

DAVID Y. IGE  
GOVERNOR



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

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROSS M. HIGASHI  
EDUARDO P. MANGLALLAN  
PATRICK H. MCCAIN  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE FLIGHT KITCHEN  
FLYING FOOD GROUP, LLC  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003 HAWAI'I

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT:

Flying Food Group, LLC (Flying Foods), whose business address is 324 Rodgers Boulevard, Suite C, Honolulu, Hawai'i 96819.

LOCATION AND TAX MAP KEY:

Portions of Ellison Onizuka Kona International Airport at Keāhole (KOA), Kailua-Kona, Island of Hawai'i, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREA:

Area/Space No. 800-102, containing an area of approximately 8,267 square feet of improved, paved land;  
Bldg/Room No. 347-101, containing an area of approximately 503 square feet;  
Bldg/Room No. 347-102, containing an area of approximately 2,732 square feet; and  
Bldg/Room No. 347-103, containing an area of approximately 2,799 square feet; as shown and delineated on the attached Exhibit A,

Area/Space No. 610-154C, containing an area of approximately 513 square feet, as shown and delineated on the attached Exhibit B.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE FLIGHT KITCHEN  
FLYING FOOD GROUP, LLC

Page 2

ZONING:

State Land Use District: Urban & Conservation  
County of Hawai'i: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

Flying Foods will use the space for an airline flight kitchen as part of its in-flight catering operations at KOA.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$7,014.77 (\$5,430.60 for the building, \$1,419.17 for improved, paved land and \$165.00 for parking, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$21,044.31, or three (3) times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO \_\_\_\_\_  
Registered business name confirmed: YES X NO \_\_\_\_\_  
Good standing confirmed: YES X NO \_\_\_\_\_



BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE FLIGHT KITCHEN  
FLYING FOOD GROUP, LLC

Page 3

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai'i, Department of Transportation, Airports Division, has determined that the minimal impacts of this action is exempt, pursuant to Hawai'i Administrative Rules, Section 11-200.1-15 (c)(8); the impacts of administratively transferring an existing lease to a revocable permit are de minimis.

The subject land area and building are covered by the Crash Fire Rescue Building Negative Declaration, published in the Environmental Quality Commission (EQC) October 23, 1977 issue of the EQC Bulletin.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to Flying Foods for an airline flight kitchen facility as part of its in-flight catering operations at KOA.

RECOMMENDATION:

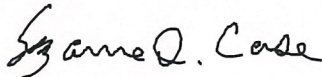
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to Flying Foods, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



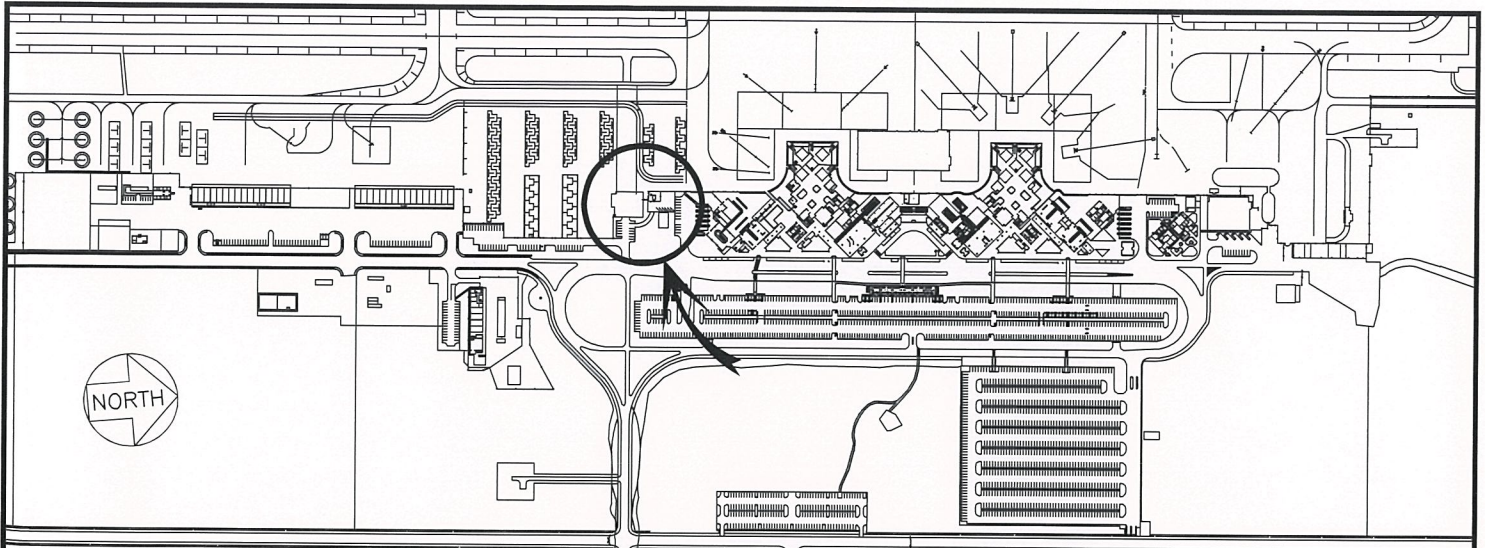
JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



