

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGLALLAN
PATRICK H. MCCAIN
EDWIN H. SNIFFEN

IN REPLY REFER TO:

March 24, 2022

Suzanne D. Case, Chairperson
c/o Board of Land and Natural Resources
1151 Punchbowl Street, Room 130
Honolulu, Hawaii 96813

Dear Chair Case and Board Members:

Subject: Request for Acquisition of Lands and Restrictions of Access to the Department of Transportation, Highways Division, for Highway Purposes, Relating to Keaau-Pahoa Road, FASP No. RS-0130(15), Paradise Park Section at Puna, Island of Hawaii, Hawaii
Tax Map Key Nos. (3) 1-6-005: Portions of 165,
(3) 1-5-015: Portions of 188, (3) 1-6-010: Portion of 133, (3) 1-5-033: Portions of 251, (3) 1-5-033: Portions of 250, (3) 1-6-010: Portions of 137, (3) 1-6-009: Portions of 388, (3) 1-5-016: Portions of 161, (3) 1-5-015: Portions of 180, (3) 1-6-009: Portions of 245, (3) 1-6-009: Portion of 246, and (3) 1-6-009: Portions of 388

HAWAII

APPLICANT:

State of Hawaii, Department of Transportation, Highways Division.

LEGAL REFERENCE:

Sections 107-10, 171-30, and Chapter 264, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of lands relating to Keaau-Pahoa Road, FASP No. RS-0130(15), Paradise Park Section at Puna, Island of Hawaii, State of Hawaii, as shown and described on the enclosed maps labeled as Exhibit A.

ITEM M-12

AREA:

Parcels:

Parcel 222 = 12,900 square feet (.296 acre)
Parcel 223 = 12,000 square feet (.275 acre)

Tax Map Key Nos.:

(3) 1-6-005-165
(3) 1-5-015-188

Construction Parcels:

CP1 = 21,780 square feet (.500 acre)
CP2 = 1,852 square feet (.043 acre)
CP3 = 1,349 square feet (.031 acre)
CP4 = 2,349 square feet (.054 acre)
CP5 = 3,186 square feet (.073 acre)
CP6 = 900 square feet (.021 acre)
CP7 = 3,206 square feet (.074 acre)
CP8 = 2,927 square feet (.067 acre)
CP9 = 21,692 square feet (.498 acre)
CP10 = 581 square feet (.013 acre)
CP11 = 2,700 square feet (.062 acre)

(3) 1-6-010-133
(3) 1-5-033-251
(3) 1-5-033-250
(3) 1-6-010-137
(3) 1-6-009-388
(3) 1-6-005-165
(3) 1-5-016-161
(3) 1-5-015-180
(3) 1-6-009-245
(3) 1-6-009-246
(3) 1-5-015-188

Easements

Easement 1 = 662 square feet (.015 acre)
(For slope purposes)
Easement 2 = 338 square feet (.008 acre)
(For slope purposes)
Easement 3 = 1,122 square feet (.026 acre)
(For slope purposes)
Easement 4 = 1,136 square feet (.026 acre)
(For slope purposes)
Easement 5 = 3,938 square feet (.090 acre)
(For slope purposes)
Easement 6 = 2,183 square feet (.050 acre)
(For slope purposes)

(3) 1-5-033-251
(3) 1-5-033-250
(3) 1-6-010-137
(3) 1-6-009-245
(3) 1-5-016-161
(3) 1-5-015-180

Boundary

Boundary C (Rev. 1) = 69.6 feet

(3) 1-6-009-388

ZONING:

Tax Map Key No. (3) 1-5-015-188
Tax Map Key No. (3) 1-6-009-246
Tax Map Key No. (3) 1-5-033-251
Tax Map Key No. (3) 1-5-033-250

Agriculture
Agriculture
Agriculture
Agriculture

Tax Map Key No. (3) 1-6-010-137	Agriculture
Tax Map Key No. (3) 1-5-016-161	Agriculture
Tax Map Key No. (3) 1-5-015-180	Agriculture
Tax Map Key No. (3) 1-6-010-133	Agriculture
Tax Map Key No. (3) 1-6-005-165	Agriculture
Tax Map Key No. (3) 1-6-009-388	Agriculture
Tax Map Key No. (3) 1-6-009-245	Agriculture

