COUNTY OF HAWAIʻI PLANNING DEPARTMENT
BACKGROUND REPORT

HIS HOUSE OF PRAYER AND PRAISE
SPECIAL PERMIT APPLICATION NO. PL-SPP-2025-000089

HIS HOUSE OF PRAYER AND PRAISE is requesting a Special Permit to construct and operate an approximately 2,650-square foot church and related improvements on a 1-acre property within the State Land Use Agricultural District. The subject property is located at 15-1745 21st Avenue, at the northwest corner of its intersection with Paradise Drive, Hawaiian Paradise Park, Kea'au, Puna, Hawai'i, TMK: (3) 1-5-040:043.

APPLICANT'S REQUEST

1. **Request:** Construct an approximately 2,650-square foot church and related improvements consisting of the following components:
   - An approximately 2,000-square foot church building with an approximately 650-square foot attached open lānai and ADA accessible restrooms
   - Approximately 38 paved parking spaces, plus 2 ADA accessible stalls
   - Paved access improvements
   - Installation of utilities
   - Removal of an unpermitted structure
2. **Reasons for Request:** The applicant, His House of Prayer & Praise, is requesting a Special Permit to establish a new church branch in Hawaiian Paradise Park for several reasons. Their main congregation is based in Pearl City, O'ahu, and they wish to expand to the Puna District to better serve the growing community. Hawaiian Paradise Park has experienced significant population growth, increasing the demand for places of worship and community services.
3. **Hours of Operation/Attendees:** The applicant proposes the following activities and hours of operation:
   - On Sundays between 9:00 a.m. and 10:00 a.m. for Sunday School.
   - On Sundays from 10:00 a.m. to 12:00 p.m. for regular worship service.
   - Prayer meetings and Bible studies to be held on Tuesday evenings from 6:30

p.m. to 8:00 p.m.

- Regular worship services are expected to attract an average of 50 attendees.

4. **Staff:** There will be five (5) volunteers, including the pastor, that will be handling the church operations. There will not be anyone living on the property or occupying the church outside of the proposed hours of operation.
5. **Development Timeline and Cost:** The applicant proposes to construct the church and related improvements immediately after receiving the special permit and building permit. Construction is expected to be completed within 12 months from groundbreaking to project completion. The unpermitted container dwelling currently on the property will be used as storage during the construction of the church. The applicant proposes to dismantle and remove the unpermitted structure within 2 years from the start of the church construction. His House of Prayer and Praise estimates the cost at roughly $200,000 which they believe will cover the construction of the church building, paved parking, water supply upgrades (if needed), wastewater system installation, and landscaping as proposed.
6. **Landowner:** His House of Prayer and Praise.
7. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – Special Permit Application received on March 6, 2025).**

DESCRIPTION OF STATE & COUNTY PLANS

8. **State Land Use District:** Agricultural.
9. **General Plan Land Use Pattern Allocation Guide (LUPAG) Map:** Rural.
10. **County Zoning:** Agricultural-1 acres (A-1a).
11. **Community Development Plan (CDP)**: The Puna CDP was adopted by Ordinance 08-116 on September 10, 2008, by the Hawai‘i County Council. The subject property is designated Agricultural in the Regional Land Use Policy Map for Puna.
12. **Special Management Area (SMA):** The permit area is located approximately 2.61 miles from the nearest coastline; thus, it is not located within the SMA.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

13. **Subject Property:** The subject, 1-acre property is rectangular in shape and located at 15-

1745 21st Avenue within the Hawaiian Paradise Park subdivision. It has been completely cleared and graded and currently has an unpermitted residence built on the property.

14. **Surrounding Zoning and Land Uses:** All adjacent land to the east, south, and west are zoned Agricultural-1 Acres (A-1a) and contain single-family residences. A volunteer fire station is located across Paradise Drive, which is one of the main collector roads for the area. Other surrounding properties are residential in nature and are mostly improved. There is a church structure approximately 2,520 feet to the southwest which was approved by Special Permit number SPP 589. There are another two churches within half a mile of the proposed project and several Special Permits for churches throughout the Hawaiian Paradise Park subdivision. There are also multiple dwellings within the immediate surrounding area.

15. **USDA Soil Survey Report:** The soil of the project site is listed as Keaukaha highly decomposed plant material, 2 to 10 percent slopes. This soil type is made from organic material over pahoehoe lava flows, and it is considered well-drained with a high runoff class and is not considered prime farmland.

16. **Flood Insurance Rate Map (FIRM):** Zone "X," determined by FEMA to be an area of minimal flood hazard.

17. **Land Study Bureau's Overall Productivity Rating:** "E" or Very Poor.

18. **Agricultural Lands of Importance to the State of Hawai'i (ALISH):** Undesignated by the ALISH.

19. **Flora and Fauna Resources:** No professional floral or faunal survey was conducted for the permit area. The property remains clear and is mostly in its natural state. Faunal resources include a range of species, such as dove, Japanese white-eye, house finch, and myna are common in the area. Domestic animals such as cats, dogs, chickens, goats, and other animals such as feral rats and pigs are also common and not considered endangered. Native endangered animals such as the Hawaiian Hoary Bat, and Hawaiian Hawk are also known to occur within the project vicinity. As to floral resources, the site hosts common and invasive vegetation, and both young and mature 'ōhi'a trees, along with common guava, octopus trees, albizia trees, autograph trees, gunpowder trees, and various shrubs and grasses.

20. **Archaeological Resources:** No archaeological studies by the applicant were conducted for the project area; however, the applicant notes that the property has already been cleared and graded, which reduces the likelihood of discovering any intact archaeological resources. Many of the surrounding properties have been developed with residences further reducing the likelihood of discovering any intact archaeological resources. In a letter dated April 17, 2025, the State Department of Historic Preservation (SHPD) stated that they did not find any records indicating any known archaeological sites within the vicinity of the project.

21. **Valued Cultural Resources:** According to the applicant, no known archaeological sites, historical, or cultural resources are known to be located on the property. However, the applicant has proposed a series of protocols for managing unexpected discoveries of archaeological or historical significance including cessation of work, notification of authorities, and professional assessment.

22. **Public Access:** There is no known public access of any known trails, paths, walkways, that traverse through the permit area in order to reach the shoreline or mountain.

PUBLIC SERVICES AND FACILITIES

23. **Access/Traffic:** The property will take access from 21st Avenue via a paved driveway with no access from Paradise Drive. The applicant will initially install a 38-stall, paved parking area. There will be two (2) paved, ADA compliant parking stalls close to the proposed church structure. According to the applicant, the events are not expected to cause a significant increase in traffic, as they will occur outside of peak traffic hours. In the past, the Hawaiian Paradise Park Homeowners Association (HOA) has requested from the Planning Department that to increase traffic safety, all access should be taken off the side streets and no access should be allowed from the main subdivision roads.

24. **Water:** County water is available to the subject property which is currently serviced by one water meter allowing an average daily usage of 400 gallons. DWS stated in their letter dated May 7, 2025, that the applicant needs to submit estimated maximum daily water usage calculations in order to determine if DWS can support the proposed use. If county water is not sufficient for the church, the applicant proposes installing a 10,000-gallon catchment tank to serve potable and fire suppression water needs. The applicant

stated that there is a fire hydrant located approximately 80-feet from the property, on the southeast corner of the intersection of Paradise Drive and 21st Avenue, fronting the Hawaiian Paradise Park Fire Station. According to the State Department of Health, Safe Drinking Water Branch, DOH does not recognize unregulated rain catchment systems as capable of meeting State and Federal drinking water requirements.

25. **Wastewater:** There is no county sewer system in the area. The applicant proposes to construct an Individual Wastewater System (IWS) approved by the Department of Health with sufficient capacity to support the proposed use.

26. **Other Essential Utilities and Services**: Electrical and telephone service are available to the site. Police services are located in Kea'au which is 5 miles away. Fire and medical services are located in Hawaiian Paradise Park and is approximately 85 feet away.

