

COUNTY OF HAWAI‘I PLANNING DEPARTMENT
BACKGROUND REPORT

NIEL JAYASINGHE
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2024-000060)

NIEL JAYASINGHE has submitted an application for a Special Management Area Use Permit to construct a four-story, 41,600 square foot apartment building containing seventeen (17) rental units and related improvements in a 0.445-acre parcel within the Special Management Area (SMA). The subject properties are located on the north side of Kalaniana‘ole Street, approximately 350-feet southwest from its intersection with Onekahakaha Road, Keaukaha, South Hilo, Hawai‘i, TMK: (3) 2-1-014:002.

PROPOSED DEVELOPMENT

1. **Request:** The applicant seeks a SMA Use Permit to construct a 4-story, 41,600 square-foot apartment building containing seventeen (17) rental units and related development on a 19,377 square-foot parcel within the Special Management Area. The proposed building will feature four (4) stories with two (2) parallel wings, ground-level parking, and a rooftop terrace. Sixteen (16) of the rental units are proposed to contain two (2) bedrooms and two (2) bathrooms and one (1) unit with three (3) bedrooms and three (3) bathrooms. The ground floor is proposed to be 11,360 square feet containing a total of twenty-two (22) parking stalls, including two (2) ADA-accessible stalls. A water service room, an electrical room, and a trash disposal area are also proposed on this floor. Water is available through the Hawai‘i County Department of Water Supply. Water capacity will be determined in consultation with DWS based on water calculations for the proposed use. Wastewater will be handled through the county sewer system. A drainage study completed by Engineering Partners Inc., concluded that two (2) drywells will be more than adequate to capture and infiltrate the site runoff. Electricity is available through Hawaiian Electric Light Company.
2. **Project Objectives:** The purpose of the project is to address the increasing demand for housing rentals in Hilo.

3. **Cost/Time of Project:** Tentatively, plans call for securing all necessary permissions and permits by early-2025. Project improvements are planned to be completed by mid-2026. The estimated value of this project will be approximately \$2,000,000.
4. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – SMA Use Permit Application dated May 27, 2024)**
5. **Landowner:** Niel Jayasinghe; Houston, TX

BACKGROUND INFORMATION

6. **Special Management Area (SMA):** There are no previous SMA permits or approvals for the subject parcel.
7. **Chapter 343, HRS:** Pursuant to Hawai‘i Revised Statutes (HRS) Ch. 343-5, the proposed activities do not trigger the need for an Environmental Assessment (EA), therefore, no EA is required.

STATE AND COUNTY PLANS

8. **State Land Use Designation:** Urban
9. **General Plan LUPAG MAP:** Resort (res)
10. **County Zoning:** Resort-hotel - 750 sf (V-.75)
11. **Hilo Community Development Plan (HCDP):** The Hilo CDP was adopted by Resolution No. 1 on May 21, 1975.
12. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to SMA review.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

13. **Subject Property:** The relatively flat site is accessed off Kalaniana‘ole Street, approximately 350 feet southwest of its intersection with Onekahakaha Road and 1.8 miles northeast of Highway 11. The property is sandwiched between Kalaniana‘ole Street and Apapane Road, is rectangular in shape and is approximately 5-feet above sea level (asl). Access is also available from Apapane Road. The site is 0.25 miles inland from the shoreline and situated 1 mile northeast of Hilo Airport. The site has previously been cleared and graded. It is vacant of any structures. Minimal vegetation currently exists on site and is primarily maintained grasses.

14. **Surrounding Land Zoning/Uses:** West of the subject parcel is an existing three (3) story, 24-unit apartment building, to the east is overgrown undeveloped parcels; all within the resort zoning district. To the north there are two large privately owned open zoned parcels with limited development, and along the coast is the Onakahakaha Beach Park. Across Kalaniana'ole Street the properties are zoned RS-10 and development with numerous single-family dwellings and related improvement.
15. **Flood Insurance Rate Map (FIRM):** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as Zone VE, which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard from wave action.
16. **Flora/Fauna Resources:** No biotic surveys were conducted for the subject parcel; however, the applicant does not believe that the site contains any rare or endangered floral and faunal resources. The Kionakapahu Pond (0.5 miles east) and the Lokoaka Pond (0.6 miles east) are two coastal wetland areas that contain sensitive resources including fish and bird species. The surrounding area parcels are vegetated with various trees and shrubs including kukui nut, areca palm, coconut palm, Swiss cheese plant, ironwood, African tulip, gunpowder tree, and albizia, however, the subject parcel is primarily short, maintained grass.
17. **Archaeological Resources:** Although no commissioned archaeological survey of the site was conducted it is highly unlikely that any historic sites will be found on the property as the parcel has been previously cleared and completely graded. The SHPD did not provide comments on the proposed project under the review via HRS Ch. 6E-42.
18. **Cultural/Historic Resources:** All proposed improvements will be located a considerable distance from the shoreline park, coastal wetlands, and other cultural resources. Therefore, no impacts to traditional shoreline uses or the shoreline park are anticipated by this action. It is not known whether the subject site or immediately surrounding area was ever used for traditional and customary rights by native Hawaiians. As the project area has been previously cleared and much of the surrounding area has been used extensively for residential use for many years, it would appear very unlikely that the site would serve such a purpose today and/or in the recent past.

19. **Recreational Resources:** The subject parcel is located approximately 1000 feet from the shoreline and is near the entrance to the Onekahakaha Beach park which permits fishing, gathering, and swimming. There is no public access through the subdivision and the proposed project will not impact or affect access to the beach park.
20. **Scenic and Open Space Resources:** Onekahakaha Beach Park is identified as a valued scenic resource in the County General Plan. Vehicular access to the park is located roughly 350 feet north of the subject property whereas the shoreline area is approximately 0.2 miles to the north. The proposed development will not encroach upon or disrupt access to this scenic resource area. There is a similar type of structure (apartment building) located on the adjacent parcel to the west as well as other large buildings in the area such that the addition of this new structure will be in character with the surrounding regions development.
21. **Public Access:** The requested action will not impact public access to the ocean or recreational resources that are enjoyed in the park or shoreline (pond) area.

PUBLIC UTILITIES AND SERVICES

22. **Access:** The subject property is between the north side of Kalaniana'ole Street and south side of Apapane Road. The project therefore proposes access from Kalaniana'ole Street and Apapane Road, each equipped with an entrance and exit subject to approval by the Department of Public Works (DPW) as both Kalaniana'ole Street and Apapane Road are under the jurisdiction of the County.
23. **Water:** The subject site is served by the County Department of Water Supply (DWS) through an existing waterline within Kalaniana'ole Street, which fronts the subject parcel. Consultation with DWS indicates that water is available for the proposed project.
24. **Wastewater:** The wastewater system will integrate with the County's wastewater system that runs along Kalaniana'ole Street via a 30-inch sewer main with sufficient capacity to support the proposed use.
25. **Other Essential Utilities and Services:** All other utilities, including electrical, telephone, and cable services are available to the site. The Applicant is responsible for hauling all domestically generated trash to any available County Transfer Station.

AGENCIES' COMMENTS

26. **Hawaii Police Department (HPD): (Planning Department Exhibit 2 – June 17, 2024, Memo).**
27. **Hawai'i Department of Health (DOH): (Planning Department Exhibit 3 – June 17, 2024, Memo).**
28. **Department of Public Works (DPW) – Engineering: (Planning Department Exhibit 4 – July 10, 2024, Memo).**
29. **Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 5 – July 5, 2024, Letter).**

AGENCIES - NO COMMENT

30. **N/A**

AGENCIES - NO RESPONSE

31. **Fire; Department of Land and Natural Resources (DLNR); Dept. of Parks and Recreation; Department of Environmental Management (DEM); Department of Water Supply (DWS); DPW-Traffic.**

PUBLIC COMMENTS

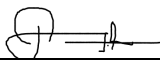
32. **The Department has not received any comments or objections from the general public or adjacent landowners on the subject application.**

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Niel Jayasinghe

APPLICANT'S SIGNATURE:  DATE: May 27 2024 13:02 PDT

ADDRESS: 11735 Winshire Circle, Houston, TX 77024

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) 713-320-2760 (Res.) _____ (Email) nieljay@sbcglobal.net

