

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

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IN REPLY REFER TO:

AIR-PM 24.0794

November 21, 2024

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A GENERAL AVIATION
HANGAR AND LAND FOR AIR AMBULANCE OPERATIONS
GUARDIAN FLIGHT LLC
WAIMEA-KOHALA AIRPORT
TAX MAP KEY: (3) 6-7-001: PORTION OF 008

HAWAII

APPLICANT:

Guardian Flight LLC (GFL), whose mailing address is 150 Lagoon Drive,
Honolulu, Hawaii 96819.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171, as amended.

LOCATION AND TAX MAP KEY:

Portion of Waimea-Kohala Airport (MUE), Kamuela, Island of Hawaii, identified by
Tax Map Key: (3) 6-7-001: Portion of 008.

AREA:

Area/Space No. 001-103A, containing an area of approximately 4,160 square feet of
improved, unpaved land,
Area/Space No. 001-103B, containing an area of approximately 6,000 square feet of
improved, paved land,
Building/Room No. 106-101, containing an area of approximately 3,766 square feet,
Building/Room No. 106-102, containing an area of approximately 258 square feet,
Building/Room No. 106-103, containing an area of approximately 94 square feet,
Building/Room No. 106-104, containing an area of approximately 8 square feet,
Building/Room No. 106-105, containing an area of approximately 229 square feet,

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Building/Room No. 106-106, containing an area of approximately 367 square feet,
Building/Room No. 106-S01, containing an area of approximately 77 square feet,
Building/Room No. 106-201, containing an area of approximately 598 square feet, and
Building/Room No. 106-202, containing an area of approximately 369 square feet, as
shown and delineated on the attached Exhibits A and B.

ZONING:

State Land Use District: Agricultural District
County of Hawaii: A-40A Agriculture

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors Executive Order No. 1789, dated
May 21, 1957, setting aside 89.718 acres, being a portion of Waimea-Kohala Airport under
the control and management of the Hawaii Aeronautics Commission, subsequently
transferred to the State of Hawaii Department of Transportation (HDOT) for Airport
purposes.

CHARACTER OF USE:

GFL will use Area/Space No. 001-103A to install a propane tank, a septic tank, and a
television satellite dish, Area/Space No. 001-103B for helicopter parking, and Building
No. 106 for helicopter (N1068K) maintenance, offices, restrooms, storage, and crew
quarters, in support of its air ambulance operations at MUE.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$2,340.67 (\$2,340.67 based on the rate of \$3.30 per square foot per annum and \$5.25 per
square foot per annum, for spaces within Building No. 106 (formally known as Building
No. 001-103A), and \$0.86 per square foot per annum for improved, paved land, as
determined from the HDOT Schedule of Rates and Charges, established by appraisal of
Airports property statewide).

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SECURITY DEPOSIT:

\$7,022.01, 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 that the environmental impacts of the proposed tenant lease for the subject land use is covered by the Waimea-Kohala Airport Final Environmental Assessment (FEA), published by the Office of Environmental Quality Control in the November 8, 1999, issue of The Environmental Notice. Accordingly, all relevant mitigation from the FEA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to GFL for land to install a propane tank, a septic tank, and a television satellite dish, and helicopter parking, and general aviation hangar for helicopter maintenance, offices, restrooms, storage, and crew quarters, in support of its air ambulance operations at MUE.

RECOMMENDATION:

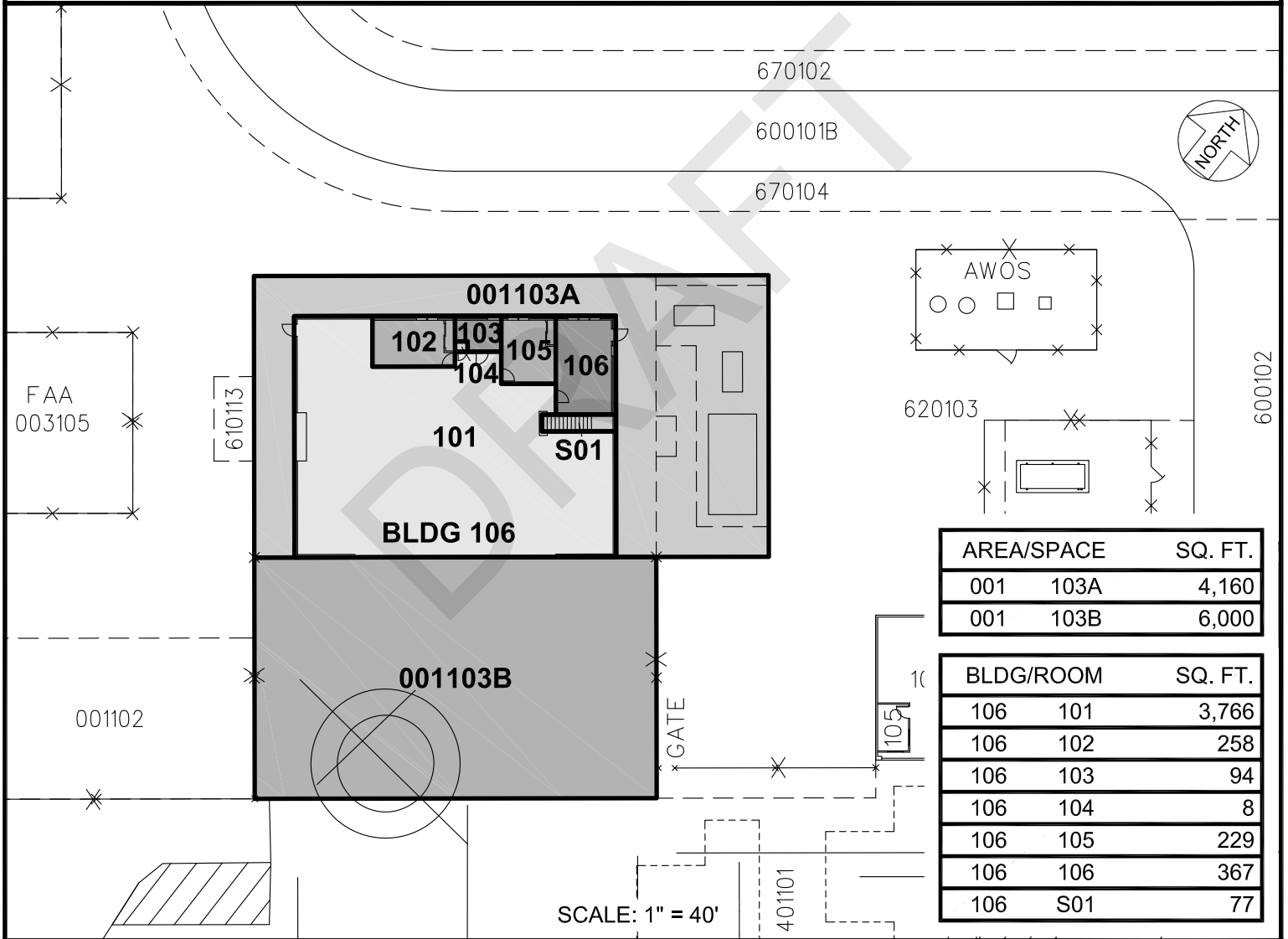
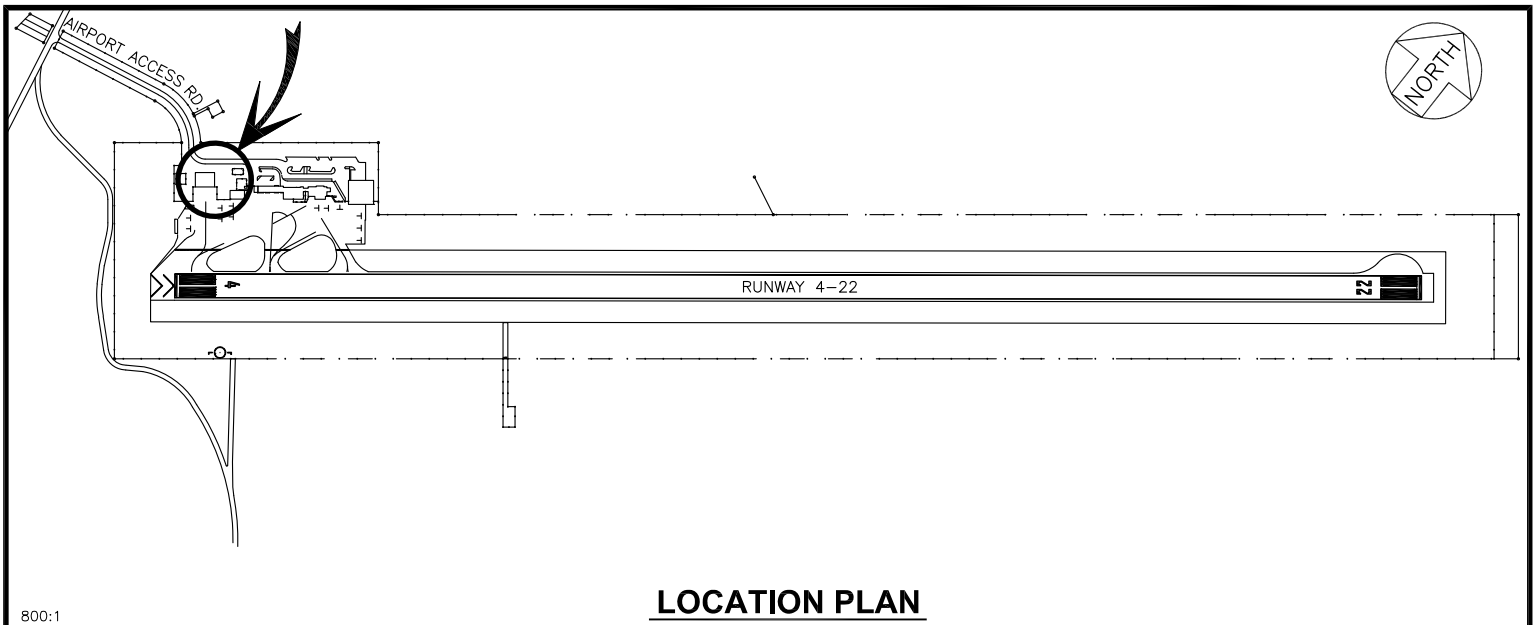
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to GFL, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



