



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

IN REPLY REFER TO:

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

RECISION OF PRIOR LAND BOARD ACTION UNDER ITEM K-2, DECEMBER 14,  
2001, AUTHORIZE THE ISSUANCE OF ELECTRICAL POWER DISTRIBUTION  
SYSTEM SUBSTATION FACILITIES LEASE AND RELATED POWER LINE  
EASEMENTS TO HAWAIIAN ELECTRIC COMPANY, INC.  
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

Hawaiian Electric Company, Inc.

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes (HRS)

LESSEE:

Hawaiian Electric Company, Inc. (HECO)

LOCATION OF LAND:

Portions of Lot 3774, Map 629 of Land Court Application 1074, situated off west side of  
Rodgers Boulevard and off south side of Nimitz Highway, Honolulu International  
Airport at Moanalua, Honolulu, Island of Oahu, State of Hawaii, identified by Tax Map  
Key: 1<sup>st</sup> Division, 1-1-03: Portions of 1.

LAND AREA:

Airport Substation:

Space No. 002-126, containing an area of approximately 30,199 square feet, as shown on  
attached Exhibit A,

Same being portion of Lot 3774, as shown on Map 629, filed in the Office of Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1074 of the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, situate at Moanalua, Honolulu, City and County of Honolulu, State of Hawaii.

Being portion of the premises described in and covered by Transfer Certificate of Title No. 244,191 issued on July 9, 1982, to the State of Hawaii.

Together with access to and from Nimitz Highway over and across the Mauka Road containing an area of approximately 3,531 square feet delineated on attached Exhibit B. Same being the roadway allowed for the State of Hawaii, Department of Transportation, Airports Division's (DOTA) use by the State of Hawaii, Department of Transportation Highways Division by Memorandum HWY-RM 3.77197, dated November 29, 2000, as amended by Memorandum HWY-RM 3.85569, dated February 1, 2008, pursuant to Grant of Easement in favor of the State of Hawaii filed as Document No. 278391 dated July 27, 1961, filed August 31, 1961, and shown on Transfer Certificate of Title No. 308,699 issued to the United States Postal Service.

Alternate Substation Access:

Space No. 002-126 has an alternate access to and from Rodgers Boulevard over and across the Alternate Access Easement containing an area of approximately 21,630 square feet, as shown on attached Exhibit C, same being portion of Lot 3774, Map 629, Land Court Application No. 1074. This alternate access will provide HECO with unobstructed continuous access should the Mauka Road become unavailable.

Capacitor Bank Land:

Provided that the DOTA and LESSEE does not negotiate an alternate location for LESSEE to develop, construct, and maintain its capacitor banks, the DOTA is willing to allow LESSEE the exclusive right to occupy and use that certain land, situated at the Airport, designated as shown and delineated on Exhibit D:

Space No. 002-127, containing an area of approximately 14,612 square feet,

Same being portion of Lot 3774, as shown on Map 629, Land Court Application No. 1074, aforesaid.

A summary of these land areas are included in Exhibit E.

Underground Power Line Easement:

Right of way for an underground power line easement under and across portions of Lot 3774, as shown on Map 629, of Land Court Application No. 1074, same being portions of said Lot 3774, Paiea Street, Rodgers Boulevard, and Aolele Avenue, as shown on attached Exhibit F.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: Industrial (I2)

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as Honolulu International Airport (HNL) under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

LAND TITLE STATUS:

Non-Ceded - Section 5(a) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES  NO

CHARACTER OF USE:

Electrical Power Distribution System Substation Facilities Site:

Development, construction, operation, maintenance, and repair of the 138 kV/11.5kV electrical power distribution system substation, transmission lines, distribution lines and other related appliances and equipment as may be necessary for the distribution of electricity, including all service lines emanating from the main trunk line to be used for light and power and/or communications and control circuits.

TERM OF LEASE:

Sixty-five (65) years

LEASE COMMENCEMENT DATE:

Upon execution of the document

ANNUAL RENTAL:

The annual rental shall be based on the minimum monthly basic rental through the duration of the lease. Beginning upon the effective date of the Lease, the annual rental shall be in the sum of THREE HUNDRED AND NO/DOLLARS (\$300.00) which is based on the Department's Airports Division's current minimum monthly rental which is subject to adjustment by the Director of Transportation pursuant to Section 261-7(b), HRS.

PERFORMANCE BOND REQUIREMENT:

Sum equal to at least twice the annual ground lease rental then in effect.

CHAPTER 343, HRS - ENVIRONMENTAL IMPACT STATEMENT:

The development and construction of the subject electrical power substation facilities, was covered in conjunction with a Draft Environmental Impact Statement (DEIS) and subsequent Final Environmental Impact Statement (FEIS) prepared and submitted to the State of Hawaii, Office of Environmental Quality Control (State OEQC) for acceptance by the then Director of Transportation for proposed capital improvement projects slated for HNL for the period of 1990 through 2010. Pursuant to the requirements of Chapter 343, HRS, availability of the DEIS and FEIS for review and comment was published in the State OEQC Bulletin on October 23, 1990 and May 23, 1991, respectively.

REMARKS:

The Airport Substation, located next to the HNL off-ramp near Rodgers Boulevard, was built to relieve the Keehi Substation from expected overloads in preparation of the State of Hawaii's plans to expand HNL and for other future developments in the airport area. The facility was put into service on or about March 1, 1993. Land Board approval, December 14, 2001, Item K-2 (see attached), was obtained for a lease sent to HECO that was never finalized.

The urgency to finalize the Airport Substation lease arose in mid 2007 as a result of HECO's proposal to provide HNL with an Emergency Power Facility (EPF). The EPF will be constructed on the undeveloped portion of land next to the Airport Substation which currently serves as HECO's access to and from the Airport Substation from the Post Office Road. Consequently, HECO agreed to use the "Mauka Road," as shown on Exhibit B, as its new primary access, under the condition contained in Memorandum HWY-RM 3.77197 as amended, that should AIR be required to surrender the "Mauka Road" upon 180 days notice from HWY, DOTA will allow HECO access over and across the "Alternative Access Easement," as shown on Exhibit C.

The site of the “Capacitor Bank Land,” is currently utilized as a taxi staging area and the DOTA prefers that this site remain unencumbered. DOTA is willing, however, to allow HECO to construct its capacitor bank at this site, provided that DOTA and HECO are unable to negotiate an alternative site for the capacitor bank.

These new developments reconfigured the original Space No. 002-126, containing an area of 30,833 square feet, as shown on the exhibit attached to Land Board Submittal approved December 14, 2001, Item K-2, to the configuration containing an area of 30,199 square feet as shown in attached Exhibit A, which now includes a turn around area and the 2,956 square foot underground utility power line easement.