CURRENT USE STATUS:

Tax Map Key No. (3) 9-1-015-079	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 9-1-015-078	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-5-015-188	Roadway and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-009-246	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-5-033-251	Occupied and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-5-033-250	Occupied and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-010-137	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-5-016-161	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-5-015-180	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-010-133	Vacant and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-005-165	Roadway and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-009-388	Occupied and encumbered by encumbrances that will not be affected by the project.
Tax Map Key No. (3) 1-6-009-245	Vacant and encumbered by encumbrances that will not be encumbered by the project.

Current ownership is as follows:

Parcels:

Parcel 222
Fee owner = Hilo Development Inc. (Association)
Parcel 223
Fee owner = Paradise Hui Hanalike (Association)

Tax Map Key Nos.:

(3) 1-6-005-165

(3) 1-5-015-188

Construction Parcels:

CP1	(3) 1-6-010-133
Fee owner = Durkan, Luzviminda B	
CP2	(3) 1-5-033-251
Fee owner = Arellano, Michael & Hesileen	
CP3	(3) 1-5-033-250
Fee owner = Mukai, Puanani TR	
CP4	(3) 1-6-010-137
Fee owner = Waikahe Orchards LLC	
CP5	(3) 1-6-009-388
Fee owner = Church of Jesus Christ LDS	
CP6	(3) 1-6-005-165
Fee owner = Hilo Development Inc. (Association)	
CP7	(3) 1-5-016-161
Fee owner = Fagenstrom, Joice A	
CP8	(3) 1-5-015-180
Fee owner = Dean's Inc.	
CP9	(3) 1-6-009-245
See owner = Sumida, Kent I	
CP10	(3) 1-6-009-246
Fee owner = Felipe, Andres J & Etal	
CP11	(3) 1-5-015-188
Fee owner = Paradise Hui Hanalike (Association)	

Easements:

Easement 1	(3) 1-5-033-251
Fee owner = Arellano, Michael & Hesileen	
Easement 2	(3) 1-5-033-250
Fee owner = Mukai, Puanani TR	
Easement 3	(3) 1-6-010-137
Fee owner = Toribio, Florentino Jr. & Etal	
Easement 4	(3) 1-6-009-245
Fee owner = Sumida, Kent I	
Easement 5	(3) 1-5-016-161
Fee owner = Fagenstrom, Joice A	
Easement 6	(3) 1-5-015-180
Fee owner = Dean's Inc.	

Boundary

Boundary C (Rev. 1)	(3) 1-6-009-388
Fee owner = Corporation of the Presiding Bishop of the Church Of Jesus Christ of Latter-Day Saints	

Suzanne D. Case, Chairperson
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COMPENSATION:

The value of all real property that is the subject of this submittal shall be appraised at fair market value as determined by an independent appraiser (contracted for by the State of Hawaii). Compensation to the landowners may exceed the appraisal to the extent allowed by §171-30, Hawaii Revised Statutes.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

A Chapter 343, Hawaii Revised Statutes Final Environmental Assessment and Finding of No Significant Impact for the proposed action was published by the State of Hawaii, Office of Environmental Quality Control on May 23, 2011.

REMARKS:

The proposed project shall install safety improvements between the Keaau Bypass and Pahoia-Kapoho Road which intersections have been among the highest crash rates in the state.

RECOMMENDATION:

That the Board:

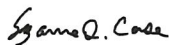
- A. Authorize the acquisition of the subject lands and restrictions of access subject to an appropriate conveyance document, as reviewed and approved by the Department of the Attorney General and by the Department of Transportation.
- B. Authorize the acquisition even in the event of a change in the ownership of those parcels described herein and on the enclosed map labeled Exhibit A, under the terms and conditions cited above which are by this reference incorporated herein.

