



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

May 24, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICES, TRAINING  
ROOMS, STORAGE OF EQUIPMENT AND SUPPLIES, AND HANGAR  
SPACE IN SUPPORT OF A COMMERCIAL AIR CHARTER BUSINESS  
PACIFIC AIR CHARTERS, INCORPORATED  
DANIEL K. INOUYE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-072: PORTION OF 069

OAHU

APPLICANT:

Pacific Air Charters, Incorporated, whose mailing address is 215 Aumoe Road,  
Kailua, Hawaii 96734.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

90 Nakolo Place, Building No. 206, ground level and second level, at  
Daniel K. Inouye International Airport (Airport), identified by  
Tax Map Key: 1<sup>st</sup> Division, 1-1-072: Portion of 069.

AREA:

Building/Room No. 206-103, containing an area of approximately 1,682 square feet;  
Building/Room No. 206-135D, containing an area of approximately 1,680 square feet;  
Building/Room No. 206-135E, containing an area of approximately 1,680 square feet;  
Building/Room No. 206-136A, containing an area of approximately 1,680 square feet;  
Building/Room No. 206-210, containing an area of approximately 123 square feet;  
Building/Room No. 206-211, containing an area of approximately 118 square feet;  
Building/Room No. 206-212, containing an area of approximately 122 square feet;  
Building/Room No. 206-213, containing an area of approximately 172 square feet;  
Building/Room No. 206-214, containing an area of approximately 575 square feet;

**ITEM M-2**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR OFFICES, TRAINING ROOMS,  
STORAGE OF EQUIPMENT AND SUPPLIES, AND HANGAR SPACE IN SUPPORT OF A  
COMMERCIAL AIR CHARTER BUSINESS, PACIFIC AIR CHARTERS, INCORPORATED  
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Building/Room No. 206-215, containing an area of approximately 265 square feet; and  
Building/Room No. 206-216, containing an area of approximately 343 square feet; as  
shown and delineated on the attached maps labeled Exhibit A and Exhibit B.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: Industrial (I-2)

LAND TITLE STATUS:

Section 5(b) 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. 3201, dated  
June 8, 1983, setting aside 3,152.177 acres designated as the Airport under the control  
and management of the State of Hawaii, Department of Transportation (HDOT), for  
Airport Purposes.

CHARACTER OF USE:

Pacific Air Charters, Incorporated will use the spaces for offices, training rooms, storage  
of equipment and supplies, and the hangar bays for the storage and maintenance of  
aircraft (2023 C.A. Tecnam S.p.A., P2012 Traveller, Tail No. N1203P) in support of its  
commercial air charter business at the Airport.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$15,389.10 (\$9,558.00, as determined from the HDOT Schedule of Rates and Charges,  
established by appraisal of Airports properties statewide plus \$3,291.60 for utilities,  
\$429.50 for air conditioning, and \$2,110.00 for maintenance fees).

SECURITY DEPOSIT:

\$46,167.30, or three times the monthly rental in effect.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR OFFICES, TRAINING ROOMS, STORAGE OF EQUIPMENT AND SUPPLIES, AND HANGAR SPACE IN SUPPORT OF A COMMERCIAL AIR CHARTER BUSINESS, PACIFIC AIR CHARTERS, INCORPORATED  
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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 environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and HDOT environmental best management practice will address minimal impacts from this action.

REMARKS:

In accordance with HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Pacific Air Charters, Incorporated, for offices, training rooms, storage of equipment and supplies, and the hangar bays for the storage and maintenance of aircraft (2023 C.A. Tecnam S.p.A., P2012 Traveller, Tail No. N1203P) in support of its commercial air charter business at the Airport.