RECOMMENDATION:

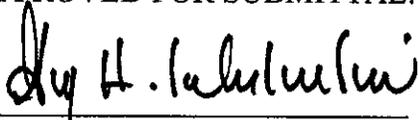
That the Board rescind its prior action under Item K-2, December 14, 2001 and authorize the Department of Transportation to enter into and issue an Electrical Power Distribution System Substation Facilities Lease and underground power line easements, subject to:  
(1) terms and conditions herein outlined, 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,



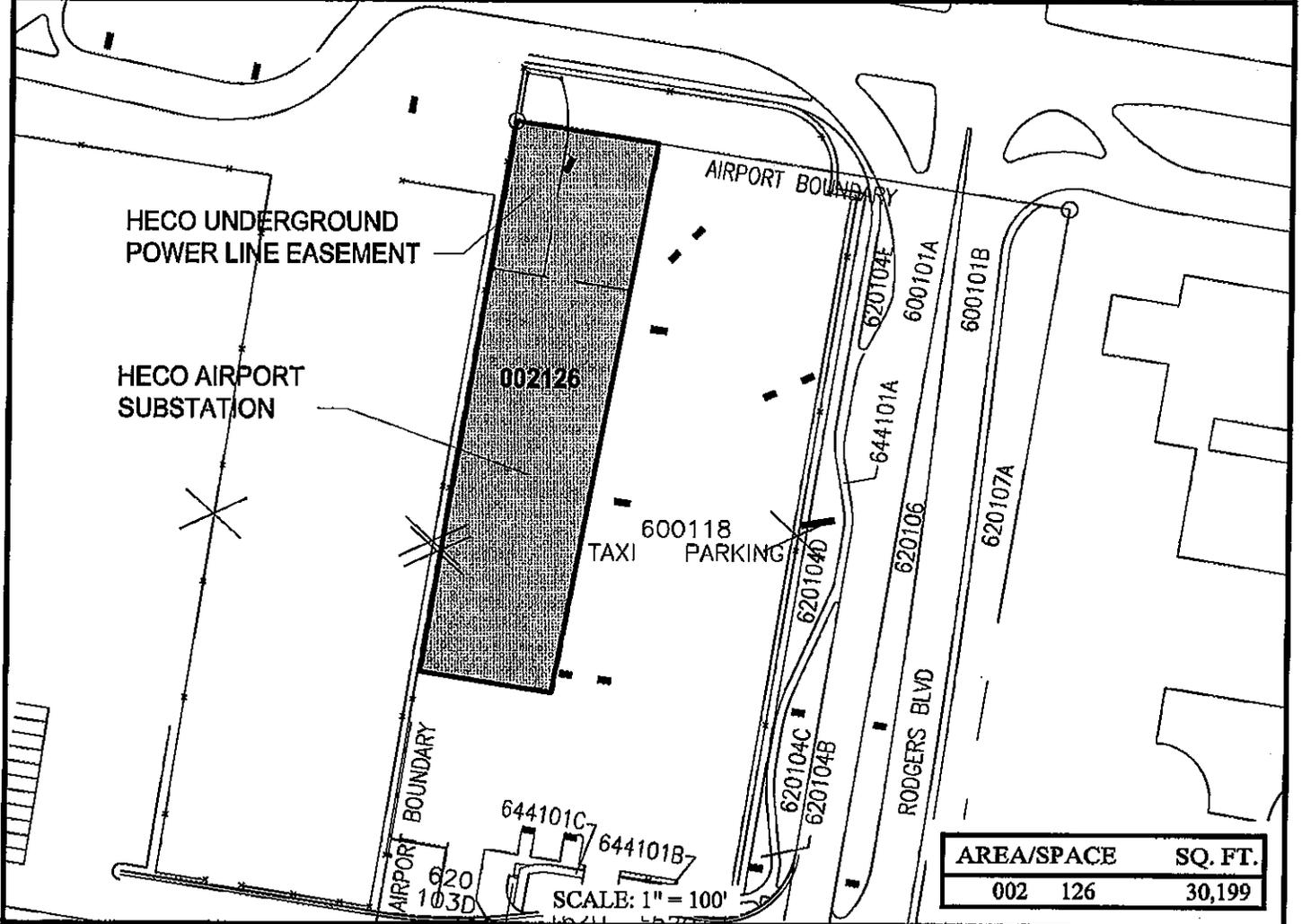
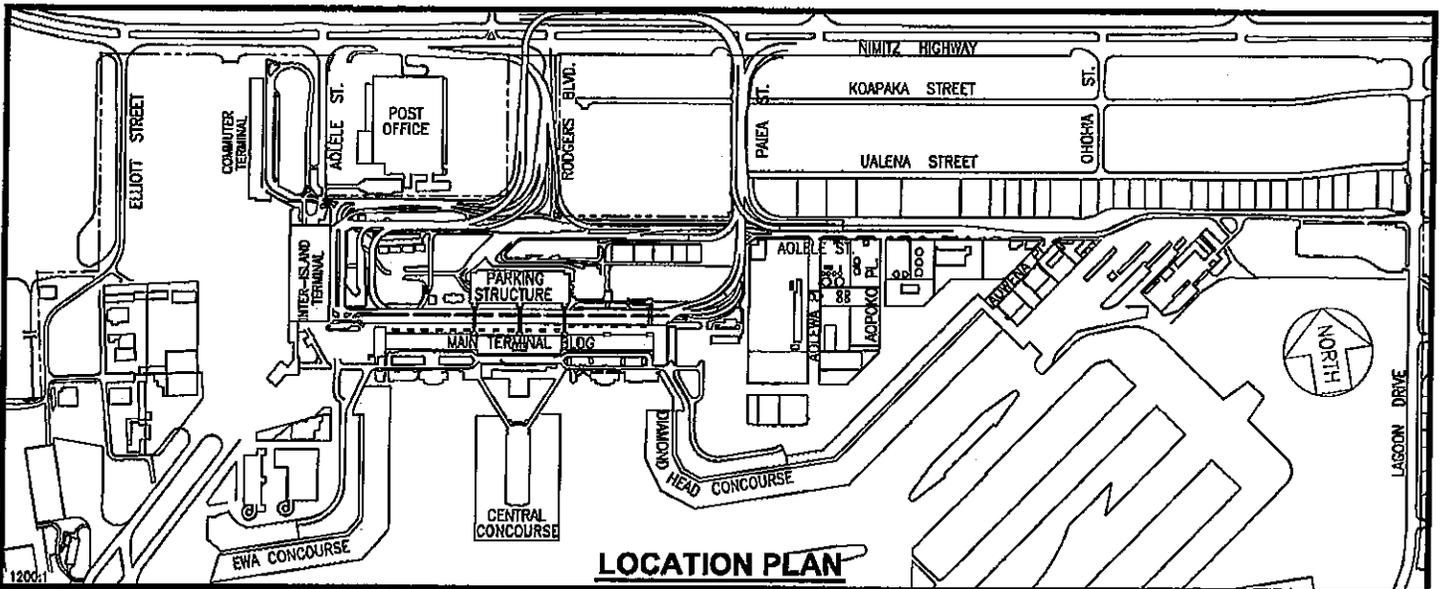
GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.

*Fore* Chairperson and Member



DATE : SEPTEMBER 2009

**EXHIBIT A**



HAWAIIAN ELECTRIC COMPANY, INC.

AIRPORT ELECTRICAL POWER SUBSTATION FACILITIES & TRANSMISSION LINE EASEMENT

002126  
PLAT 15

**HONOLULU INTERNATIONAL AIRPORT**

N:\AIRPORTS\HNL\_HONOLULU\CAD\PM\HNL\_002126-01.DWG





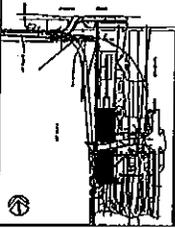
Agency Division



ALL WORK WAS REVIEWED AS TO CONFORMANCE WITH THE ENGINEERING CODES AND STANDARDS OF THE STATE OF HAWAII.