AGENCY COMMENTS AND APPLICANT'S RESPONSES

27. **State Department of Land and Natural Resources- State Historic Preservation Division: (Planning Department Exhibit 2 – April 17, 2025 Letter)**

28. **Department of Water Supply: (Planning Department Exhibit 3 – May 7, 2025 Letter)**

29. **Department of Public Works-Building Division: (Planning Department Exhibit 4 – April 7, 2025 Memo)**

30. **State Department of Health: (Planning Department Exhibit 5 – April 10, 2025 Memo)**

AGENCIES – NO COMMENT OR CONCERN

31. Police Department, Department of Finance-Real Property Tax, and State Office of Planning and Sustainable Development.

AGENCIES/ASSOCIATION – NO RESPONSE

32. Fire Department, State Land Use Commission, State Department of Agriculture, Department of Environmental Management, and Department of Public Works-Engineering Division.

PUBLIC COMMENTS

33. The Planning Department has not received any objections or comments from the public or adjacent landowners on the subject application at the time of this writing.

LAND PLANNING HAWAII LLC

194 Wiwoole St. Hilo, HI 96720
(808) 333-3393
info@landplanninghawaii.com

March 26, 2025

Mr. Jeffrey Darrow, Director
Planning Department
COUNTY OF HAWAII
101 Pauahi Street
Hilo, HI 96720

Dear Mr. Darrow:

Subject: **Attn: Alukahe Kala**
Special Permit Application (PL-SPP-2025-000089)
Applicant: His House of Prayer & Praise
Agent: Land Planning Hawaii LLC
Hawaiian Paradise Park, Kea'au, Puna, Hawaii TMK: (3) 1-5-040:043

Our office submitted the subject Special Permit application on March 6, 2025. This letter is being submitted in response to the Planning Department's request for additional information.

Per your request, a print out of the company information for His House of Prayer & Praise from the Department of Commerce and Consumer Affairs indicating that Pastor Virginia Domligan is authorized to sign on behalf of the nonprofit as its President and Director has been uploaded into EPIC.

Additionally, this transmittal includes a revised background report and updated site plan removing the driveway access from Paradise Drive. The revised background report also provides additional information on sound mitigation, proposed signage, church volunteers and includes elevation drawings. With regard to the existing unpermitted container dwelling on the property, after recent consultation with her drafter, the applicant has decided that permitting it as a dwelling will be too difficult. The use of the container has been converted to storage and will temporarily serve to store materials during construction of the church. It will be dismantled and removed once construction is complete. The attached report has been revised to include this information.

We trust that everything is in order for your acceptance and processing of this application. If not, or if there are questions relating to this matter, please feel free to direct them to me. Thank you very much.

Sincerely,

John Pipan
Planning Administrator

Planning Dept.
Exhibit 1

Zoho Sign Document ID: 2A6681DB-AOQUM3Z9OCKCKE-GNXTPRIWE95VGA7XGJHOYKGCUNJE

SPECIAL PERMIT APPLICATION

COUNTY OF HAWAI'I
PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): His House of Prayer and Praise

APPLICANT'S SIGNATURE: Virginia Domligan DATE: Feb 28 2025 11:18 PST

ADDRESS: 945 Kamehameha Hwy, Ste 13, Pearl City, HI

LIST APPLICANT'S INTEREST (if not owner):

PHONE: (Bus.) 808-630-1187 (Res.) (Email) prayercenterpacific@hawaii.rr.com

REQUEST: Special Permit to operate a church

TAX MAP KEY: (3) 1-5-040:043 ZONING: A-1a

SIZE OF PROPERTY / AREA OF REQUESTED USE: 1 acre / 1 acre

LANDOWNER(S): His House of Prayer and Praise

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION
(may be provided by letter with the below statement included):

DATE:

Virginia Domligan DATE: Feb 28 2025 11:18 PST

Note: The above written authorization of the landowner(s) gives permission for the applicant/petitioner to file the application/ petition and acknowledges that the landowner(s) and their successors are bound by the Special Permit and its conditions.

AGENT: Land Planning Hawaii - John Pipan

AGENT ADDRESS: 194 Wiwoole St, Hilo, HI 96720

PHONE: (Bus.) 808-333-3393 (Res.) (Email) info@landplanninghawaii.com

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: Agent COPIES: Applicant

COUNTY BACKGROUND AND ENVIRONMENTAL REPORT
COUNTY SPECIAL PERMIT REQUEST
HIS HOUSE OF PRAYER & PRAISE
HAWAIIAN PARADISE PARK, KEAʻAU, COUNTY OF HAWAIʻI
TMK (3) 1-5-040: 043

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I. INTRODUCTION

His House of Prayer & Praise ("**applicant**") is requesting a Special Permit to establish a church on a 1.0-acre parcel identified as TMK (3) 1-5-040: 043. The subject parcel is located within Hawaiian Paradise Park, at 15-1745 21st Avenue, on the northwest corner of the intersection of Paradise Drive and 21st Avenue (**Figure 1**).

His House of Prayer & Praise (HHPP) was chartered as a domestic nonprofit corporation 501(c)(3) in December of 2012 with a mission is to impact, empower and equip every member to live in a Kingdom life for Jesus Christ. They focus on developing knowledge in the word of God, developing leadership skills and training in prayer. The church's main branch is in Pearl City on Oahu. The applicant is requesting this Special Permit so that they can expand their parish by establishing a new branch in Hawaiian Paradise Park.

Under the Special Permit request, the applicant intends to construct an approximately 2,000 square foot church with an approximately 640 square foot lanai on the subject property. Church services and Sunday School offerings are planned to be held on Sunday mornings with prayer meetings and Bible Studies on Tuesday evenings. The subject property currently contains an approximately 1,000 square foot container which was previously used as a dwelling. It will instead be used to store materials during construction of the church before being dismantled and removed from the property.

The applicant hopes to secure Special Permit approval as soon as possible and begin the Building Permit process immediately thereafter. Construction is anticipated to take approximately 12 months and cost approximately $200,000.

Similar Special Permits have been approved for nearby parcels within one (1) mile of the subject property, and thus approval of this request would be logical and in keeping with nearby land uses.

II. PROJECT DESCRIPTION

3A. Project Concept and Components

The applicant respectfully requests a Special Permit to construct and operate a church on the subject agriculturally zoned property. The applicant proposes the following elements as part of the Special Permit. Refer to **Figure 2** for site plan and floor plan details and **Figure 3** for elevation drawings.

1. The applicant proposes to construct a new approximately 2,000 square foot church with an approximately 640 square foot lanai on the subject property.

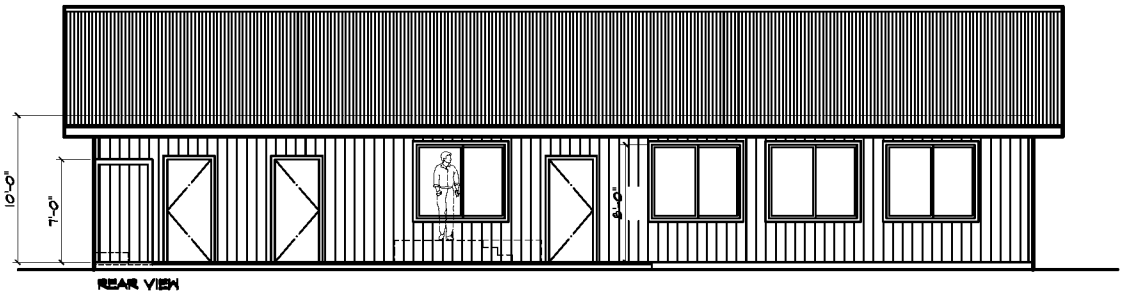
2. A sign will be posted near the driveway entrance to the church and will comply with requirements of the Hawaiian Paradise Park Homeowners Association. It will read "His House of Prayer & Praise Ministries".

1-5-40
3RD DIV.
PARADISE DRIVE
PLAT 33
PLAT 20
PLAT 39
PLAT 22
PLAT 41
26th AVE.
25th AVE.
24th AVE.
23rd AVE.
22nd AVE.
21st AVE.
20th AVE.
RAILROAD AVE.
TRUE NORTH
Scale: 1 in. = 200ft.
SUBJECT PROPERTY
TYPICAL LOT
Scale: 1 in.= 200ft.
1.00 Ac.
ROAD
NOTE: For road area See Tax Key: 1-5-33-26!
NOTE: All parcels owned by Hawk Paradise Park Corp., unless otherwise noted.
SUBJECT TO CHANGE
BLOCK "6" & Por. BLOCK "5" KEAAU, PUNA, HAWAII Ld. Ct. App. 1053, Map 57
DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
THIRD
ZONE 1
SEC. 5
PLAT 40
CONTAINING PARCELS
SCALE: 1 IN. = 200 FT.

