

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  
DAVID J. RODRIGUEZ  
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 OFFICE AND BREAKROOM  
ALASKA AIRLINES, INC.  
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), as amended.

APPLICANT:

Alaska Airlines, Inc. (Alaska), an Alaska corporation, whose mailing address is 19300 International Boulevard, Seattle, Washington 98188.

LOCATION AND TAX MAP KEY:

Portion 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:

Building/Room No. 383-101, containing an area of approximately 456 square feet, as shown and delineated on the attached Exhibit A.

ZONING:

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

**ITEM M-7**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAKROOM  
ALASKA AIRLINES, INC.

Page 2

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:

Alaska will use the space for an airline office and breakroom in support of its Signatory Airline Carrier Operation at KOA.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$538.08 (\$246.24 as determined from the Appraisal Report for the Estimate of Annual, Fair Market Lease Rental Values of T-Hangars and Sprung Structures, Ellison Onizuka Kona International Airport at Keāhole, prepared by ACM Consultants, Inc., dated 3/15/21, plus \$177.84 for utilities and \$114.00 for air conditioning).

SECURITY DEPOSIT:

\$1,614.24, 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 \_\_\_

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai‘i, Department of Transportation, Airports Division, has determined that the impacts of this action are de minimis and exempt, pursuant to Department of Transportation, Comprehensive Exemption List, Type 8, Part 1, 8(h), concurred to by the Environmental Advisory Council on February 1, 2022.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAKROOM  
ALASKA AIRLINES, INC.

Page 3

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 Alaska for an office and breakroom in support of its Signatory Airline Carrier Operation at KOA.

RECOMMENDATION:

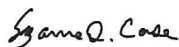
Based on this submittal, and testimony and facts presented, the Department of Transportation recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Alaska, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



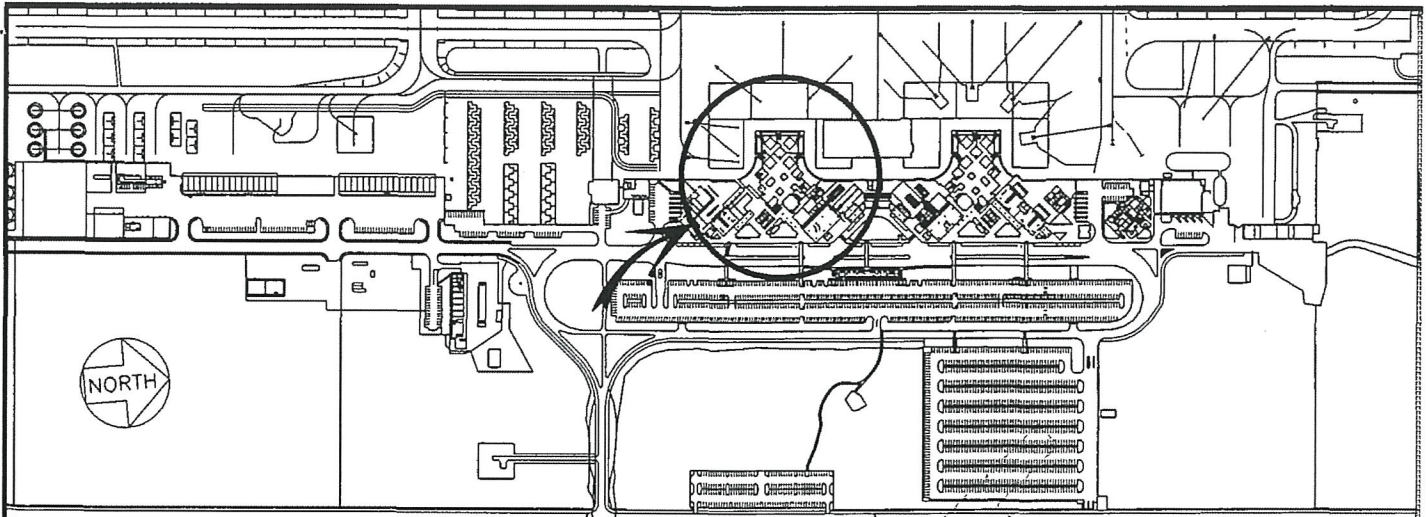
JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:

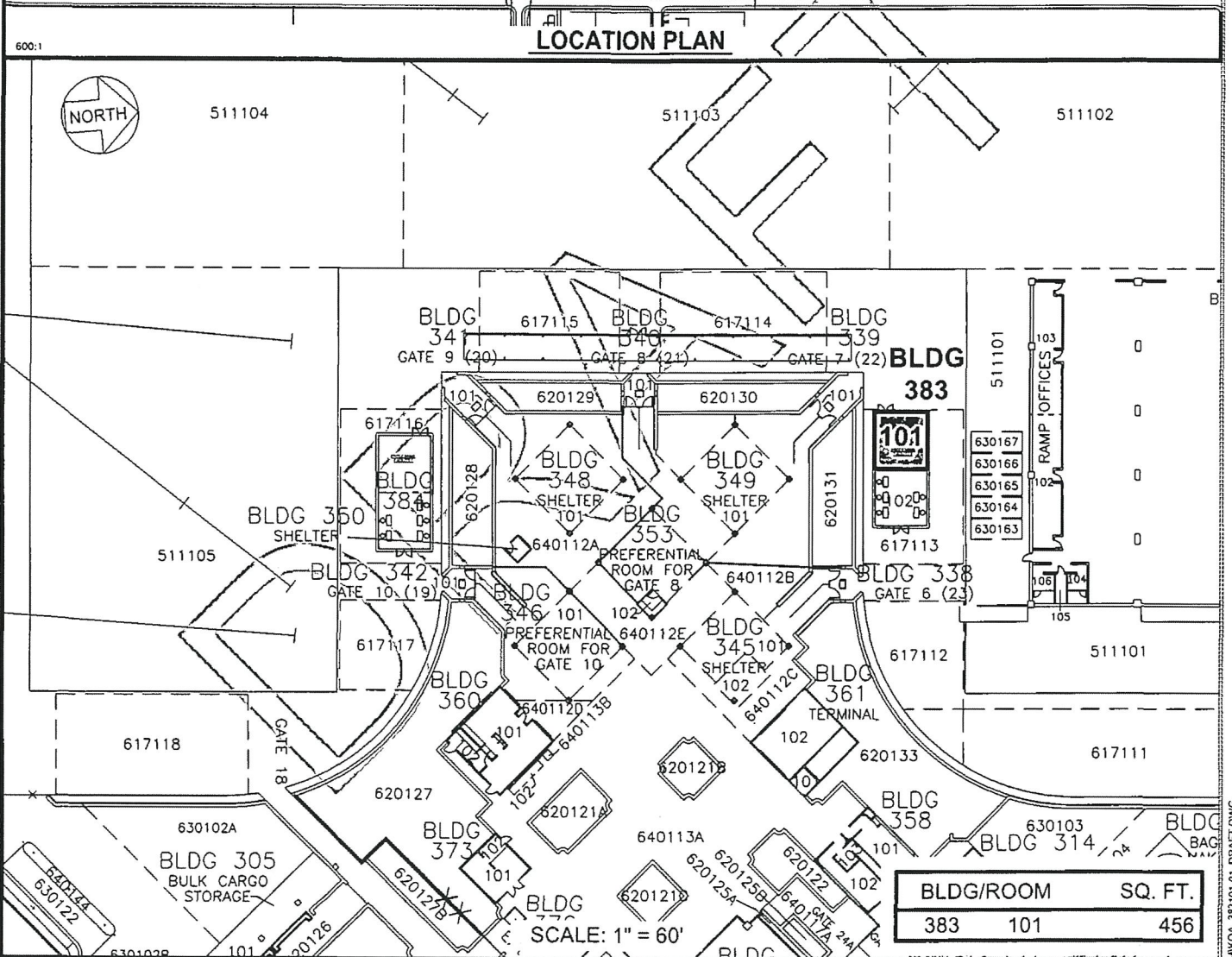


SUZANNE D. CASE  
Chairperson  
Board of Land and Natural Resources





**LOCATION PLAN**



DRAFT

DATE : JULY 2022

EXHIBIT: **A**

DEPARTMENT OF TRANSPORTATION  
STATE OF HAWAII  
Airports Division

ALASKA AIRLINES, INC.

BLDG 383  
PROCESSING FACILITY  
GROUND LEVEL

383101  
PLAT D1,38

**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**