Design	Checked	APPROVED
Designer	Author	Checker
		Approver

KEY PLAN NOTES:



REV. DATE REVISIONS

**INSYNERGY ENGINEERING**  
 INTERNATIONAL & REGISTERED ENGINEERS  
 1000 KALANIANA'OHU BLVD., SUITE 1000  
 HONOLULU, HAWAII 96813

SAM O. HIROTA, INC.  
 854 S. BERETANIA STREET  
 HONOLULU, HAWAII 96813

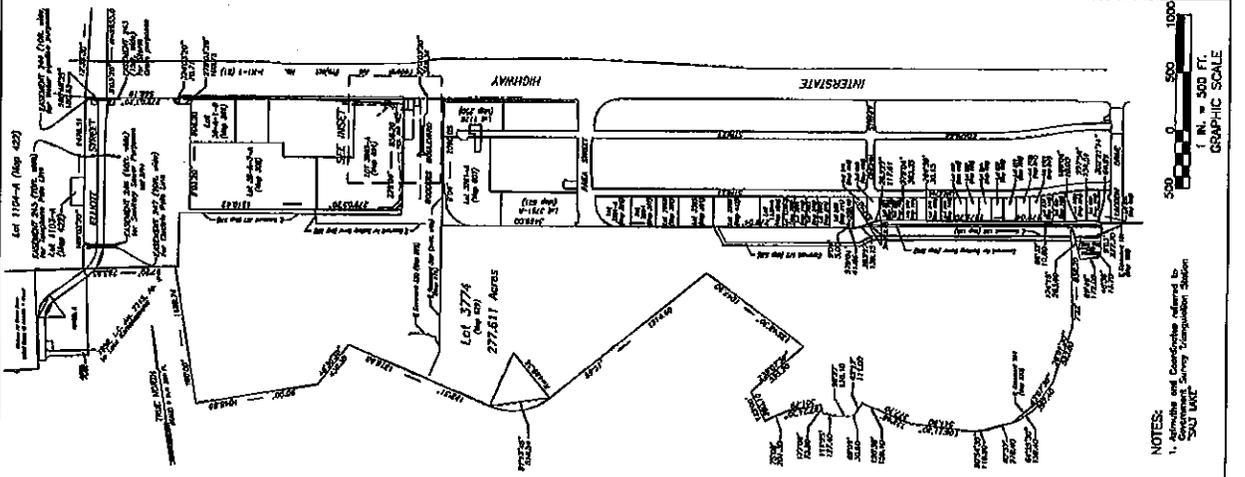
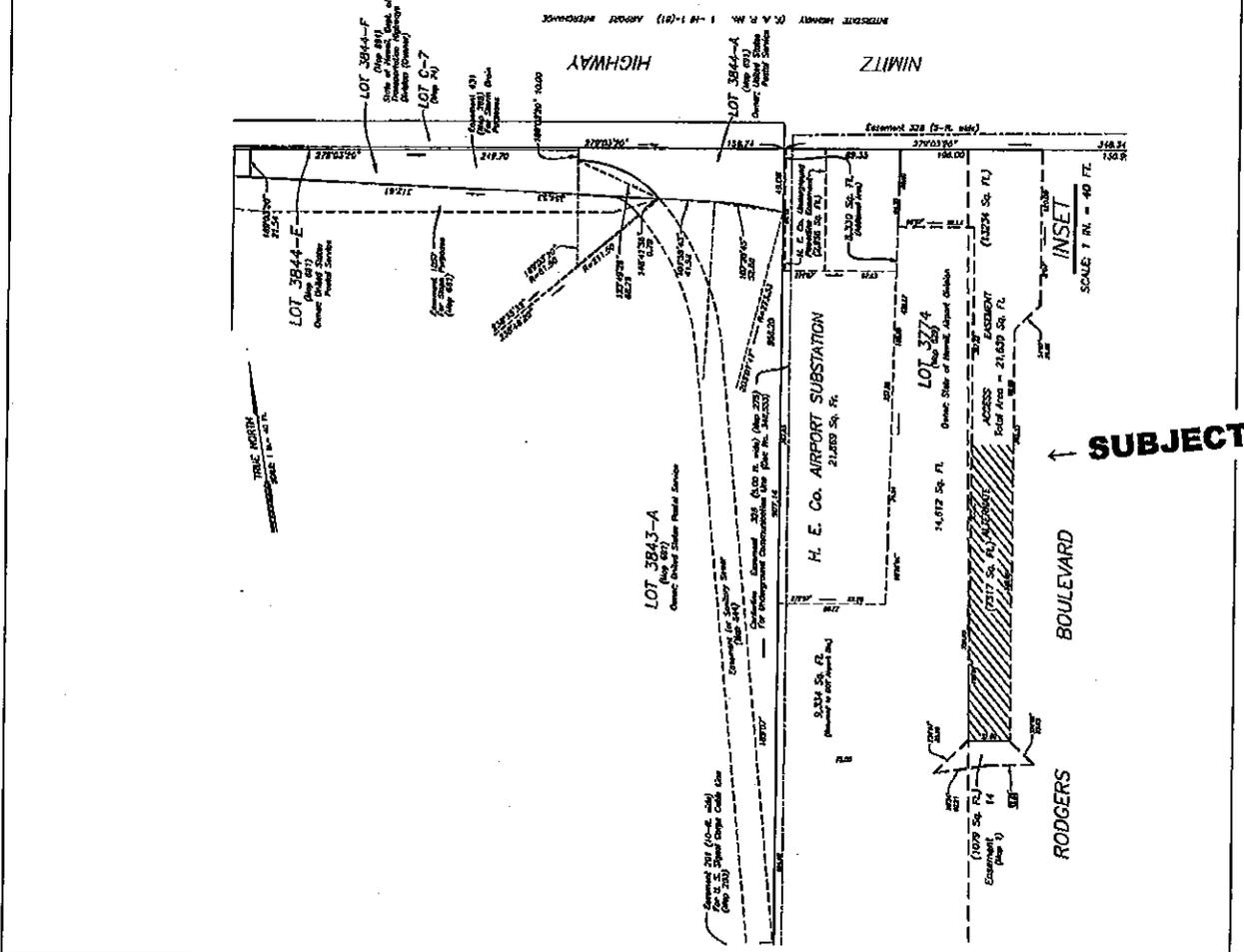
PROJECT TITLE  
**HONOLULU INTERNATIONAL AIRPORT EMERGENCY POWER FACILITY**