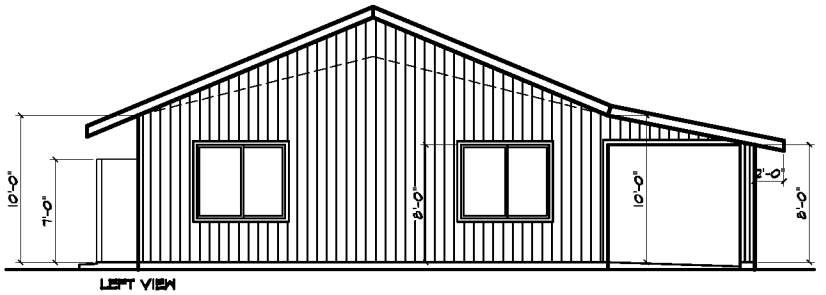
FIGURE 1

FIGURE 2

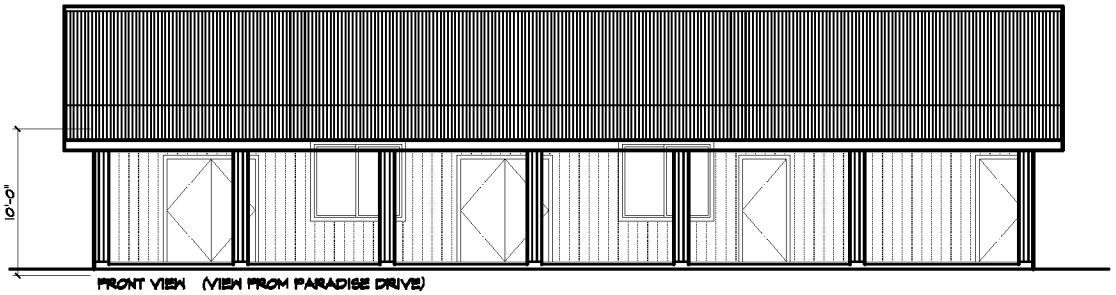
PAVED PARKING AND DRIVEWAY
UNPERMITTED STRUCTURE
TO BE DEMOLISHED
YARD
PAVED PARKING AND DRIVEWAY
21st AVENUE
PARADISE DRIVE



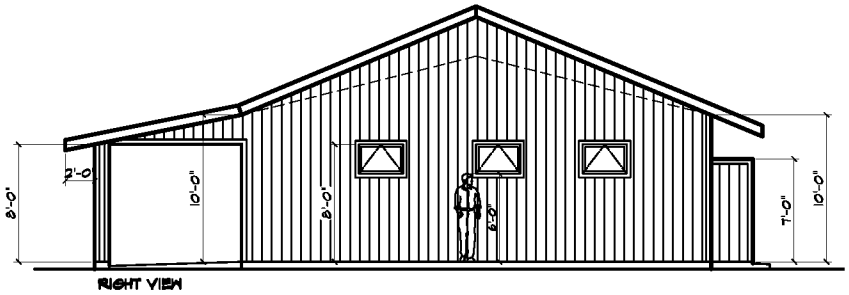
REAR VIEW



LEFT VIEW



FRONT VIEW (VIEW FROM PARADISE DRIVE)



RIGHT VIEW

FIGURE 3

3. The church will contain separate men's and women's restrooms, each with an ADA compliant stall.

4. **Water**: The parcel is currently serviced by one water meter. Additional consultation with DWS is needed to confirm whether the existing meter is sufficient to support the proposed church. If not, the applicant will install any necessary improvements as required by the DWS or else install a 10,000-gallon water tank to serve the church's water needs and potable water will be trucked to the site by commercial haulers. Additionally, it is noted that a fire hydrant is located approximately 80' from the property, on the southeast corner of the intersection of Paradise Drive and 21st Avenue, fronting the Hawaiian Paradise Park Fire Station.

5. **Wastewater:** Wastewater will be handled via an Individual Wastewater System (IWS) approved by the Department of Health with sufficient capacity to support the proposed use.

6. **Access:** The property will take access from 21st Avenue via a paved driveway. There will be no access from Paradise Drive.

7. **Parking:** Thirty-eight (38) on-site paved parking spaces are proposed, including ADA accessible stalls.

8. **Services:** Sunday School will be offered from 9 a.m. to 10 a.m. on Sunday mornings for up to 20 students with a regular worship service to follow from 10 a.m. and 12 p.m. for up to 50 members.

9. **Prayer meetings and Bible Studies** will be offered on Tuesday evenings from 6:30 p.m. to 8:00 p.m. for up to 20 members.

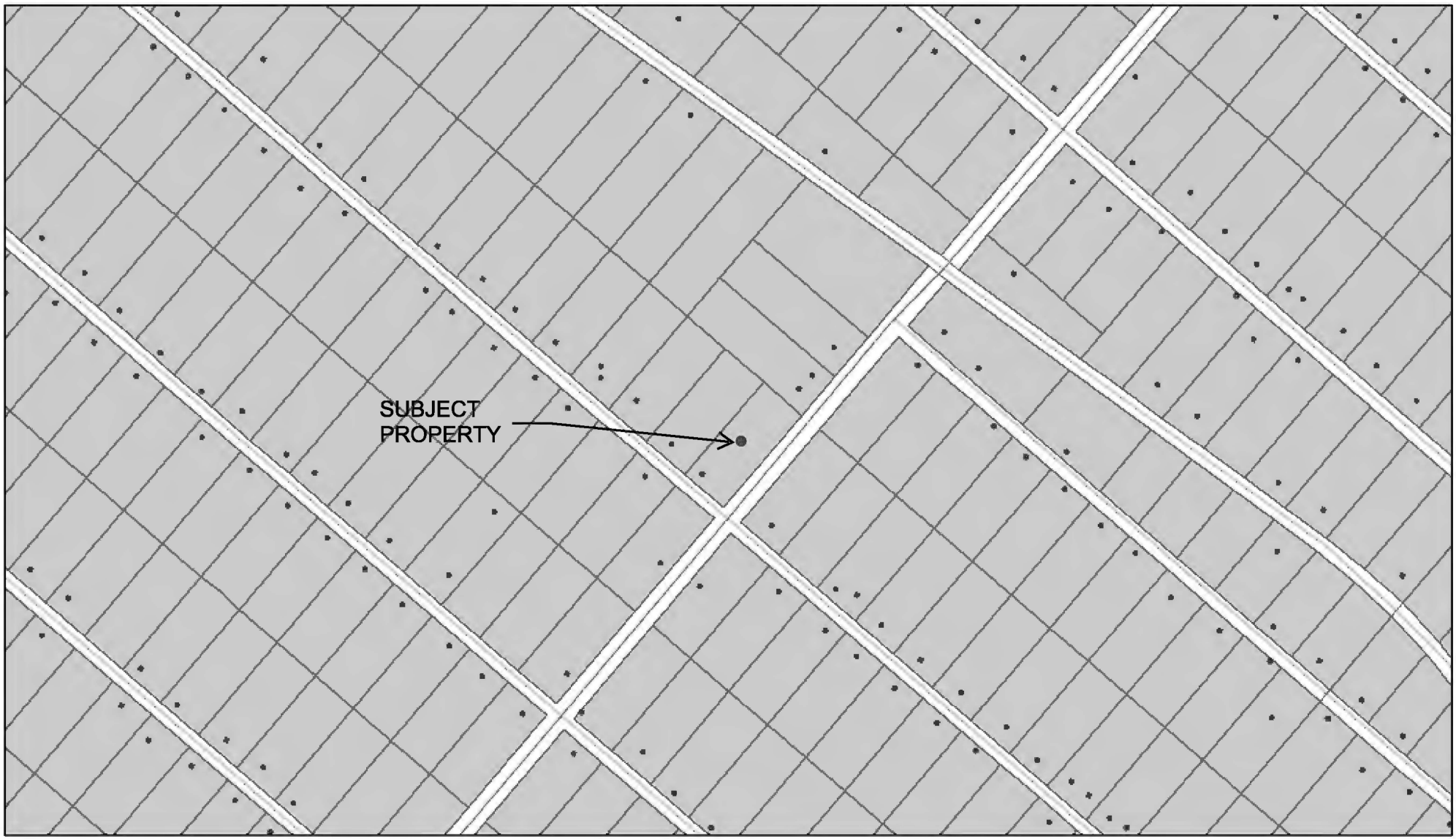
10. The church will not have any employees and will be operated by up to 5 volunteers, including the pastor, worship leader, usher, ukulele player and a grounds keeper.

