



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

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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 COMMERCIAL USE OF A SPRUNG
STRUCTURE FOR AIRCRAFT MAINTENANCE AND A STORAGE CONTAINER
FOR A GENERAL AVIATION AIRCRAFT MAINTENANCE OPERATION
JAMES R. MANN
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:

James R. Mann, whose mailing address is P.O. Box 385662, Waikoloa, Hawaii 96738.

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. 403-101, containing an area of approximately 3,000 square feet, and
Area/Space No. 630-186, containing an area of approximately 160 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

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

ITEM M-17

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A
SPRUNG STRUCTURE FOR AIRCRAFT MAINTENANCE AND A STORAGE
CONTAINER FOR A GENERAL AVIATION AIRCRAFT MAINTENANCE OPERATION
JAMES R. MANN

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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 (DOTA), for Airport Purposes.

CHARACTER OF USE:

James R. Mann will use Building/Room No. 403-101, for maintenance of aircraft to support his commercial, general aviation maintenance operation at KOA.

James R. Mann will use Area/Space No. 630-186 (lockable container), for the storage of maintenance equipment, to support his commercial, general aviation maintenance operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$1,358.80 (based on a rate of \$5.16 per square foot per annum for commercial use of sprung structures, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,076.40, or three (3) times the monthly rental in effect.

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.

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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 James R. Mann for commercial use of a sprung structure for aircraft maintenance and a lockable container for storage to support his 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 James R. Mann, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