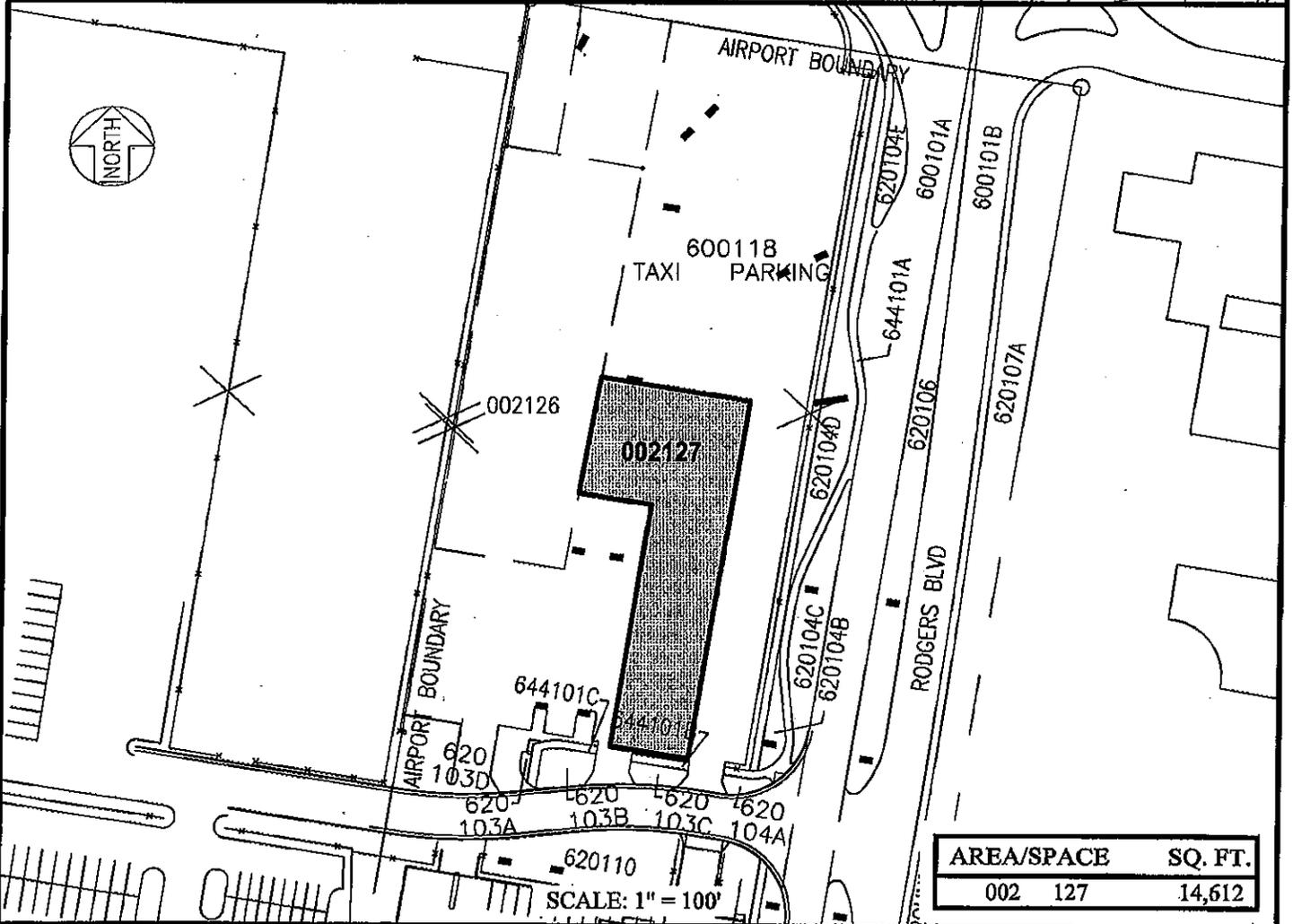
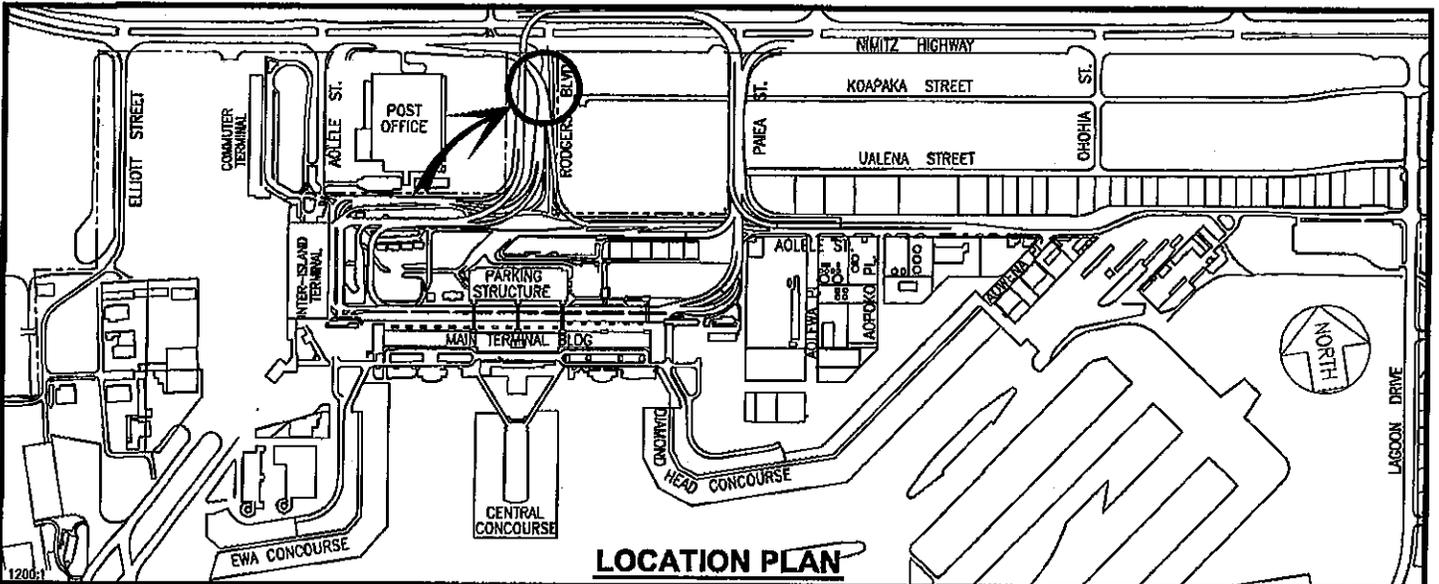
PROJECT NO.: A0109B-19

SHEET TITLE  
 CIVIL ENGINEERING SUBMITTAL SHEET NO. 10 OF 10

DATE: MARCH 10, 2009  
 DWG. NO.: LS-3

3 of 4 sheets





AREA/SPACE	SQ. FT.
002 127	14,612

DATE : OCTOBER 2009

**EXHIBIT D**



Airports Division

HAWAII ELECTRIC  
COMPANY, INC.