3B. Subject Property Description

The subject site is identified as TMK (3) 1-5-040: 043. It is rectangular in shape and consists of 1-acre of land zoned Agricultural 1-acre (A-1a) (**Figure 4**) and is within the Agricultural State land use district (**Figure 5**). The parcel is located on the northwest corner of the intersection of 21st Avenue and Paradise Drive in the Hawaiian Paradise Park (HPP) subdivision. Access to the subject parcel is from 21st Avenue, a paved roadway maintained by the Hawaiian Paradise Park Homeowner's Association.

The entire HPP subdivision lies within Lava Zone 3, on a scale ranging from 9 to 1 (least hazardous to most). The site is approximately 2.5 miles from the coastline and is not within the Conservation District or Special Management Area.

FIGURE 4 - ZONING MAP



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Hawaii County Zoning

(road)

A-1a

Parcels (current boundary lines)

Address Points

Street Centerlines

Hawaii County District Boundary

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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FIGURE 5 - STATE LAND USE MAP

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State Land Use Classifications (SLU)

Agricultural

Parcels (current boundary lines)

Address Points

Street Centerlines

Hawaii County District Boundary

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS, County of Hawaii IT Department, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS,

Web AppBuilder for ArcGIS

The contents of this map were prepared for informational and planning purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.

The Land Use Pattern Allocation Guide (LUPAG) designates this land as *rural* (**Figure 6**), and the Land Study Bureau (LSB) classifies the soils as "E" (very poor) (**Figure 7**). The U.S. Department of Agricultural Natural Resource Conservation Service (NRCS) has designated the property's soil as Keaukaha highly decomposed plant material (*2klld*) with 2 to 10 percent slopes. This soil type is made from organic material over pahoehoe lava flows. It is considered well-drained, has a high runoff class, and is not considered prime farmland. The property has been largely cleared and graded and contains a shipping container, which was previously used as a dwelling. The applicant intends to temporarily use the structure to store materials during construction of the church and then dismantled and remove it from the property.

3C. Institutional Considerations

State Land Use

The subject site is designated State Land Use Agricultural (**Figure 5**), and the Special Permit area consists of 1-acre. As such, no State Land Use Commission action is required. Additionally, the Land Study Bureau (LSB) classifies the soils as "E" (very poor) (**Figure 7**) and the property is unclassified under the Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system. The County of Hawai'i can process the Special Permit request.

In recognizing that lands within agricultural districts might not all be best suited for agricultural activities and yet classified as such, and in recognition that certain types of uses might not be strictly agricultural in nature, yet reasonable in such districts, Hawai'i Revised Statutes Chapter 205-6 allows County Planning Commissions to permit certain unusual and reasonable uses within the agricultural and rural districts other than those for which the district is classified.

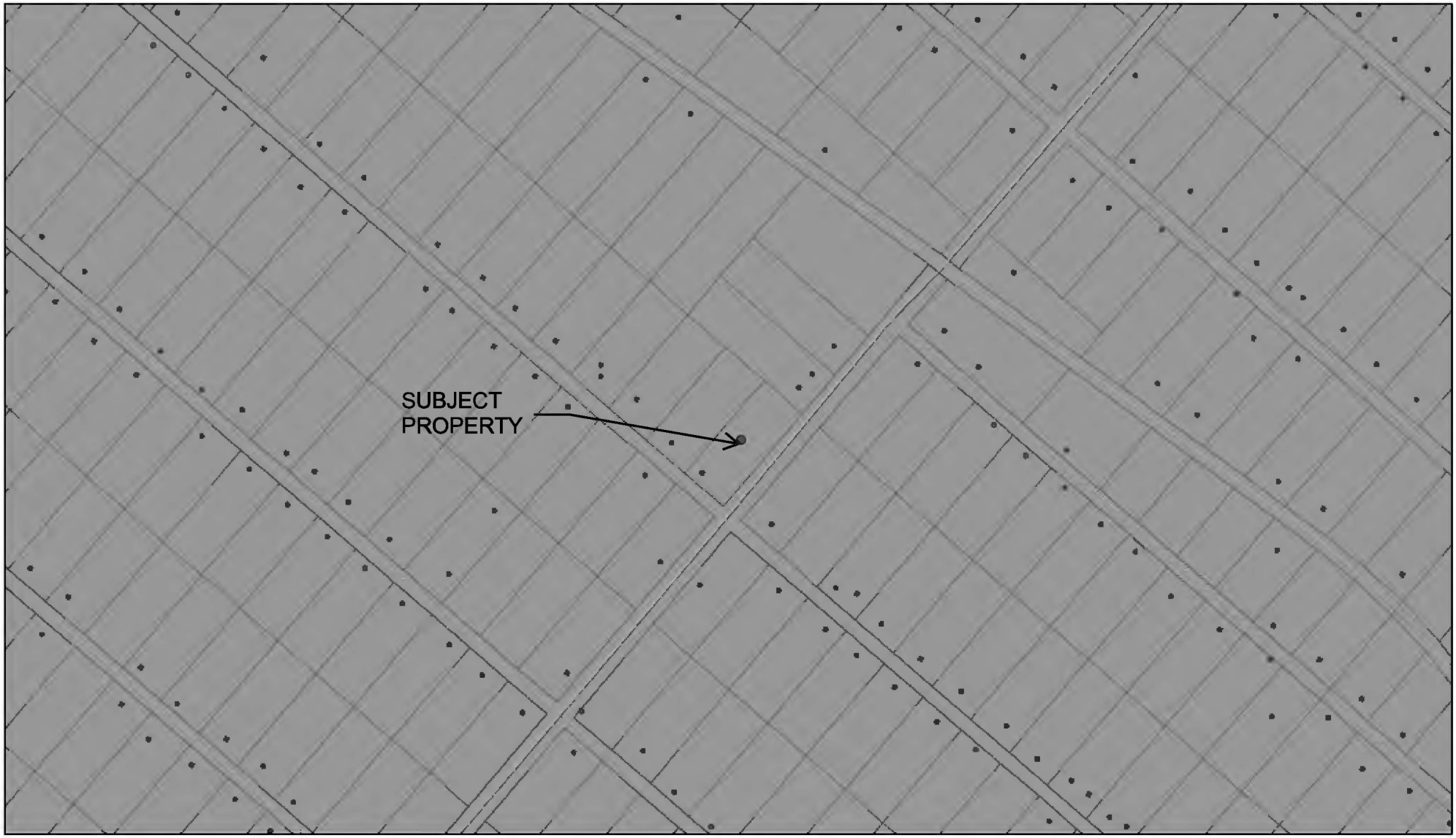
Special Management Area

The subject property is approximately 2.6 miles inland from the coast and is outside of the Special Management Area.