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 Pacific Air Charters, Incorporated, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



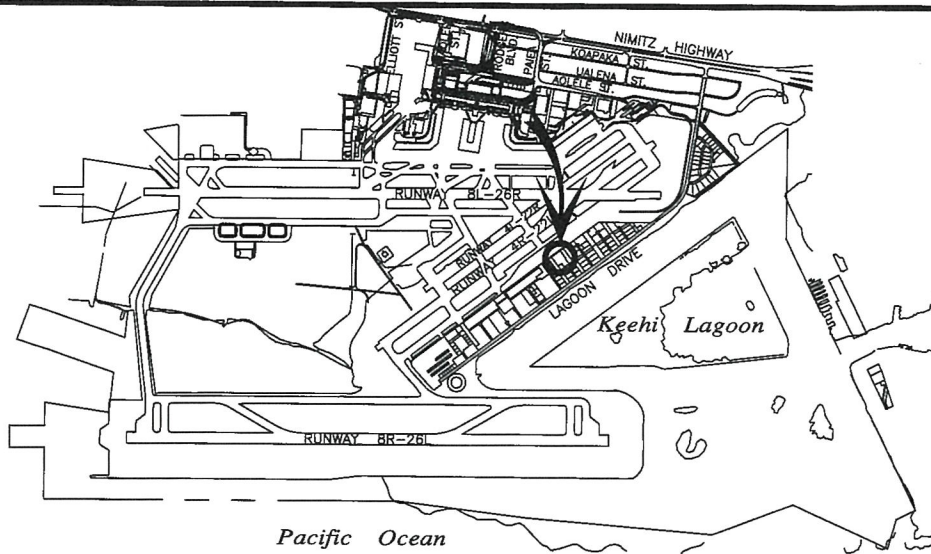
EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Attachments