LOT  
CAPACITOR BANK LAND

002127  
PLAT 15

**HONOLULU INTERNATIONAL AIRPORT**

**EXHIBIT E**  
**SUMMARY OF LAND EXHIBITS**

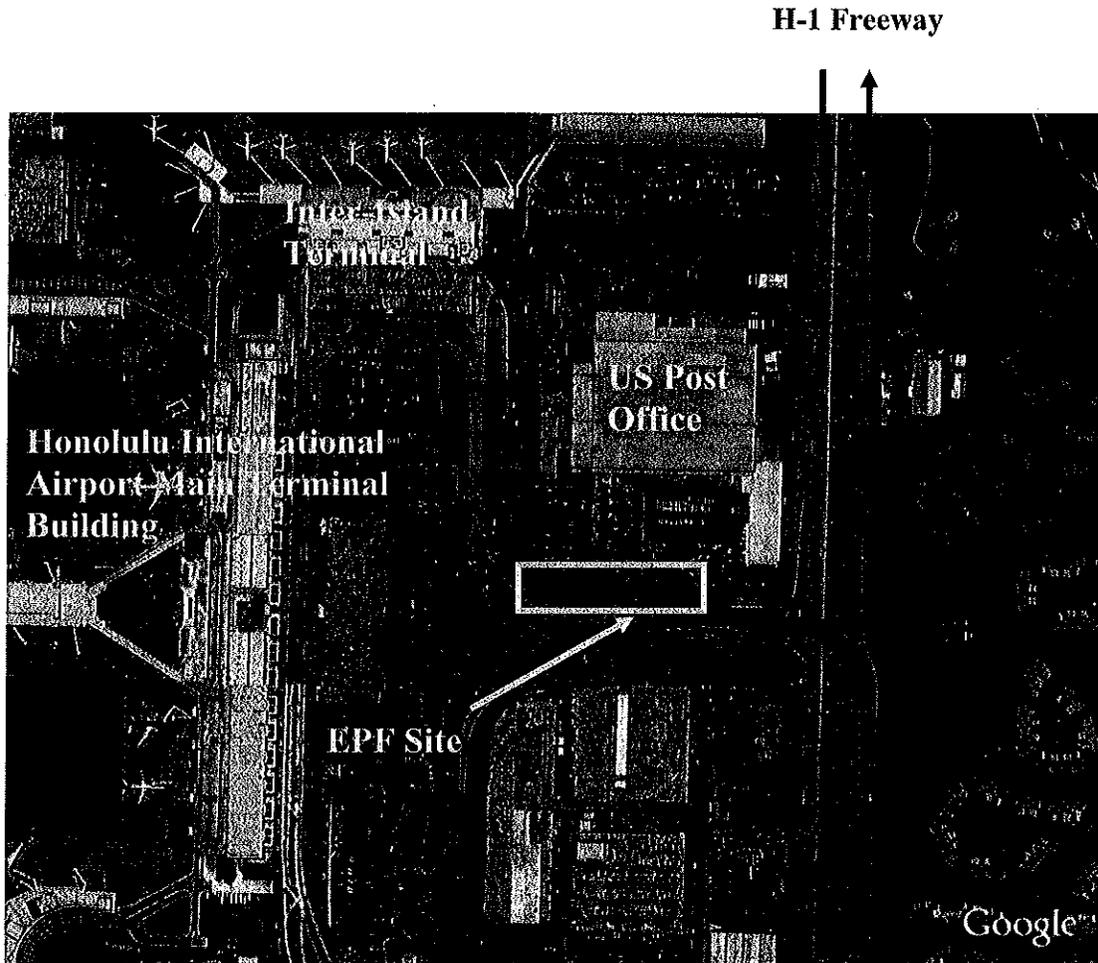


Figure E1 - Aerial Photo of Site

In the site photo above, the EPF project site is outlined in the yellow box. The Post Office is above or is East of the project site. The H-1 Freeway is on the right or on the North of the project site. The Main Terminal is on the left or is South of the project site.

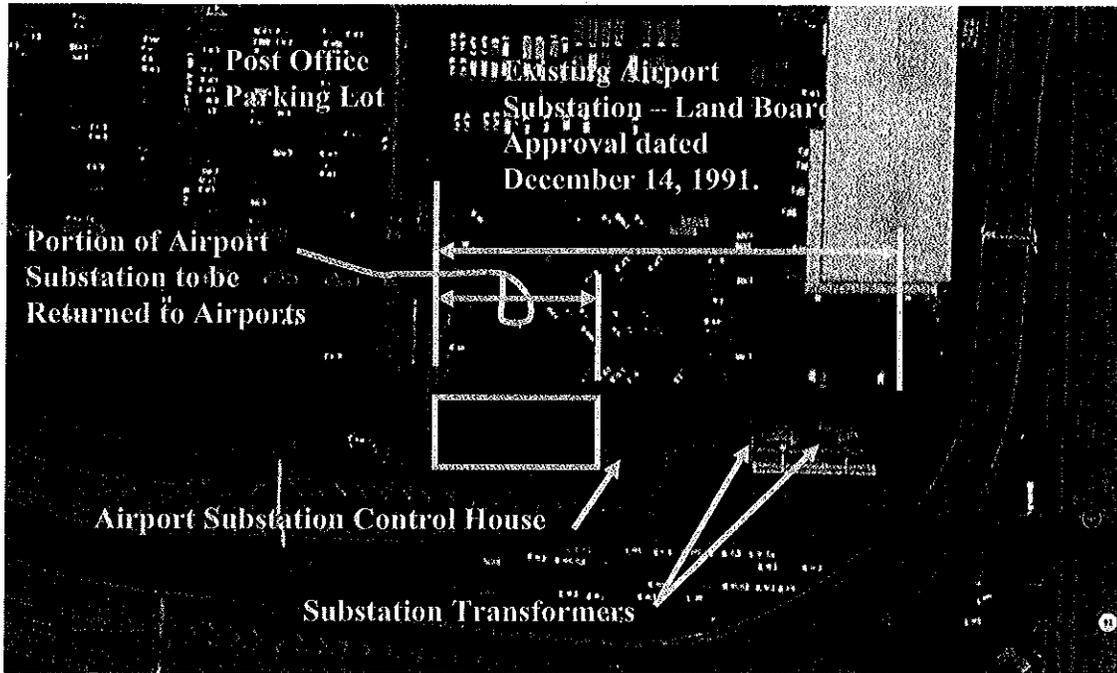
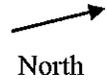