County Zoning and General Plan

The subject property is zoned A-1a (**Figure 4**). The General Plan provides for the long-range comprehensive development of the island of Hawai'i. It provides direction for balanced growth in the County. As previously stated, the County General Plan LUPAG map designates the parcels as Rural (**Figure 5**). This designation includes existing subdivisions in the State Land Use Agricultural and Rural districts that have a significant residential component. Typical lot sizes vary from 9,000 square feet to two acres. These subdivisions may contain small farms, wooded areas, and open fields as well as residences. Allowable uses within these areas, with appropriate zoning, may

FIGURE 6 - LUPAG MAP



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Land Use Pattern Allocation Guide (LUPAG)

Rural

Parcels (current boundary lines)

Address Points

Street Centerlines

Hawaii County District Boundary

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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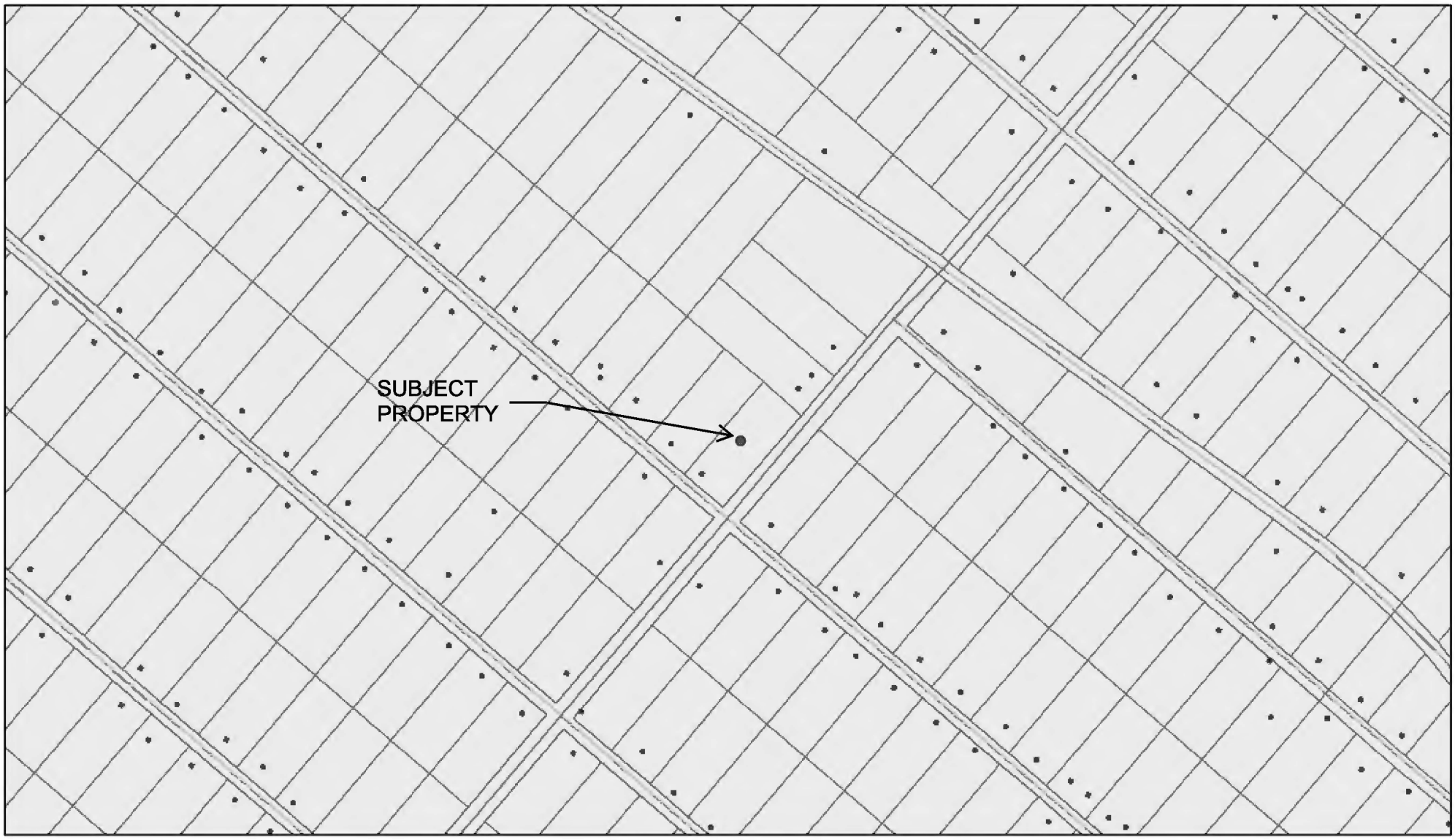
FIGURE 7 - LAND STUDY BUREAU MAP



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Land Study Bureau Soil Type (LSB)

E

Parcels (current boundary lines)

Address Points

Street Centerlines

Hawaii County District Boundary

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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include commercial facilities that serve the residential and agricultural uses in the area, and community and public facilities. Relative to this designation, the General Plan allows consideration of a "Special Permit" on agricultural land where the requested use meets certain criteria as outlined in Section 4 of the permit application and Chapter 205 of the Hawai'i Revised Statutes as amended.

Additionally, the proposed amendment will be consistent with the following specific land use and public facilities goals, policies, and standards of the General Plan document:

- *Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.*
- *Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.*
- *Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.*

Discussion: The Puna District continues to be one of the largest growth areas on the island. With the increased population comes an increased demand for all types of goods and services, including demand for spiritual and worship services. Approval of this request will allow the applicant to utilize the subject parcel to expand its parish and offer church services to the Hawaiian Paradise Park community. The church building will be similar in design and stature to nearby residences in order to remain in keeping with the aesthetic of the neighborhood. As the parcel is not suitable for agricultural uses, the proposed development is a reasonable use of this agricultural land. In view of the foregoing goals and policies, it is noted that the requested Special Use Permit would not be contrary to the County General Plan.

Puna Community Development Plan

Community Development Plans are designed to translate and implement the goals, policies, and standards of the General Plan as they apply to specific communities and districts. Additionally, they serve as important framework for a community's intended outcome and vision and are often used as forum for community input of land-use, availability of public resources, and overall development.

The Puna Community Development Plan (PCDP) was developed through the implementation of the 2005 County of Hawai'i General Plan. The following goals and objectives outlined in the PCDP apply to the project area and proposed development.

3.1.1 Goals

- *Puna retains a rural character while it protects its native natural and cultural resources.*

- *The quality of life improves, and economic opportunity expands for Puna's residents.*
- *Services and community facilities are more accessible in village/town centers that are distributed throughout the region, including the underserved subdivisions that have been experiencing higher levels of development growth.*

Discussion: The relatively small scope of the project is designed to preserve the rural character of the area. Additionally, the project is intended to improve the quality of life of local families and individuals through the provision of spiritual and physical resources, including a place of worship and religious study. This facility would be located within an underserved subdivision that has experienced significant levels of growth in recent years.

3D. Surrounding Zoning and Land Uses

The subject property is zoned A-1a. All adjacent land to the north, east, south, and west are also zoned A-1a and contain single-family residences. Surrounding properties are primarily residential in nature.

Other Special Permit applications have been approved for similar purposes within 2 miles of the subject property, further substantiating the appropriateness of the proposed development in this area. These Special Permits include:

- SPP No. PL-SPP-2024-000063, approved for the Pacific Baptist Church on TMK (3) 1-5-040:205 in 2024. This property is located near the intersection of 24th Avenue and Paradise Drive, roughly 0.4 miles to the south of the subject site.

- SPP No. 589, approved for the Kingdom Hall of Jehovah Witnesses on TMK (3) 1-5-040: 228 in 1985. This property is located at the intersection of 25th Avenue and Paradise Drive, roughly 0.5 miles to the south of the subject site.

- SPP No. 20-000213, approved for the development of a Church complex and accessory improvements on TMK (3) 1-5-048: 197 in 2020. This property is located roughly 0.9 miles northeast of the subject site.

- SPP No. 755, approved for the Puna Seventh-day Adventist Church on TMK (3) 1-5-043: 091, 092, and 093 in 1990. This property is located at the intersection of 18th Avenue and Kaloli Drive, approximately 1 mile to the north of the subject site.

- SPP No. 650, first approved for the Free Church of Tonga on TMK (3) 1-5-043: 062 in 1987 and was amended in 2011. This property is located at the intersection of 17th Avenue and Kaloli Drive, approximately 1.1 miles northwest of the subject site.

- SPP No. 1158, approved for the Hilo Samoan Assembly of God Church on TMK (3) 1-5-050: 140 in 2002. This property is located at the intersection of 10th and Paradise Drive, approximately 1.4 miles northeast of the subject site.

- SPP No. 14-000158, approved for the Open Arms Metropolitan Community Church on TMK (3) 1-5-026: 117 in 2014. This property is located at the intersection of 12th Avenue and Maku'u, approximately 1.5 miles east of the subject site.

- SPP No. 915, approved for The Way of Salvation Church on TMK (3) 1-5-035: 165 in 1995. This property is located at the intersection of 30th Avenue and Kaloli Drive, approximately 1.5 miles to the west of the subject site.

