

JOSH GREEN, M.D.  
GOVERNOR



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

EDWIN H. SNIFFEN  
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IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR A SPRUNG STRUCTURE  
FOR AIRCRAFT MAINTENANCE FOR FLIGHT SCHOOL OPERATIONS  
HAWAII PACIFIC AVIATION INC.  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAII

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Hawaii Pacific Aviation Inc., (HPA) whose mailing address is 73-310 Uu Street,  
Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

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

AREA:

Building/Room No. 402-101, containing an area of approximately 3,000 square feet,  
as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:  
County of Hawaii:

Urban & Conservation  
Industrial (MG-1a) and Open

**ITEM M-5**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A SPRUNG STRUCTURE FOR AIRCRAFT MAINTENANCE, HAWAII PACIFIC AVIATION INC.

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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawaii 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 Hawaii, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

HPA will use the space to perform aircraft maintenance in support of its flight school operations at KOA.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$1,620.00 (based on a rate of \$6.48 per square foot per annum 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 Keahole, prepared by ACM Consultants, Inc., dated 3/15/21).

SECURITY DEPOSIT:

\$4,860.00, or three (3) times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division (DOTA), has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility

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Improvements for the Kona International Airport at Keahole, published by the Office of Environmental Quality Control (OEQC) in the March 23, 2013, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

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 HPA for a sprung structure for aircraft maintenance in support of its flight school operations 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 HPA, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