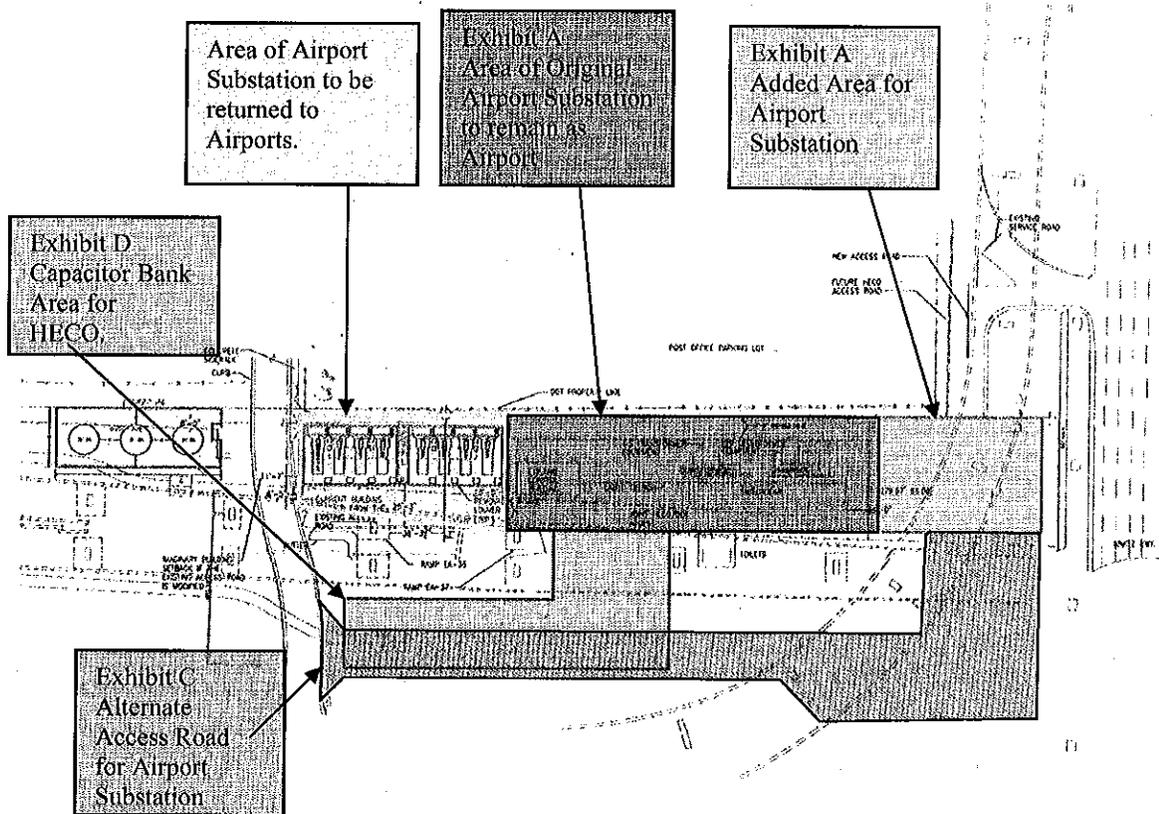
Figure E2 – Close-up Aerial Photo of Site



In the site photo above, the EPF project site, which is adjacent to the Airport Substation Control House, is outlined in the yellow box. The Post Office is above or is East of the project site.



The new Mauka Access Road is shown in the green shaded area of Figure E3. Use of this access road may be revoked by Highways if the land is needed for some future Highways improvement. The alternate access plan is shown in Figure E4.



**Figure E4 -Site Plan Showing the Alternate Access for Airport Substation**

The alternate access is shown in the shaded pink area. If this access is needed, due to the Highways revocation of the use of the Mauka Access Road, then this alternate access shall be kept clear for HECO's use without restriction.

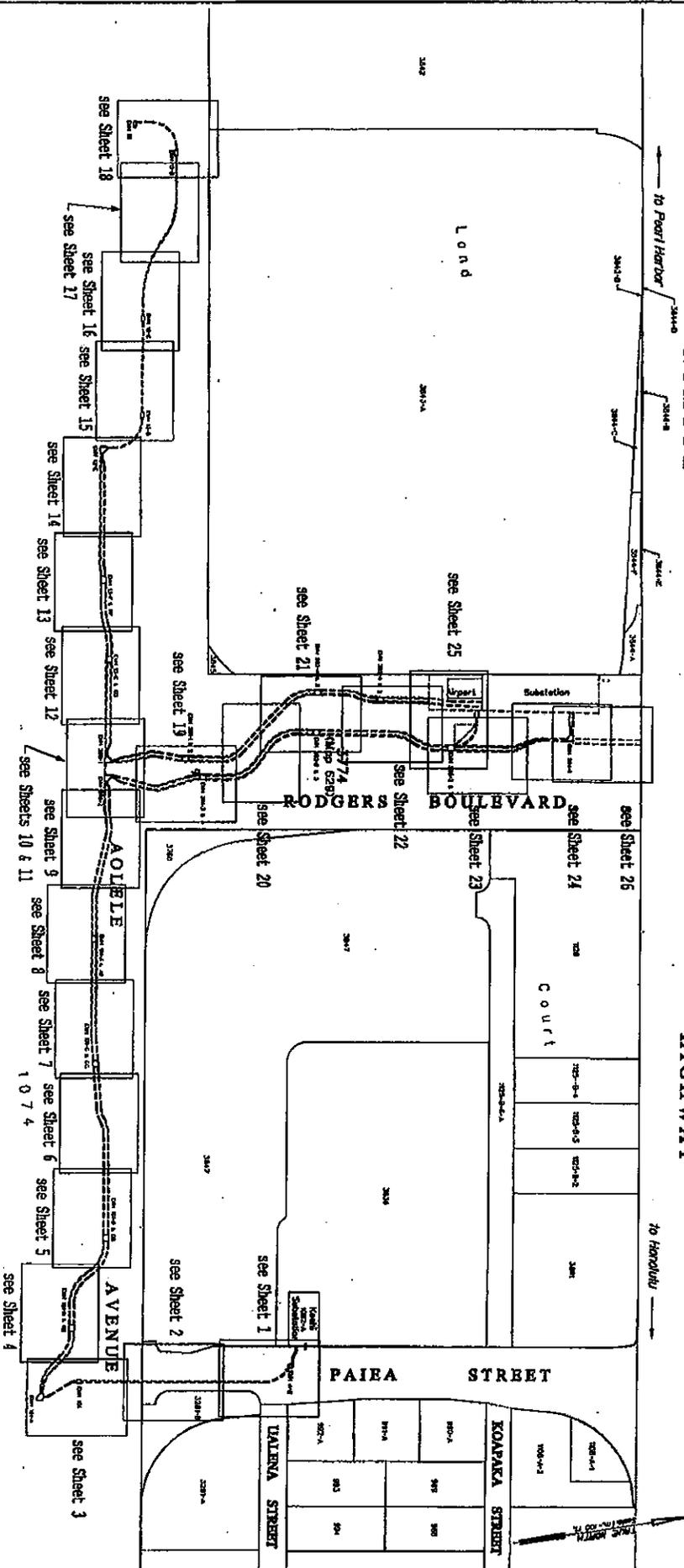
This is reduced copy  
of map on file at HECO

2010-056.dgn

Application  
HONOLULU

INTERNATIONAL

AIRPORT



NOTES:

1. This map was completed referencing the following sheets:  
 a. Airport Electrical Department of Transportation, State of Hawaii, Honolulu, Airport Emergency Power Facility, Project No. AD098-19, Sheet LS-1 thru LS-5, Issued: 3/10/2009  
 b. Airport Electrical Department of Transportation, State of Hawaii, Honolulu, Airport Emergency Power Facility, Project No. AD098-19, Sheet LS-6 thru LS-10, Issued: 3/10/2009  
 c. Airport Electrical Department of Transportation, State of Hawaii, Honolulu, Airport Emergency Power Facility, Project No. AD098-19, Sheet LS-11 thru LS-15, Issued: 3/10/2009
2. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 78+00 TO AOLELE ST. STA. 80+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980
3. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 71+80 TO 78+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980
4. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 71+80 TO 78+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980
5. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 71+80 TO 78+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980
6. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 71+80 TO 78+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980
7. Honolulu Electric Co. Inc., H-1 AIRPORT INTERCHANGE CONTRACT - S, PAEA ST. STA. 71+80 TO 78+00 DUV UNDERGROUND, Drawing No. 23297, Rev. 5 dated 4/21/1980

Top Map Key 0114-033001 pos.