REQUEST: To develop a seventeen (17)-unit apartment building

TAX MAP KEY: (3) 2-1-014:002 ZONING: V-.75

SIZE OF PROPERTY / AREA OF REQUESTED USE: 19,377 sf / 19,377 sf

LANDOWNER(S): Niel Jayasinghe

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

DATE: _____

 DATE: May 27 2024 13:02 PDT

AGENT: John Pipan - Land Planning Hawaii LLC

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

Planning Dept.
Exhibit <u>1</u>

**SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
NIEL JAYASINGHE
KEAUKAHA, SOUTH HILO, HAWAI'I
TMK (3) 2-1-014: 002**

TABLE OF CONTENTS

I.	BACKGROUND INFORMATION	4
A.	EIS.....	4
B.	Project Description, Objectives, and Reasons	4
	Project Objectives	6
	Project Components	6
C.	Property Description	11
D.	Property Valuation	11
E.	State/County Plans Affecting Request.....	11
	State Land Use	11
	DLNR Conservation District	11
	County General Plan	13
	Hilo Community Development Plan.....	21
F.	Special Management Area and HRS 205A Guidelines Discussion.....	21
	HRS 205A-2 Objectives	21
	HRS 205A-2 Policies.....	24
G.	Surrounding Zoning and Land Uses	30
H.	Flood Insurance Rate Map	30
I.	Archaeological Resources.....	33
J.	Floral and Faunal Resources	33
K.	Valued Cultural Resources	35
L.	Public Access	36
M.	Description of Access	36
N.	Traffic Impacts.....	36
O.	Availability of Utilities	37
	Water.....	37
	Wastewater.....	38
	Other Utilities.....	38
P.	Potential Areas of Concern	38
	Coastal Hazards	38
	Solid and Hazardous Waste	40
	Light Pollution	41
II.	ANTICIPATED IMPACTS.....	41
A.	Environmental Setting	41
	General Description	41
	Soils.....	42
	Volcanic and Earthquake Hazards	44
	Flood/Drainage	44

Air Quality and Noise	45
B. Relationship to Land Use Plans and Policies.....	46
Special Management Area	46
C. Probable Environmental Impact	46
D. Unavoidable Adverse Environmental Impacts	47
E. Alternatives to Proposed Action	47
No Project	47
Alternate Location	47
F. Irreversible and Irretrievable Commitment of Resources.....	47

FIGURES

Figure 1: Location Map	5
Figure 2: Site Plan, Ground Floor & Level 1 & 2 Floor Plan	7
Figure 3: Level 3 and Roof Plan	8
Figure 4a: Elevations 1	9
Figure 4b: Elevations 2	10
Figure 5: State Land Use Designation Map.....	12
Figure 6: Land Use Pattern Allocation Guide Map	14
Figure 7: View of Building Envelope to the East.....	16
Figure 8: View of Building Envelope to the South.....	17
Figure 9: View of Building Envelope to the West.....	18
Figure 10: View of Building Envelope to the North.....	19
Figure 11: Map of Nearby Apartment Buildings Consistent with the Project	31
Figure 12: FIRM Map.....	32
Figure 13: Impact Map of 3.2-Foot of Sea Level Rise in Relation to the Subject Property	29
Figure 14: Soil Map	43

EXHIBITS

- Exhibit A: Drainage Study
- Exhibit B: Letter from the Department of Water Supply

I. BACKGROUND INFORMATION

A. EIS

The proposed project was evaluated with respect to Hawai‘i Revised Statutes (HRS) Chapter 343-5, and no triggers were identified. Therefore, further environmental review should not be required beyond what is detailed in this report.

B. Project Description, Objectives, and Reasons

Niel Jayasinghe (“**applicant**”) is requesting a Special Management Area Use Permit to develop a seventeen (17)-unit affordable/workforce housing apartment building on a 0.4448-acre lot located in the Special Management Area (SMA) in Keaukaha, South Hilo. The subject property is identified as TMK (3): 2-1-014: 002 and is located on the north side of Kalanianaʻole Street, approximately 350 feet southwest from its intersection with Onekahakaha Road. The site is roughly 1.8 miles northeast of Highway 11 (**Figure 1**).

The applicant wishes to develop a 41,600 square foot apartment building containing seventeen (17) rental units to address the increasing demand for housing rentals in Hilo. The proposed building will feature four (4) stories with two (2) parallel wings, ground-level parking, and a rooftop terrace. Sixteen (16) of the proposed rental units are proposed to contain two (2) bedrooms and two (2) bathrooms. One (1) unit with three (3) bedrooms and three (3) bathrooms is also proposed.

The current housing crisis in Hawai‘i County, characterized by rising prices and limited options, has led Governor Josh Green to declare a housing emergency. The proposed apartment building would offer much-needed housing, with 100% of the units classified as affordable or workforce units, which would help alleviate the housing shortage.

The affordable unit breakdown and rental prices were calculated using Hawai‘i County Area Median Income (AMI) for 2023. Under these guidelines, the applicant proposes three (3) 2-bedroom units at \$2,250/month (under 100% AMI), six (6) 2-bedroom units at \$2,500/month (under 120% AMI), seven (7) 2-bedroom units at \$3,000/month (under 140% AMI), and one (1) 3-bedroom unit at \$3,500/month (under 140% AMI). These rates include allowances for utilities per HUD-52667.

The subject site is zoned Resort-Hotel District, with a minimum land area of 750 square feet, for each dwelling unit, or for each separate rental unit (V-.75). Similar developments exist in the Keaukaha area within two (2) miles of the subject property. Approval of this request would be logical and in keeping with the surrounding land use. Thus, the request presents an opportunity to utilize a property in a location well suited and appropriately zoned for such use.

Project Objectives

The project objective is to construct a seventeen (17) unit apartment building subject to Special Management Area regulations outlined in the Planning Departments Rules of Practice and Procedure (Rule 9).

Project Components

The apartment building is proposed to be four (4) stories with two (2) parallel north-south wings, ground level parking, and a rooftop terrace.

The ground floor is proposed to be 11,360 square feet and contain a total of twenty-two (22) parking stalls including two (2) ADA-accessible stalls. A water service room, an electrical room, and a trash disposal area are also proposed on this floor.

