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STATE OF HAWAII

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STATE OF HAWAII



FILE COPY

WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

APR - 8 2020

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

TO: 1. Mr. Stewart Matsunaga, Land Development Division-  
Maintained Public Files for Chapter 343 HRS Exemption Determinations  
91-5420 Kapolei Parkway  
Kapolei, HI 96707

2. Office of Environmental Quality Control  
oeqchawaii@doh.hawaii.gov

FROM: Chairman of the Hawaiian Homes Commission

SUBJECT: Exemption Notice for - Subdivision of Lots 7, and 22 within the Greater Pu'ukapu Region  
including Kūhiō Villages and Pu'ukapu Supplemental Agriculture Lots  
(reference-file # PO-20-046)

DATE: March 20, 2020

AGENCY OR APPLICANT ACTION

Check applicable box

- ☒ This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR), (Phase I and II)
- ☒ This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR (Phase III)

EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 3.

As applicable, the exemption for the action described below is also supported by the Exemption List for the Department of Hawaiian Home Lands, reviewed and concurred to by the Environmental Council on June 30, 2015.

- **Exemption List Class # 3** Construction and location of single, new, small facilities or structures and the alteration and modification of the same, including, but not limited to:
  - (a) Single-family residences not in conjunction with the building of two or more units;
  - (d) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements.
- Item #1 Construction of new structures on DHHL lands to include leased lands) of any of the following:

- (a) Single-family residences not in conjunction with the building of two or more units;
  - (d) Water, sewage, electrical, gas, telephone and other essential public utility services extensions to serve such types of structures or facilities, including domestic water source development for homesteading purposes, with required permits
  - (e) Accessory or appurtenant structures including domestic water source development for homesteading purposes, collection, distribution and storage systems; small structures needed to house utilities, garages, carports, patios, swimming pools, driveways, swales, and individual and cluster unit mailboxes
- **Exemption Class #4:** Minor alteration in the conditions of land, water, or vegetation.
  - Item #4 Minor vegetation clearing and management, including mowing, pruning, and trimming. Work under this exemption shall be performed by the Department or its contractor. Work shall involve cutting and removal of brush, grass, and small trees or bushes. Vegetation shall be hauled by truck to an approved sanitary landfill site, or allowed to remain onsite where feasible for use as compost or mulch
  - Item #6 Minor grading and grubbing of lands not requiring a grading permit
- **Exemption Class #5:** Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.
  - Item #1 Surveys, research, and investigations into all aspects of water use, quantity, and quality
  - Item #5 Drainage studies
  - Item #6 Flood control studies
  - Item #10 Archaeological surveys, including clearing of vegetation in direct association with site evaluation and mapping
  - *Item #13* Foundation surveys and subsurface investigations (borings) provided cultural remains are not disturbed
  - Item #17 Hazardous materials surveys
  - *Item #18* Data collection in accordance with NPDES requirements
  - Item #19 Topographic, metes and bounds, sounding, wave, littoral transport and location surveys
  - Item #20 Ground cover survey inspection of property for appraisal
- **Exemption Class #8:** Demolition of structures, except those structures located on any historic site as designated in the national register or Hawaii register as provided for in the Historic Preservation Act of 1966, Public Law 89-665, 16 U.S.C. §470, as amended, or chapter 6E, HRS.

Demolition and removal of structures on Hawaiian Home Lands, except in cases where the structures to be demolished contain known hazardous substances such as asbestos and lead based paint, including but not limited to:

- *Item #4* Demolition and removal of utilities and utility structures or portions thereof

## DESCRIPTION OF ACTION

Proposing Agency or Applicant: DHHL Land Development Division

Project Name & Address/Location: Subdivision of Lots 7, and 22 within the Greater Pu‘ukapu Region including Kūhiō Villages and Pu‘ukapu Supplemental Agriculture Lots

Anticipated Start Date: March 2020

Anticipated End Date: For Phase I (as described in Narrative) December 2020

For Phase II (as described in Narrative) December 2021

For Phase III (as described in Narrative) December 2028

Island and District: Hawai‘i

South Kohala

Tax Map Key(s) and other geolocation means:

Tax Map Key or location	Address
(3) 6-4-007:007	64-1060 Kamanawa Road
(3) 6-4-038:008	64-744 Poliahu Alanui
(3) 6-4-038:013(por)	Poliahu Alanui (por)
(3) 6-4-007:086(por)	Kamanawa Road (por)

All Necessary Permits and Approvals:

National Pollutant Discharge Elimination System (NPDES)

State of Hawai‘i, Department of Health approval for work within Former Waikoloa Maneuver Area Boundary based on recommendation in the approved Areawide Environmental Hazardous Management Plan (DOH AEHMP)

Hawai‘i County Building Permits

Hawai‘i County Plumbing Permits

Hawai‘i County Electrical Permits

Hawai‘i County Department of Water Supply Approval

State Historic Preservation approval for ground disturbing activities

## NARRATIVE

The project will provide DHHL with two additional lots that can be utilized to further its mission of elevating the lāhui through homestead opportunities. Attendees that participated in the development of the 2012 Waimea Nui Regional Plan identified, “vacant and returned lots should be re-awarded” and “The moratorium on releasing new agriculture lots should be lifted.” as regional opportunities. This project will

be conducted in three phases. Phase I and II will be conducted by DHHL and their contractors. Phase III will be conducted by the lessees and their contractors.

### **Phase I**

DHHL will be conducting various studies in support of the preparation of the subdivision of Lot 7 within Kūhiō Village.

1. Surveying
2. Civil design work as needed
3. Installation of double water service lateral for connection to existing County water system
4. Disconnection existing single water service lateral from the water main and removal of associated piping and ancillary equipment.
5. Installation of Fire hydrant and ancillary equipment
6. Conduct unexploded ordinance construction support for all areas that could be excavated or graded 12" below ground surface (bgs) or more as part of the installation/removal of water laterals and fire hydrant.

Once DHHL-LDD has completed the actions described above for lot 7, DHHL-awards branch will move to award the newly subdivided lot to an applicant on the Hawai'i island residential homestead list based on the established award protocol. DHHL will provide approval for existing lessee associated with the other newly subdivided lot and new awardee to begin phase III as described below.

Completion of Phase I will not change current infrastructure demands.

