

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

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

IN REPLY REFER TO:

AIR-PM 25.0309

April 24, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A SAIL PLANE HANGAR
FOR STORAGE AND MAINTENANCE OF A PERSONAL AIRCRAFT
GEORGE O. MCPHEETERS
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:001 (PORTION)

OAHU

APPLICANT:

George O. McPheeters, whose mailing address is 1221 Victoria Street #3204,
Honolulu, Hawaii 96814.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

A portion of Kawaihapai Airfield, Waialua, Island of Oahu, State of Hawaii, identified by
Tax Map Key: 1st Division, 6-8-014:001 (portion).

AREA:

Building/Room No. 403-110, containing an area of approximately 1,878 square feet,
as shown and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District: Agriculture
City and County of Honolulu LUO: AG-2

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A SAIL PLANE HANGAR FOR
STORAGE AND MAINTENANCE OF A PERSONAL AIRCRAFT

GEORGE O. MCPHEETERS

Page 2

LAND TITLE STATUS:

Ceded land, which the State of Hawaii is currently leasing the land from the
United States of America.

CHARACTER OF USE:

Sail Plane Hangar for storage and maintenance of a personal aircraft (Burkhart Grob
G103C Twin III Acro, Tail No. N-787SF).

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$432.00, as determined from the State of Hawaii Department of Transportation (HDOT)
Schedule of Rates and Charges, established by appraisal of Airports property statewide.

SECURITY DEPOSIT:

\$1,296.00, or three times the monthly rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the revised and updated Environmental Assessment
for the Dillingham Airfield Master Plan and FAR Part 150 Noise Compatibility Program
project, referenced as State Contract No. 26985, State Project No. AO2011-01. This
Environmental Assessment evaluated the environmental effects of the recommended
Dillingham Airfield Master Plan to meet existing and forecast general aviation demands
and was prepared for the HDOT.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to George O. McPheeters,
for use of a Sail Plane Hangar for the storage and maintenance of a personal aircraft,
situated at Kawaihapai Airfield.

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A SAIL PLANE HANGAR FOR
STORAGE AND MAINTENANCE OF A PERSONAL AIRCRAFT
GEORGE O. MCPHEETERS
Page 3

RECOMMENDATION:

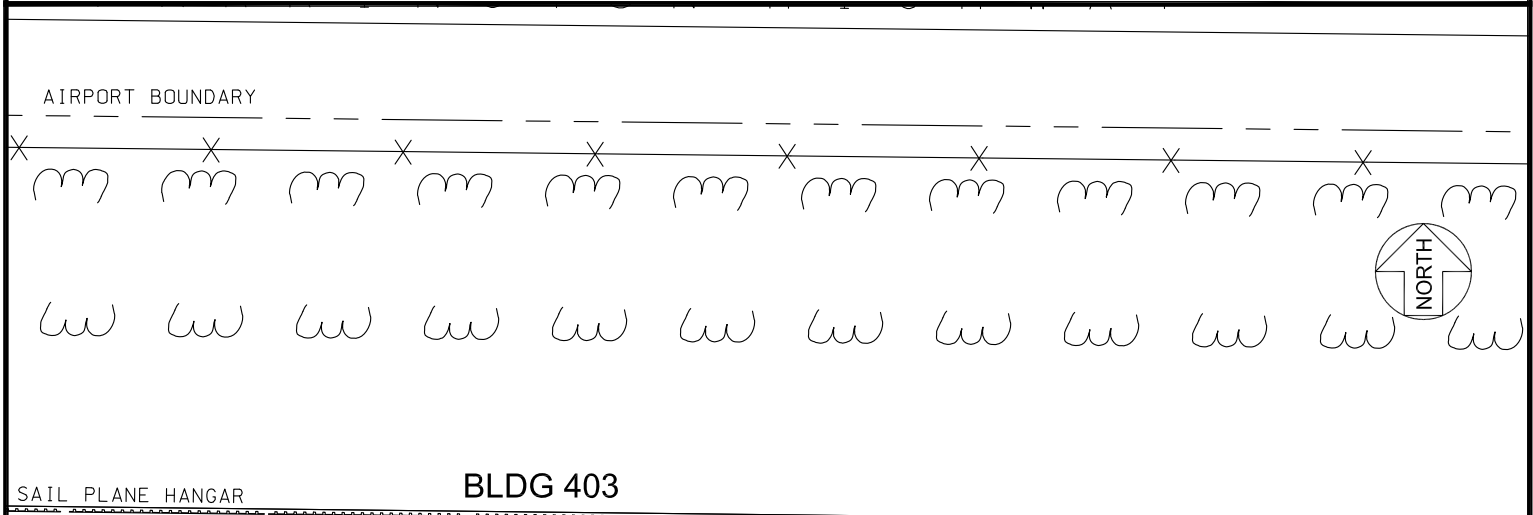
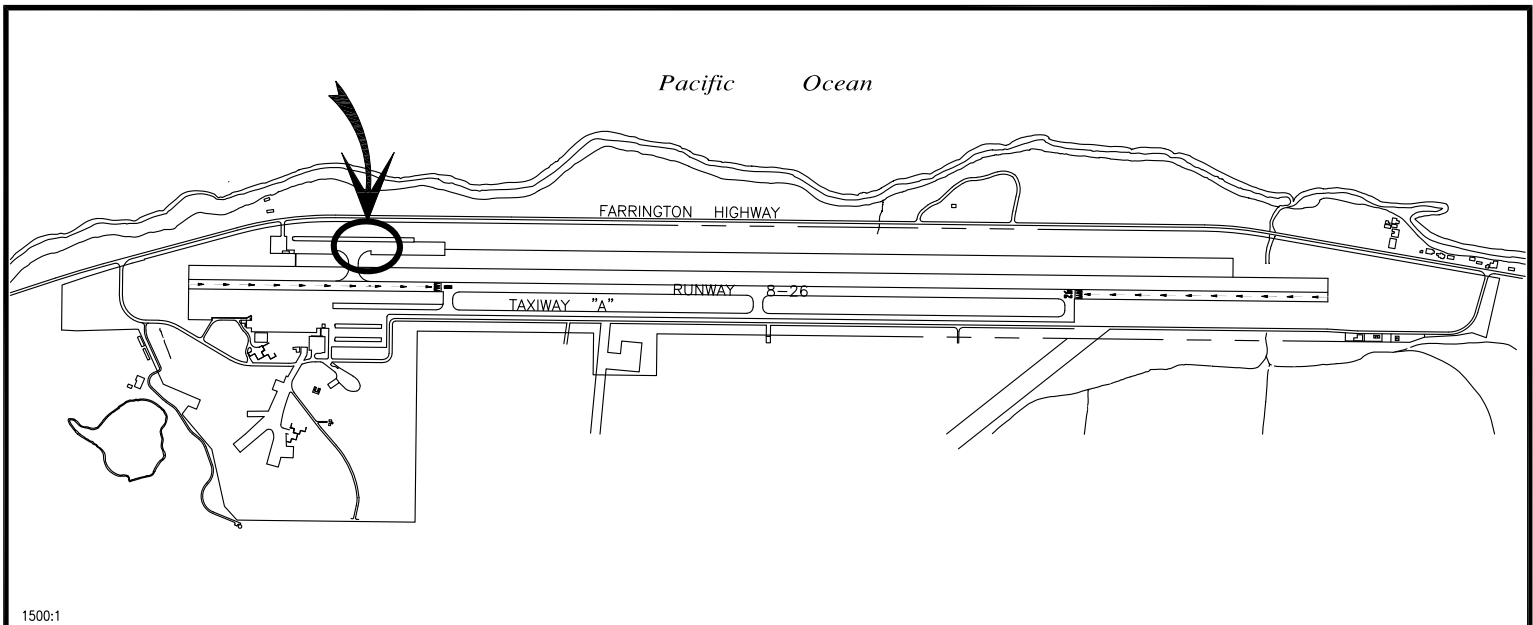
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to George O. McPheeters, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

