

JOSH GREEN, M.D.  
GOVERNOR



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

EDWIN H. SNIFFEN  
DIRECTOR


Deputy Directors  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO  
JAMES KUNANE TOKIOKA

IN REPLY REFER TO:

AIR-PM 23.0260

March 28, 2023

TO: DAWN N. S. CHANG, CHAIRPERSON  
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: EDWIN H. SNIFFEN   
DIRECTOR OF TRANSPORTATION

SUBJECT: ISSUANCE OF A REVOCABLE PERMIT FOR STORAGE AND PROCESSING  
OF PERISHABLE FREIGHT FOR CARGO FORWARDING OPERATIONS  
COMMODITY FORWARDERS, INC.  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

Attached is the subject submittal for your approval. Please have the submittal placed on the next Land Board agenda.

If there are any questions, please call Mr. Daniel Oshiro, Property Manager of our Airports Property and Business Development Staff at (808) 838-8670, or by email at [daniel.k.oshiro@hawaii.gov](mailto:daniel.k.oshiro@hawaii.gov).

Attachments

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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 STORAGE AND PROCESSING  
OF PERISHABLE FREIGHT FOR CARGO FORWARDING OPERATIONS  
COMMODITY FORWARDERS, 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:

Commodity Forwarders, Inc. (CFI), whose mailing address 11101 South La Cienega  
Boulevard, Los Angeles, California 90045.

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. 104-101, containing an area of approximately 1,004 square feet,  
Building/Room No. 104-102, containing an area of approximately 1,000 square feet, and  
Area/Space No. 104-101A, containing an area of approximately 24 square feet of improved  
paved land, as shown and delineated on the attached Exhibit A.

ZONING:

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

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COMMODITY FORWARDERS, 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 for Airport Purposes.

CHARACTER OF USE:

CFI will use the spaces for storage and processing of perishable freight shipped to and from local customers from airlines and air cargo operators as part of its cargo forwarding operation at KOA.

COMMENCEMENT DATE:

Upon complete execution of the revocable permit.

MONTHLY RENTAL:

\$3,600.64 (\$2,509.12 as determined from the Department of Transportation, Airports schedule of rates and charges established by appraisal of Airports property statewide, plus \$790.92 for utilities and \$300.60 for maintenance).

SECURITY DEPOSIT:

\$10,801.92, 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 subject land area pertaining to this action was evaluated for environmental impact by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published in The Environmental Notice on November 8, 1988, and accepted by the Governor on

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OF PERISHABLE FREIGHT FOR CARGO FORWARDING OPERATIONS  
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December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

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 CFI for storage and processing of perishable freight shipped to and from local customers from airlines and air cargo operators as part of its cargo forwarding 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 CFI, 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



Airports

COMMODITY FORWARDERS, INC.

BUILDING 104  
CARGO BLDG  
GROUND LEVEL

104101,  
104101A,  
104102  
PLATS B1,39

# ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

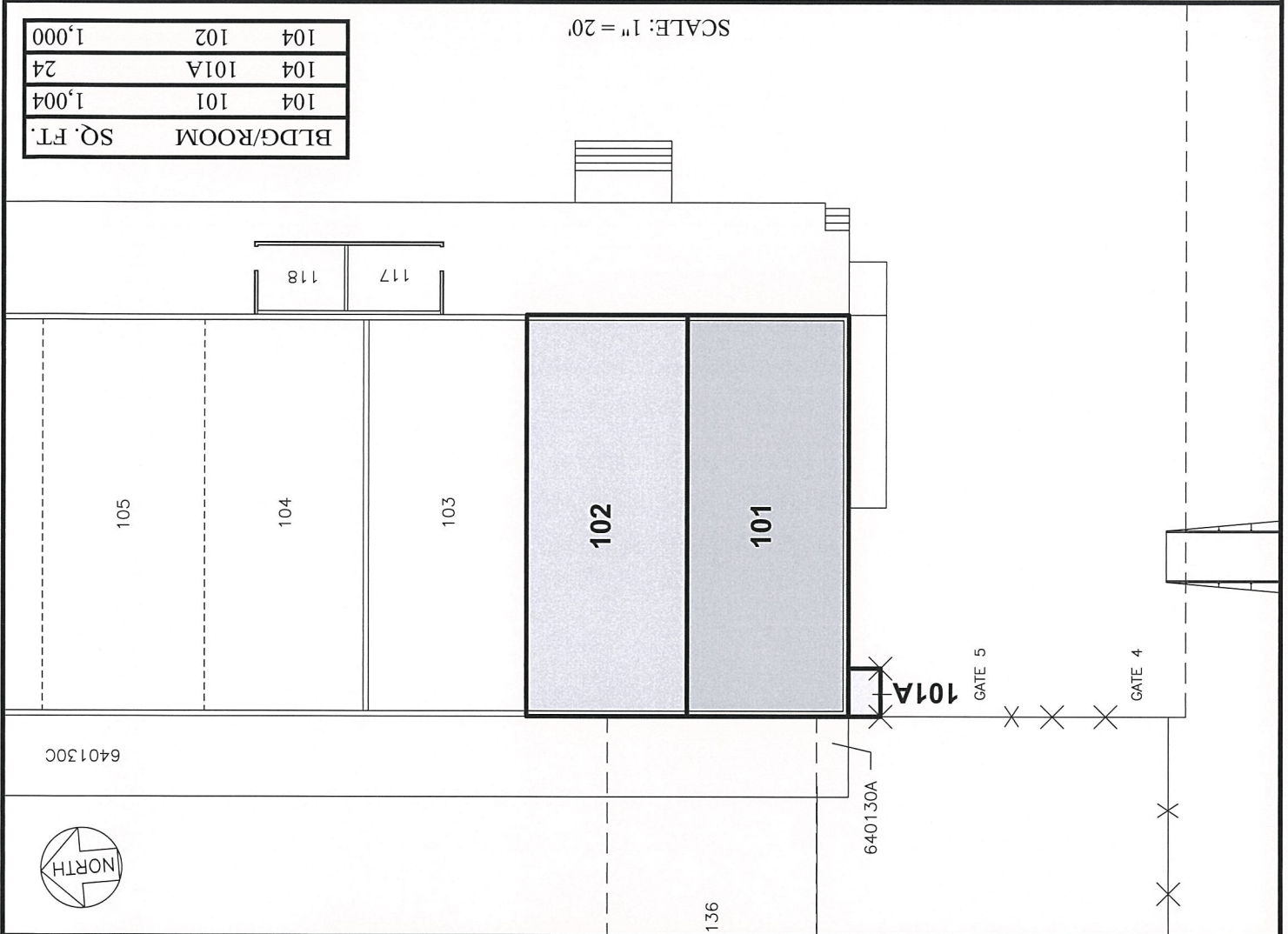
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DATE : JUNE 2019

EXHIBIT: A

SCALE: 1" = 20'

BLDG/ROOM	SQ. FT.
104	1,004
104 101A	24
104 102	1,000



## LOCATION PLAN

600:1

