



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

EDWIN H. SNIFFEN
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO

IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACE
TO SUPPORT AIRLINE CONTRACT SERVICE OPERATIONS
U.S. AVIATION SERVICES CORP.
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 033 HAWAII

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

U.S. Aviation Services Corp. (USAS), whose mailing address is 3033 Aolele Street,
Honolulu, Hawaii 96819.

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 033.

AREAS:

Building/Room No. 344-102, containing an area of approximately 108 square feet, and
Building/Room No. 344-103, containing an area of approximately 73 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-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 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 (HDOT), for Airport Purposes.

CHARACTER OF USE:

USAS will use the spaces as offices to support its airline contract service operations.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$414.49 (\$316.75 as determined from the HDOT schedule of rates and charges established by appraisal of Airports property statewide, plus \$70.59 for utilities and \$27.15 for maintenance).

SECURITY DEPOSIT:

\$1,243.47, or three 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:

HDOT has determined that the subject land areas are covered by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published by the Office of Environmental Quality Control (OEQC) in the November 8, 1988, issue of The Environmental Notice and accepted by the Governor on December 19, 1988. Accordingly, all relevant mitigation from the EIS 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, HDOT proposes to issue a month-to-month revocable permit to USAS for office space to support its airline contract service operations at KOA.

RECOMMENDATION:

