



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

EDWIN H. SNIFFEN  
DIRECTOR

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DREANALEE K. KALILI  
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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 AND STORAGE CONTAINERS FOR GENERAL  
AVIATION AIRCRAFT MAINTENANCE OPERATION  
SEAWINGS LLC  
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:

Seawings LLC (Seawings), whose mailing address is P.O. Box 551, Holualoa,  
Hawaii 96725.

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.

AREAS:

Building/Room No. 405-101, containing an area of approximately 3,000 square feet,  
Building/Room No. 630-193, containing an area of approximately 320 square feet,  
Building/Room No. 630-194, containing an area of approximately 160 square feet, and  
Building/Room No. 630-195, containing an area of approximately 160 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 AND STORAGE CONTAINERS FOR GENERAL AVIATION AIRCRAFT MAINTENANCE OPERATION, SEAWINGS LLC

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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 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:

Seawings will use the sprung structure for the maintenance of aircraft, and the containers will be used for the storage of maintenance equipment, in support of its general aviation aircraft maintenance operation at KOA.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$2,020.00 (\$1,620.00 based on a rate of \$6.48 per square foot per annum for the sprung structure 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, and \$400.00 based on a rate of \$7.50 per square foot per annum for terminal storage space, as determined from the Department of Transportation, Airports schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$6,060.00, 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 ___

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A SPRUNG STRUCTURE  
AND STORAGE CONTAINERS FOR GENERAL AVIATION AIRCRAFT MAINTENANCE  
OPERATION, SEAWINGS LLC

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports, has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility 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 (DOT) proposes to issue a month-to-month revocable permit to Seawings for a sprung structure for the maintenance of aircraft, and containers for the storage of maintenance equipment, in support of its general aviation aircraft maintenance operation 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 Seawings, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