### **Phase II**

DHHL will be conducting various studies in support of the preparation of the subdivision of Lot 22 within Pu'ukapu Supplemental Agriculture Lots.

1. Surveying
2. Civil design work as needed
3. Installation of up to two service laterals for connection to existing County water system
4. Disconnection of existing water service lateral from the water main and removal of associated piping and ancillary equipment if required by DWS.
5. Installation of Fire hydrant and ancillary equipment (if required by DWS)
6. Conduct unexploded ordinance construction support for all areas that could be excavated or graded 12" below ground surface (bgs) or more as part of the installation/removal of water laterals and fire hydrant.

Once DHHL-LDD has completed the actions described above for lot 22, DHHL-awards branch will move to award the newly subdivided lot to an applicant on the Hawai'i island residential homestead list based on the established award protocol. DHHL will provide approval for existing lessee associated with the other newly subdivided lot and new awardee to begin phase III as described below.

Completion of Phase II will not change current infrastructure demand

### **Phase III**

The lessees (and/or their contractors) will complete the following actions

1. Conduct required studies and surveys as required by US. Army Corp of Engineers, State Department of Health, State Historic Preservation Division, and County of Hawai'i
2. Prepare lot for infrastructure improvements including
  - a. Decommission and remove existing cesspool if located within lot



- b. Installation of septic system
  - c. Installation of utilities the lessee deems necessary for his/her homestead. This is variable based on the lessee's individual requirements regarding on or off-grid electricity and his/her preferred communication connections.
3. Install utilities and septic system.
4. Construct residential structure and appurtenant facilities.
5. Conduct unexploded ordinance construction support for all areas that could be excavated or graded 12" below ground surface (bgs) or more as part of the lot infrastructure improvements and residential construction.

Completion of Phase III will change the demand on existing infrastructure by increasing the total number of residences in the greater Pu'ukapu region by two. This will increase water use in the area. It may also increase electrical use should the lessees choose to connect to the existing grid. However, these lots are within existing neighborhoods, and are consistent with the County's current zoning of R-10 (for lot 7) and A-40 (for lot 22). Each newly subdivided lot is will continue to be consistent the residential and agriculture uses identified by the County.

## RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment.

The project is being proposed to subdivide two existing lots. The existing residential lot within Kūhiō Village is 44,301 square foot lot and designated by County of Hawaii as zone R-10. The subdivision of this lot will create two lots of approximately 20,000 square feet each. It will not require a zoning declaration to retain consistency with the R-10 zoning. The existing supplemental agriculture lot is 100 acres and designated by the County of Hawaii as zone A-40. The subdivision of this lot will create one lot of approximately 40 acres and a second lot of approximately 60 acres. It will not require a zoning declaration to retain consistency with the A-40 zoning.

DHHL's 2002 *Hawai'i Island Plan* (HIP) describes the greater Pu'ukapu region as mostly flat with gentle rolling hills. Given its elevation, the area is cool with temperatures ranging between 55°F and 80°F. The area receives between 20 and 50 inches of rainfall annually. The HIP further states, "soils are very fine sandy loam, rate good for raising crops."

The Kamanawa Street and Poliahu Alanui are owned by DHHL. Coordination with the County police for road closures is recommended during infrastructure connections.

## ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social	<input type="checkbox"/>
<input checked="" type="checkbox"/> Economic	<input type="checkbox"/>

<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Cultural Resources and Practices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Visual/Aesthetic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Environmental Justice	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rare, Threatened, and/or Endangered Species	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surface and Ground Water Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wetlands	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floodplains	<input type="checkbox"/>
<input checked="" type="checkbox"/> Riparian/Coastal Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Other	<input type="checkbox"/>

Comments/summary of impact analysis:

The proposed project will not have significant negative impact on the above criteria.

#### **MITIGATION**

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion

DHHL, the lessee, and their respective contractors shall comply with all County, State, and Federal permit and approval requirements.

DHHL, the lessee, and their respective contractors shall obtain approval from State Historic Preservation Division Prior to conducting ground disturbing activities.

DHHL, the lessee, and their respective contractors shall comply with requirements relating to unexploded ordinance (UXO) construction support or provide documentation indicating compliance with the Department of Health requirements.

In the event that a UXO are encountered during the Contractor's construction operations, cease all work immediately in the vicinity of the site and flag and cordon off the area from public and worker access until the ordinance is mitigated by the UXOCST.

If an anomaly is detected, the UXO Contractor shall mark the location and instruct the property owner and workers not to dig in that location. The property owner and construction contractor(s) shall perform construction activities only in areas that have been cleared by the UXO Contractor. This may require revisions to the construction plans.

If the construction plans cannot be altered to avoid the anomaly and the UXO Contractor determines the anomaly may be a UXO, the property owner or the contractor shall call 911 to report the suspected UXO and complete required documentation. The DoD Explosives Ordnance Disposal (EOD) specialists who respond to the report will assess and dispose of the anomaly. Under no circumstances, shall the privately hired UXO Contractor attempt to remove or otherwise dispose of any UXO.

All soil excavated from the site shall be managed in accordance with recommendations detailed in the Soil Management Plan as described in the approved DOH AEHMP.

The project will generate short-term construction related fugitive dust and noise impacts during construction. Best management practices need to be employed to reduce dust emissions. DHHL, the lessee and their respective contractors shall comply with HAR §11-46 relating to community noise control.

All activities should include erosion control and other best management practices to reduce/eliminate pollution generating activities from impacting the project site and the surrounding areas.

Once disturbing activities commence, if any human remains or funerary material are discovered, all activity in the immediate area must stop. The State Historic Preservation Division (SHPD) and County Police shall be called. Work in the area may resume only after SHPD and County Police authorize activity in the area.

The project site is located within the Former Waikoloa Maneuver Area. Clearance and 100% removal of UXO cannot be guaranteed. DHHL, the lessees, and any who access the area should practice recommended safety measures described as the three Rs, Recognize, Retreat, Report. 1) Recognize when you may have encountered a munition and that munitions are dangerous. 2) Retreat. Do no approach, touch, move or disturb it, but carefully leave the area. 3) Report. Call 911 and advise the police of what you saw and where you saw it. A detailed description of this practice is available at 3Rs.mil.

