

DAVID Y. IGE  
GOVERNOR




ARTHUR J. LOGAN  
MAJOR GENERAL  
ADJUTANT GENERAL

KENNETH S. HARA  
BRIGADIER GENERAL  
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII  
**DEPARTMENT OF DEFENSE**  
OFFICE OF THE ADJUTANT GENERAL  
3949 DIAMOND HEAD ROAD  
HONOLULU, HAWAII 96816-4495

TO: Suzanne Case  
Chairperson and Member, Board of Land and Natural Resources

FROM: Major General Arthur J. Logan  
Adjutant General, Hawai'i National Guard 

SUBJECT: Request Approval to Execute a Memorandum of Agreement to the City and County of Honolulu/Honolulu Police Department (HPD) for an existing substation and emergency generator constructed on Department of Defense (DOD) property, retention of an HPD Office Trailer on-site, and HPD access to, and partial use of the DOD Hawaii Army National Guard (HIARNG) Building 300A and parking lot located at 4087 Diamond Head Road, Honolulu, Oahu, TMK 3-1-042: 040.

In accordance with §171-11 Hawai'i Revised Statutes, which requires the approval of the Board of Land and Natural Resources where the use of facilities will exceed 14-days, attached is a request to allow the Department of Defense to execute a Memorandum of Agreement with the County of Honolulu, Honolulu Police Department, for a one (1) year term, on a month-to-month basis, renewable annually, for a maximum period of five (5) years, for an existing substation and emergency generator constructed on Department of Defense (DOD) property, retention of an HPD Office Trailer on-site, and HPD access to, and partial use of the DOD Hawaii Army National Guard (HIARNG) Building 300A and parking lot.

Use of the property by the Honolulu Police Department's District 6 and 7, which serves the entire East Honolulu District and also supports the Waikiki District, provides the Hawai'i National Guard and the public the assurance of police presence within the community which also serves as a deterrent to crime in the area.

Your favorable support and placement of the request on the next Land Board meeting agenda is appreciated.

Should there be any questions, please contact Colonel Neal Mitsuyoshi, Chief Engineering Officer at 733-4250 (e-mail: nmitsuyoshi@dod.hawaii.gov).

**ITEM M-1**

Approval to Execute a Memorandum of Agreement to the City and County of Honolulu/Honolulu Police Department (HPD) for an existing substation and emergency generator constructed on Department of Defense (DOD) property, retention of an HPD Office Trailer on-site, and HPD access to, and partial use of the DOD Hawaii Army National Guard (HIARNG) Building 300A located at 4087 Diamond Head Road, Honolulu, Oahu, TMK 3-1-042: 040.

LEGAL REFERENCE:

Section 171-11 and 55, Hawai'i Revised Statutes.

APPLICANT / LESSEE:

The City and County of Honolulu/Honolulu Police Department, a County agency, whose principal place of business is 801 South Beretania Street, Honolulu, Hawaii 96813.

LOCATION AND TAX MAP KEY:

Hawaii Army National Guard, Building 300A, 4087 Diamond Head Road, Honolulu, Oahu, identified by Tax Map Key: 1st Division, 3-1-042: 040.

AREA:

Areas of Use (see attached plan):

- (1) The physical location of the HPD Substation, which was constructed in 2006, is a 4,154 S.F. addition constructed on the Eastern end of Building 300A. The building addition generally consists of a central general office area, surrounded by offices, a break room, interview rooms, secure storage room, and ancillary spaces.
- (2) The HPD will also maintain the following facilities on the property:
  - (a) Approx. 60' x 23" (approx. 1,380 S.F.) movable trailer on the Eastern half of the paved parking lot located on the South side of B300A for additional office space.
  - (b) An emergency generator and fuel tank located between the substation addition and moveable trailer.
- (3) In addition, the HPD will have access to the restrooms located B300A.
- (4) Parking: The Eastern half of the paved parking lot located on the South side of B300A along with parking stalls immediately abutting the HPD's substation addition will be allocated to the HPD for their department and visitor parking. The Western half of the paved parking lot will remain for HIARNG use.

**ZONING:**

State Land Use District: Urban  
City & County of Honolulu: Diamond Head Special District  
R-10 Residential District

**TRUST LAND STATUS:**

Section 5(b) lands of the Hawaii Admissions Act.  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No.

**CURRENT USE STATUS:**

Land presently encumbered by Governor's Executive Order No. 1997 dated April 9, 1962, setting aside the land to the Department of Defense (DOD) for the Diamond Head Reservation.  
Building 300A is currently assigned and used by the HIARNG's Facilities Management Office (FMO) and the Hawaii Emergency Management Agency (HIEMA).

**CHARACTER OF USE:**

The HPD Substation, Office Trailer and parking will be used by District 6 and 7 officers serving the East Honolulu District and Waikiki District.  
The HPD will have 24/7 access to their facilities, the parking lot, and restrooms in B300A.

**TERM:**

One (1) year term on a month-to-month basis, renewable annually, for a maximum of five (5) years.

**COMMENCEMENT DATE:**

To be determined by the Adjutant General.

**RENT:**

The HPD Substation and Office Trailer currently has a meter for water and electric service and HPD pays the associated utility costs.  
However, the HPD will be assessed a monthly fee for the shared cost of , water, and sewage, and the shared cost for repairs, grounds maintenance and preventive maintenance services (e.g. fire alarm system, roof repairs, parking lighting, parking resurfacing, and similar repairs) associated with the use of B300A and the parking lot/driveway. The fees will be determined based on a square footage occupancy/use ratio.

**CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:**

A Final Environmental Assessment and Finding of No Significant Impact for the construction of the substation (see attached document dated December 14, 2004 published in the December 23, 2004 Environmental Notice) and installation of the trailer was previously prepared and processed by the City and County of Honolulu, Department of Design and Construction. However, although the EA discussed the Office Trailer as a temporary removed after completion of the substation addition, the trailer has been kept on-site to satisfy the HPD's operational. Therefore, the DOD and HPD also requests that the

trailer be allowed to remain on-site until the HPD can secure the necessary funding and land to construct a new East Honolulu District Substation.

**DCCA VERIFICATION:**

Place of business registration confirmed: N/A  
Registered business name confirmed: N/A  
Applicant in good standing confirmed: N/A

**REMARKS:**


The HPD District 6 and 7 substation serves the public throughout the entire East Honolulu District and supports the Waikiki District. In addition, HPD's presence at B300A provides the Hawai'i National Guard and the public the assurance of a police presence within the community which also serves as a deterrent to crime in the area.

Therefore, the DOD is willing to allow the City and County of Honolulu/Honolulu Police Department the use of said property at B300A on a "non-interference" basis, for this purpose only, until such time that the HPD can secure the necessary funding and land to construct a new East Honolulu District Substation.

**RECOMMENDATION:** That the Board:

- A. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
- B. Consent to the execution of a Memorandum of Agreement between the Department of Defense HIARNG and the City and County of Honolulu/Honolulu Police Department, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:
  - 1. Review and approval by the Department of the Attorney General; and
  - 2. Such other terms and conditions as may be prescribed by the Adjutant General to best serve the interests of the State.

Respectfully submitted,

  
ARTHUR J. LOGAN  
Major General  
Hawai'i National Guard  
Adjutant General

**APPROVED FOR SUBMITTAL:**

SUZANNE CASE  
Chairperson and Member

