

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:

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

ISSUANCE OF A REVOCABLE PERMIT FOR A T-HANGAR  
FOR THE STORAGE AND MAINTENANCE OF AN AIRCRAFT  
ELLEN C.M. LEONARD  
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:

Ellen C.M. Leonard, whose mailing address is  
P.O. Box 145, Laupahoehoe, Hawaii 96740.

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. 422-102, containing an area of approximately 1,464 square feet, as  
shown and delineated on the attached Exhibit A.

ZONING:

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

**ITEM M-3**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A T-HANGAR FOR THE STORAGE AND MAINTENANCE OF AN AIRCRAFT, ELLEN C.M. LEONARD  
Page 2

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 Governors 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:

Ellen C.M. Leonard will use the T-hangar for storage and maintenance of aircraft (1976 Cessna 150M, Tail No. N-704VF).

COMMENCEMENT DATE:

Upon complete execution of the revocable permit.

MONTHLY RENTAL:

\$778.00 (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:

\$2,334.00, or three (3) times the monthly rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to HAR 11-200.1-16(b), the Department of Transportation (DOT) has determined that the environmental impacts of the proposed land use is exempted under DOT's Exemption List, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, under Type 8, Part 1, (8)h. Creation or extension of leases, revocable permits or easements of property for continuing aeronautical or maritime uses or complementary purposes.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A T-HANGAR FOR THE  
STORAGE AND MAINTENANCE OF AN AIRCRAFT, ELLEN C.M. LEONARD  
Page 3

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the DOT proposes to issue a month-to-month revocable permit to Ellen C.M. Leonard for a T-hangar for the storage and maintenance of an aircraft at KOA.

RECOMMENDATION:

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

Respectfully submitted,

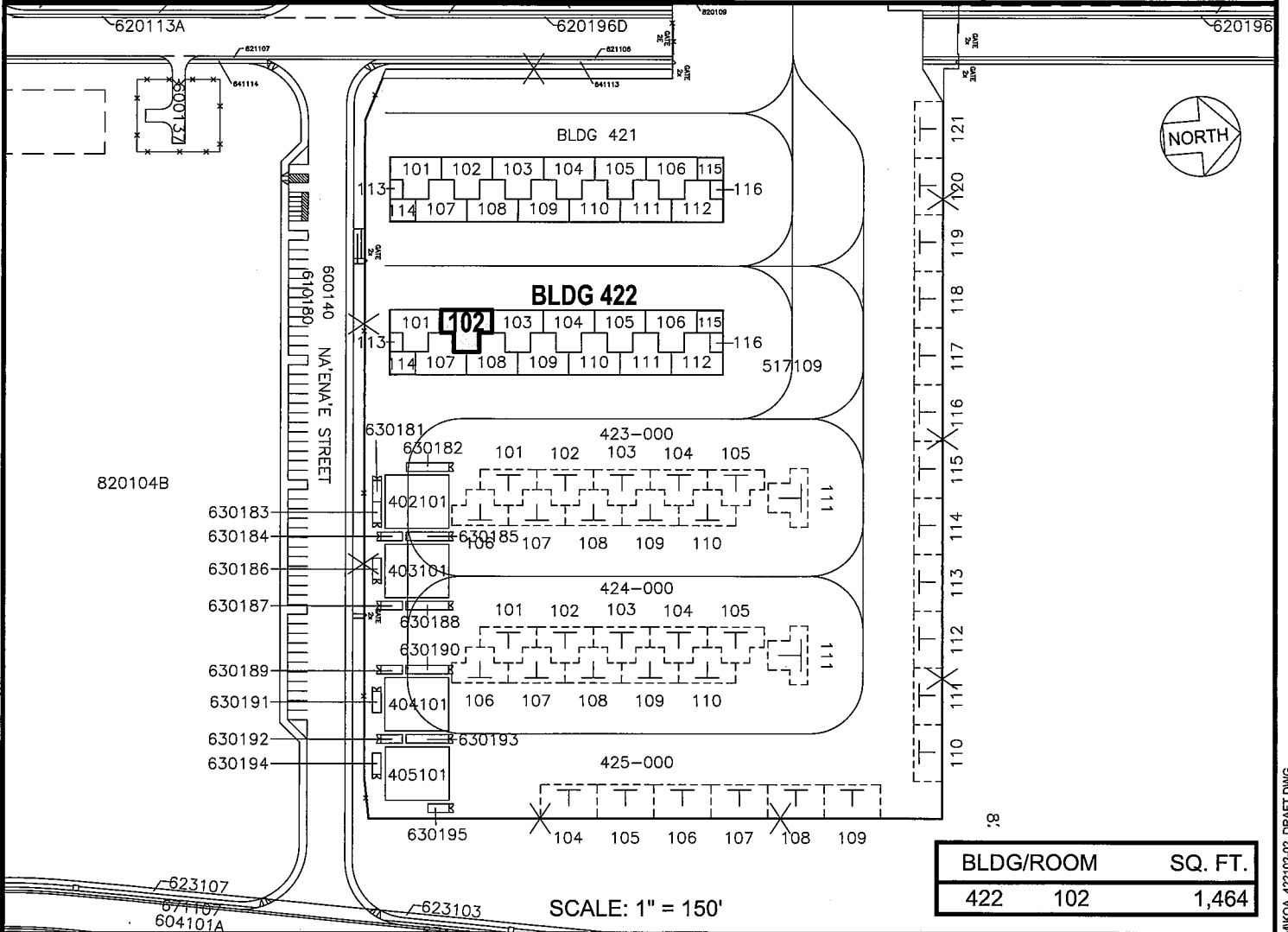
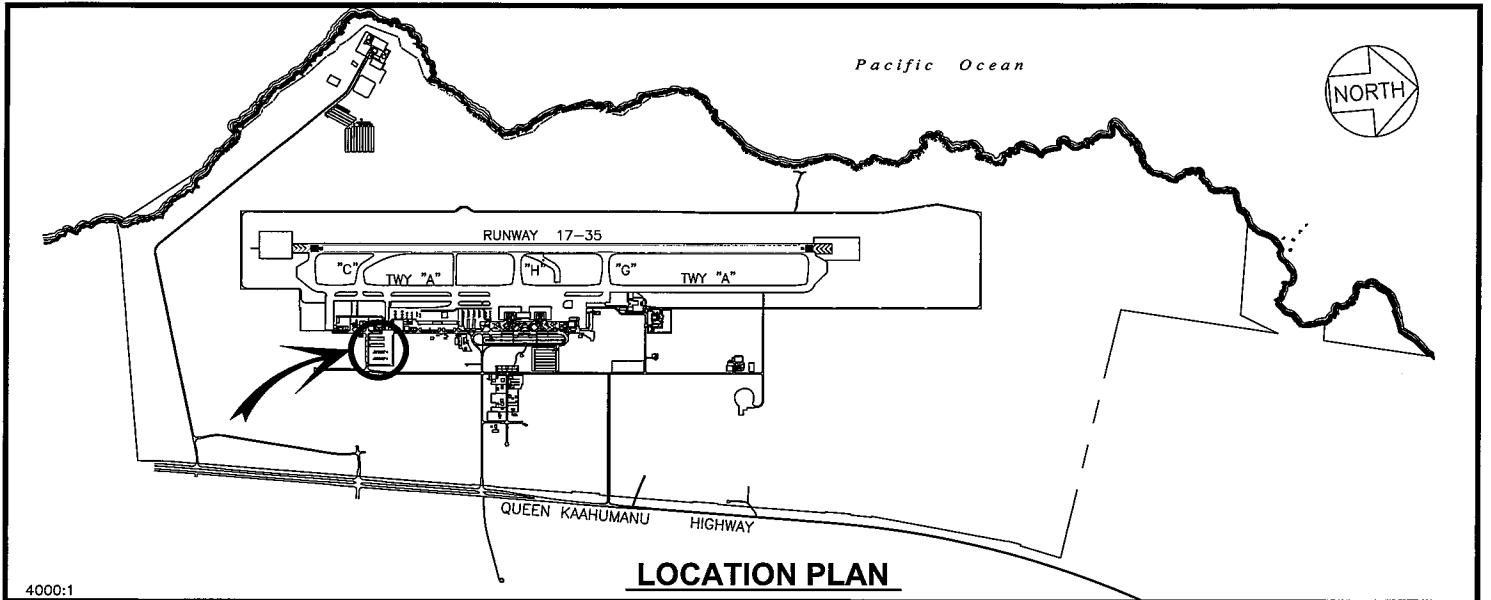



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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



DATE : MARCH 2023		EXHIBIT: <b>A</b>	
 AIRPORTS	ELLEN C.M. LEONARD	T-HANGAR	422102

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

N:\AIRPORTS\KOA\_KONACAD\PM\KOA\_422102-02\_DRAFT.DWG