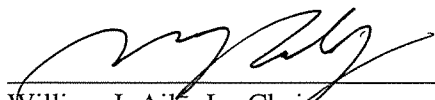
## **CONSULTATION**

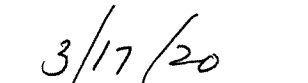
The following parties have been consulted about this declaration exemption: none. Material provided via official Federal State, and Counties sources were consulted to conduct environmental analysis between March 2, 2020 and March 18, 2020. These sources included:

- U.S.- Census Bureau, Department of Agriculture (USDA), USDA Natural Resources Conservation Services, Federal Environmental Management Agency, Fish and Wildlife, Army Corp of Engineers
- Hawai'i- Statewide GIS program, Department of Agriculture, Department of Land and Natural Resources, Department of Health
- County of Hawai'i

## **EXEMPT DECLARATION**

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

  
\_\_\_\_\_  
William J. Aila, Jr., Chairman  
Hawaiian Homes Commission

  
\_\_\_\_\_  
Date

- ☒ This document is on file in our office and is available for public review.
- ☒ This document has been submitted to the Office of Environmental Quality Control for publication in *The Environmental Notice*.



### Parcel Information

Parcel Number 640070070000  
 Location Address 64-1060 KAMANAWA STREET  
 Project Name KUHIO VILLAGE  
 Property Class RESIDENTIAL  
 Neighborhood Code 6426-5  
 Legal Information LOT 7 44301 SF  
 Land Area (acres) 1.0170  
 Land Area (approximate sq ft) 44,301

[View Map](#)

[Plat \(TMK\) Maps](#)

### Owner Information

Owner Names  
 HAWAIIAN HOME LANDS Fee Owner

Mailing Address  
[HAWAIIAN HOME LANDS](#)

### Assessment Information

[Show Historical Assessments](#)

Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land Value	Market Building Value	Assessed Building Value	Total Market Value	Total Assessed Value	Total Exemption Value	Total Taxable Value
2020	RESIDENTIAL	\$321,800	\$0	\$321,800	\$93,100	\$93,100	\$414,900	\$414,900	\$0	\$414,900

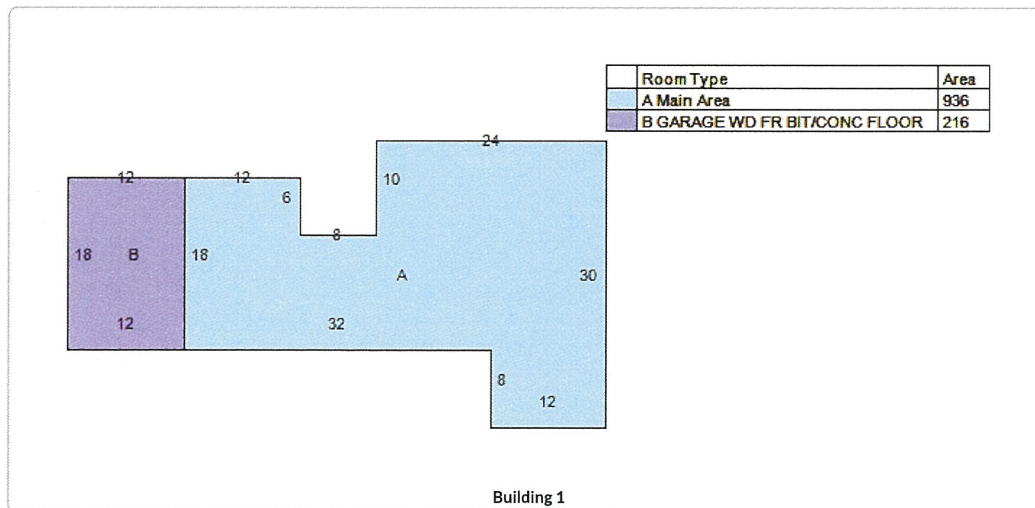
### Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	44,301	1.017	

### Residential Improvement Information

Building Number	1	Bedrooms	2
Year Built	1950	Framing	Frame
Eff Year Built	1950	Exterior Wall	WOOD/SINGLE WALL
Square Feet	1,008	Roof Material	CORRUGATED IRON
Total Room Count	4	Heating/AC	
Full Baths	1	Fireplace	0
Half Baths	0	Grade	3-

### Sketches



### Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert # Book/Page	Conveyance Tax	Document Type
08/26/2010	\$0		OTHER	Route Slip					Route Slip
09/25/2000	\$0	0000000000							

## Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2010	\$581.49	(\$581.49)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$477.83	(\$477.83)	(\$21.21)	(\$14.00)	\$0.00	\$0.00
2008	\$489.19	(\$489.19)	(\$24.46)	\$0.00	\$0.00	\$0.00
2007	\$345.06	(\$345.06)	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$322.38	(\$322.38)	(\$32.24)	(\$15.16)	\$0.00	\$0.00
2005	\$337.61	(\$337.61)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$311.22	(\$311.22)	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$291.20	(\$291.20)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$273.00	(\$273.00)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$249.05	(\$249.05)	(\$24.90)	(\$10.96)	\$0.00	\$0.00
2000	\$237.15	(\$237.15)	(\$11.86)	(\$2.61)	\$0.00	\$0.00

## Map



## Recent Sales in Area

From:

03/16/2017

To:

03/16/2020

Sales by Neighborhood

Sales by Distance

1500

Feet ▼

No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Commercial Improvement Information, Other Building and Yard Improvements, Permit Information, Bldg Division Permit and Inspections Information, Current Tax Bill Information.