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

Respectfully submitted,

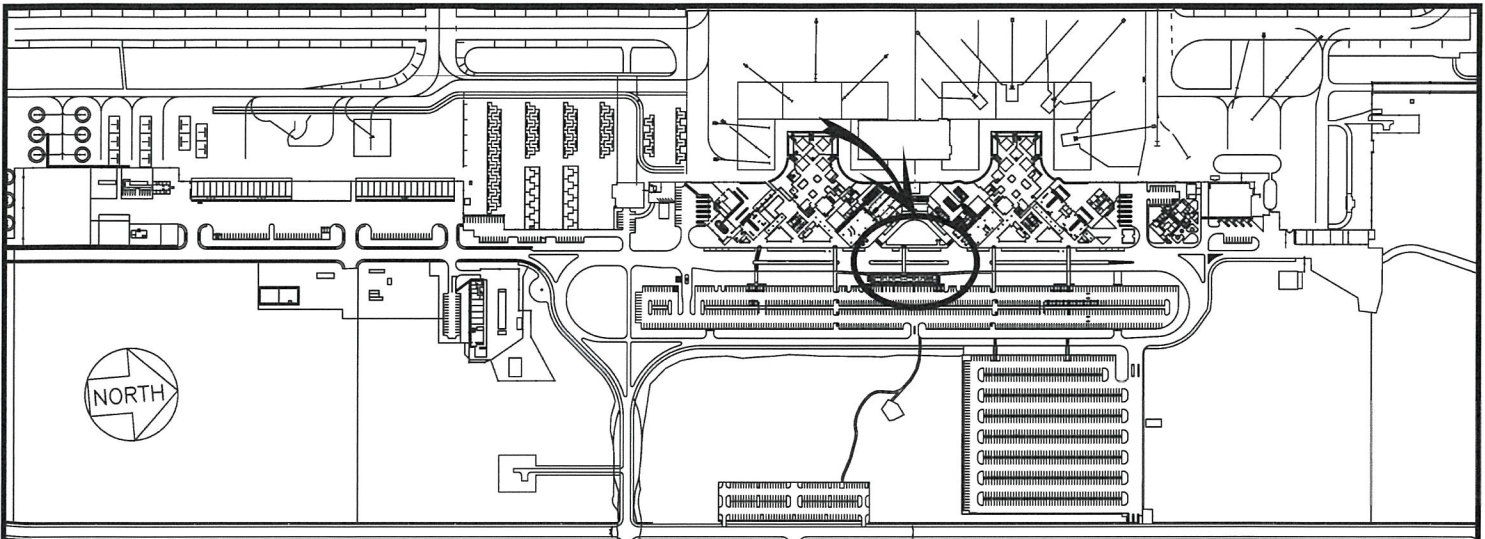


EDWIN H. SNIFFEN
Director of Transportation

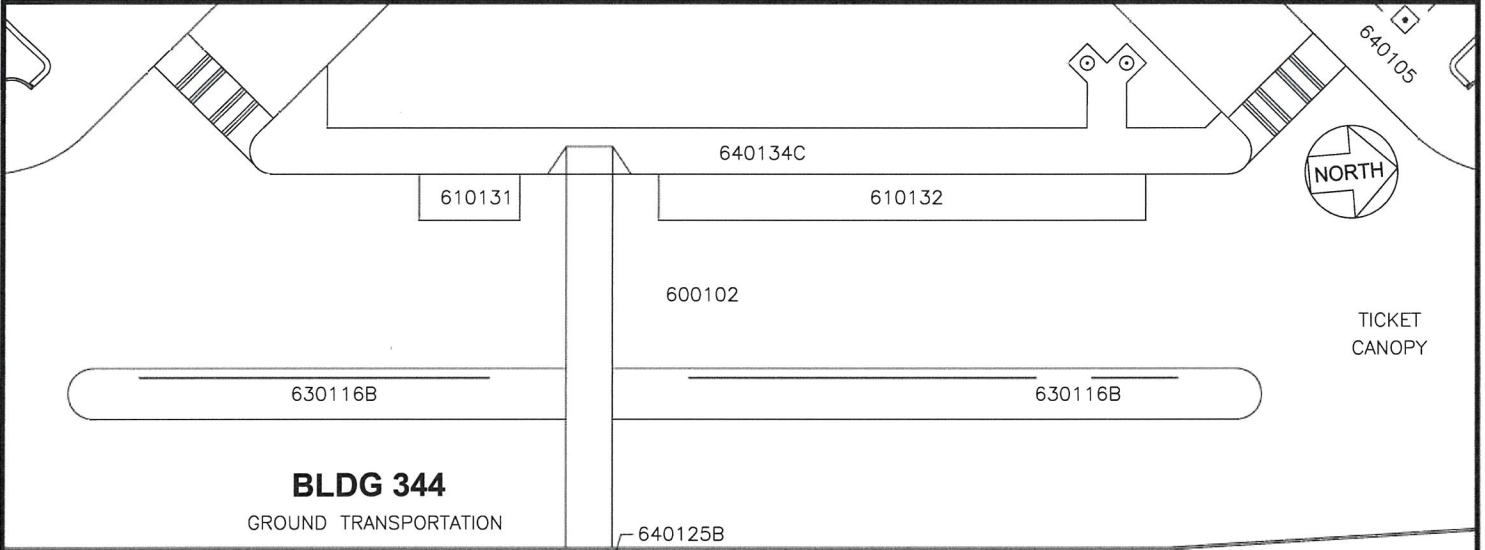
APPROVED FOR SUBMITTAL:



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

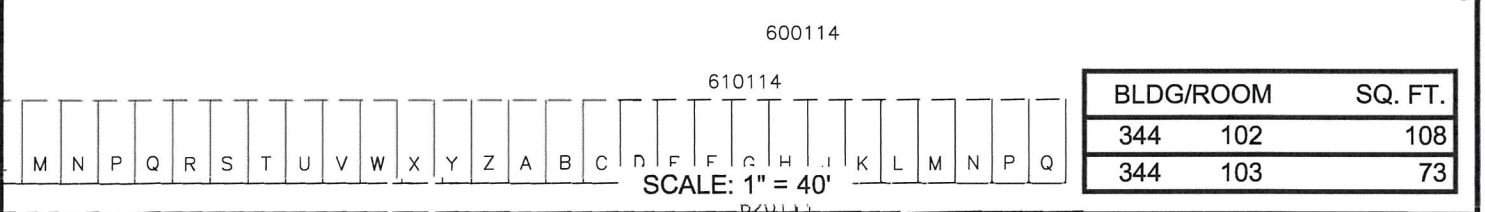
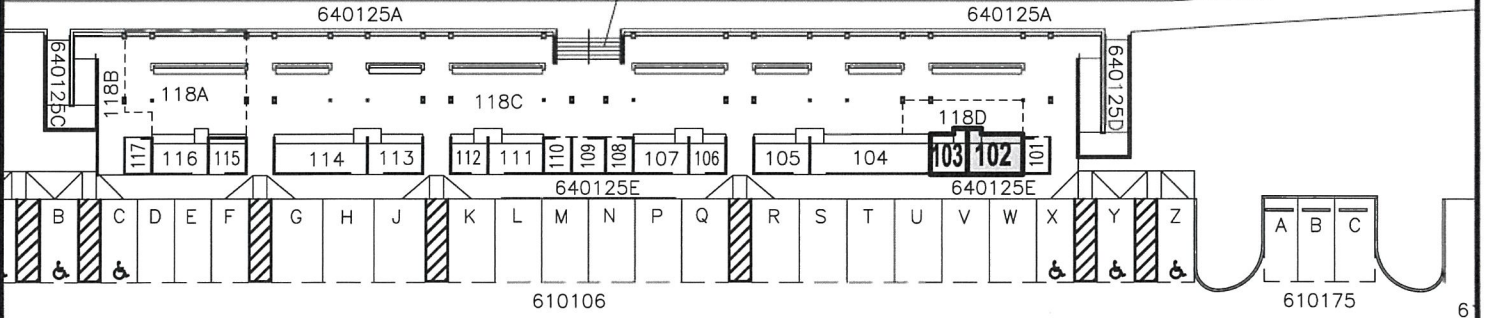


LOCATION PLAN



BLDG 344

GROUND TRANSPORTATION



BLDG/ROOM	SQ. FT.
344 102	108
344 103	73

DATE : JUNE 2023

EXHIBIT: **A**



US AVIATION SERVICES CORP

BUILDING 344
GROUND TRANSPORTION
GROUND LEVEL

344102
344103

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

N:\AIRPORTS\KOA_KONACAD\IPMKOA_344102-01.DWG