3E. Flood Insurance Rate Map

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) designates the subject property to be in Flood Zone X (areas outside of the 500-year floodplain) (**Figure 8**). The applicant has not experienced any drainage or flooding issues on site.

3F. Archaeological Resources

It is unlikely any archaeological resources will be encountered on the subject property as the site has been previously cleared and graded. However, in the event any inadvertent discoveries are made during any land disturbance activity relating to this project, work will cease, and the applicant will immediately notify the Planning Department and State Historic Preservation Division to secure their clearances before proceeding further.

3G. Floral and Faunal Resources

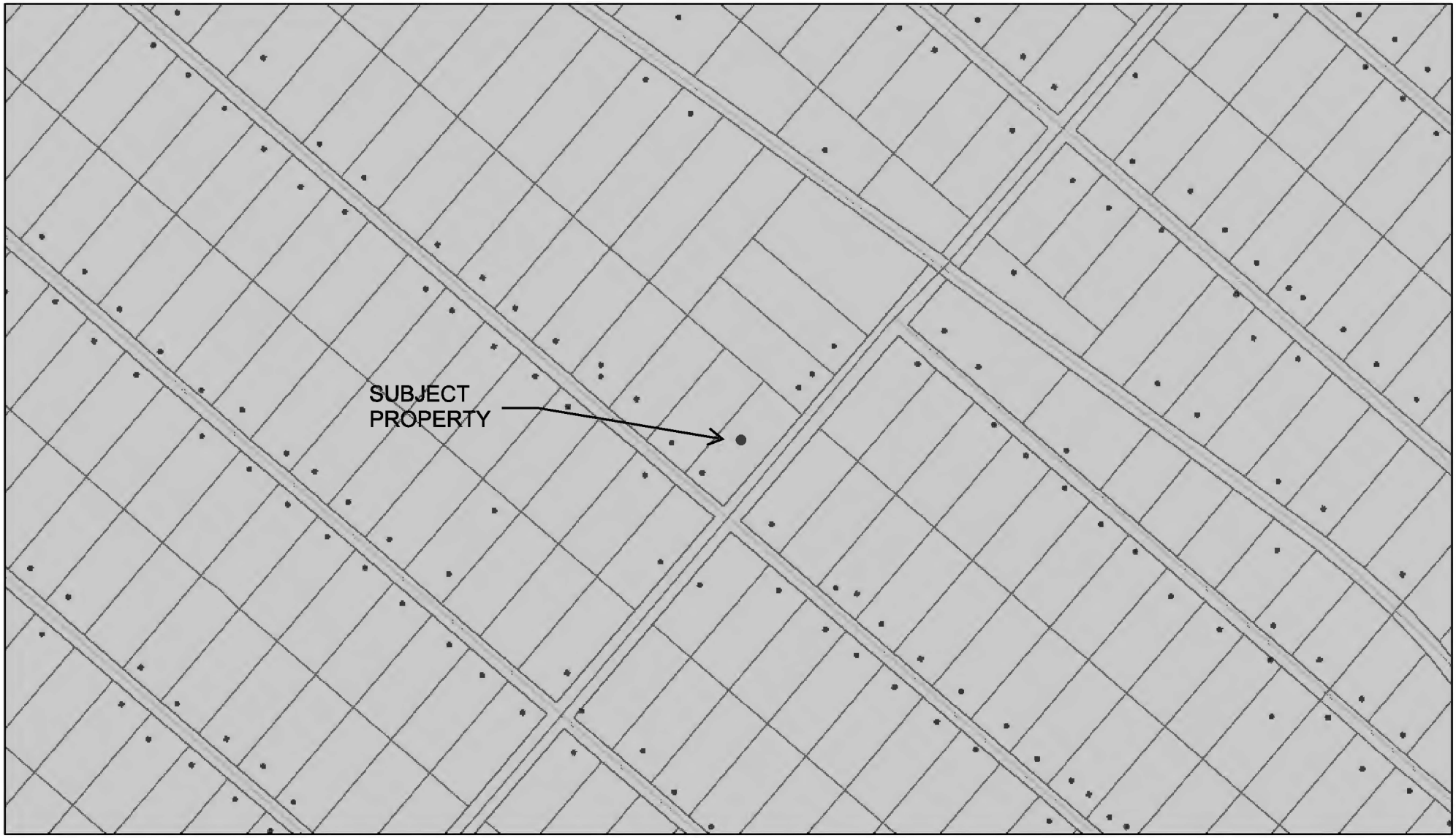
No professional survey of the flora and fauna was done on the property; however, the applicant does not believe that rare or endangered floral or faunal resources are likely to be found on site as the majority of the property has been recently graded.

The majority of the parcel has been cleared and graded. Vegetation in the general area consists of octopus trees (Heptapleurum actinophyllum), ōhi'a trees (Metrosideros polymorpha), albizia trees (*Falcataria moluccana*), autograph tree (*Clusia rosea*), gunpowder tree (*Trema orientale*), common guava (*Psidium guajava*), and invasive shrubs and grasses.

Introduced bird species such as dove, Japanese white-eye, house finch, and myna are common in the area. Domestic animals such as cats, dogs, chickens, goats, and other animals such as feral rats and pigs are also common and not considered endangered. It is also possible for the endangered Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), and the formerly endangered Hawaiian Hawk (*Buteo solitarius*) to fly over, roost or utilize resources near the property.

The potential presence of native endangered animals in the area means the applicant will commit to mitigating measures. The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area

FIGURE 8 - FLOOD HAZARD ASSESSMENT MAP



1/29/2025, 4:30:25 PM

National Flood Hazard Layer Flood Zones

X

Parcels (current boundary lines)

Address Points

Street Centerlines

Hawaii County District Boundary

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS, County of Hawaii IT Department, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS,

Web AppBuilder for ArcGIS

The contents of this map were prepared for informational and planning purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.

and may roost in nearby trees. Hoary Bats may be sensitive to disturbance between June 1st and September 15th, throughout which no shrubs or trees taller than 15 feet may be disturbed or removed. If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting the DLNR Division of Forestry and Wildlife (DOFAW). The State listed Hawaiian Hawk, or 'Io (*Buteo* solitarius) is also known to occur in the project vicinity. If any tree cutting occurs between March and September, DOFAW must be consulted first. A pre-construction hawk nest search by a qualified ornithologist using standard methods must be conducted. If nests are found, no land clearing is permissible until October.

The movement of plant or soil material between worksites, such as fill, must be minimized. Soil and plant material may contain invasive fungal pathogens such as Rapid 'Ōhi'a Death (ROD), vertebrate and invertebrate pests such as Little Fire Ants (*Wasmannia auropunctata*), or invasive plant parts that could harm native species and ecosystems. All equipment, materials, and personnel should be cleaned of excess soil. Gear that may contain soil, such as work boots and vehicles, should be thoroughly cleaned, and sprayed with 70% alcohol solution to prevent the spread of ROD and other harmful fungal pathogens. If any material removed from the site is moved to areas without fire ants or ROD, the material will be inspected and treated if necessary.

3H. Valued Cultural Resources

In view of the Hawai'i Supreme Court's "PASH" and "Ka Pa'akai O Ka'Aina" decisions, the issue relative to native Hawaiian gathering and fishing rights must be addressed. Specifically, there must be a discussion of the cultural, historical, and natural resources and associated traditional and customary practices of this site.

No known archaeological sites, historical, or cultural resources are known to be located on the property. It is not known whether the subject site or immediate area was ever used for traditional and customary rights by native Hawaiians. Given the residential development of the area, and that the site has been previously cleared, it would appear very unlikely that the site would serve such a purpose today and/or in the recent past. Thus, the project does not appear to present any cultural impacts. However, in the event documented claims of gathering or access are made of this site the applicant will honor them.

3I. Public Access

The subject parcel is not adjacent to or near any shoreline or mountainous areas, therefore public access will not be impacted by the request.

3J. Description of Access

Access to the subject property is currently via 21st Avenue, a two-lane, paved and privately owned roadway in good condition and maintained by the HPP Homeowner's Association.