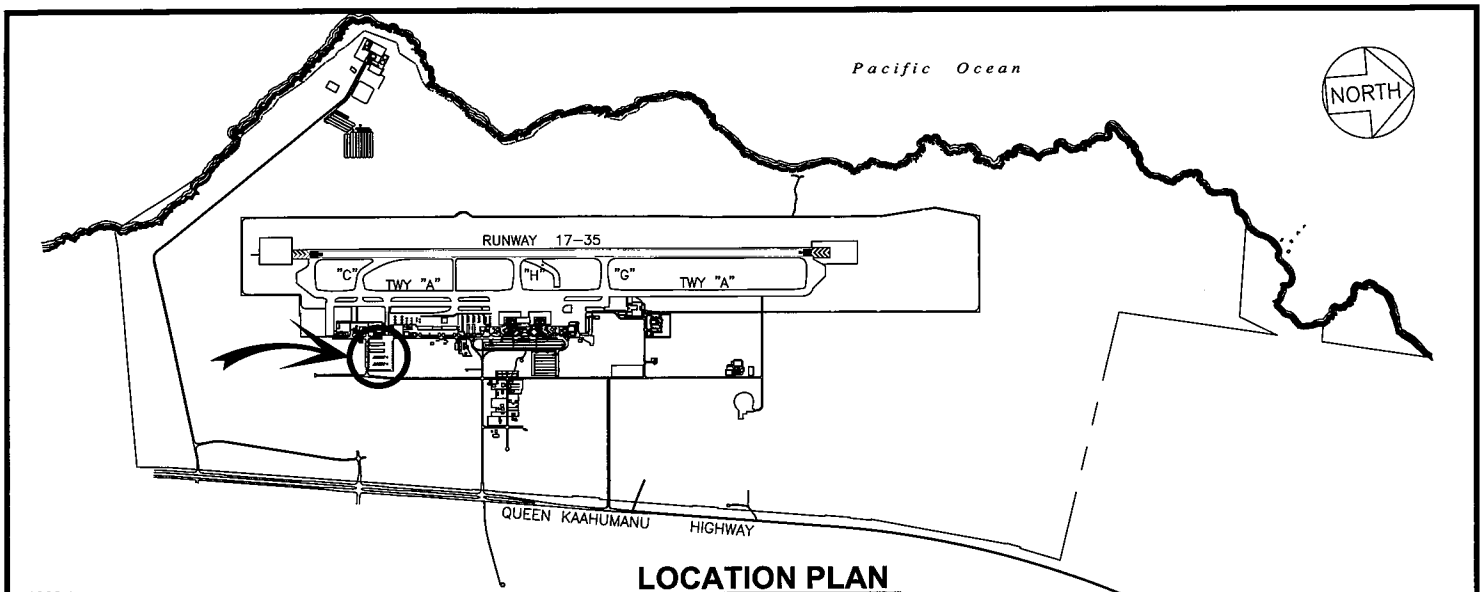


EDWIN H. SNIFFEN
Director of Transportation

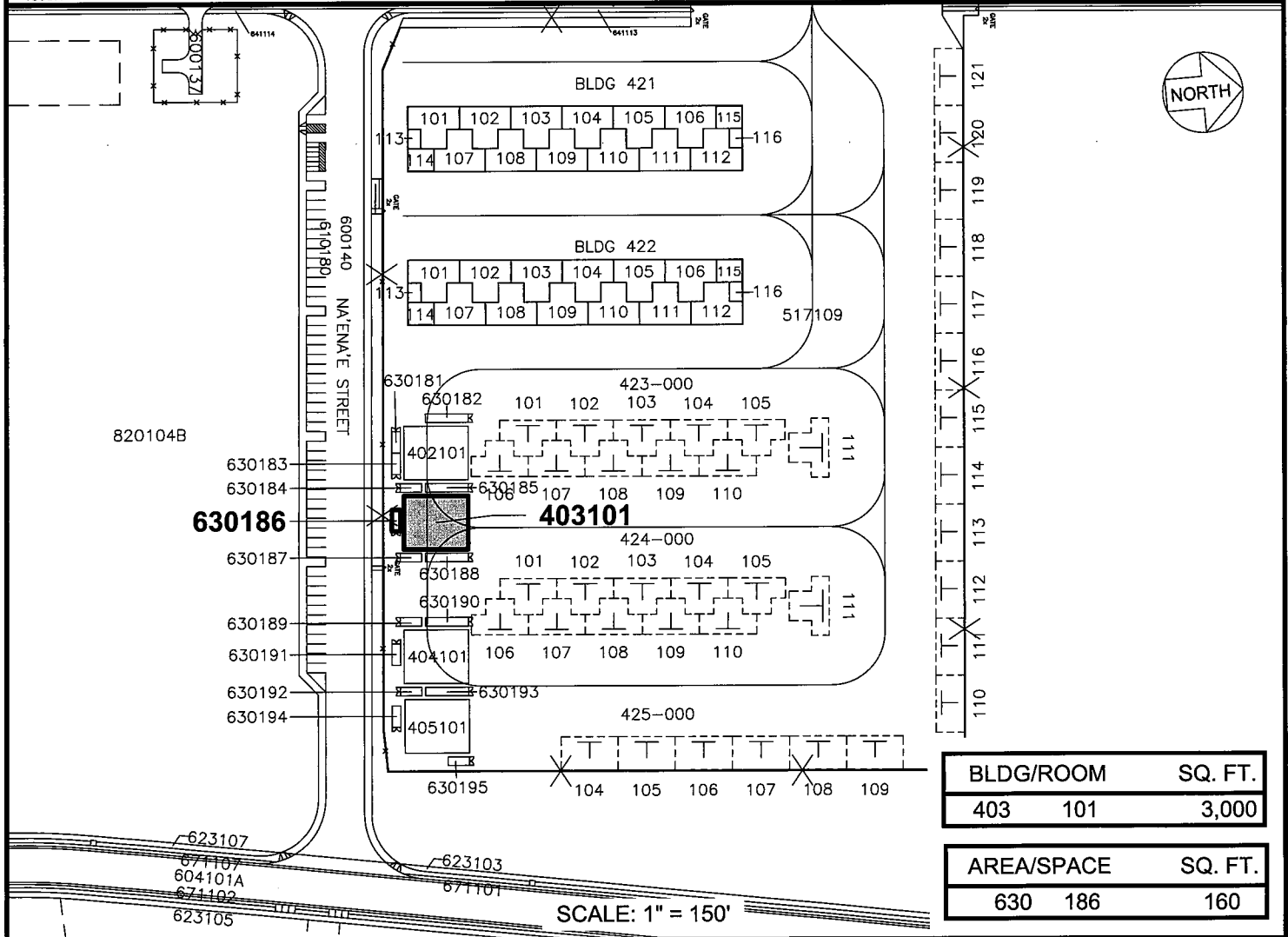
APPROVED FOR SUBMITTAL:



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



4000:1



BLDG/ROOM	SQ. FT.
403 101	3,000

AREA/SPACE	SQ. FT.
630 186	160

DATE : MARCH 2023

EXHIBIT: **A**



JAMES R. MANN

**T-HANGAR AND
PAVED AREA**

**403101
630186**

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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