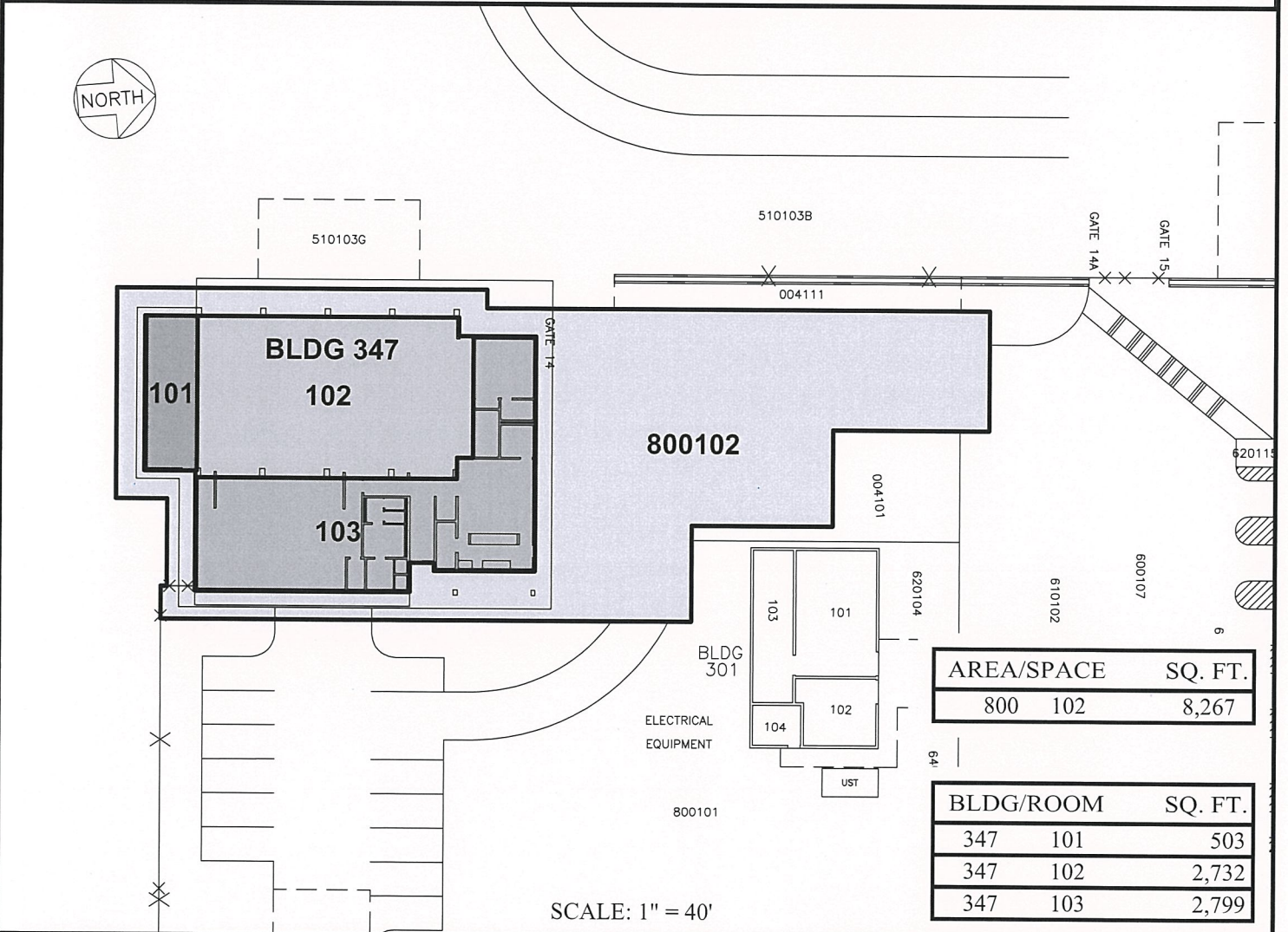
SUZANNE D. CASE  
Chairperson and Member