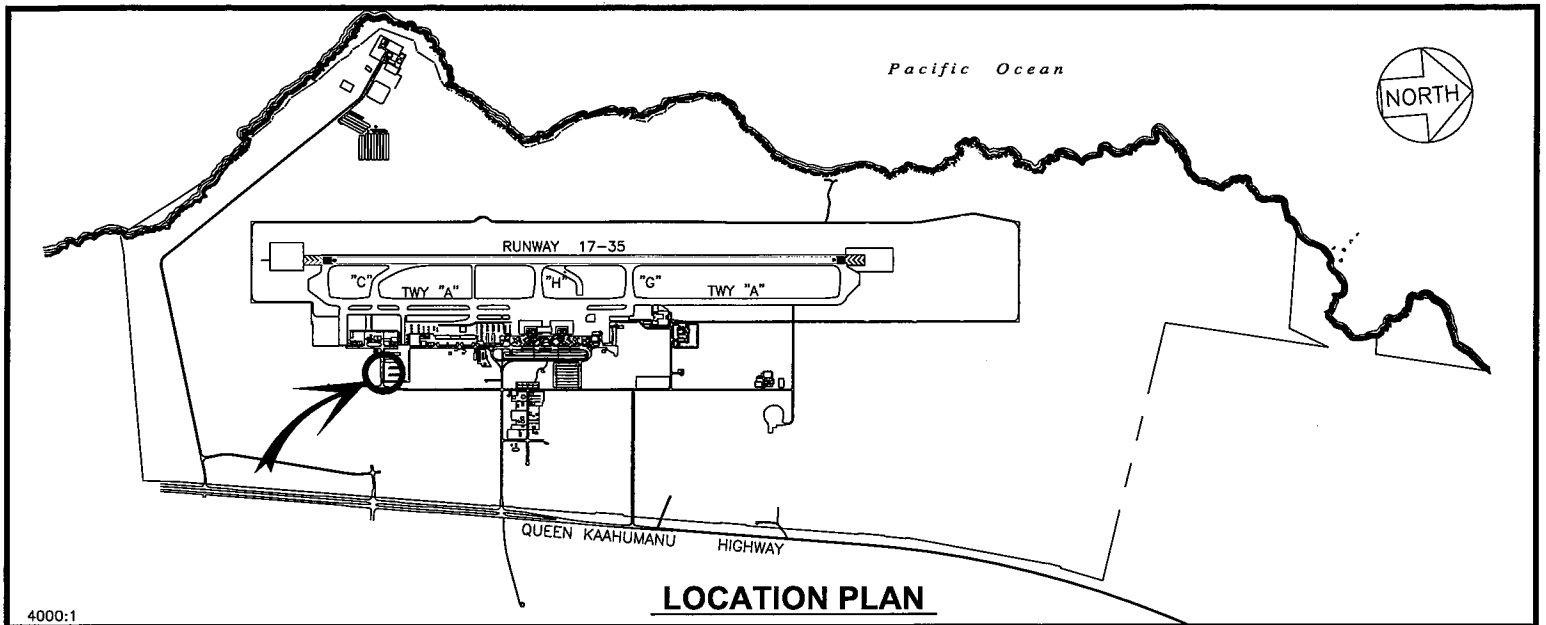


EDWIN H. SNIFFEN  
Director of Transportation

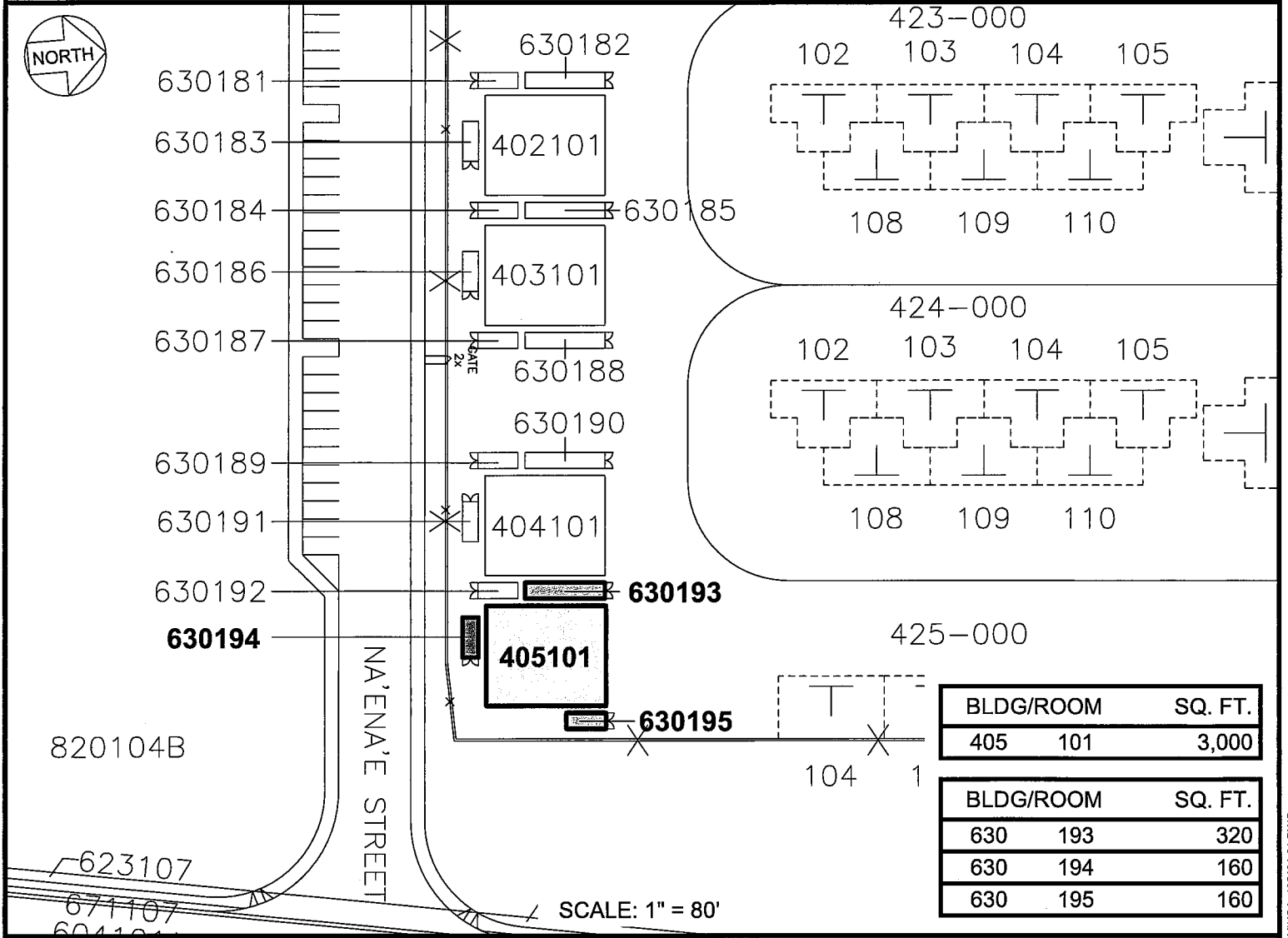
APPROVED FOR SUBMITTAL:



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



4000:1



BLDG/ROOM	SQ. FT.
405 101	3,000

BLDG/ROOM	SQ. FT.
630 193	320
630 194	160
630 195	160

RP-9425

DATE : FEBRUARY 2023

EXHIBIT: **A**



SEAWINGS LLC

SPRUNG STRUCTURE

405101  
630193-  
630195  
PLAT B1,40

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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