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GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
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HONOLULU, HAWAII 96819-1880

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IN REPLY REFER TO:

AIR-PM 25.0550

July 24, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, UNPAVED LAND
FOR PARKING OF GROUND SERVICE EQUIPMENT
U.S. AVIATION SERVICES CORP.
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

U.S. Aviation Services Corp. (USAC), whose business address is
1550 South Indiana Avenue, Suite 300, Chicago, Illinois 60605.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

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.

AREA:

Area/Space No. 006-140, containing an area of approximately 1,240 square feet of
improved, unpaved land, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:	Urban & Conservation
County of Hawaii:	Industrial (MG-1a) and Open

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, UNPAVED LAND FOR
PARKING OF GROUND SERVICE EQUIPMENT
U.S. AVIATION SERVICES CORP.

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:

USAC will use the improved, unpaved land for parking of ground service equipment as part of its ground handling operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$206.67 (based on a rate of \$2.00 per square foot per annum for improved, unpaved land, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$620.01, 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 subject land area and use is covered by the Keahole Airport General Aviation and Maintenance Baseyard Facilities Negative Declaration,

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, UNPAVED LAND FOR
PARKING OF GROUND SERVICE EQUIPMENT
U.S. AVIATION SERVICES CORP.

Page 3

published by the Environmental Quality Commission in the December 23, 1980, issue of the EQC Bulletin. Accordingly, all relevant mitigation from the Negative Declaration 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 USAC for improved, unpaved land for parking of ground service equipment as part of its ground handling operation at KOA.

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 USAC, 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