The County of Hawaii Real Property Tax Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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### Parcel Information

Parcel Number 640380080000  
 Location Address 64-744 POLIAHU ALANUI  
 Project Name  
 Property Class AGRICULTURAL  
 Neighborhood Code B6000-5  
 Legal Information FROM: 6404-31 100.000 AC NEW PARCEL  
 Land Area (acres) 100.0000  
 Land Area (approximate sq ft) 4,356,000

[View Map](#)

[Plat \(TMK\) Maps](#)

### Owner Information

Owner Names  
 HAWAIIAN HOME LANDS Fee Owner

Mailing Address  
[HAWAIIAN HOME LANDS](#)

### Assessment Information

[Show Historical Assessments](#)

Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land Value	Market Building Value	Assessed Building Value	Total Market Value	Total Assessed Value	Total Exemption Value	Total Taxable Value
2020	AGRICULTURAL	\$681,300	\$0	\$681,300	\$370,500	\$370,500	\$1,051,800	\$1,051,800	\$1,051,800	\$0

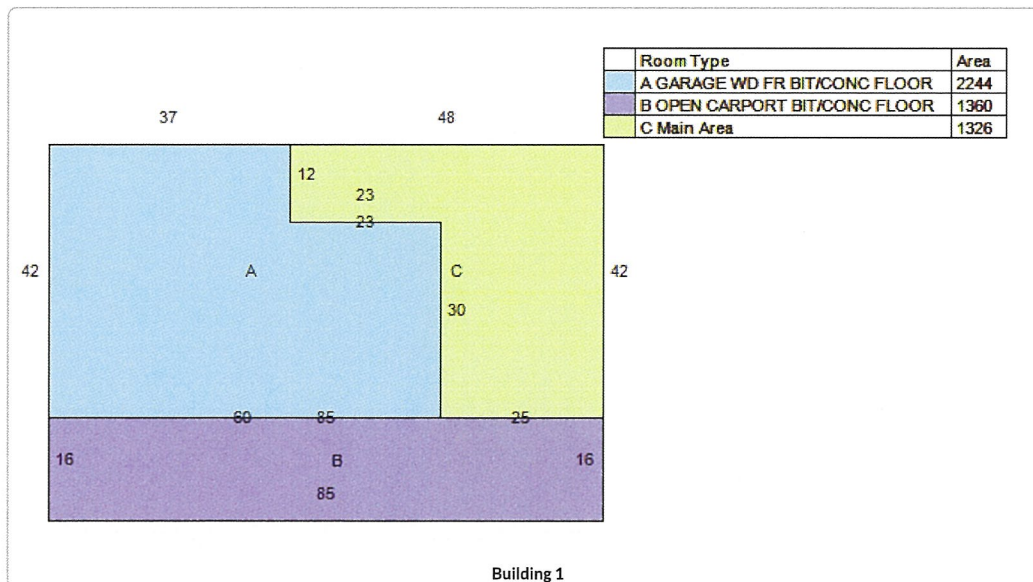
### Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	4,356,000	100	

### Residential Improvement Information

Building Number	1	Bedrooms	2
Year Built	2012	Framing	Frame
Eff Year Built	2012	Exterior Wall	STEEL
Square Feet	1,326	Roof Material	CORRUGATED IRON
Total Room Count	3	Heating/AC	
Full Baths	2	Fireplace	0
Half Baths	0	Grade	4

### Sketches





## Permit Information

Date	Permit Number	Reason	Permit Amount
6/16/2016	BH2016-00774	Solar Hot Water	\$3,500
6/16/2016	BH2016-00773	Photovoltaic	\$33,000
2/8/2016	BK2016-00215	Addition	\$58,235
11/21/2012	BH2012-01486	Alteration	\$100,000
7/21/1995	951132	Barn	\$6,000

## Bldg Division Permit and Inspections Information

Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status	Permit Status
6/16/2016	Building	<a href="#">BH2016-00773</a>	Alteration,Electrical,Photovoltaic	INSTALLATION OF 28-PANELS ROOF-MOUNTED PHOTOVOLTAIC SYSTEM TO EXISTING DWELLING, 7.42 DC KW revised plans to relocate panels	\$33,000	7/12/2016	COMPLETED	Complete
6/16/2016	Plumbing	<a href="#">MH2016-00422</a>	Alteration,Solar	INSTALLATION OF SOLAR PANELS ON ROOF OF EXISTING DWELLING.	\$4,000	6/29/2016	COMPLETED	Complete
6/16/2016	Electrical	<a href="#">EH2016-00933</a>	Alteration,Solar Water Heater	INSTALLATION OF SOLAR PANELS ON ROOF OF EXISTING DWELLING.	\$300	7/12/2016	COMPLETED	Complete
6/16/2016	Electrical	<a href="#">EH2016-00932</a>	Alteration	INSTALLATION OF 28-PANELS ROOF-MOUNTED PHOTOVOLTAIC SYSTEM TO EXISTING DWELLING, 7.42 DC KW	\$33,000	7/12/2016	COMPLETED	Complete
6/16/2016	Building	<a href="#">BH2016-00774</a>	Alteration,Electrical,Plumbing	INSTALLATION OF SOLAR PANELS ON ROOF OF EXISTING DWELLING.	\$3,500	7/18/2016	COMPLETED	Complete
2/8/2016	Building	<a href="#">BK2016-00215</a>	Addition,Alteration	ADDITION TO EXISTING DWELLING: CARPORT. NO PLUMBING NO ELECTRICAL.	\$58,235	2/25/2016	COMPLETED	Complete
10/28/2013	Electrical	<a href="#">EK2013-02148</a>	Supplemental	supplement to EK2013-00204. ALTERATION TO CHANGE GREENHOUSE (B2012-0193H) TO 2 BEDROOMS, 2 FULL BATH DWELLING.with approved solar variance to include a on demand water heater device and a gas stove. Interior living area 1304, Accessory area 2224 per plan	\$11,000			Issued
6/24/2013	Plumbing	<a href="#">MK2013-00372</a>	New	ALTERATION TO CHANGE GREENHOUSE (B2012-0193H) TO 2 BEDROOMS, 2 FULL BATH DWELLING.with approved solar variance to include a on demand water heater device and a gas stove. Interior living area 1304, Accessory area 2224 per plan reviewer.	\$6,000	6/19/2014	COMPLETED	Complete
2/4/2013	Electrical	<a href="#">EK2013-00204</a>	New	ALTERATION TO CHANGE GREENHOUSE (B2012-0193H) TO 2 BEDROOMS, 2 FULL BATH DWELLING.with approved solar variance to include a on demand water heater device and a gas stove. Interior living area 1304, Accessory area 2224 per plan reviewer.	\$7,000	1/28/2014	COMPLETED	Complete
11/21/2012	Building	<a href="#">BH2012-01486</a>	Alteration,Electrical,Plumbing	ALTERATION TO CHANGE GREENHOUSE (B2012-0193H) TO 2 BEDROOMS, 2 FULL BATH DWELLING.with approved solar variance to include a on demand water heater device and a gas stove. Interior living area 1304, Accessory area 2224 per plan reviewer.	\$100,000	7/1/2014	COMPLETED	Complete

As a courtesy to the public, we provide building permit data as supplied by the Department of Public Works. As such, no warranties, expressed or implied, are provided for the data herein, its use or its interpretation, and accuracy.

## Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
10/28/2009	\$0		OTHER	Mapping Change						Mapping Change



Map



Recent Sales in Area

From:

03/17/2017

To:

03/17/2020

Sales by Neighborhood

Sales by Distance

1500

Feet



No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Commercial Improvement Information, Other Building and Yard Improvements, Current Tax Bill Information, Historical Tax Information.

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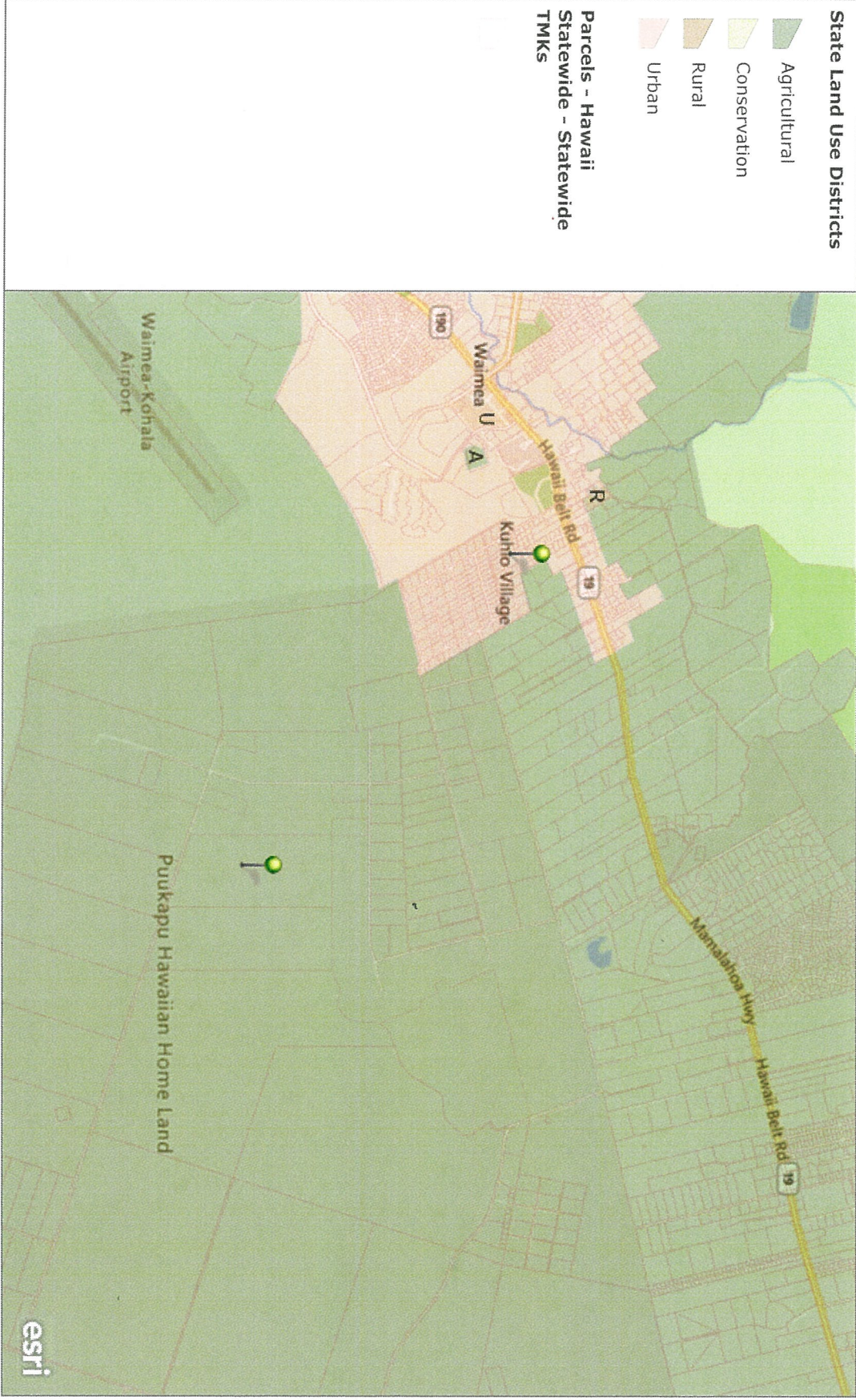
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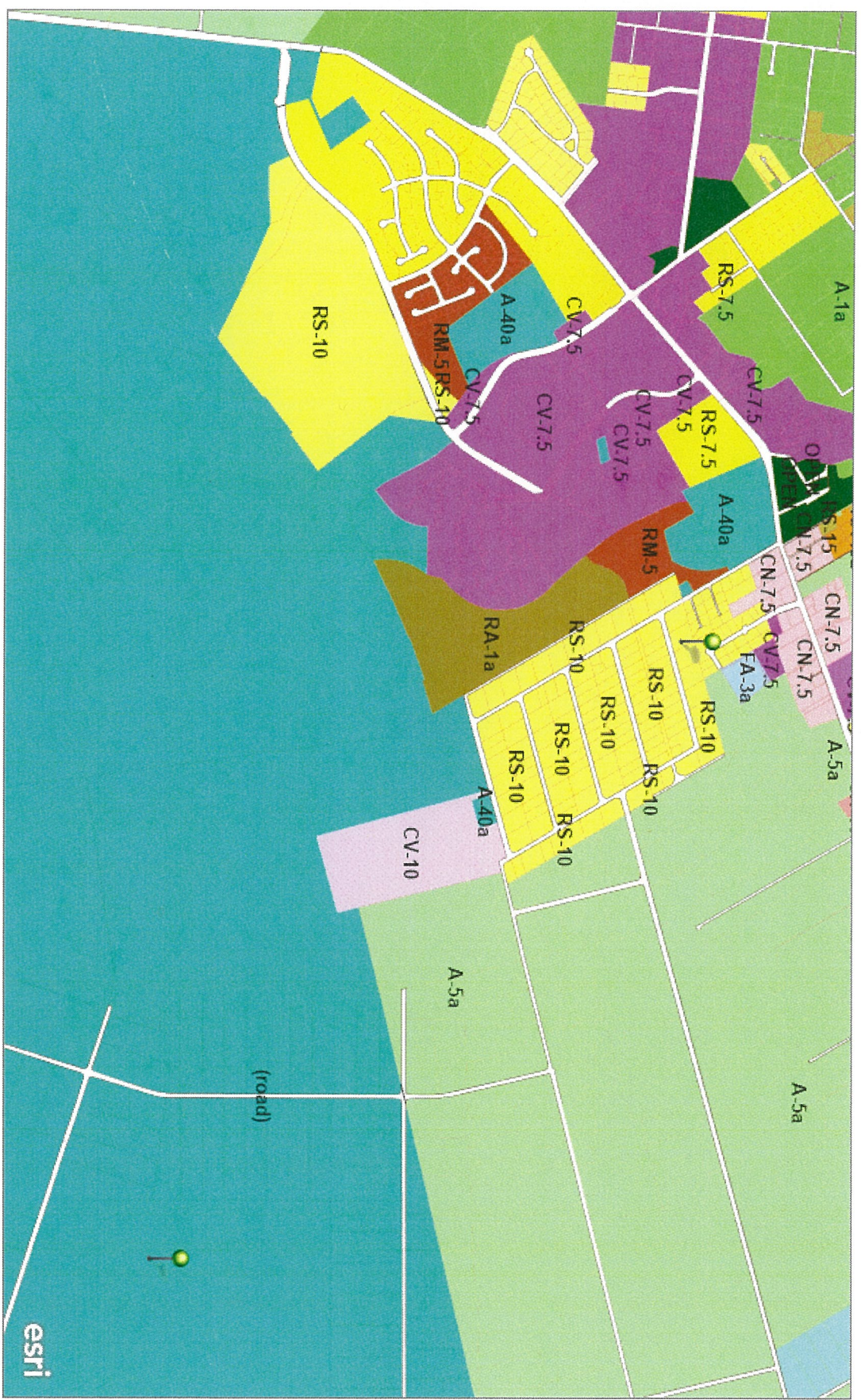
# Land Uses