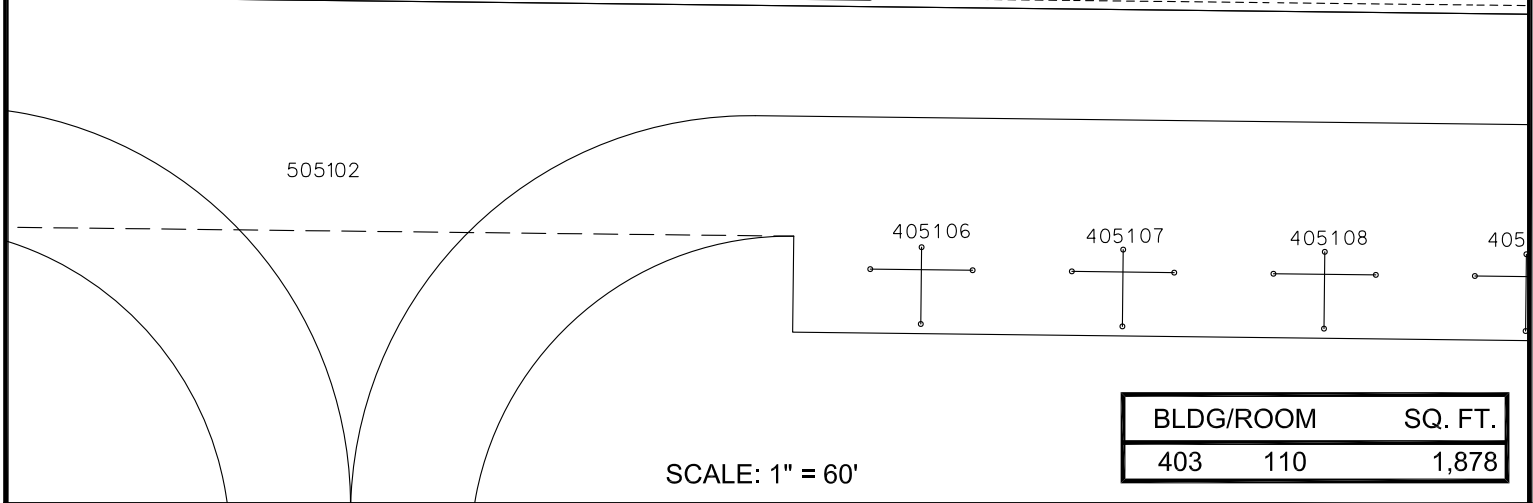


CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



107	108	109	110	111	112	113
-----	-----	-----	-----	-----	-----	-----



RP-9665

DATE : MARCH 2025

EXHIBIT: A



AIRPORTS

GEORGE O. MCPHEETERS

T-HANGAR

403110

DILLINGHAM AIRFIELD

N:\AIRPORTS\HDL_DILLINGHAM\CAD\PM\HDL_403110-01.DWG