The subject area is covered by the Final Environmental Assessment (EA) dated August 2010 for the Relocation of Units and Construction Projects at the Kalaeloa Hawaii Army National Guard Facility. The Finding of No Significant Impact dated August 11, 2011, analyzed the EA and found that the proposed action by HIARNG would result in no

significant adverse impacts from noise, hazardous wastes and materials, or airspace operations.

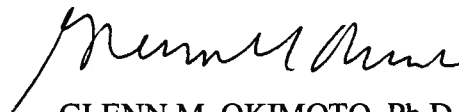
REMARKS:

The Department of Transportation proposes to issue a direct lease to HIARNG, for the purpose of developing a central aircraft wash-fuel in support of HIARNG plans to relocate units and construction projects to its Kalaeloa Hawaii Army National Guard Facility, located at Kalaeloa Airport. The DOTA, in the public interest, has no objections to the issuance of this lease.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to the HIARNG, 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,

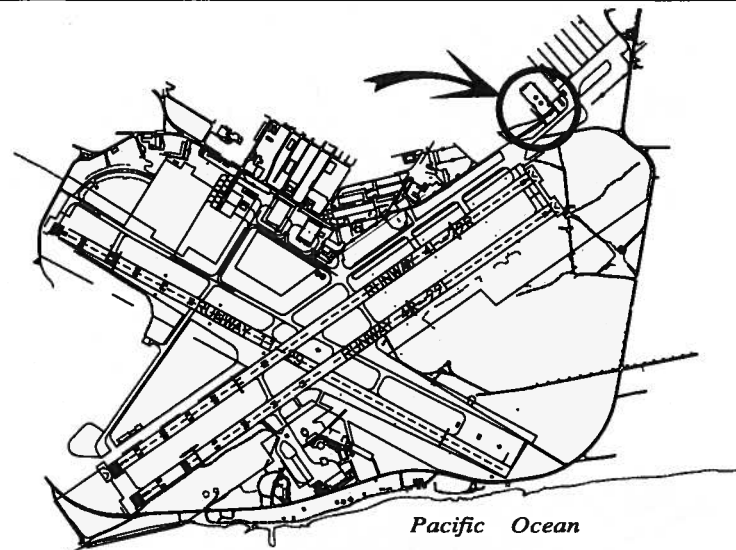


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



Pacific Ocean

LOCATION PLAN

3000:1

003101

FUEL FARM

TRELLIS



| AREA/SPACE | SQ. FT. |
|------------|---------|
| 003 101 | 318,668 |

SCALE: 1" = 300'

DATE : AUGUST 2012

EXHIBIT: **A**



Airports Division

DEPARTMENT OF DEFENSE,
HAWAII ARMY
NATIONAL GUARD

FUEL FARM

003101

KALAELOA AIRPORT

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