

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

EDWIN H. SNIFFEN
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IN REPLY REFER TO:

AIR-PM 26.0085

March 12, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, PAVED LAND AND
IMPROVED, UNPAVED LAND FOR PARKING OF DELIVERY VEHICLES
FLYING FOOD GROUP, LLC
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

Flying Food Group, LLC (FFG), whose business address is
74-5596 Pawai Place, Suite 3B, Kailua-Kona, Hawaii 96740.

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.

AREAS:

Area/Space No. 006-142, containing an area of approximately 648 square feet of
improved, unpaved land, and
Area/Space No. 630-197C, containing an area of approximately 1,170 square feet of
improved, paved 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 |

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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:

FFG will use the space for parking of delivery vehicles as part of its in-flight catering operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$442.43 (\$108.00 based on a rate of \$2.00 per square foot per annum for improved, unpaved land, and \$334.43 based on a rate of \$3.43 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).

SECURITY DEPOSIT:

\$1,327.29, 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:

HDOT has determined that the environmental impacts of the subject land area and use are covered by applicable exemptions under HRS Chapter 343 and HAR Chapter 11-200.1.

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The action is exempt from environmental review pursuant to the HDOT Comprehensive Exemption List (February 1, 2022), including Exemption Type 8, Part 1, Item 8 (g,h), and Exemption Type 3, Part 1, Item 22. These actions are de minimis and exempt from the preparation of an exemption notice in accordance with HAR, Section 11-200.1-16(b).

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to FFG for parking of delivery vehicles as part of its in-flight catering 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 FFG, including its conditions and rent, will serve the best interests of the State.