600:1

**LOCATION PLAN**



SCALE: 1" = 40'

AREA/SPACE	SQ. FT.
800 102	8,267

BLDG/ROOM	SQ. FT.
347 101	503
347 102	2,732
347 103	2,799

RP-9195

DATE : FEBRUARY 2022

EXHIBIT: **A**



Airports Division

FLYING FOOD GROUP, LLC

BUILDING 347  
CRASH FIRE RESCUE  
GROUND LEVEL

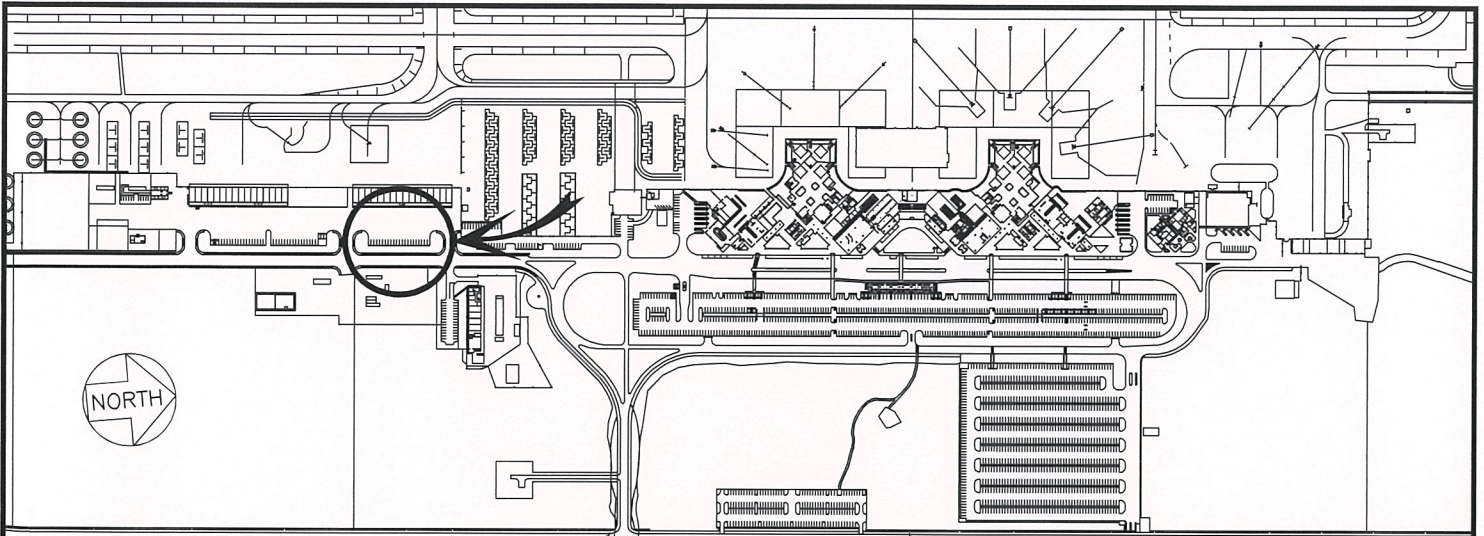
347101-  
347103  
800102  
PLAT D1, 39