3K. Traffic Impacts

The proposed weekly worship services and bible studies are not expected to cause a significant or long-term increase in traffic, as they will primarily occur outside of peak traffic hours. Moreover, the small size of the gatherings (up to 15 cars for bible studies, and up to 38 cars for Sunday service) makes a Traffic Impact Analysis Report (TIAR) unnecessary, with far fewer than fifty (50) vehicular trips expected.

The proposed site plan includes thirty-eight (38) on-site regular parking spaces and two (2) ADA accessible stalls. Vehicles will be prohibited from stopping or parking along 21st Avenue or Paradise Drive and all guests will be required to park in the on-site parking stalls provided.

The subject site is located on the corner of 21st Avenue and Paradise Drive. Both roads are paved and in good condition. All roads within HPP are privately owned and maintained by the homeowner's association and yearly fees paid by the residents of the subdivision. Traffic to the subject site is not expected to have a significant impact on the road. Given that the project is for the benefit of the local community, it is not anticipated to impose a significant burden on the upkeep of the privately maintained roads.

Overall, it is anticipated that traffic generated by the project will be minimal and manageable.

3L. Availability of Utilities

Water

The parcel is currently serviced by one Department of Water Supply (DWS) water meter. Additional consultation with DWS is needed to confirm whether the existing meter is sufficient to support the proposed church. If not, the applicant will install any necessary improvements as required by the DWS or else install a 10,000-gallon water tank to serve the church's water needs and potable water will be trucked to the site by commercial haulers.

Additionally, it is noted that a fire hydrant is located approximately 80' from the property, on the southeast corner of the intersection of Paradise Drive and 21st Avenue, fronting the Hawaiian Paradise Park Fire Station.

Wastewater

A new Department of Health approved Individual Wastewater System (IWS) will be installed to handle the wastewater needs of the project.

Other Utilities

Solid waste will be handled by commercial haulers. Electrical and telephone service is currently available to the property. Police, fire and medical facilities are available in Kea'au, approximately 4.5 miles from the project area. Additionally, the Hawaiian Paradise Park Fire Station is located just across Paradise Drive, approximately 70 feet from the subject property.

III. REGULATORY ANALYSIS

4A. Coastal Zone Management

The proposed use is not contrary to Chapter 205A, Coastal Zone Management as the subject parcels are approximately 2.6 miles inland from the nearest shoreline. The project will therefore not be impacted by coastal hazards, coastal erosion, coastal ecosystems, or marine resources. There is no public access, scenic or open space resources that will be impacted by the project.

4B. Impacts to Surrounding Properties

Noise and Scenic Views

Given the limited hours of operation, the proposed church will not have a significant impact on the surrounding properties. Some short-term noise and dust impacts may occur during the construction of the church structure; however, these will not be significant nor exceed construction conditions of typical single-family residences in the area.

Noise during weekly service will be limited and minimal. Use of a small PA system on low volume will be confined within the church building in order to mitigate sound impacts to the surrounding neighborhood. Hymns may also be played during the service via a video screen with some live ukulele music. No significant sound impacts are anticipated given that the ukulele is an inherently low volume instrument, sound volumes for the video music will be easy to control and all amplified sound and music will occur within the enclosed church structure.

The proposed project will not affect any scenic views. The parcel is located roughly 2.6 miles from the coast and has no access to mountainous regions. Residential properties surround the site on all sides. Impacts from the proposed church and supporting infrastructure will be consistent with the single-family residences and land uses in the area.

Traffic

Traffic is not expected to increase significantly during peak traffic hours under the request. Proposed weekly services on Sundays and Tuesdays and will occur outside of peak traffic hours. At most, up to thirty-eight (38) vehicles are anticipated for Sunday

services and up to fifteen (15) vehicles are anticipated for Tuesday night Bible Studies. Cars will not be permitted to stop or park along 21st Avenue or Paradise Drive and will be required to only use available parking stalls on the subject property to reduce potential traffic impacts. Given that the project is for the benefit of the local HPP community, it is not anticipated to impose a significant burden on the upkeep of the privately maintained roads.

4C. Impacts to Public Agencies

The proposed project will not unreasonably burden public agencies to provide roads, streets, sewers, water, drainage, school improvements, and police and fire protection.

Roads within HPP are privately maintained by the HPP Homeowner's Association, therefore public agencies will not be unreasonably burdened to maintain the roadways under this request. Installation of water and wastewater systems will be the responsibility of the applicant, meeting the approvals of the Department of Public Works, the Department of Health and the Department of Water Supply.

4D. Unusual Conditions

Hawai'i Revised Statues §205-6 allows the County Planning Commission to permit certain unusual and reasonable uses within the Agricultural and Rural districts, acknowledging that lands within agricultural districts might not be best suited for agricultural activities.

Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. The subject property is located within the Agricultural district, however, the residential nature of the subdivision and poor soil quality of the site render it ill-suited for intensive or commercial agricultural practices. The subject site is classified by the Land Study Bureau Overall Master Productivity Rating as "E" or very poor, which is the lowest productivity rating and the soil type is also not considered prime farmland according to the NRCS.

Hawaiian Paradise Park is a rapidly growing and underserved subdivision with a need for more convenient access to community services and facilities. The demand for facilities to provide for the spiritual needs of residents within the community is demonstrated by several other similar Special Permits which have been approved to allow churches to operate in the area. These are listed above in Section II, 3D.

The approval of Special Permits for established churches in the area found that such uses are low-impact and consistent with the surrounding area's land use and aesthetic, provided that sufficient setbacks and appropriate screening landscaping are in place. The proposed project would be no different, as only minor development and moderate parking is proposed. Sufficient setbacks will be implemented including a 30-foot front and rear yard setback and 20-foot side yard setbacks. Landscaping will be used to screen the property from 21st Avenue, Paradise Drive and neighboring parcels.

4E. Land Suitability for Permitted Uses

According to the Land Study Bureau Overall Master Productivity Rating, the subject property is classified as "E" or very poor, which is the lowest productivity class. The poor soil quality of the site means it is not well suited for intensive or commercial agricultural practices.

The low-impact nature of the request means that granting this request would not have a negative impact on the agricultural potential of the site. The request is similar in scale and impact to the construction of a single-family residence on the subject property.

4F. Land Character and Present Use

The subject site was previously cleared and currently contains an approximately 1,000 square foot container which was previously used as a dwelling. The container will be used to store materials during construction of the church and then dismantled and removed from the property. The site does not currently contain any agricultural uses and given its size and poor soil quality, it is not well suited for agricultural use. Thus, the proposed new approximately 2,000 square foot church on the property will not result in a loss of important agricultural land or substantially alter the essential character of the land. Rather, it will provide a service to the nearby community that complements the existing residential uses in the area.

Therefore, the Special Permit request seeks to realize the parcel's potential through the addition of an unusual, yet compatible, and reasonable use that will have a positive impact on the surrounding community.

4G. Relationship to General Plan

The proposed use will not be contrary to the goals, polices, and standards of the General Plan and other applicable documents such as the Puna Community Development Plan. Details regarding specific public facilities and land use goals supported by the proposed request are provided in Section 3C of this report.

4H. Unusual and Reasonable Use

The proposed use is an unusual and reasonable use of the land, which would not be contrary to the objectives sought by the Land Use Law and Regulations, which for the Agricultural District, seek to preserve or keep the land of high agriculture potential in agriculture use.

Lands in the Agricultural District include areas with high capacity or potential for agricultural uses but also lands which are surrounded by or contiguous to agricultural lands, and which are not suited to agricultural uses by reason of topography, soils, or other related characteristics.

The land on which the proposed church would be located is not well suited for commercial agricultural use as it is classified by the Land Study Bureau as "very poor". Approval of this Special Permit would enable the applicant to optimize the overall use of the land by establishing a church for its members, while not depleting the County's important agricultural lands. The project would provide the applicant the opportunity to advance community well-being through spiritual worship.