Sincerely,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE, Chairperson

Enclosures

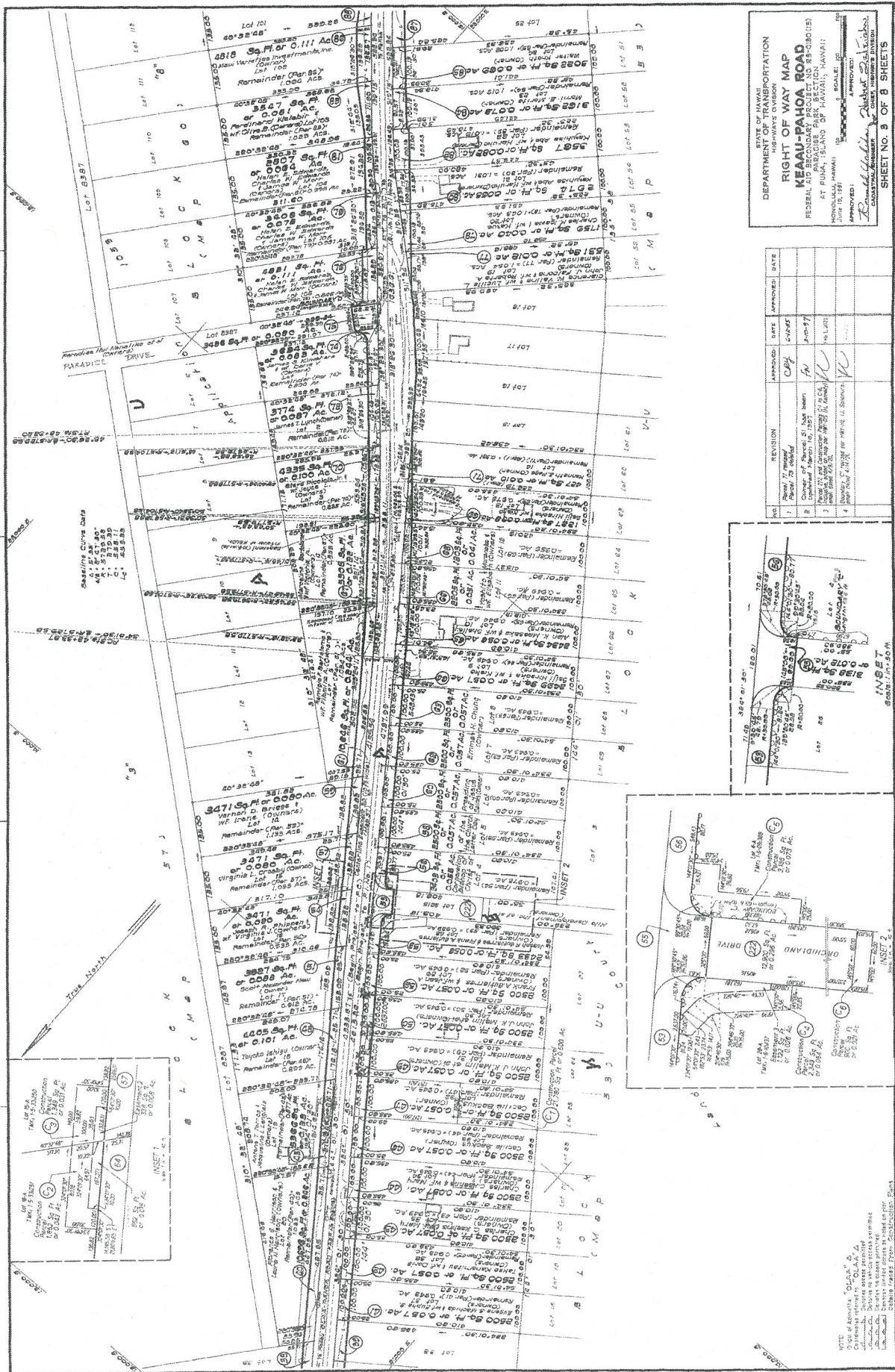


EXHIBIT A



PMOL ENGR	MT	DATA PLOM	595
CHIEF ENGR	HANNAH DISTRICT	FIELD ROOM	570
COMPLER	JNK, M.S.	GLC PLOM	570
PLOTTER	JNK, M.S., CL	WS. NO.	105
DRAFTMAN	B.M.	DEPT. PLOM	505
MACH NO.	595		

