



**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:

June 14, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR LAND  
FOR ABOVE-GROUND PROPANE TANKS  
THE GAS COMPANY, LLC DBA HAWAII GAS  
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:

The Gas Company, LLC dba Hawaii Gas (Hawaii Gas), whose mailing address is  
P.O. Box 3000, Honolulu, Hawaii 96802-3000.

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: 3<sup>rd</sup> Division, 7-3-043: Portion of 003.

AREA:

Area/Space No. 001-106, containing an area of approximately 1,500 square feet, as shown  
and delineated on the attached Exhibit A.

ZONING:

State Land Use District:  
County of Hawaii:

Urban & Conservation  
Industrial (MG-1a) and Open

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR LAND FOR ABOVE-GROUND  
PROPANE TANKS, THE GAS COMPANY, LLC DBA HAWAII GAS

Page 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 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:

Hawaii Gas will use the space for above-ground propane tanks to supply fuel to their customers at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$835.00 (based on a rate of \$2.00 per square foot per annum for improved, unpaved land, as determined from the Department of Transportation, HDOT schedule of rates and charges established by appraisal of Airports property statewide, plus \$4.68 per square foot per annum for electricity).

SECURITY DEPOSIT:

\$2,505.00, 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 subject land area pertaining to this action was evaluated for environmental impact by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published in The Environmental Notice on November 8, 1988, and accepted by the Governor on December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

REMARKS:

In accordance with Section 171-55, HRS relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Hawaii Gas for space for above-ground propane tanks to supply fuel to their customers 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 Hawaii Gas, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



EDWIN H. SNIFFEN  
Director of Transportation

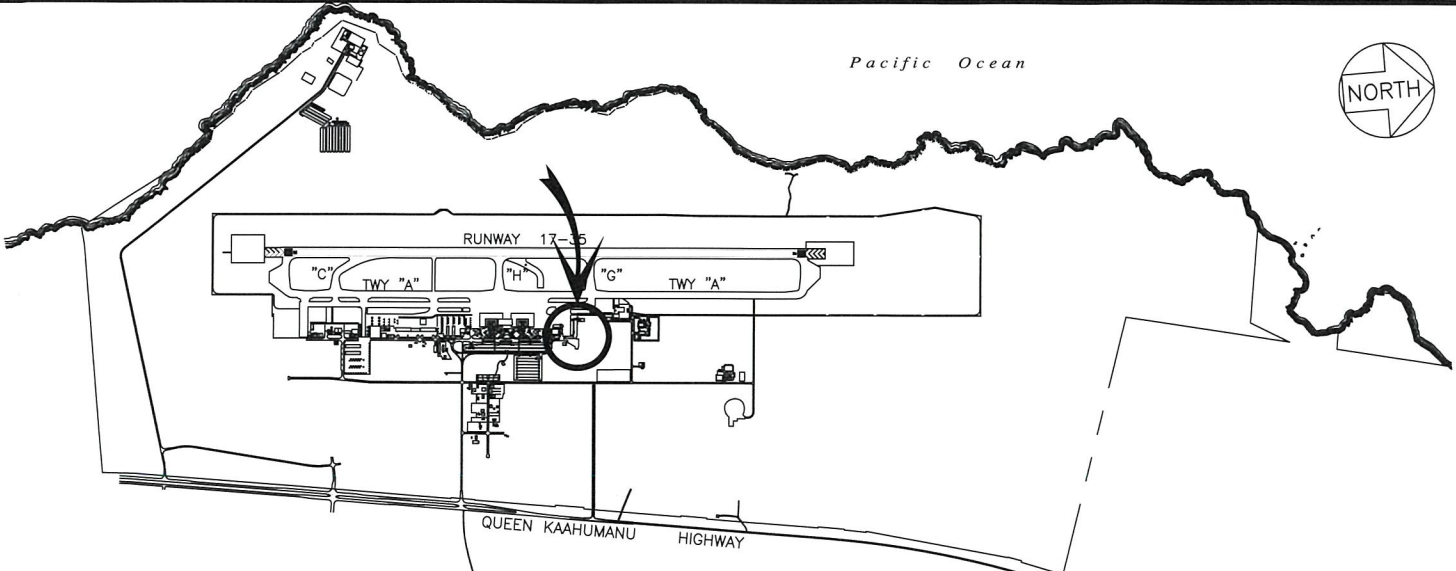
APPROVED FOR SUBMITTAL:



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

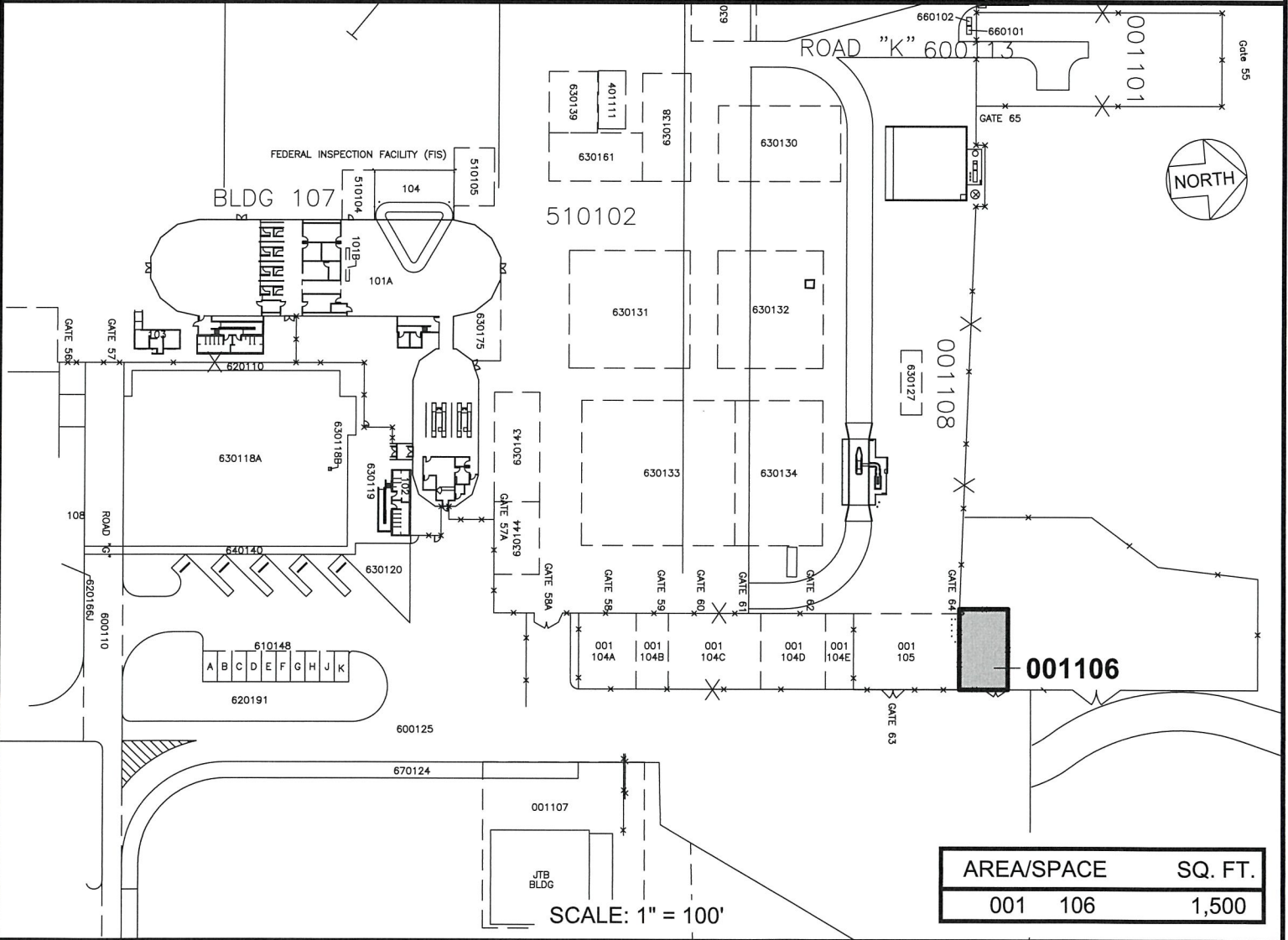
Attachment

Pacific Ocean



### LOCATION PLAN

4000:1



AREA/SPACE	SQ. FT.
001 106	1,500

SCALE: 1" = 100'

RP-9536

DATE : MAY 2023

EXHIBIT: **A**



AIRPORTS

THE GAS COMPANY, LLC

LOT

001106

## ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

N:\AIRPORTS\KOA\_KONA\CAD\PM\KOA\_001106-01.DWG