Adobe Sign Transaction Number: CB1CHBCAABAAMCueogEfwUTpUsmBlKkkkt3GbrFDkiz

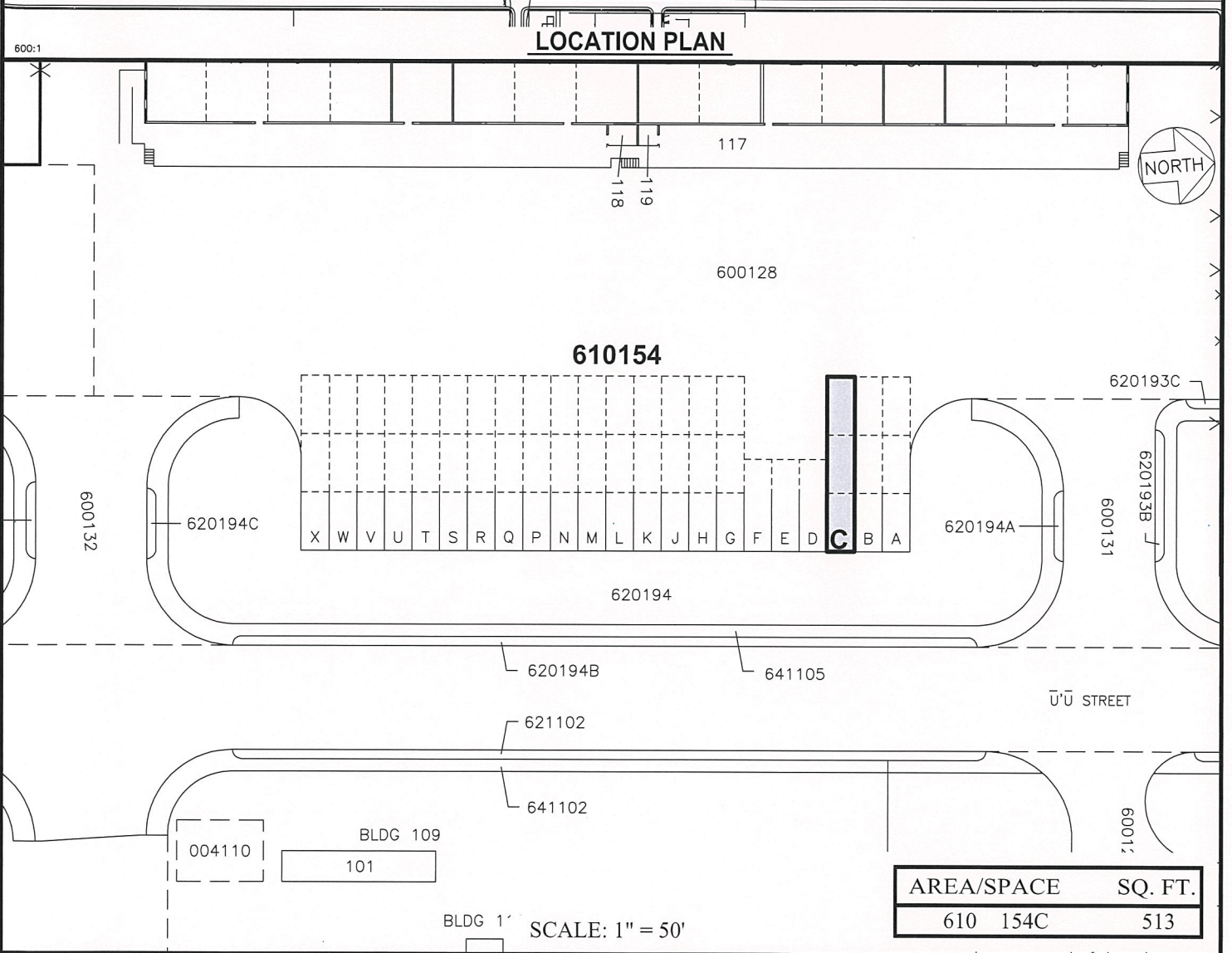
N:\AIRPORTS\KOA\_Kona\CAD\PM\koa\_800102-01.dwg

**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**





**LOCATION PLAN**



AREA/SPACE	SQ. FT.
610 154C	513

SCALE: 1" = 50'

RP-9195

DATE : FEBRUARY 2022

EXHIBIT: **B**



Airports Division

FLYING FOOD GROUP, LLC

PARKING STALL

610154C

PLAT C1, 39