© 2020 Microsoft Corporation, © 2020 HERE | U.S. Census Bureau; Hawaii Statewide GIS Program | City and County of Honolulu Land Information System (HOLIS); Hawaii Statewide GIS Program | City and County of Honolulu; Hawaii Statewide GIS Program | County of Hawaii; Hawaii Statewide GIS Program | Federal Emergency Management Agency (FEMA); Hawaii Statewide GIS Program | United States Fish and Wildlife Service | County of Hawaii; City and County of Honolulu; County of Kauai; County of Maui; Hawaii Statewide GIS Program. | Hawaii State Land Use Commission; Hawaii Statewide GIS Program



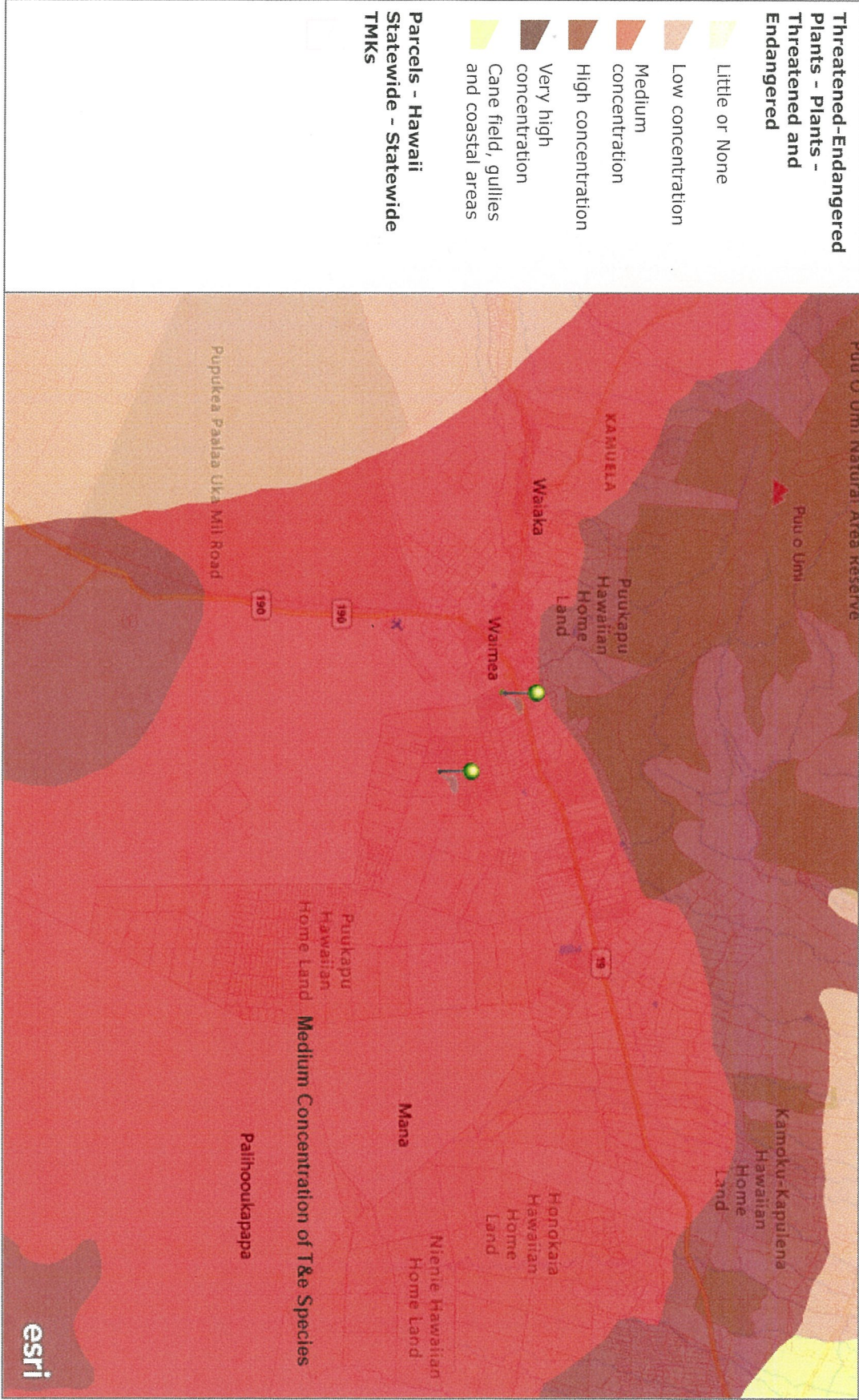
Land Uses



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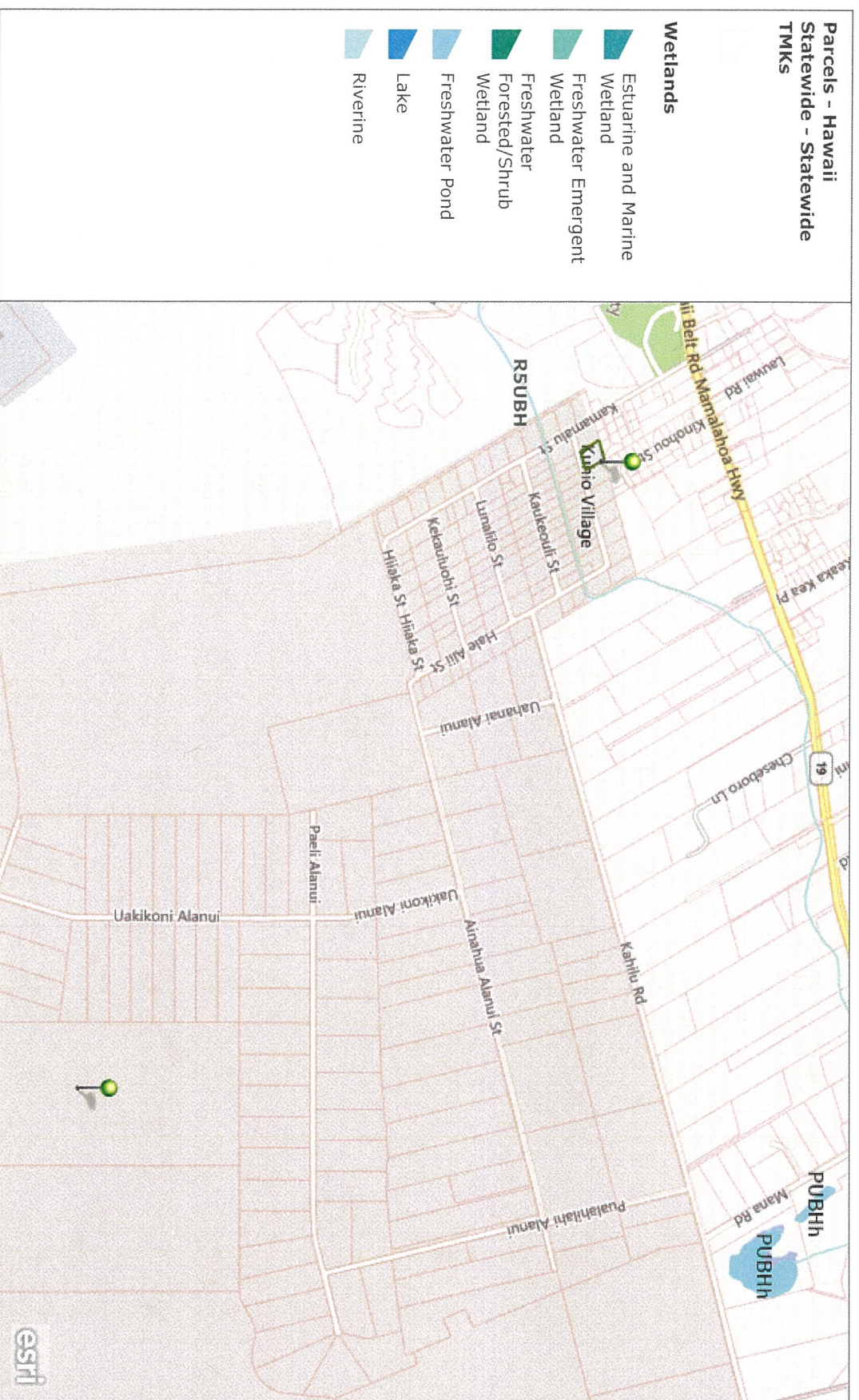
DHHL Impacts Based T&E, Critical Habitats



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## Wetlands



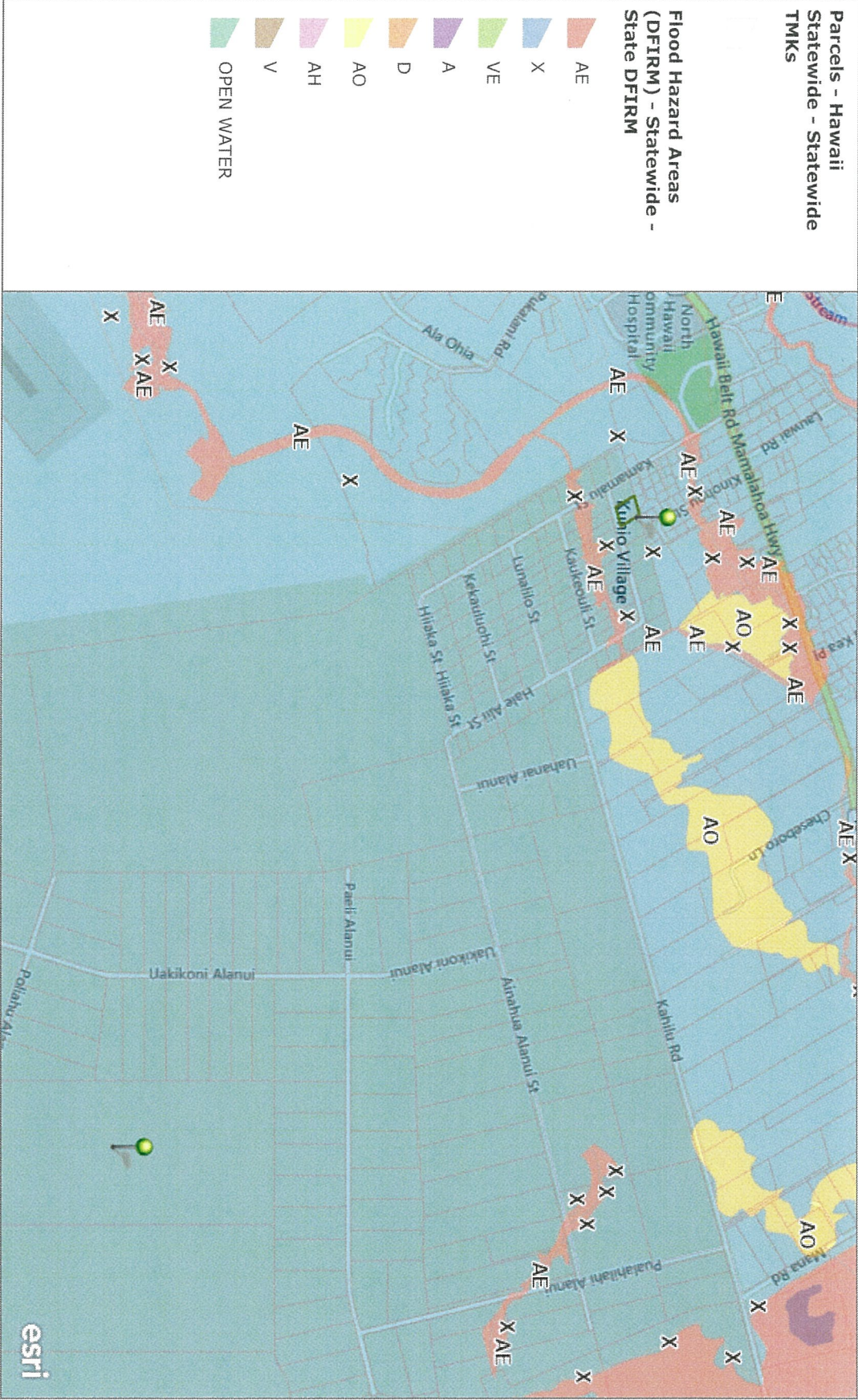
**R5UBH**-Unknown Perennial Riverine system with unconsolidated bottom