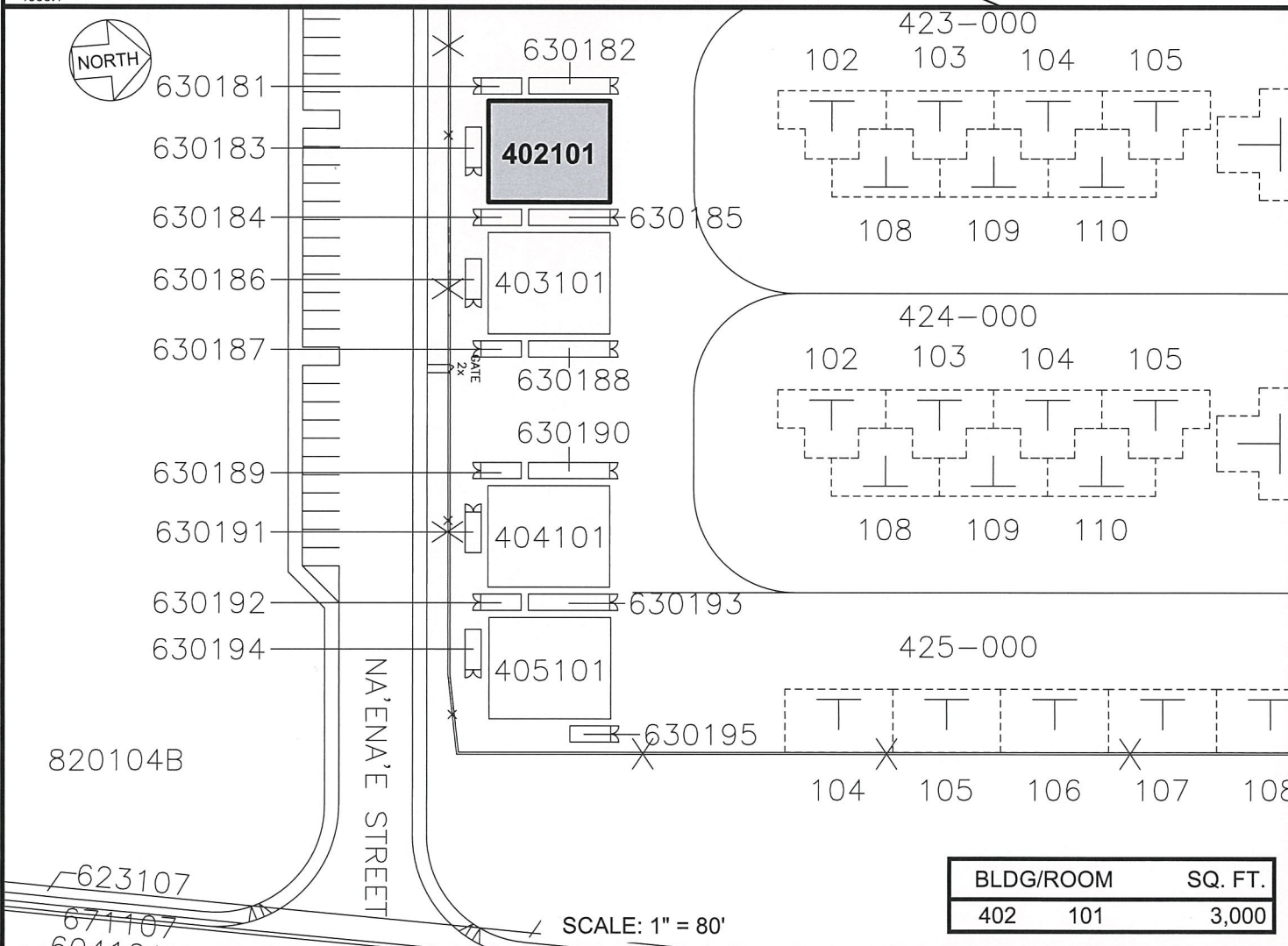
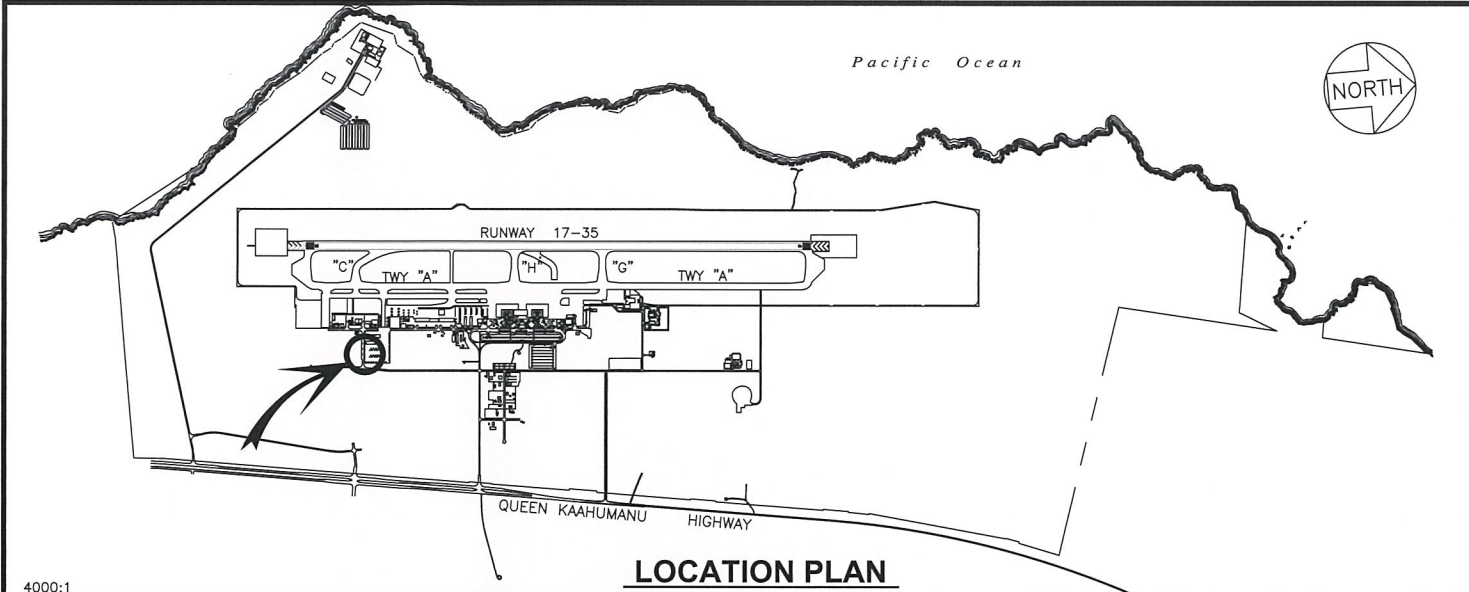


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG  
Chairperson  
Board of Land and Natural Resources



RP-9385	DATE : JANUARY 2023	EXHIBIT: <b>A</b>
Airports Division	HAWAII PACIFIC AVIATION INC.	SPRUNG STRUCTURE 402101 PLAT B1,40

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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