



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

IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAK ROOM  
UNITED AIRLINES, 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:

United Airlines, Inc. (United), whose mailing address is P.O. Box 66100, Chicago, Illinois 60666.

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. 381-101, containing an area of approximately 456 square feet, and Building/Room No. 381-102, 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 Hawaii:	Industrial (MG-1a) and Open

**ITEM M-6**

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:

United will use the space for an office and break room in support of its Signatory Airline Carrier Operation at KOA.

COMMENCEMENT DATE:

Upon complete execution of the revocable permit.

MONTHLY RENTAL:

\$1,076.16 (\$492.48, 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 plus \$355.68 for utilities and \$228.00 for air conditioning).

SECURITY DEPOSIT:

\$3,228.48, 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:

Pursuant to HAR 11-200.1-16(b), the Department of Transportation (DOT) deems the Mobile Airport Medical Facility, Processing Facility and Control Room, Statewide, Project No. AS1033-01, environmental impacts as de minimis and is exempted under DOT's Exemption List, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, Type 3, Part 3, Construction and location of single, new, small facilities or structures, and the alteration and modification of the facilities or structures and installation of new, small equipment or facilities and the alteration and modification of the same. This action was undertaken pursuant to Governor's 12th Emergency Proclamation Related to the COVID-19 Emergency, signed August 20, 2020.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the DOT proposes to issue a month-to-month revocable permit to United for an office and break room in support of its Signatory Airline Carrier 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 United, 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