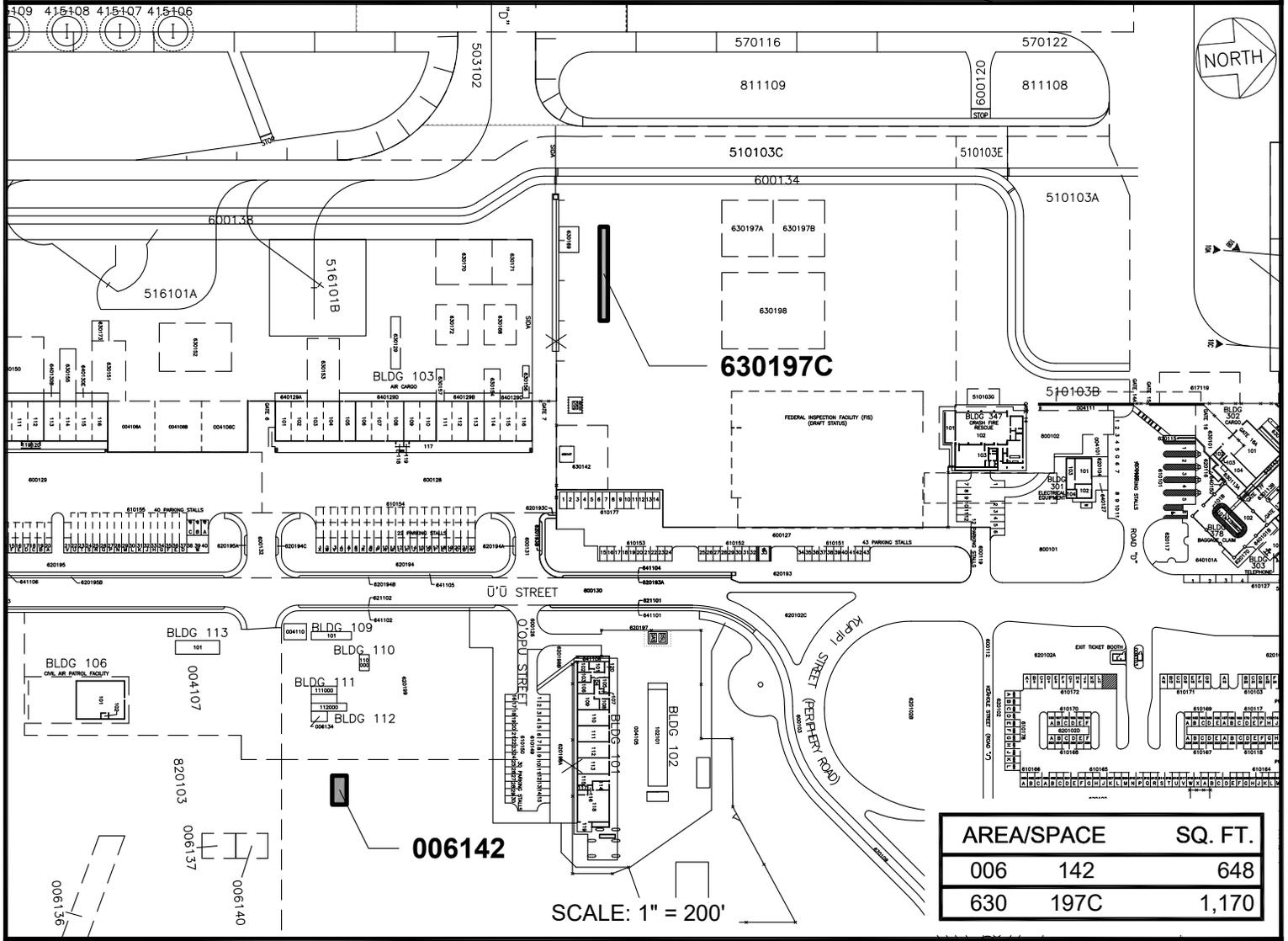
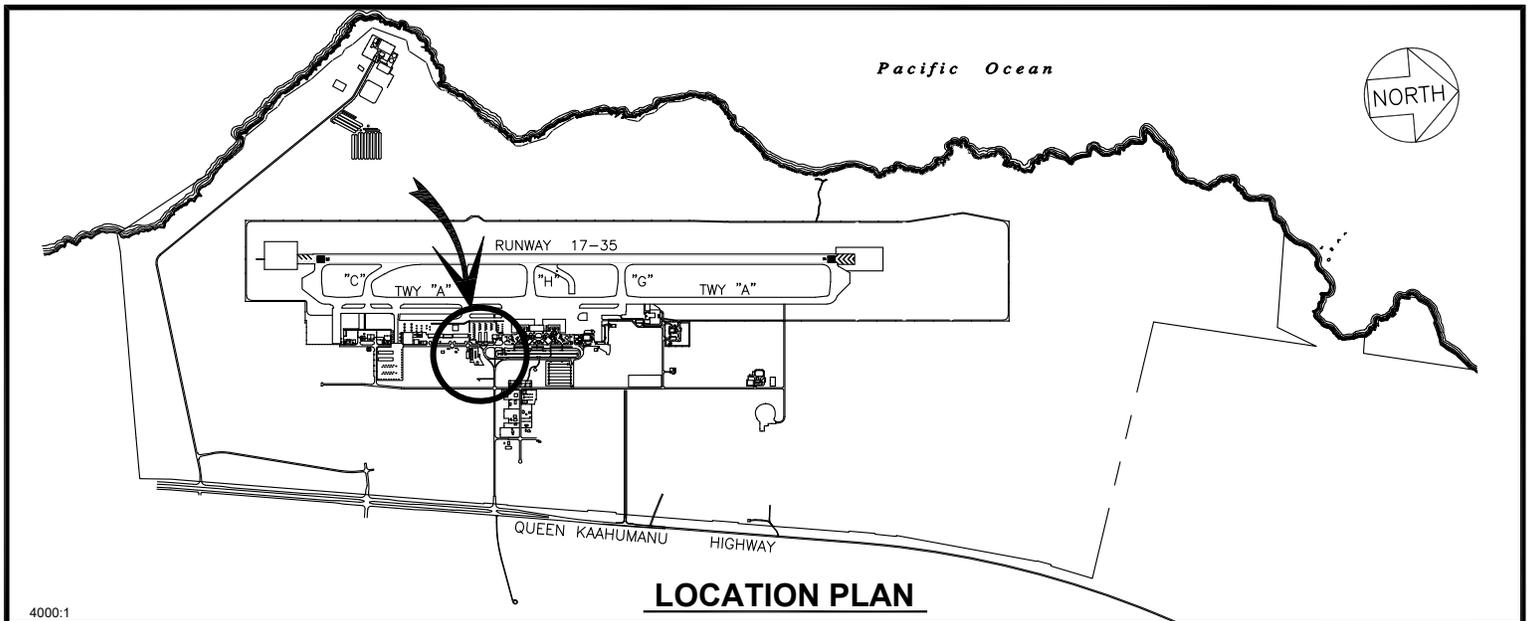
Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



| AREA/SPACE | SQ. FT. |
|------------|---------|
| 006 142 | 648 |
| 630 197C | 1,170 |

| | | |
|----------|------------------------|-------------------|
| RP-9773 | DATE : JANUARY 2026 | EXHIBIT: A |
| AIRPORTS | FLYING FOOD GROUP, LLC | LOTS |
| | | 006142 630197C |

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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