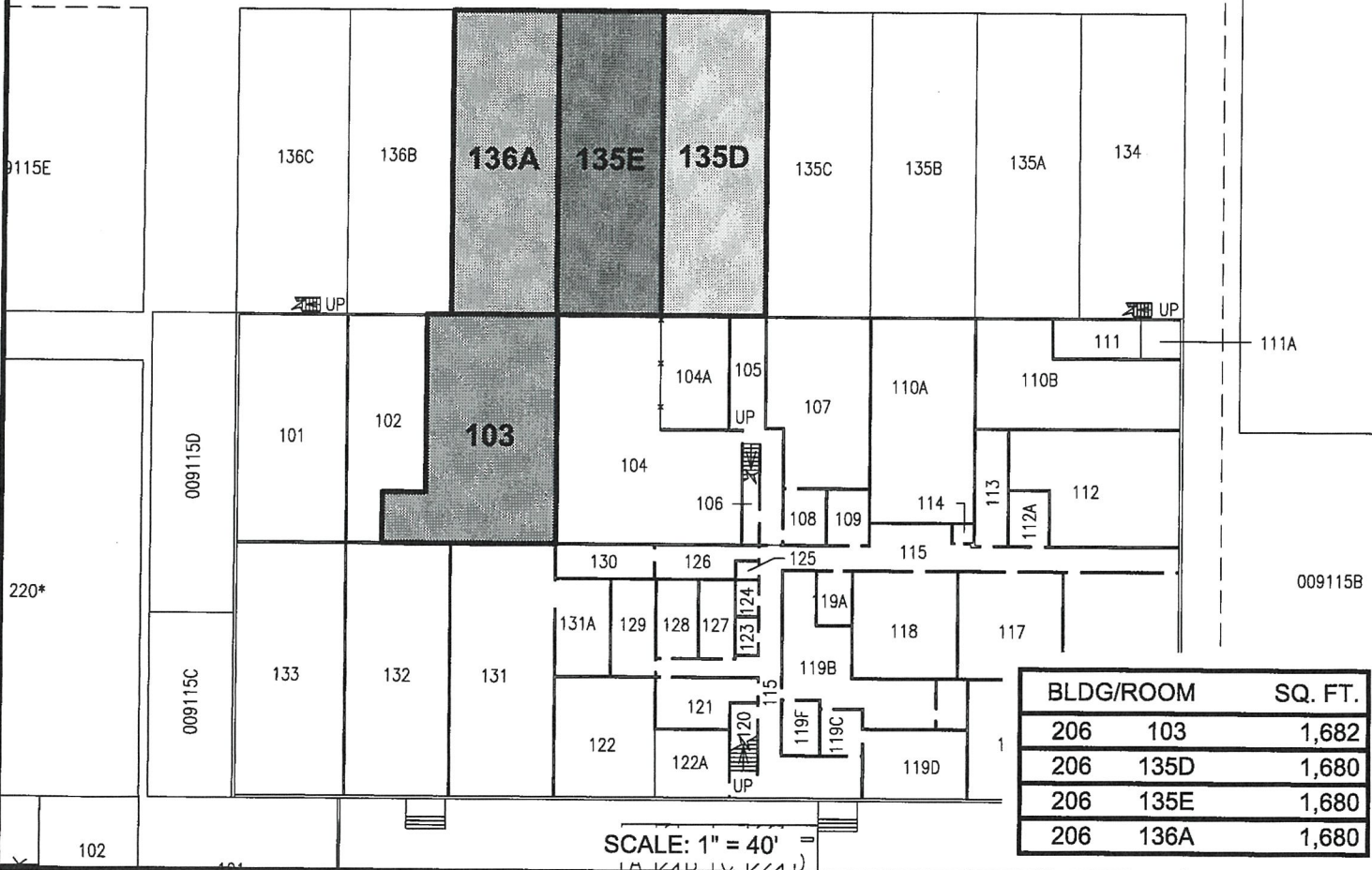


5000:1

**LOCATION PLAN**

G.A.1

**BLDG 206**



BLDG/ROOM	SQ. FT.
206 103	1,682
206 135D	1,680
206 135E	1,680
206 136A	1,680

SCALE: 1" = 40'

RP-9548

DATE: FEBRUARY 2024

EXHIBIT: **A**



AIRPORTS

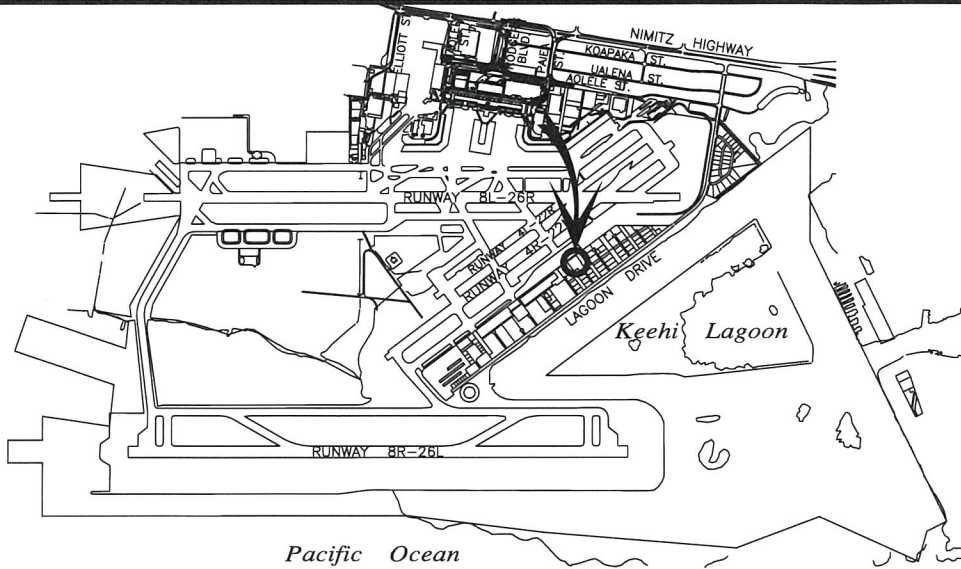
PACIFIC AIR CHARTERS, INC.

BUILDING 206  
AIR SERVICE CORP.  
GROUND LEVEL

206103  
206135D-E  
206136A

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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**LOCATION PLAN**

5000:1



AIR SERVICE CORPORATION

**BLDG 206**



BLDG/ROOM	SQ. FT.
206 210	123
206 211	118
206 212	122
206 213	172
206 214	575
206 215	265
206 216	343

SCALE: 1" = 30'

RP-9548

DATE : APRIL 2024

EXHIBIT: **B**



AIRPORTS

PACIFIC AIR CHARTERS INC.

**BUILDING 206  
 OLD AIR SERVICE BLDG  
 SOUTH RAMP  
 SECOND LEVEL**

**206210 -  
 206216**

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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