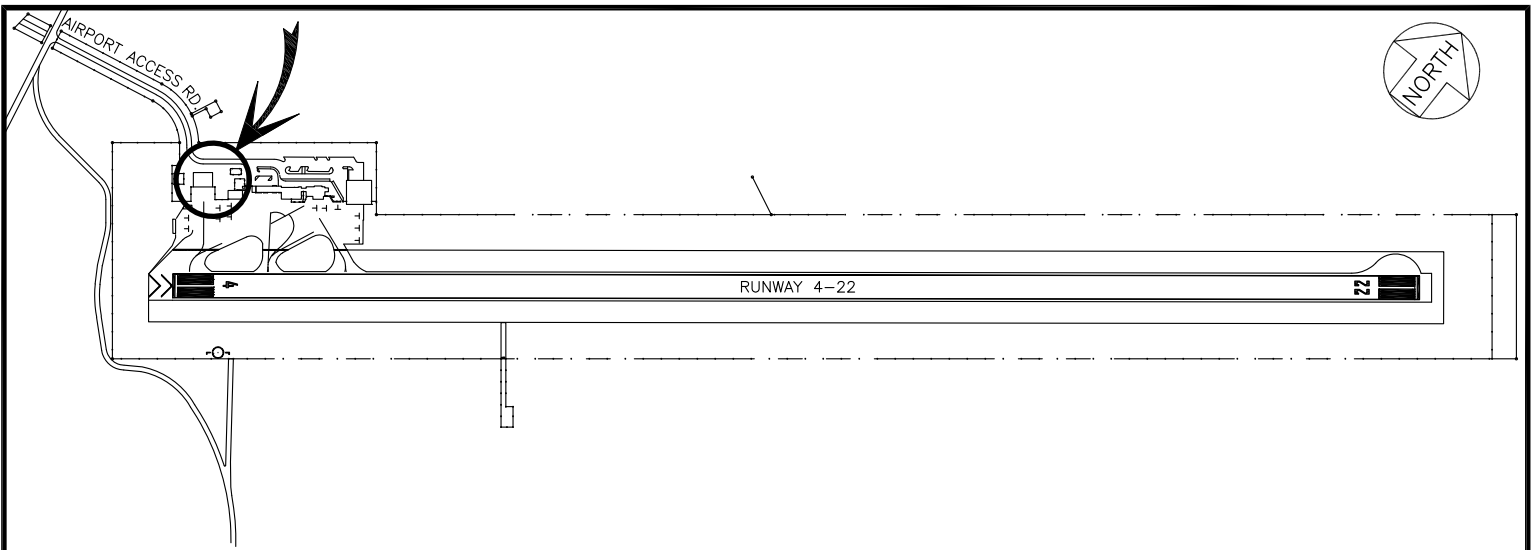
AREA/SPACE	SQ. FT.
001 103A	4,160
001 103B	6,000

