



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

April 26, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A SPRUNG
STRUCTURE AND A STORAGE CONTAINER FOR A GENERAL AVIATION
AIRCRAFT MAINTENANCE OPERATION
VNE AVIATION LLC
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003 HAWAII

LEGAL REFERENCE:

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

APPLICANT:

VNE AVIATION LLC, whose mailing address is 73-2717 Naenae Street, Kailua-Kona,
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, 7-3-043: Portion of 003.

AREAS:

Bldg/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

ITEM M-5

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A SPRUNG STRUCTURE AND A STORAGE CONTAINER FOR A GENERAL AVIATION AIRCRAFT MAINTENANCE OPERATION, VNE AVIATION 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 (HDOT) for Airport Purposes.

CHARACTER OF USE:

VNE Aviation LLC will use Space No. 403-101 (sprung structure) for maintenance and repair of aircraft, and Area/Space No. 630-186 (lockable container), will be used for storage of maintenance equipment, in support of its 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 Department of Transportation, HDOT schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,076.40, 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:

The HDOT, 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

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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 HDOT proposes to issue a month-to-month revocable permit to VNE Aviation LLC for commercial use of a sprung structure for aircraft maintenance and a lockable container for storage to support its general aviation aircraft maintenance operation at KOA.

RECOMMENDATION:

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

Respectfully submitted,



EDWIN H. SNIFFEN
Director of Transportation

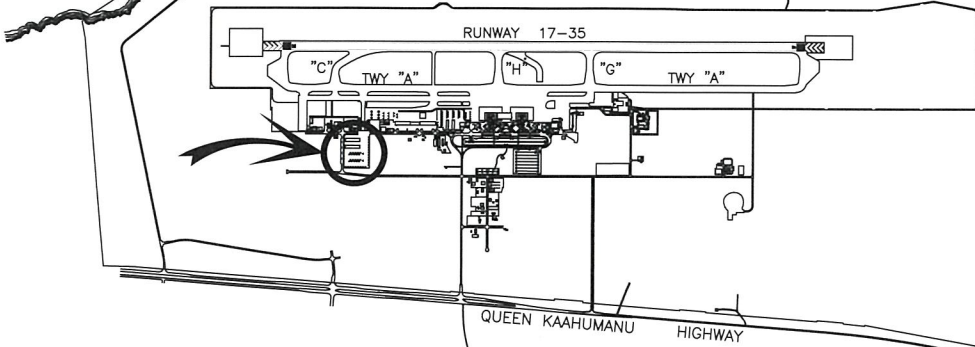
APPROVED FOR SUBMITTAL:



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

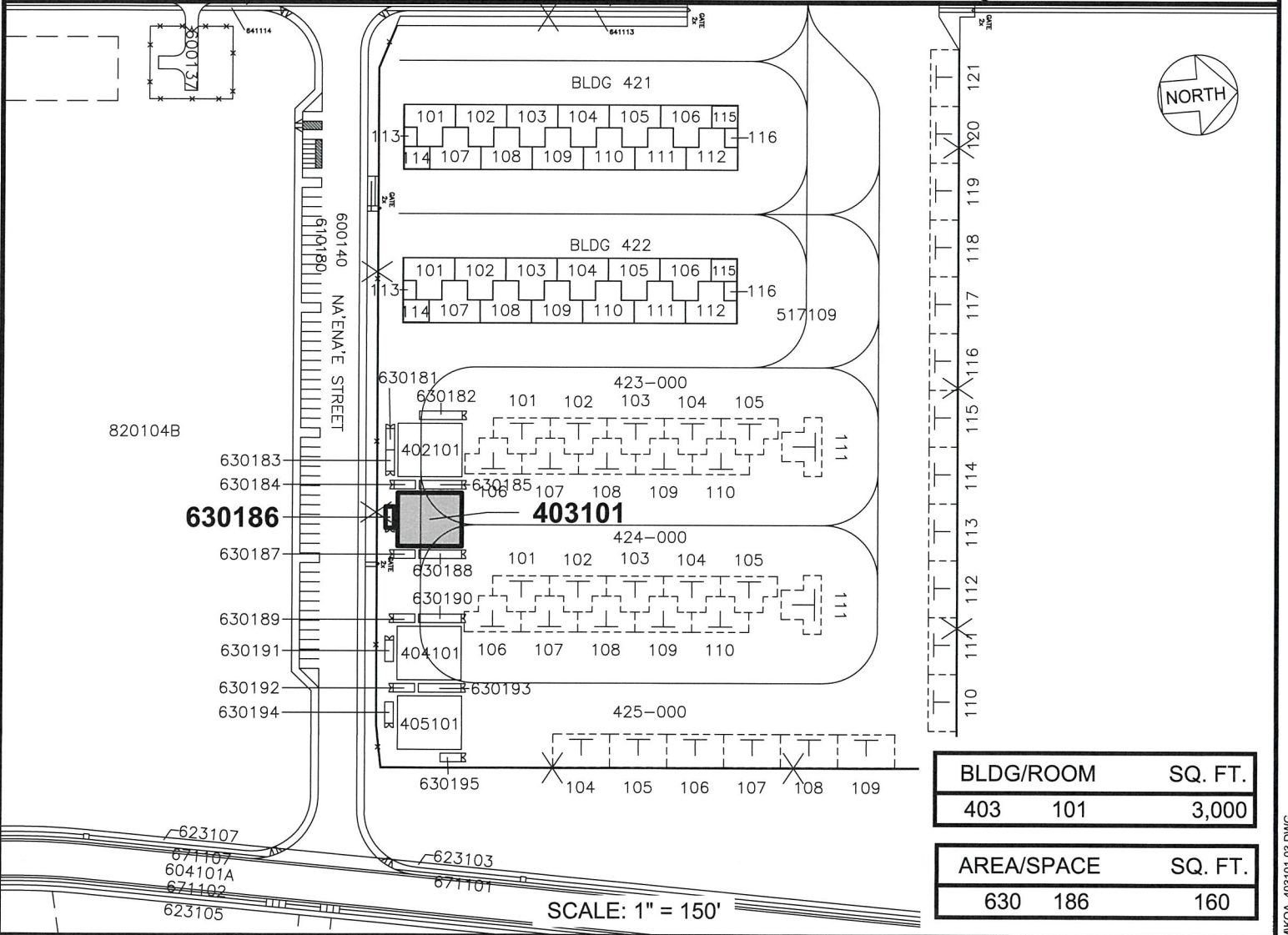
Attachment

Pacific Ocean



LOCATION PLAN

4000:1



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

AREA/SPACE	SQ. FT.
630 186	160

DATE : NOVEMBER 2023

EXHIBIT: **A**

AIRPORTS

VNE AVIATION LLC

T-HANGAR AND PAVED AREA

**403101
630186**

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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