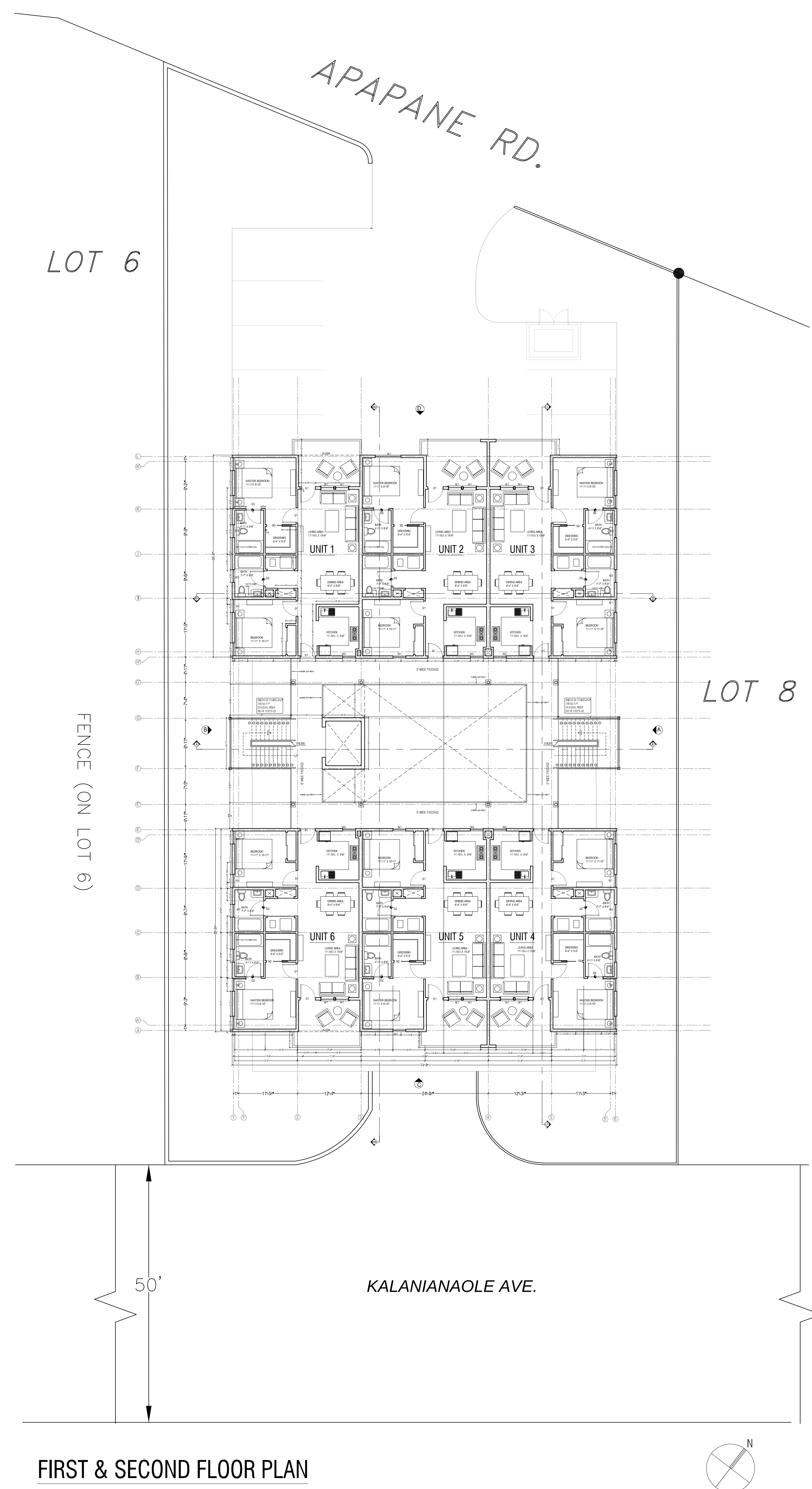
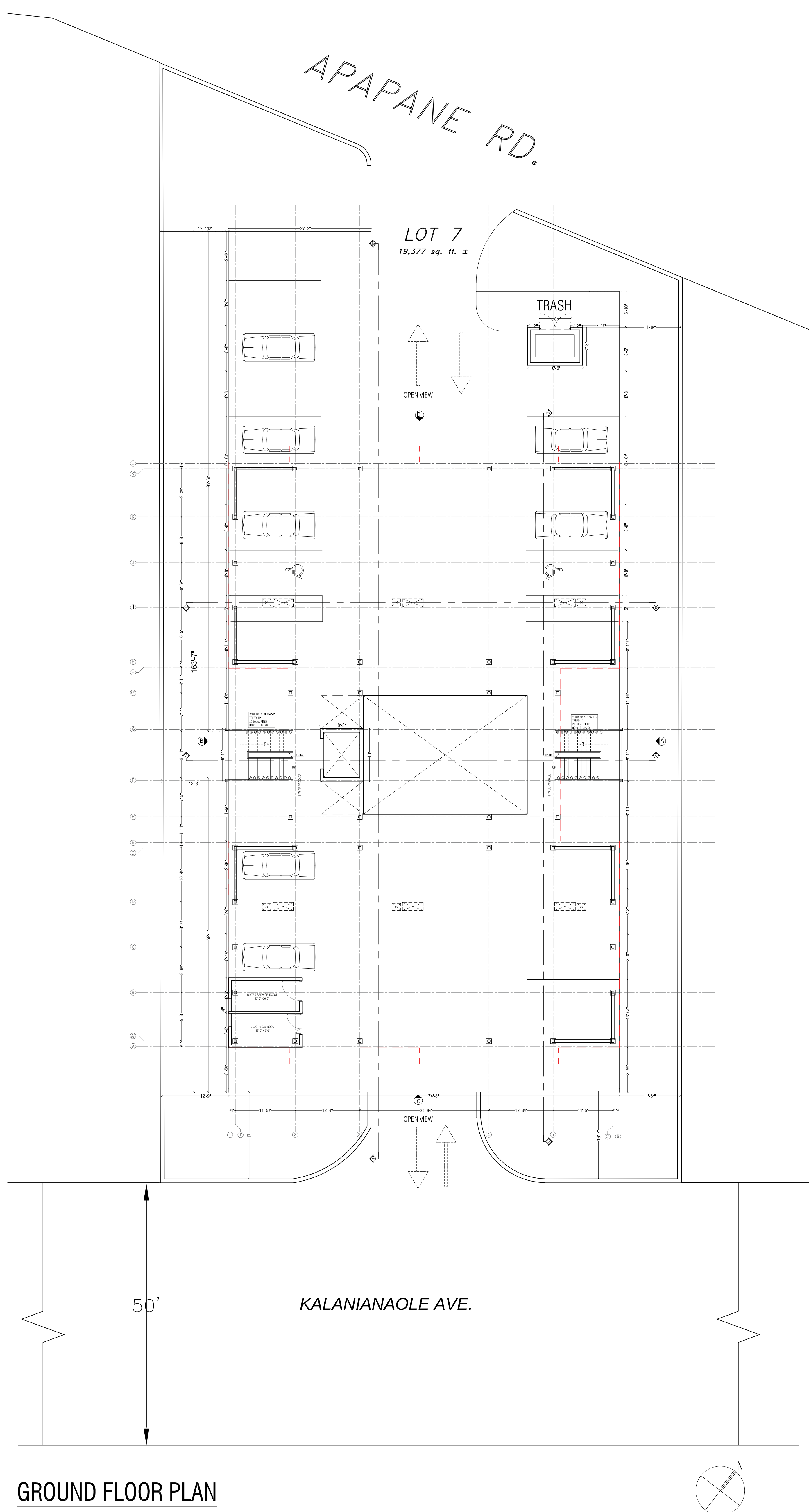
The first and second floors are proposed to contain a total of twelve (12) rental units (six per floor). Each of these units would be approximately 1,000 square feet in area and consist of two (2) bedrooms and two (2) full bathrooms. The floor plans also include a kitchen, dining and living room, and a balcony.

The third floor is proposed with a combination of four (4) 2-bedroom and 2-bathroom units and one (1) 3-bedroom, 3- bathroom unit of approximately 2,000 square feet in area. The 3-bedroom unit features one larger suite bedroom, a vestibule, a larger living area, and balcony.

The total number of proposed rental units in the building is seventeen (17). In addition, the project proposes an 8,170 square foot rooftop terrace for resident use. One (1) elevator and two (2) stairways are proposed for access to all floors. **Figures 2 – 4b** display the site plan, floor plans, and elevations.

Table 1: rental unit breakdown per floor and per north and south wing.

Floor	Rental Units Per Floor	Wing	# Rental Units Per Wing	Description
Ground	-	-	-	22 parking stalls and 2 ADA accessible stalls
First	6	North	3	2-bedroom and 2-bathroom units
		South	3	2-bedroom and 2-bathroom units
Second	6	North	3	2-bedroom and 2-bathroom units
		South	3	2-bedroom and 2-bathroom units
Third	5	North	1	2-bedroom and 2-bathroom unit
			1	3-bedroom and 2-bathroom unit
		South	3	2-bedroom and 2-bathroom units
Roof	-	-	-	Rooftop terrace

[illegible]