Therefore, the subject property is a reasonable setting for the proposed church and would not adversely impact the agricultural land inventory in the County of Hawai'i and would not be contrary to the intent and purpose of the State Land Use Law.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

April 17, 2025

IN REPLY REFER TO:
Project No.: 2025PR00431
Doc. No.: 2504SN20
Archaeology

Jeff Darrow, Director
County of Hawai'i
Department of Planning
101 Pauahi Street, Suite 3
Hilo HI 96720
Email: planning@hawaiicounty.gov

Dear Mr. Darrow:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review – County of Hawai'i Special Permit (PL-SPP-2025-00089)**
Applicant: His House of Prayer & Praise
Kea'au Ahupua'a, Puna District, Island of Hawai'i
TMK: (3) 1-5-040:043

This letter provides the State Historic Preservation Division's (SHPD's) review of the County of Hawai'i Special Permit (PL-SPP-2025-00089) Application in anticipation of the applicant's request to establish and operate a church within the proposed project area. The SHPD received the submittal on April 9, 2025, which included the Special Permit Application, construction plans, an aerial photo of the project area, and a letter dated April 4, 2025, from the County of Hawai'i Planning Department requesting SHPD's review.

The applicant proposes to construct an approximately 2,000-sq.-ft. church with an approximately 640-sq.-ft. lanai on the subject property. The proposed permit area is a 1.0-acre parcel.

A review of SHPD records indicates that there are no known archaeological sites or land commission awards (LCA) within or in the general vicinity of the current project area. Additionally, no archaeological inventory survey has been conducted for the proposed permit area. Based on the current submittal, **SHPD has no objections** to the project proponent's Special Permit application.

However, SHPD requests the opportunity to review any future permits involving ground-disturbance associated with the development of the subject parcel.

Please contact Sean Nāleimaile at (808) 933-7651 or Sean.P.Naleimaile@Hawaii.gov, for any questions or concerns regarding this letter.

Aloha,

Jessica L. Puff
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc.: Alukahe Kala, alukahe.kala@hawaiicounty.gov
John Pipan, info@landplanninghawaii.com
Virginia Domligan, prayercenterpacific@hawaii.rr.com

Planning Dept.
Exhibit 2

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

May 7, 2025

TO: Mr. Jeffrey Darrow, Director
Planning Department

FROM: Keith K. Okamoto, Manager–Chief Engineer

Subject: **Special Permit Application (PL-SPP-2025-000089)**
Applicant: His House of Prayer and Praise
Request: To Operate a Church on a 1-Acre Parcel
Tax Map Key 1-5-040:043

We have reviewed the subject application and have the following comments.

Please be informed that there is an existing 12-inch waterline within Paradise Drive that dead ends fronting the corner of the subject parcel. Each parcel is served by one (1) existing 5/8-inch meter, which is allowed an average daily usage of 400 gallons.

The Department requests that the applicant submit estimated maximum daily water usage calculations for the proposed uses, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations should include the estimated peak flow in gallons per minute and the total estimated maximum daily water usage in gallons per day. The calculations should justify that the anticipated water use will be within the allotted amount of water.

Based on the proposed usage, a reduced pressure type backflow prevention assembly would have to be installed on private property within five (5) feet of the existing meter. The installation must be inspected and approved by the Department.

Should there be any questions, please contact Ms. Robyn Matsumoto of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Keith K. Okamoto, P.E.
Manager-Chief Engineer

RM:klcm

copy – His House of Prayer and Praise
Land Planning Hawaii LLC
DWS Customer Service Section (Hilo)
DWS Cross-Connection Section

Planning Dept.
Exhibit 3

BUILDING DIVISION – DPW

COUNTY OF HAWAI'I – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720
Hilo Office (808) 961-8331 • Fax (808) 961-8410 Kona Office (808) 323-4720 • Fax (808) 327-3509

April 7, 2025

TO:
Alukahe Kala - County of Hawaii – Planning Dept.
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT:
Special Permit Application (PL-SPP-2025-000089)
Applicant: His House of Prayer and Praise
Owner: His House or Prayer & Praise
Request: To Operate a Church on a 1-Acre Parcel
TMK: (3) 1-5-040:043, Kea'au, Puna, Hawai'i

This is to inform you that our records on file, relative to the status of the subject discloses that:

☒ No Building permit was issued for work done on the premises.

Structures present on the parcel; no Building, Electrical, or Plumbing permits are recorded on the parcel.

☐ No building permit was issued for the change of occupancy.

☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.

☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.

☐ The following violations(s) still outstanding:

☐ Building ☐ Electrical ☐ Plumbing ☐ Sign

☒ Others:

Owner to acquire (1) "Residential Demolition Permit" through EPIC to remove all unpermitted structures present on the property, and additional Non-Residential Building permits as required for the proposed Church structure(s) per Hawaii County Code Chapter 5 Construction Administrative Code. No further comment.

This status report reflects Building Division records only and does not include information from other agencies.

Planning Dept.
Exhibit 4

Should you have any questions regarding matters contained herein, please feel free to contact Joel Fitzgerald at phone no. (808) 961-8488.

Parcel Information

Parcel Number	150400430000
Location Address	15-1745 21ST AVENUE
Project Name	HAWAIIAN PARADISE PARK
Property Class	AGRICULTURAL
	Property Class refers to Tax Classification ONLY. For Zoning information, please go to Planning Department GIS Public Layers (hawaiicounty.gov) or email planning@hawaiicounty.gov
Neighborhood Code	1558
Legal Information	LOT 363 1.00 AC BLK 5 MAP 57 LCAPP 1053 (AMEND)
Land Area (acres)	1.0000
Land Area (approximate sq ft)	43,560

View Map

Plat (TMK) Maps

Owner Information

Owner Names
HIS HOUSE OF PRAYER & PRAISE Fee Owner, Tenants in Severalty

Mailing Address
HIS HOUSE OF PRAYER & PRAISE
945 KAMEHAMEHA HWY STE 13
PEARL CITY HI 96782 2521

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
2025	AGRICULTURAL	$91,000	$0	$91,000	$71,400	$71,400	$162,400	$162,400	$0	$162,400

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	43,560	1	

Other Building and Yard Improvements

Description	Quantity	Year Built	Area	Gross Building Value
20' CONT	2	2020	160	$8,700
GARAGE WOOD BIT/CONC FLOOR	1	2020	480	$26,600
CARPORT OPEN GRAVEL FLOOR	1	2020	1,328	$30,600
PLUMBING FIXTURE	3	2020	1	$5,500

Building Division Permit & Inspections Information

https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
07/07/2023	$150,000		FEE CONVEYANCE	Warranty Deed	07/12/2023	12245123	1255830		150	Warranty Deed
05/22/2017	$40,000		FEE CONVEYANCE	Warranty Deed	05/25/2017	10006101	1137152		40	Warranty Deed
07/27/1995	$0	0000000000	FEE CONVEYANCE	Land Court Deed	08/11/1995	2254464	460832		0.00	Land Court Deed
07/01/1992	$38,000		FEE CONVEYANCE							
06/08/1992	$38,000	0000000000	FEE CONVEYANCE	Land Court Deed	07/15/1992	1931463	394383		19.00	Land Court Deed
03/17/1990	$18,500	0000000000	FEE CONVEYANCE		03/23/1990	1715976	346452		9.25	

Map

Recent Sales in Area

Sale date range:

From: 04/07/2022 **To:** 04/07/2025

Sales by Neighborhood

Distance: 1500 Feet Sales by Distance

No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Residential Improvement Information, Commercial Improvement Information, Sketches, Permit 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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/7/2025, 8:03:00 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

TMK (3) 1-5-040:043 (08-27-2015)

08/27/2015

TMK (3) 1-5-040:043 (10-15-2020)

10/15/2020

JOSH GREEN, M.D.
GOVERNOR OF HAWAII
KE KIA'AINA O KA MOKU'AINA O HAWAI'I

KENNETH S. FINK, M.D, MGA, MPH
DIRECTOR OF HEALTH
KA LUNA HO'OKELE

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: April 10, 2025

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Permit Application (PL-SPP-2025-000089)
Applicant: His House of Prayer and Praise
Request: To Operate a Church on a 1-Acre Parcel
Tax Map Key: (3) 1-5-040:043, Kea'au, Puna, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: https://health.hawaii.gov/epo/landuse/. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all

Planning Dept.
Exhibit 5

airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at: https://health.hawaii.gov/epo/landuse/

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
    1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb- standard-comments/.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: https://health.hawaii.gov/epo/landuse/.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502,
11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at https://health.hawaii.gov/irhb/asbestos/.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental

compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: https://health.hawaii.gov/sdwb/.

2. Standard comments for the Safe Drinking Water Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. CDC - Healthy Places - Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.

2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.