BLDG/ROOM	SQ. FT.
106 101	3,766
106 102	258
106 103	94
106 104	8
106 105	229
106 106	367
106 S01	77

DRAFT **DATE : AUGUST 2024** **EXHIBIT: A**

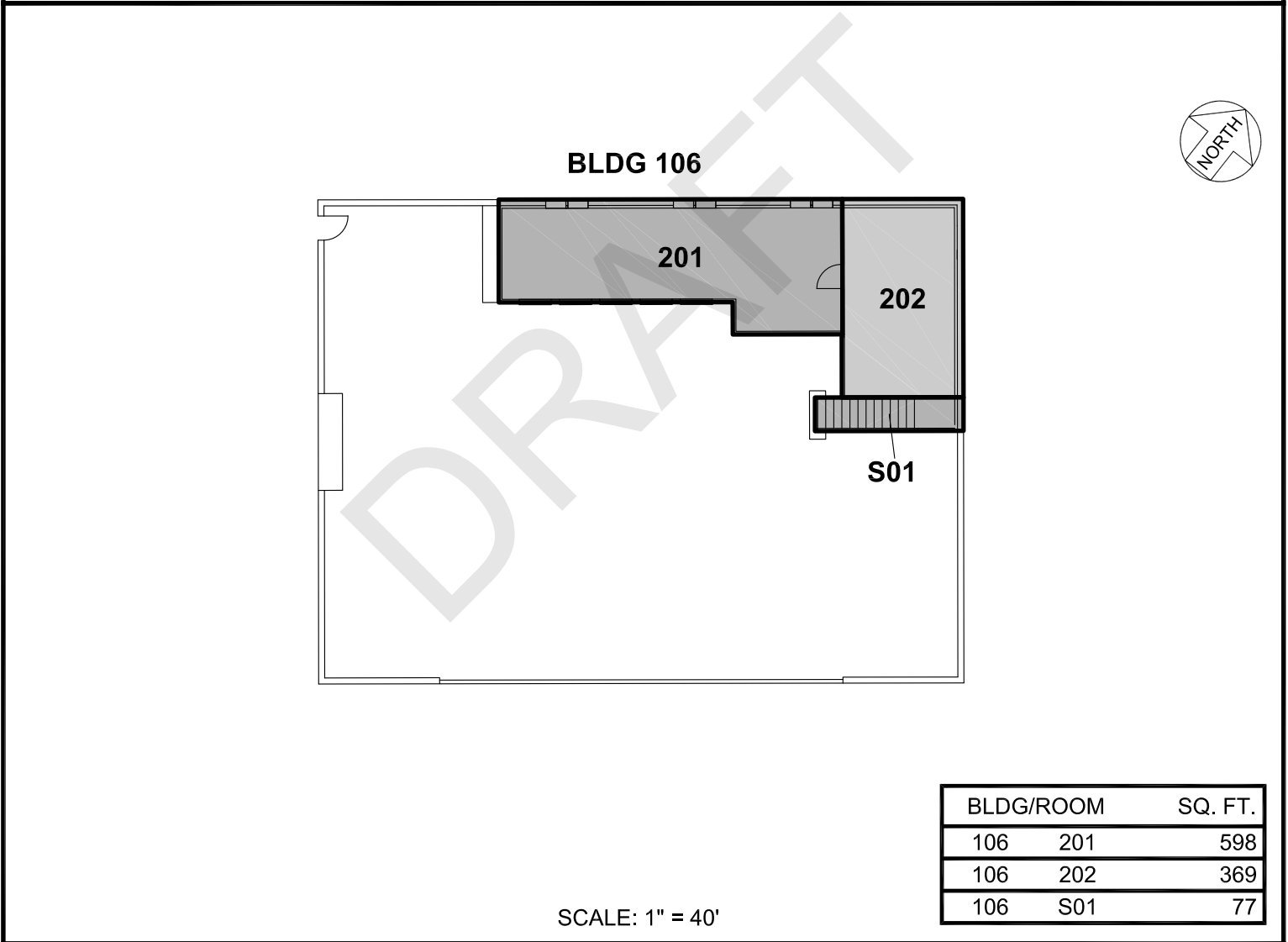
	GUARDIAN FLIGHT LLC	BLDG 106 AIRLINE HANGAR GROUND LEVEL	001103A, 001103B, 106101-106
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LOCATION PLAN

800:1



BLDG/ROOM	SQ. FT.
106 201	598
106 202	369
106 S01	77

SCALE: 1" = 40'

DRAFT	DATE : AUGUST 2024	EXHIBIT: B
 AIRPORTS	GUARDIAN FLIGHT LLC	BLDG 106 AIRLINE HANGAR SECOND LEVEL 106201 106202

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