HAWAII MULTI FAMILY BUILDING

SOUTH HILO,
HAWAII, ISLAND & COUNTY HAWAII

GROUND, FIRST &
SECOND FLOOR PLAN

Project Number	21000.02
----------------	----------

Date	08/24/21
------	----------

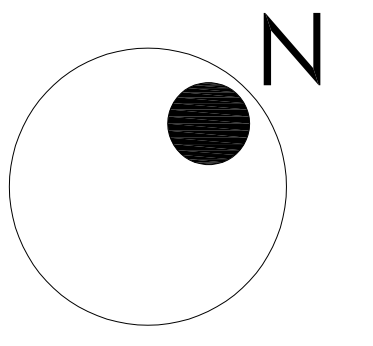
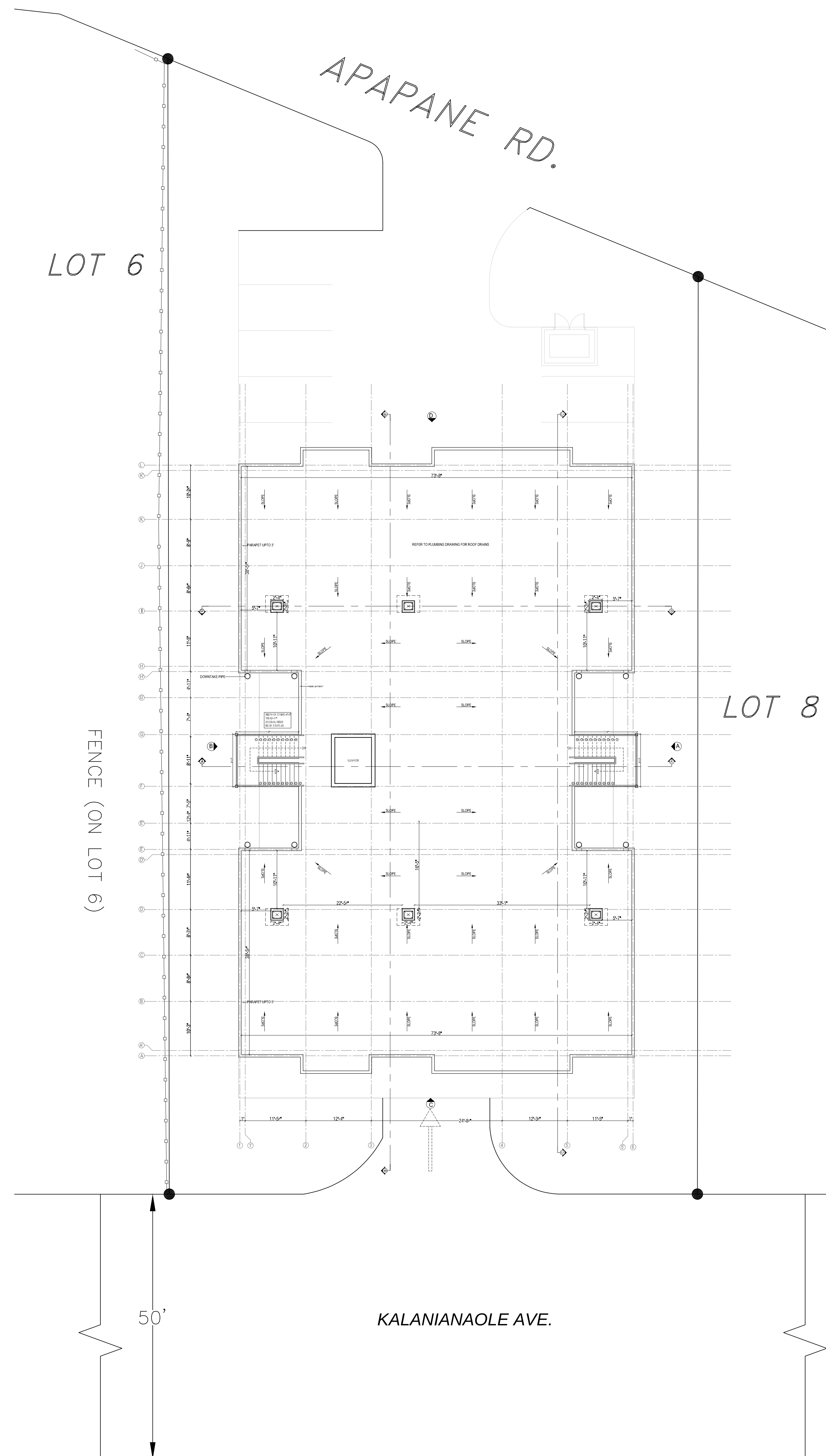
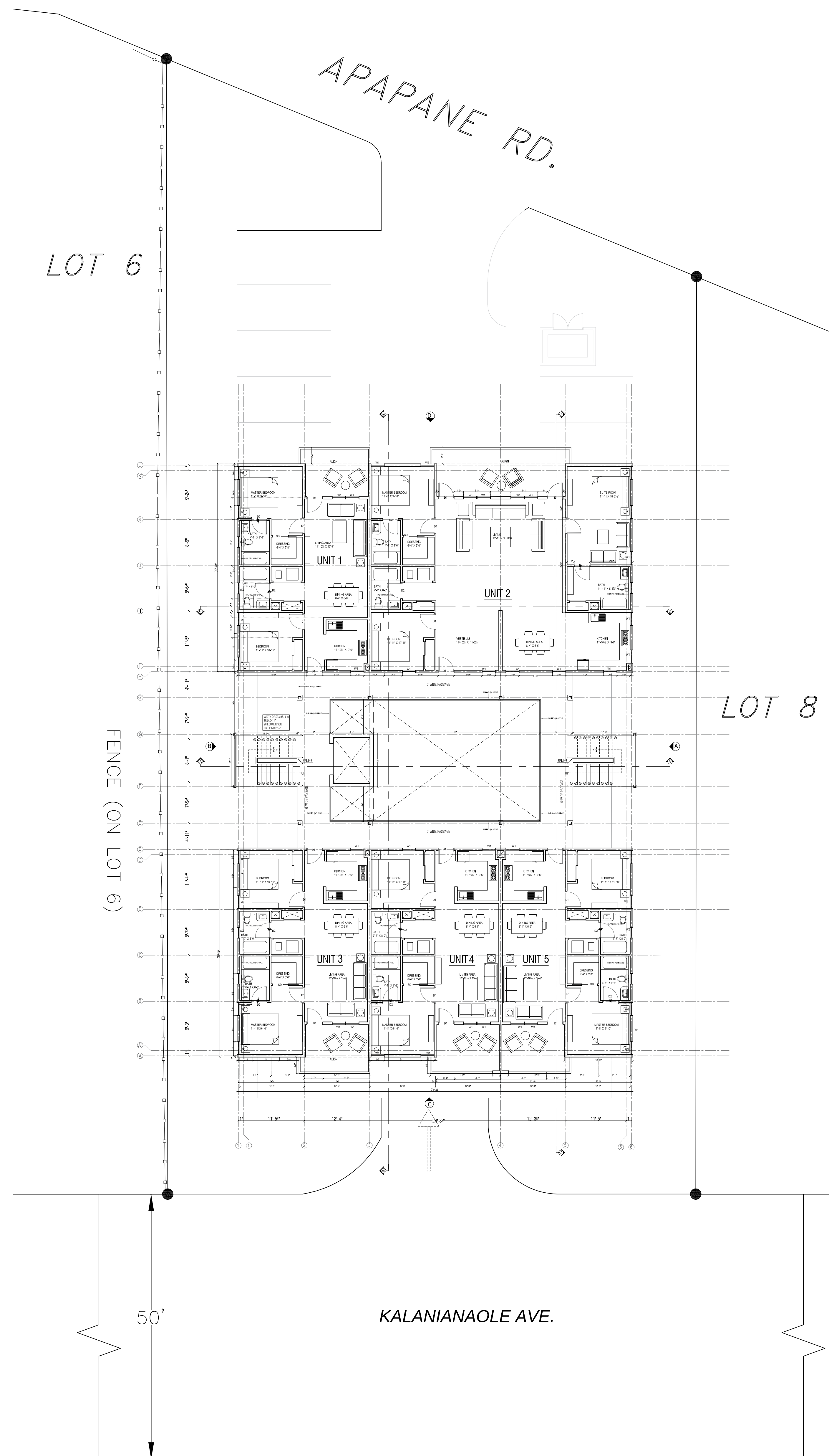
Drawn By	PS
----------	----

Checked By	MM
------------	----

A-101

Scale	$\frac{3}{32}'' = 1'-0''$
-------	---------------------------

FIGURE 2

[illegible]

