



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

GLENN M. OKIMOTO
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IN REPLY REFER TO:

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

ISSUANCE OF A REPLACEMENT LEASE
FOR STATE LEASE NO. DOT-A-63-0009
U.S. DEPARTMENT OF COMMERCE,
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
LIHUE AIRPORT
TMK: (4) 3-5-01: PORTION OF 8

KAUAI

REQUEST:

Issuance of a lease to replace State Lease No. DOT-A- 63-0009, U. S. Department of Commerce, National Oceanic and Atmospheric Administration, to operate, maintain and repair a Data Collection Office and Upper Air Inflation Building at Lihue Airport

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LESSEE:

U.S. Department of Commerce, National Oceanic and Atmospheric Administration,
National Weather Service (NWS)

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, Lihue, Island of Kauai, identified by
Tax Map Key: 4th Division, 3-5-01: Portion of 8

AREA:

Area/Space No. 004-119, containing a land area of approximately 209,982 square feet, as shown delineated on the attached Exhibit A

TERM OF LEASE:

Twenty years

LEASE COMMENCEMENT DATE:

Upon execution of the document

RENTAL:

None

ZONING:

State Land Use District: Urban
County: Industrial (IG-STP)

LAND TITLE STATUS:

Section 5(a), Hawaii Admission Act (non-ceded)
DHHL 30% entitlement lands Yes ___ No X

CURRENT USE STATUS:

Airport and aeronautical uses

CHARACTER OF USE:

Continuing operation, maintenance, and repair of a Data Collection Office and Upper Air Inflation Building for the NWS

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In May of 2002, a National Environmental Policy Act (NEPA) Categorical Exclusion and Environmental Due Diligence Assessment were prepared in connection with the relocation of the NWS Data Collection Office and Upper Air Inflation Building to the premises at Lihue Airport. The NEPA Report found a low probability for significant environmental conditions associated with hazardous substances or regulated materials (e.g. hazardous wastes, petroleum products, or priority pollutants) to exist on the premises. A copy of the Report has been provided to the Lessor. At the completion of the lease, another environmental due diligence report will be prepared by the NWS and will be available to the Lessor upon request.

REMARKS:

The NWS is requesting issuance of a new lease to replace a lease that was cancelled, effective November 15, 2004. The Department of Transportation, Airports Division (DOTA) is obligated under the Grant Assurances to provide NWS sites related to air navigation at no cost. The DOTA, in the public interest, has no objection to the NWS request for a replacement lease.

RECOMMENDATION:

That the Board authorize the issuance of a direct lease to the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service at Lihue Airport, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such 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,