**HARMAN ELECTRIC COMPANY, INC.**  
 HONOLULU, HAWAII

Right of Way for an Underground Power Line Extension of Paia Street and a portion of Rodgers Boulevard, situated at Rodgers Boulevard, the Airport and Paia Street, at Honolulu, Hawaii, Hawaii.

Project No. 2010-056  
 Drawing No. 2010-056.dgn  
 Date: 10/10/2010  
 Author: [Name]  
 Checker: [Name]

**2010-056**  
**KEY MAP**

EXHIBIT F



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

IN REPLY REFER TO:

December 14, 2001

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

OAHU

**ISSUANCE OF ELECTRICAL POWER DISTRIBUTION SYSTEM SUBSTATION  
FACILITIES LEASE TO HAWAIIAN ELECTRIC COMPANY, INC. AT  
HONONLULU INTERNATIONAL AIRPORT**

REQUEST:

Issuance of a direct lease to Hawaiian Electric Company, Inc. for the development, construction, operation, maintenance, and repair of Electrical Power Distribution System Substation Facilities, together with a nonexclusive underground electrical power transmission line easement in favor of Hawaiian Electric Company, Inc., at Honolulu International Airport (HIA).

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes (HRS)

LESSEE:

Hawaiian Electric Company, Inc. (HECo)

LOCATION OF LAND:

Portion of Lot 3774, Map 629 of Land Court Application 1074, situated off west side of Rodgers Boulevard and off south side of Nimitz Highway, Honolulu International Airport at Moanalua, Honolulu, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-03: Portion of 1, as shown delineated on the attached map exhibit.

Approved by the Board  
at its meeting held on

A handwritten signature and the date "12/14/01" are written over a horizontal line.

**ITEM K-2**

For general discussion purposes, the site is referred to as the “Airport” or “Rodgers Boulevard” station.

LAND AREA:

Electrical Power Distribution System Substation Facilities Site:

30,833 square feet, more or less

Nonexclusive Underground Electrical Power Transmission Line Easement:

2,956 square feet, more or less

ZONING:

State Land Use District: Urban

City and County of Honolulu LUO: Industrial (I2)

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act

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

CHARACTER OF USE:

Electrical Power Distribution System Substation Facilities Site:

Development, construction, operation, maintenance, and repair of  
138 KV/11.5 KV electrical power distribution system substation facilities.

Nonexclusive Underground Electrical Power Transmission Line Easement:

Development, construction, operation, maintenance, and repair of underground electrical power transmission lines.

TERM OF LEASE:

Sixty-five (65) years, commencing retroactively to January 1, 1993 and expiring on December 31, 2058.

ANNUAL RENTAL:

Annual Rental for First Fifteen (15) Years of Lease Term: \$300.00 per annum, payable in annual installments, in advance, but not more than one (1) year in advance.

Reopening and Re-determination of Annual Rental:

1. The annual rental shall be subject to readjustments, and reopened and re-determined at the expiration of the first fifteen (15) years of the Lease term.
2. Thereafter, the annual rental shall be subject to readjustments, and reopened and re-determined at the expiration of each of the five (5) subsequent ten (10)-year periods remaining in the sixty-five (65)-year term of the Lease.

Determination of Annual Rental Upon Reopening of Annual Rental: The annual rental for any ensuing period shall be based on the State DOT-A's basic rent at HIA at the time of each reopening; provided, that the premises continues to be used principally for providing electrical power to HIA.

PERFORMANCE BOND REQUIREMENT:

Equivalent to twice the then annual rental.

CHAPTER 343, HRS - ENVIRONMENTAL IMPACT STATEMENT:

The development and construction of the subject electrical power substation facilities, together with underground electrical power transmission lines, were covered in conjunction with a Draft Environmental Impact Statement (DEIS) and subsequent Final Environmental Impact Statement (FEIS) prepared and submitted to the State of Hawaii, Office of Environmental Quality Control (State OEQC) for acceptance by the then Director of Transportation for proposed capital improvement projects slated for HIA for

the period of 1990 through 2010. Pursuant to the requirements of Chapter 343, HRS, availability of the DEIS and FEIS for review and comment was published in the State OEOC Bulletin on October 23, 1990 and May 23, 1991, respectively.

REMARKS:

Beginning in February 1990, the State of Hawaii, Department of Transportation, Airports Division (State DOT-A) commenced discussions with HECo on the development and construction of a new electrical power substation facility at HIA to provide timely and reliable electrical power service for several major planned airport expansion and capital improvement projects, such as an Automated People Mover System, new Inter-Island Terminal, International Terminal Building, Air Cargo Center, and various support facilities, for the period of 1990 through 2010. While certain projects are now tabled, other projects are ongoing.

In accordance with an Airport Substation Service Agreement Letter, dated November 4, 1991 and entered into between HECo, HECo began to design, develop, and construct the subject HIA electrical power distribution system substation facilities, together with underground electrical power transmission lines, in 1992, and a Right-of-Entry (Item J-1, 1/24/92) was approved by the Land Board for such purposes. As part of this Airport Substation Service Agreement, the State DOT-A and HECo agreed to the condition that the subject distribution system substation facility, while principally to be designed and built by HECo to serve all of the new airport projects and other facilities at HIA, the facility may also provide incidental or ancillary service to adjacent, off-airport, and privately-owned properties in the airport area. Because of this condition in the Airport Substation Service Agreement, the State DOT-A intends to place in the Lease requirements that the annual rental shall be re-determined and adjusted via fair market rent for an easement or route should HECo desire to provide electrical power service to any adjacent, off-airport and privately-owned property in the airport area, an Environmental Impact Statement / Environmental Assessment section requiring HECo to first observe, comply with, and satisfy all of the environmental impact statement and/or environmental assessment requirements contained in Chapter 343, HRS, relating to Environmental Impact Statements, and all construction plans be submitted for State DOT-A approval prior to providing electrical power service to each adjacent, off-airport and privately-owned property.

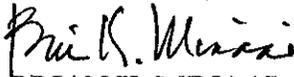
The rentals, conditions and terms of this new Lease are similar to the existing on-airport HECo substation lease and facility at HIA, Lease DOT-A-86-17, as amended, located near Lagoon Drive which the Land Board approved on 2/14/86 (Item J-1) and 1/14/94 (Item K-1).

RECOMMENDATION:

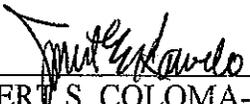
That the Board authorize the Department of Transportation to enter into and issue an Electrical Power Distribution System Substation Facilities Lease, together with a Nonexclusive Electrical Power Transmission Line Easement, to Hawaiian Electric Company, Inc., a Hawaii corporation, subject to the following terms and conditions:

1. The previously listed terms and conditions, which are by reference incorporated herein.
2. Should HECO desire to provide electrical power service to any adjacent, off-airport and privately-owned property in the airport area, HECO must first, (a) observe, comply with, and satisfy all of the environmental impact statement and/or environmental assessment requirements contained in Chapter 343, HRS, relating to Environmental Impact Statements, (b) agree to pay the State DOT-A the appraised fair market rental for the applicable on-airport ground or easement serving the off-airport property, and (c) submit all construction plans for State DOT-A review and approval, all prior to providing electrical power service to each adjacent, off-airport and privately-owned property.
3. Such other terms and conditions that may be prescribed by the Director of Transportation to best serve the interest of the State.
4. The review and approval of the Department of the Attorney General as to form and content of said Lease.