HAWAII MULTI FAMILY BUILDING

SOUTH HILO,
HAWAI'I, ISLAND & COUNTY HAWAI'I

THIRD FLOOR & ROOF PLAN

Project Number	2100.02
Date	08/24/21
Drawn By	AD
Checked By	MM

A-102

Scale	$3/32" = 1'-0"$
-------	-----------------

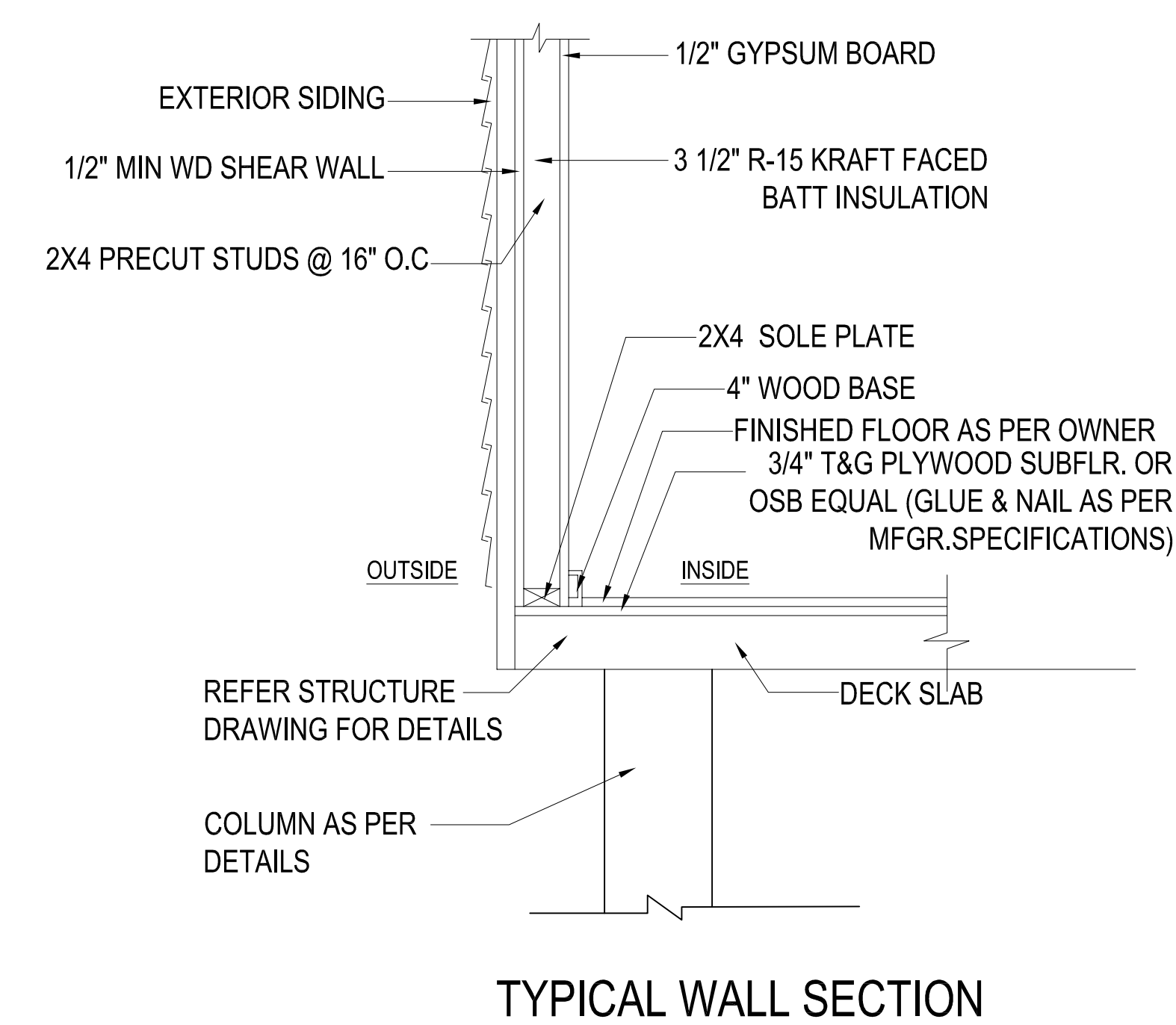
FIGURE 3

ELEVATION - D

ELEVATION - C

STAIRCASE
CABIN BEHIND

STAIRCASE
CABIN BEHIND



GENERAL NOTES :

- 1.SEE WINDOW SCHEDULE FOR TYPES AND DIMENSIONS.
- 2.SEE PLANS FOR WINDOW LAYOUT DIMENSIONS.
- 3.ALL GRILLES ON THE FACADE PAINTED TO MATCH ADJACENT EXTERIOR WALL COLOR.

[illegible]

HAWAI'I MULTI FAMILY BUILDING

SOUTH HILO,
HAWAI'I, ISLAND & COUNTY HAWAI'I

ELEVATIONS

Project Number	21000.02
Date	08/24/21
Drawn By	PS
Checked By	MM

A-204

Scale	$\frac{1}{4}"=1'-0"$
-------	----------------------

FIGURE 4b

Water is available through the Hawai'i County Department of Water Supply. Water capacity will be determined in consultation with DWS based on water calculations for the proposed use. Wastewater will be handled through the county sewer system. A drainage study completed by Engineering Partners Inc., concluded that two (2) drywells will be more than adequate to capture and infiltrate the site runoff (**Exhibit A**). Electricity is available through Hawaiian Electric Light Company.

C. Property Description

The site is accessed off Kalaniana'ole Street, approximately 350 feet southwest of its intersection with Onekahakaha Road and 1.8 miles northeast of Highway 11. The property is sandwiched between Kalaniana'ole Street and Apapane Road. Access is also available from Apapane Road. The site is 0.25 miles inland from the shoreline and situated 1 mile northeast of Hilo Airport.

The site has previously been cleared and graded. It is vacant of any structures. Minimal vegetation currently exists on site and is primarily maintained grasses. The surrounding area is vegetated with various trees and shrubs including kukui nut (*Aleurites moluccanus*), areca palm (*Dypsis lutescens*), coconut palm (*Cocos nucifera*), swiss cheese plant (*Monstera deliciosa*), ironwood (*Casuarina equisetifolia*), african tulip (*Spathodea campanulata*), gunpowder tree (*Trema orientale*), and albizia (*Falcataria moluccana*). No anchialine ponds exist on site.

D. Property Valuation

Tentatively, plans call for securing all necessary permissions and permits by early-2025. Project improvements are planned to be completed by mid-2026. The estimated value of this project will be approximately \$2,000,000.

E. State/County Plans Affecting Request

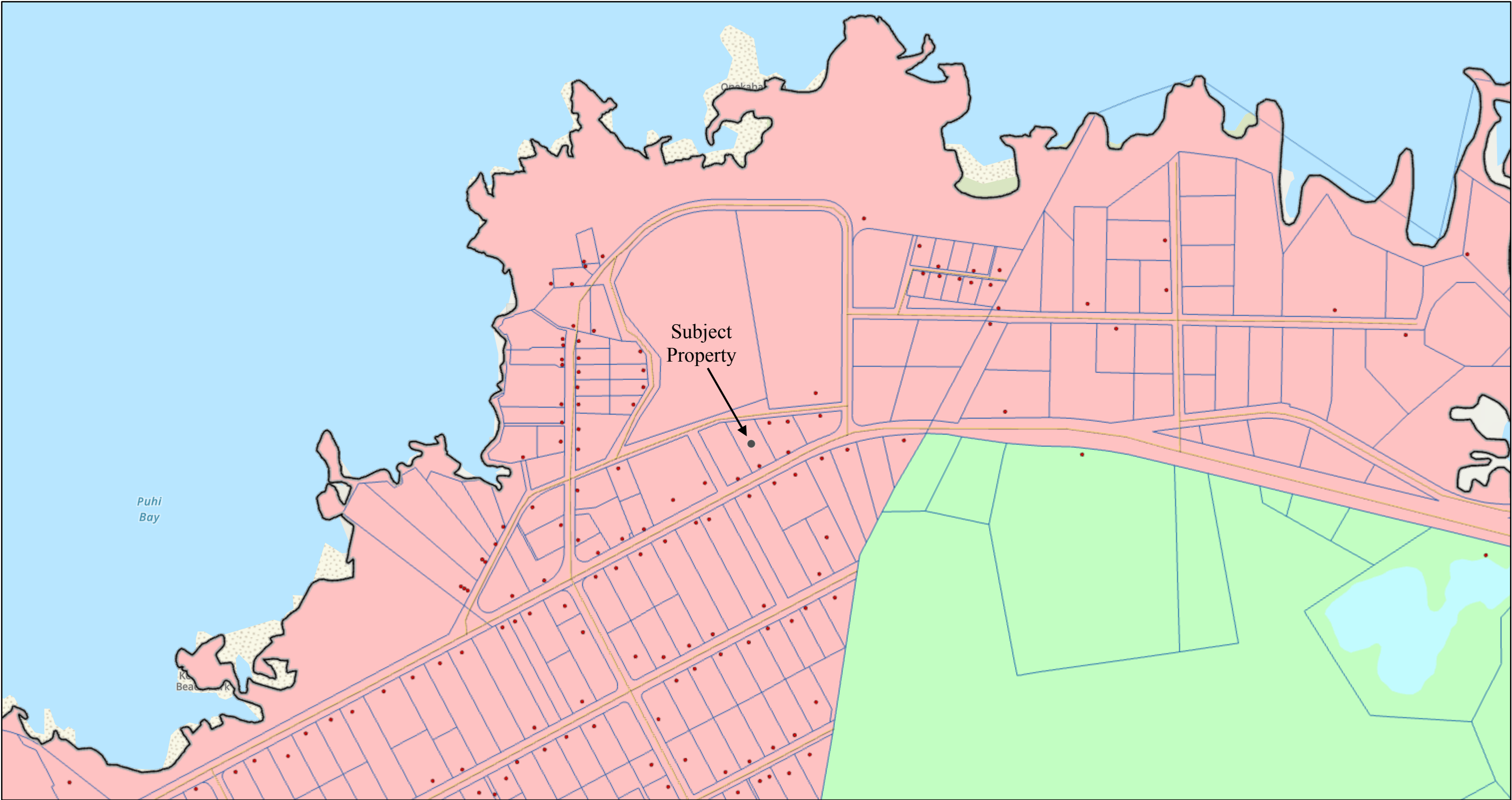
State Land Use

The State Land Use designation of the subject property is Urban (**Figure 5**). The request does not change the land use designation or zoning. As such, the County can process this application.