# PUBh - Permanently Flooded Palustrine System with unconsolidated bottom created or modified by a man-made barrier

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Flood Hazard



**Zone X** -areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood

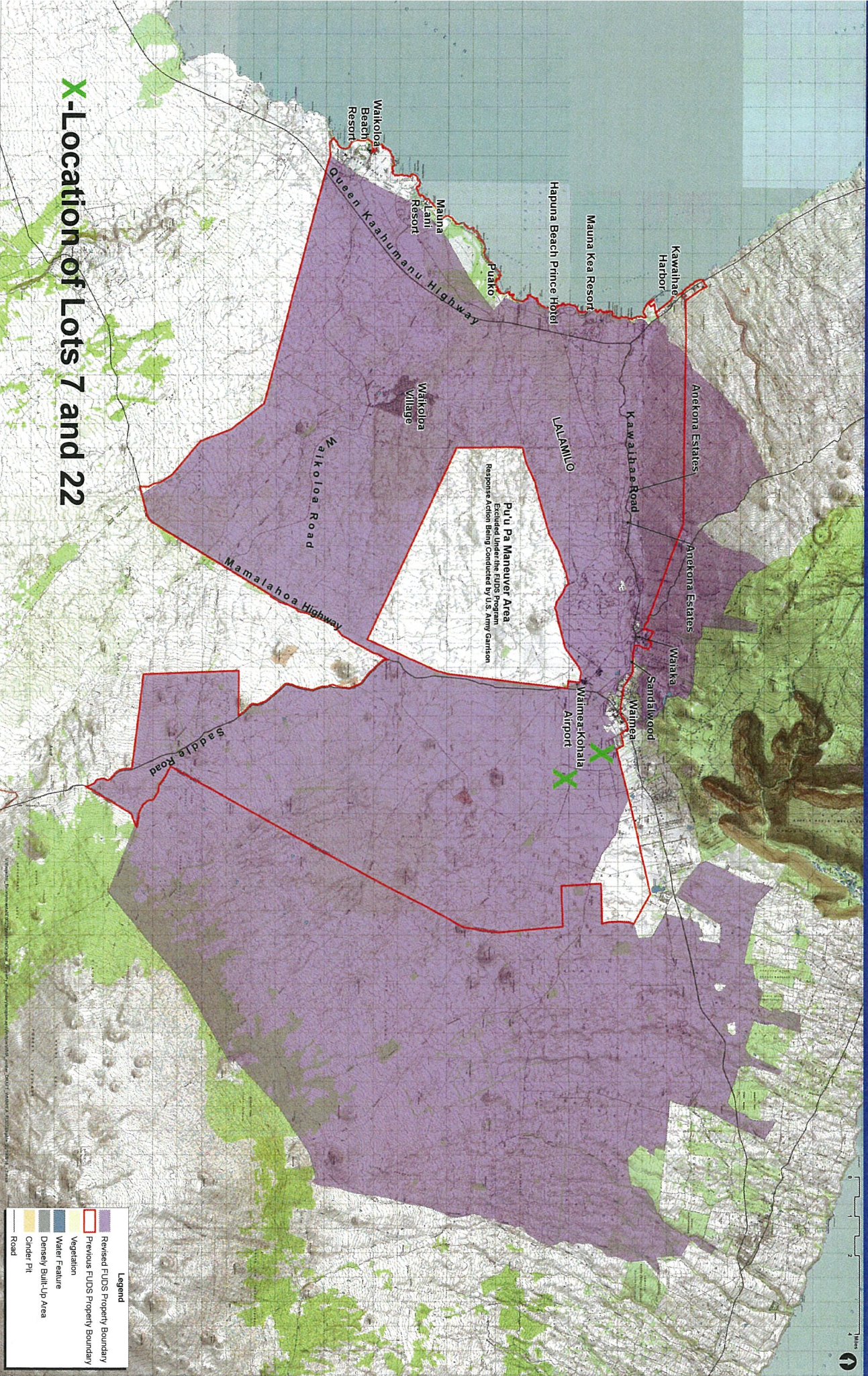
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Recognize when you may have encountered a munition.  
Do not touch, move or disturb it, but carefully leave the area you entered.  
Call 911 immediately notify law enforcement of what you saw and where it was.

# Former Waikoloa Maneuver Area

Formerly Used Defense Site (FUDS)



**X-Location of Lots 7 and 22**