



**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 MASTER LEASE  
FAA AGREEMENT NO. DTFAWN-12-L-00041  
UNITED STATES OF AMERICA, FEDERAL AVIATION ADMINISTRATION  
LANAI AIRPORT MAUI

PURPOSE:

To issue a long-term Master Lease for various Federal Aviation Administration (FAA) facilities at Lanai Airport. This Master Lease will replace the current individual leases for each existing facility and include future FAA facilities at Lanai Airport.

APPLICANT:

United States of America by its (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Premises as shown on the attached List of Facilities

All facilities situated at Lanai Airport, County of Maui, Island of Lanai, identified by Tax Map Key: 2<sup>nd</sup> Division, 4-9-002: 41

ZONING:

State Land Use: Urban  
County of Maui: Airport

LAND TITLE STATUS:

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

CURRENT USE STATUS:

Aeronautical

CHARACTER OF USE:

Navigational aid facilities

TERM OF LEASE:

Twenty years, commencing on October 1, 2011, and terminating on September 30, 2031

RENTAL:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS – ENVIRONMENTAL ASSESMENT:

The amalgamation of individual leases into a Master Lease will have no significant or minimum effect on the environment and is, therefore, exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on Exemption Class 1 on the Exemption List of the Department of Transportation dated May 22, 2001, which states:

“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.”

REMARKS:

The FAA is requesting the issuance of a Master Lease, FAA Agreement No. DTFAWN-12-L-00041 providing for the construction, operation and maintenance of FAA navigation, communication and weather aid systems to support air traffic operations at Lanai Airport. The FAA can terminate the Agreement in whole or part at anytime by giving at least sixty (60) days notice in writing via certified or registered mail.

The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objection in giving the FAA this lease.

RECOMMENDATION:

That the Board approves the lease as hereinabove outlined and subject to the following:

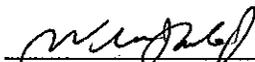
1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Very truly yours,



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

APPROVED FOR SUBMITTAL:

  
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WILLIAM J. AILA, JR.  
Chairperson and Member

**Effective October 1, 2011**

**List of Facilities**

MASTER LEASE  
 FAA No. DTFAWN-12-L-00041  
 State of Hawaii No. DOT-A-

**LANAI AIRPORT**

<b><u>Number</u></b>	<b><u>Facility</u></b>	<b><u>R/W Number</u></b>	<b><u>GSA Control Number</u></b>	<b><u>Comments</u></b>
1	Automated Weather Sensor System (AWSS) and Instrument Landings System (ILS) Glide Slope (GS)	3	15641 (AWSS) and 15640 (GS)	Also see "Exhibits A and B Easement 10 for GS Critical Zone and Easement 13 for Power Purposes"; "Exhibit A-1, Description of Easement 1 for AWSS and GS Equipment Building and Antenna"; "Exhibit B-1, Land Court, State of Hawaii Land Court Application 862, Designation of Easement 1 at Lanai, Hawaii, and State of Hawaii Airports Division dwg. 001-116, Plats 54,55, dated July 2004". [former State Lease No. DOTA-98-0003, Amend. No. 1 or FAA No. DTFA08-97-L-17028, Mod. No. 1]
2	ILS Localizer (LOC)	3	15620	Also see "Exhibit A, Description of ILS Easement 7 for LOC Plot, Easement 8 for LOC Antenna Plot, Easement 9 for LOC Critical Zone, and Easement 12 for Power Purposes"; "Exhibit B, FAA Dwgs. Designation of Power Easements and Designation of Easements ILS Lanai Airport, Rwy 03, both undated". [former State Lease No. DOT-A-98-0002 or FAA No. DTFA08-97-L-17029]
3	ILS Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)	3	15630	Also see "Exhibit A, Description of ILS Easement 1 for Runway Approach Indicator Lights (RAIL) Primary Plane Plot, Easement 2 MALSR Primary Plane Plot, Easement 3 for Access Road to MALSR Plot, Easement 4 for MALSR Plot, Easement 11, for RAIL Secondary Plane Plot, Easement 14 for Power Purposes, Easement 15 for Power Purposes, and Easement 16 for Power Purposes"; "Exhibit B, FAA Dwg. Designation of Power Easements and Designation of Easements ILS Lanai Airport, Rwy 03, both undated". [former State Lease No. DOT-A-98-0004 or FAA No. DTFA08-97-L-17030]

4	Visual Approach Slope Indicator (VASI)	3	15603	<p>Also see "Exhibit A, Property Description VASI Rwy 03 Lanai Airport"; "Exhibit B, Land Requirement VASI Rwy 3, FAA Dwg. PC-B-2337, dated 4/20/77"; "Exhibit B-1, State Dwg. 001103, 001104, 0011005, Plat 54, 55, dated June 2003".</p> <p>[former State Lease No. DOT-A-03-0010 or FAA No. DTFA08-03-L-22183]</p>