DLNR Conservation District

The property is located outside of the Department of Land and Natural Resources Conservation District.

State Land Use Designation Map



7/28/2023, 8:24:36 AM

State Land Use Classifications (SLU)

- Agricultural
- Conservation

Urban

Parcels (current boundary lines)

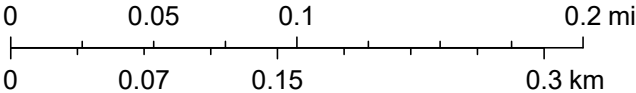
Address Points

Street Centerlines

Hawaii County District Boundary

Coastline

1:4,514



County of Hawaii IT Department, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

FIGURE 5

County General Plan

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. The County General Plan Land Use Pattern Allocation Guide (“LUPAG”) map designates the site as Resort (**Figure 6**). This designation is intended for developments that satisfy the needs of both visitors and residents in areas that have existing amenities and infrastructure. The proposed action will retain the essential character of the land and will be consistent with the surrounding area, and the goals, policies, and standards of the General Plan document.

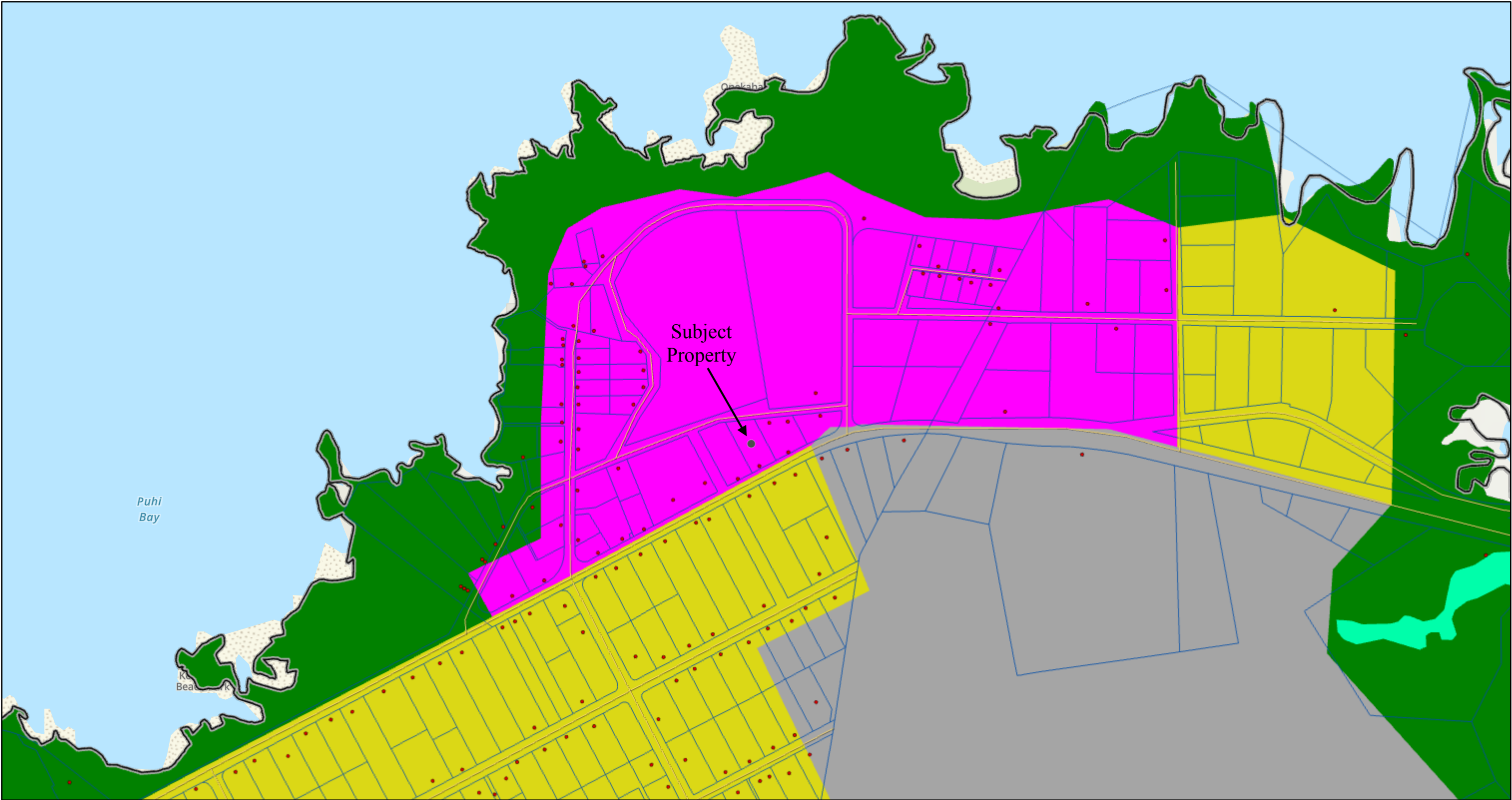
The proposed construction of an apartment building and associated improvements would provide temporary employment for local construction workers and would support the **economy** through the purchase of construction materials from on-island suppliers. This will stimulate and support the general economic stability and development of Hawai‘i Island by allowing for local businesses to thrive and gain income from the proposed project. In the long-term, the newly constructed building will bring in additional property taxes, adding revenues to the County coffers. The proposed apartment building will meet a critical need for affordable and workforce housing in Hilo. The site is located proximate to similar existing uses and essential services; therefore, the project will also add increased economic potential to surrounding businesses. The request will have a positive impact on long-term economic opportunities including landscaping, building maintenance, and property management services for the rental units. Furthermore, this development will meet the economic needs of the community and improve quality of life, while keeping in balance with the physical, social, and cultural environments of the island.

The proposed development would not provide adverse effects on the **environment** or the natural resources of the region. The General Plan identifies five (5) areas of environmental concerns - air pollution, water quality, soil pollution, solid waste disposal, and noise pollution. As proposed, the project would not be contrary to any of those objectives.

The project will be **energy** conscious through its use of design features that take advantage of sun and wind patterns. If necessary, the project will also use water efficient fixtures and practices throughout the building and during landscape activities to reduce the demand on water resources and thus energy.

The proposed project is not expected to cause significant or long-term impacts to **air quality or noise levels**. Although there may be limited impacts during construction, these will be mitigated through Best Management Practices (BMPs). All construction and operational activities will comply with Hawai‘i Administrative Rules Title 11, Chapter 46, 59, and 60.1 related to noise and air quality. Construction related air pollutants will be short-term and limited, mainly from construction equipment exhaust and dust. Reasonable measures to control airborne and visible fugitive dust from road areas are outlined by the Department of Health’s Clean Air Branch and are discussed in Section II, subsection A of this report. During operation, the project will not contribute significantly to air pollution due to its residential nature. Existing noise levels in the area are moderate due to traffic, residences, and recreation.

Land Use Pattern Allocation Guide (LUPAG) Map



7/28/2023, 8:21:40 AM

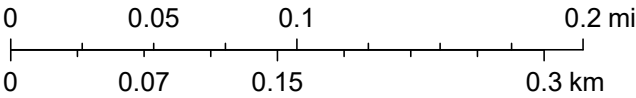
Land Use Pattern Allocation Guide (LUPAG)

- Conservation
- Industrial
- Low Density Urban

- Open Area
- Resort
- Parcels (current boundary lines)
- Address Points

- Street Centerlines
- Hawaii County District Boundary
- Coastline

1:4,514



County of Hawaii IT Department, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

FIGURE 6

Noise from the proposed project will not significantly increase ambient levels in the general area. Long-term noise generation will be consistent with several other apartment buildings nearby, including the adjacent property to the west.