Respectfully submitted,

  
BRIAN K. MINAAI  
Director of Transportation

APPROVED FOR SUBMITTAL:

  
GILBERT S. COLOMA-AGARAN  
Chairperson and Member

INTERSTATE HIGHWAY  
Federal Aid Project No. I-H1-1(81)  
HIGHWAY to Lagoon Drive

to Pearl Harbor

NIMITZ

Easement 431 (Map 288)

3844-F (Map 691)

3844-A (Map 691)

27°03'20"

27°56'36"

30.71

5'31"48" 11.26

316.20

348.34

**H. E. Co. Underground Power Line Easement (Area = 2,956 Sq. Ft.)**

Rodgers Boulevard

3774 (Map 629)

1074

TRUE NORTH  
Scale: 1 in. = 50 ft.

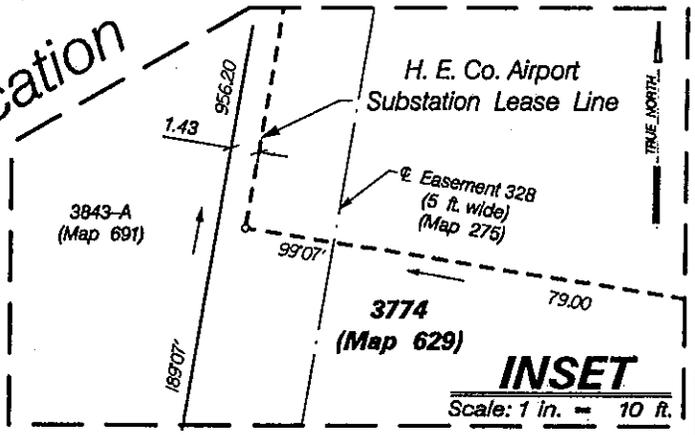
3843-A (Map 691)

Easement 328 (5 ft. wide) (Map 275)

**H. E. Co. Airport Substation (Area = 30,833 Sq. Ft.)**

Court

Application



**INSET**

Scale: 1 in. = 10 ft.

**HAWAIIAN ELECTRIC COMPANY, INC.  
HONOLULU, HAWAII**

MAP SHOWING the H. E. Co. Airport Substation and H. E. Co. Underground Power Line Easement affecting Lot 3774 (Map 629) of Land Court Application 1074. Situated off Nimitz Highway At Moanalua, Honolulu, Oahu, Hawaii.

DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
SURVEYED BY: A.J. DATE: June 22, 1998  
DRAWN BY: A.T. SCALE: 1 in. = 50 ft.  
TRACED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

**1998-016**

REVISED: 7-30-01 Addition of Easement 328

Land

see INSET

189'07"

189'07"

189'07"

99'07"

956.20

375.00

1.43

99'07"

189'07"

189'07"

189'07"

99'07"

79.00

1016.44

907' 30.00

345.07

36.00

96.00

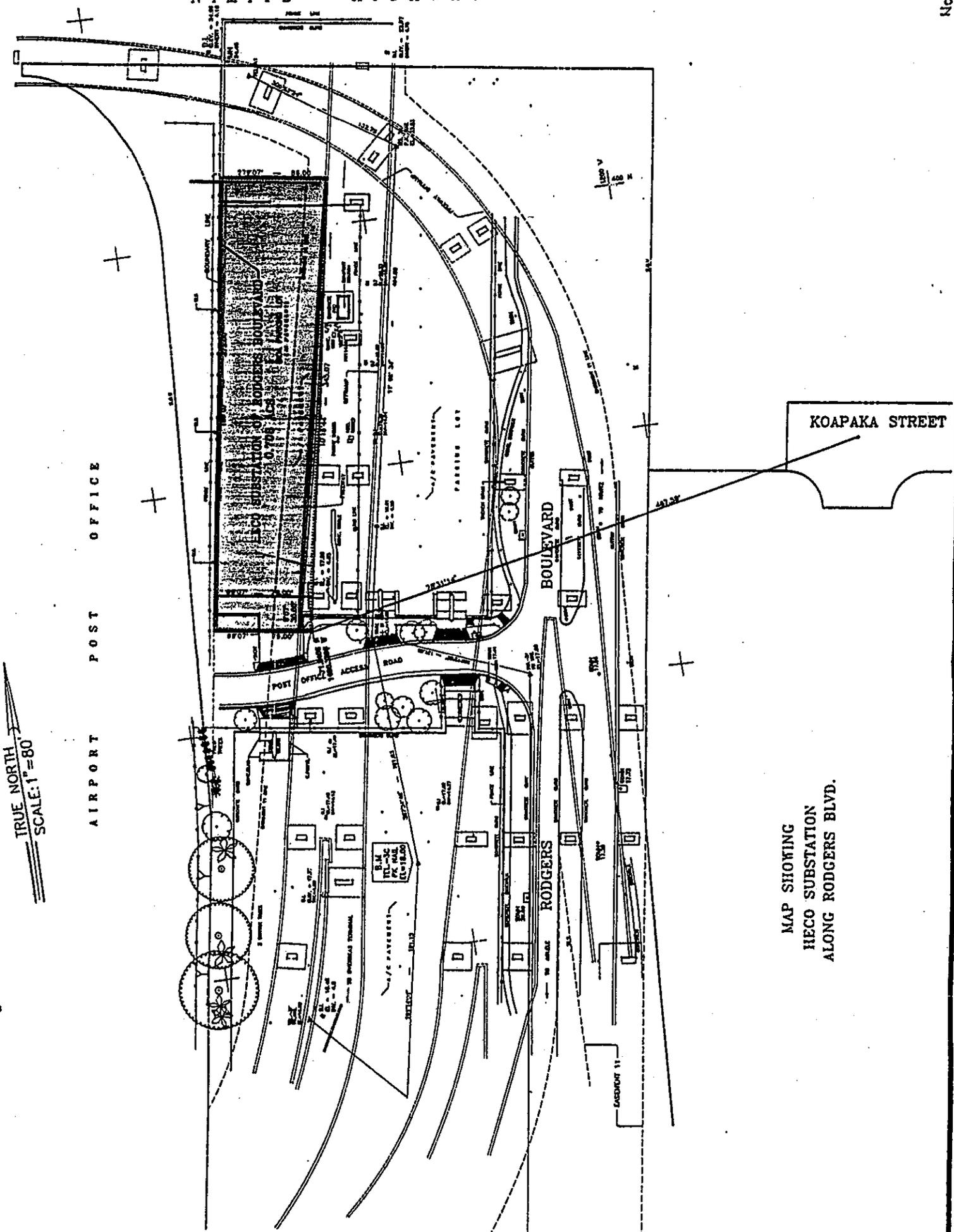
94.19

82.98

30.71

R=90.00

NIMITZ HIGHWAY



TRUE NORTH

SCALE: 1" = 80'

AIRPORT POST OFFICE

KOAPAKA STREET

BOULEVARD

RODERS

MAP SHOWING  
HECO SUBSTATION  
ALONG RODGERS BLVD.