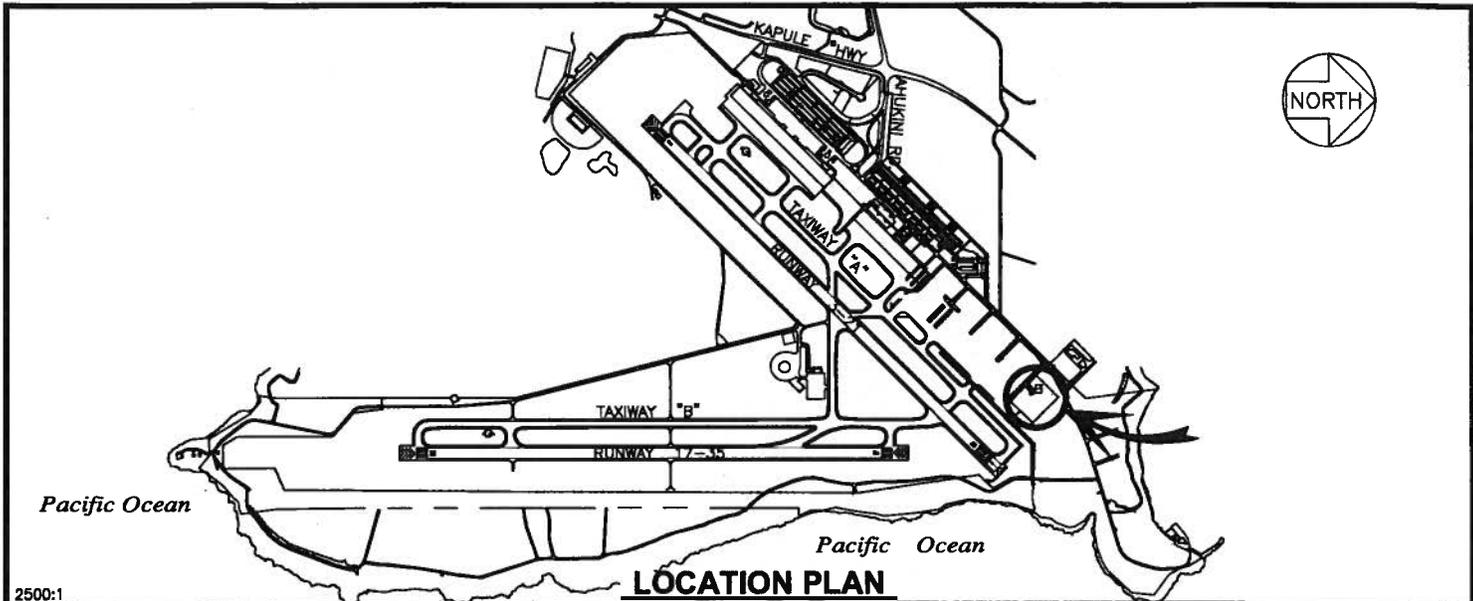


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

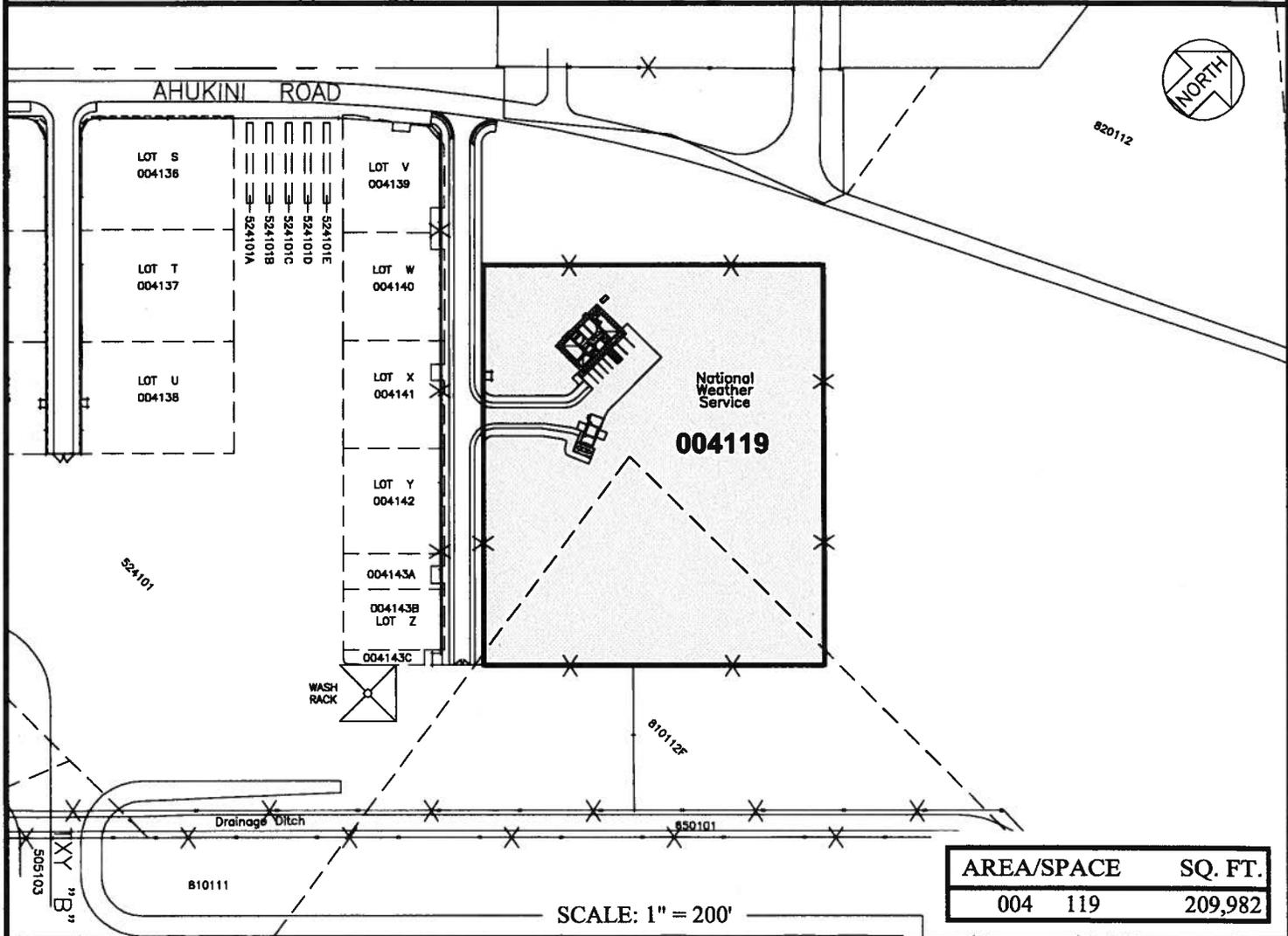
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



2500:1



DOT-A-13-0002

DATE : JANUARY 2013

EXHIBIT: **A**



Airports Division

U.S. DEPARTMENT OF COMMERCE
NATIONAL OCEANIC AND
ATMOSPHERE ADMINISTRATION
dba NATIONAL WEATHER SERVICE (NWS)

LOTS

004119

PLATS 26, 36

LIHUE AIRPORT