If required, a County grading and grubbing permit will be sought prior to the start of construction. Established construction Best Management Practices will be strictly followed to mitigate impacts to **water quality and coastal resources**. Construction BMPs will also prevent impacts from stormwater runoff. These are discussed in Section I, subsection P of this report. Two (2) drywells will be constructed to capture and infiltrate the site runoff. Wastewater will be handled through the county sewer system.

Soil on site will be protected through the mitigating measures and BMPs outlined in Section II, subsection A.

The proposed development will have some **visual impacts** from Kalanianaʻole Street and the single-family residence located on the *mauka* side of the street. However, the building design will help mitigate these impacts by incorporating an open view through the ground floor parking area, which reduces the building's visual footprint. In addition, strategic landscaping will be used to further screen the building and enhance the overall aesthetic of the lot. Ocean views are not expected to change substantially from Kalanianaʻole Street since the ocean is already obstructed by existing vegetation on the *makai* side of Apapane Road. The building design also minimizes impacts for the residents of the apartment building on the adjacent parcel to the west. The proposed development has been thoughtfully orientated to ensure all rental units and balconies face either Kalanianaʻole Street or the ocean, rather than the adjacent parcel. The building design also features a central stairway section with an open view, created by the separation of the building into a north and south wing. The open space between the wings will reduce visual impacts for the neighbor residents and increase natural light and airflow. Refer to **Figures 7-10** for a conceptual view of the proposed building to the north, east, south, and west.

All State and County requirements to minimize the possibility for spills and **hazardous materials** will be followed during construction phases. These are discussed in Section II, subsection A of this report. Similarly, **solid waste** will be managed by commercial haulers approved by the Department of Health. A waste management plan can be prepared and implemented if necessary.

With regard to **flooding**, The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as Flood Zone VE, which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard (wave action). The proposed development will meet the standards of this flood zone, which require the first floors to be elevated above the base flood elevation of 11 feet. Flood proofing will be used for any structures or uses below this elevation.

CONCEPTUAL VIEW TO NORTH



SUBJECT PARCEL

FIGURE 7

CONCEPTUAL VIEW TO EAST

SUBJECT PARCEL

FIGURE 8



CONCEPTUAL VIEW TO SOUTH

SUBJECT PARCEL



FIGURE 9

CONCEPTUAL VIEW TO WEST

SUBJECT PARCEL

FIGURE 10

The proposed livable area of the building begins on the 2nd floor, above flood levels and required freeboard. The subject site is located within the Tsunami Evacuation Zone. A civil defense siren is located 0.3 miles to the east of the subject site at the intersection of Kalanianaʻole and Kamokuna Street.

With regard to **historic sites**, although no commissioned archaeological survey of the site was conducted, it is highly unlikely that any historic sites would be found on the property as the parcel has been previously cleared. However, in the event any archaeological or historical features are found during any ground disturbance activity, work will stop within the affected area and appropriate clearances from the State DLNR-SHPD and County Planning Department will be secured before work resumes. If needed, an archaeological monitoring program can be instituted during any earthwork activity.

The General Plan also emphasizes that developments be mindful of an area's **natural beauty**. Onekahakaha Beach Park is identified as a valued scenic resource in the County General Plan. Vehicular access to the park is located roughly 350 feet north of the subject property whereas the shoreline area is approximately 0.2 miles to the north. The proposed development will not encroach upon or disrupt access to this scenic resource area.

Recreational resources and public shoreline **access** will not be affected by the proposed use. The subject property is not a shoreline parcel and will not impede or disrupt access to any part of the nearby shoreline.

There will be no significant impact to **public utilities** or government services and infrastructure. The Keaukaha area is adequately serviced by existing utilities and the proposed use does not exceed the available capacity of such services.

The proposed project also fulfills the **housing** goals by providing seventeen (17) rental affordable and workforce units for the residents of the County in proximity to employment centers. The proposed apartment would notably contribute to the growth needs of the area. Specifically, the project would meet the criteria to increase rental opportunities and choices in terms of quality, cost, amenity, style, and size of housing, especially for low- and moderate-income households. The affordable unit breakdown and rental prices were calculated using Hawai'i County Area Median Income (AMI) for 2023. Under these guidelines, the applicant proposes three (3) 2-bedroom units at \$2,250/month (under 100% AMI), six (6) 2-bedroom units at \$2,500/month (under 120% AMI), seven (7) 2-bedroom units at \$3,000/month (under 140% AMI), and one (1) 3-bedroom unit at \$3,500/month (under 140% AMI). These rates include allowances for utilities per HUD-52667.

Given the above, the project specifically fulfills the following pertinent **land use** goals, policies, and standards of the General Plan:

- *Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.*
- *Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.*

- *Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.*
- *Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.*

In view of the foregoing goals and policies, it is noted that the requested Special Management Area Use Permit would not be contrary to the County General Plan. The proposed development will complement the goals, policies, and standards of the Land Use Elements of the General Plan. The project will be designed and constructed in conformance with the character of the surrounding neighborhood and will result in an intensity of land use that is no higher than what is permitted by the existing zoning.

Hilo Community Development Plan

The Hilo Community Development Plan (HCDP) was adopted by the Planning Commission in 1975 and was intended to further define the General Plan and provide short and middle range implementation strategies of the General Plan. Since the adoption of the HCDP, there have been significant land developments in the City of Hilo, including the shopping complexes in and around the Puainako/Kanoelehua Intersection, expanded commercial uses near the University complexes, and commercial/industrial uses along the southern portion of the Waiākea Houselots area. These developments, along with many other changes in Hilo over the years, render many of the HCDP land use concepts obsolete.

Although the document was reviewed by the County Council, the HCDP was never adopted by ordinance. When the HCDP was drafted, its Land Use Pattern Allocation Guide (LUPAG) Map identified the subject area as Resort. This is consistent with the 2005 County General Plan LUPAG designation.

The proposed project is therefore consistent with both the General Plan and the Hilo Community Development Plan LUPAG map and policies.

F. Special Management Area and HRS 205A Guidelines Discussion

HRS 205A-2 Objectives

(1)(A) Provide coastal recreational opportunities accessible to the public.

The subject property is not a shoreline parcel. It is located roughly 0.2 miles inland from the nearest coastline to the north and west. Several ocean access points are available to the public in the area. The closest of which are Onekahakaha Beach Park, located 0.2 miles to the north, and Keaukaha Beach Park located 0.3 miles to the west. In addition, Kaloha, Carlsmith, Leleiwi, and Richardson's Beach Parks are all located between 0.5 and 2 miles to the east of the site. The proposed project will not impact any of these ocean access points.

(2)(A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Although no commissioned archaeological survey of the site was conducted it is highly unlikely that any historic sites would be found on the property since it was previously cleared and graded and is currently maintained. However, in the event any archaeological or historical features are found during any earth disturbance activity, work will stop within the affected area and appropriate clearances from the State Historic Preservation Division (SHPD) and County Planning Department will be secured before work resumes.

(3)(A) Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.

The proposed project will not have a significant impact on the area's coastal scenic and open space resources. Ocean views are not expected to change substantially from Kalaniana'ole Street since the ocean is already obstructed by existing vegetation on the *makai* side of Apapane Road. Nevertheless, the building design incorporates an open view through the ground parking area, which will maintain some line of sight toward the ocean. Onekahakaha Beach Park is a listed scenic and open space resource in the Hawai'i County General Plan. Vehicular access to the park is located 350 feet to the north and the shoreline roughly 0.2 miles to the north from the subject property. Access to this area will not be impacted.

(4)(A) Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.

The proposed project will be developed in accordance with construction Best Management Practices to minimize adverse impacts to air pollution, sedimentation, and erosion, control stormwater runoff, and wastewater management. The proposed development will integrate with the County sewer system and will control potential stormwater runoff through the construction of two drywells. Relative to coastal ecosystems, there should be little, if any, adverse impacts. By utilizing a previously disturbed site, potential adverse impacts to natural landscapes and ecosystems on alternative locations are avoided. No anchialine ponds exist on site and none in the nearby area will be impacted by the project.

(5)(A) Provide public or private facilities and improvements important to the State's economy in suitable locations.

The proposed construction of an apartment building and associated improvements would provide temporary employment for local construction workers and would support the economy through the purchase of construction materials from on-island suppliers. This will stimulate and support the general economic stability and development of Hawai'i Island by allowing for local businesses to thrive and gain income from the proposed project. In the long-term, the newly constructed building will bring in additional property

taxes, adding revenues to the County coffers. The proposed apartment building will meet a critical need for affordable and workforce housing in Hilo by offering all seventeen (17) rental units at affordable/workforce monthly rates. The site is located proximate to similar existing uses and essential services; therefore, the project will also add increased economic potential to surrounding businesses. The request will have a positive impact on long-term economic opportunities including landscaping, building maintenance, and property management services for the rental units.

(6)(A) Reduce hazard to life and property from coastal hazards.

The subject property lies roughly five (5) feet above sea level. The site lies within the Tsunami Evacuation Zone. A civil defense siren is located 0.3 miles to the east at the intersection of Kalanianaʻole and Kamokuna Street. An emergency preparedness and response plan can be prepared for the proposed development if required. There are no known hazards on site relating to stream flooding, erosion, subsidence, or pollution.

(7)(A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

The proposed project will be consistent with preserving, protecting, and participating in the public review process. The public will be able to participate in the proposed project during the Planning Commission public meetings and testimony process to voice support and/or concerns.

Additionally, two public meetings were held prior to the completion and submission of this application. The first was held on March 28, 2024 at the Keaukaha Elementary School Cafeteria, primarily for neighboring property owners and interested parties reached through the Keaukaha Community Association. The project was discussed with attendees and their comments were noted relating to the history of the area, the low lying and potential “swampy” conditions that might be encountered, potential hazardous turn onto Onekahakaha Road, and proposed rent levels and affordability.

The second pre-submission public meeting was held on May 15, 2024 at the Keaukaha Community Association General Meeting at the Keaukaha Elementary School Cafeteria. Again, the proposed project was discussed, and public comments related to affordability of the rental units. While affordability is an important distinction for this proposed project, it does not strictly relate to SMA review.

(8)(A) Stimulate public awareness, education, and participation in coastal management.

The proposed project will be consistent with preserving, protecting, and participating in the public review process. The public will be able to participate in the proposed project during the Planning Commission public meetings and testimony process to voice support and/or concerns. Also, two pre-submission meetings were held on March 28, 2024 and May 15, 2024 to introduce the project to the community and garner feedback.

- (9)(A) Protect beaches and coastal dunes for:***
(i) Public use and recreation;
(ii) The benefit of coastal ecosystems; and
(iii) Use as natural buffers against coastal hazards; and

The subject site is roughly 0.2 miles from the nearest coastline to the north and west. The proposed project will therefore not directly impact the shoreline. Proposed mitigating measures for storm water and wastewater concerns will prevent impacts to public use, recreation, and coastal ecosystems.

- (10)(A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.***

Established construction Best Management Practices will be strictly followed to mitigate impacts to water quality and coastal resources. Construction BMPs will also prevent impacts from stormwater runoff.

Wastewater will be handled through the county sewer system. Two shallow drywells will be constructed to capture and infiltrate the site runoff, which is more than sufficient capacity for the proposed project according to the drainage study. No long-term impacts are expected with the implementation of these BMPs and mitigating measures. By utilizing a previously disturbed site, potential adverse impacts to natural landscapes and ecosystems on alternative locations are avoided.

HRS 205A-2 Policies

- (1)(A) Improve coordination and funding of coastal recreational planning and management.***

As this is a managing authority related policy, it is not applicable.

- (1)(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:***
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
(ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

- (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
- (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting that dedication against the requirements of section 46-6;*

The recreational resources policies pertain to improving coordination and funding of coastal recreational planning and management and providing adequate, accessible, and diverse recreational opportunities in the coastal zone management area. As these are managing authority related policies, they are not applicable to this application. However, the proposed project will not impede public access or recreational resources.

- (2)(A) Identify and analyze significant archaeological resources;*
- (2)(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- (2)(C) Support state goals for protection, restoration, interpretation, and display of historic resources;*

The historic resource policies pertain to identifying, analyzing, preserving, and protecting historic resources. As there are no known historic sites on the property, this policy does not apply. However, in the event any undiscovered historical, archaeological, or cultural resources are identified on the property, work will cease in the immediate area and the Department of Land and Natural Resources, State Historic Preservation Division will be contacted for appropriate action.

- (3)(A) Identify valued scenic resources in the coastal zone management area;*
- (3)(B) Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- (3)(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- (3)(D) Encourage those developments that are not coastal dependent to locate in inland areas;*

The proposed project will not impact any identified valued scenic resources and will conform to the character of other developments in the area. The building design incorporates an open view through the ground floor parking area, which reduces the building's visual footprint. Strategic landscaping will be used to further screen the building and enhance the overall aesthetic of the lot. Ocean views are not expected to

change substantially from Kalanianaʻole Street since the ocean is already obstructed by existing vegetation on the *makai* side of Apapane Road. The building design also minimizes impacts for the residents of the apartment building on the adjacent parcel to the west. The proposed development has been thoughtfully orientated to ensure all rental units and balconies face either Kalanianaʻole Street or the ocean, rather than the adjacent parcel. The building design also features a central stairway section with an open view, created by the separation of the building into a north and south wing. The open space between the wings will reduce visual impacts for the neighbor residents and increase natural light and airflow. No open space resources will be impacted.

(4)(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

The proposed project will practice an overall conservation ethic towards natural resource management and will not have any significant long-term impacts to water quality, coastal resources, flora or fauna, air quality, noise pollution, or scenic resources. Relative to coastal ecosystems, there should be little, if any, adverse impacts. The development will integrate with the County sewer system and will control potential stormwater runoff. By utilizing a previously disturbed site, potential adverse impacts to natural landscapes and ecosystems on alternative locations are avoided.

(4)(B) Improve the technical basis for natural resource management;

As this is a managing authority related policy, it is not applicable. However, as discussed above, the project will practice stewardship in the protection of all natural resources. If necessary, the project will also use water efficient fixtures and practices throughout the building and during landscape activities to reduce the demand on water resources. These include low flow systems and timed shut off for appropriate devices in all bathrooms, which will also reduce wastewater.

(4)(C) Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;

Wastewater will be handled through the county sewer system and stormwater runoff will be managed through the construction of two drywells. No long-term impacts are expected with the implementation of these BMPs and mitigating measures.

(4)(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

The planned development proposes no stream diversions, channelization or similar drainage or water use components.

(4)(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water

quality through the development and implementation of point and nonpoint source water pollution control measures;

(5)(A) Concentrate coastal dependent development in appropriate areas;

As these are managing authority related policies, they are not applicable to this application.

(5)(B) Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and

The proposed project is planned, with appropriate mitigating measures, to minimize potential adverse social, visual, and environmental impacts. Any effect that may result will be minimized to the extent practicable and is clearly outweighed by public health, safety, welfare, and other compelling public interests, including providing much needed affordable housing to the County.

(5)(C) Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:

- (i) Use of designated locations is not feasible;***
- (ii) Adverse environmental effects and risks from coastal hazards are minimized; and***
- (iii) The development is important to the State's economy;***

The subject property is not a shoreline parcel nor is it coastal dependent. The parcel is designated as Resort according to the LUPAG map and is therefore an appropriate site for the requested action.

(6)(A) Develop and communicate adequate information about the risks of coastal hazards;

(6)(B) Control development, including planning and zoning control, in areas subject to coastal hazards;

(6)(C) Ensure that developments comply with requirements of the National Flood Insurance Program; and

(6)(D) Prevent coastal flooding from inland projects;

(7)(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(7)(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and;

(7)(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process;

The managing development policies relate to use, implementation and enforcement of laws, processing of applications for development permits and communication of coastal

development impacts to the public. As these are managing authority related policies, they are not applicable to this application.

- (8)(A) Promote public involvement in coastal zone management processes;***
- (8)(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and***
- (8)(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts;***

The proposed project will be consistent with preserving, protecting, and participating in the public review process. The public will be able to participate in the proposed project during the Planning Commission public meetings and testimony process to voice support and/or concerns.

Additionally, two public meetings were held prior to the completion and submission of this application. The first was held on March 28, 2024 at the Keaukaha Elementary School Cafeteria, primarily for neighboring property owners and interested parties reached through the Keaukaha Community Association. The project was discussed with attendees and their comments were noted relating to the history of the area, the low lying and potential “swampy” conditions that might be encountered, potential hazardous turn onto Onekahakaha Road, and proposed rent levels and affordability.

The second pre-submission public meeting was held on May 15, 2024 at the Keaukaha Community Association General Meeting at the Keaukaha Elementary School Cafeteria. Again, the proposed project was discussed, and public comments related to affordability of the rental units. While affordability is an important distinction for this proposed project, it does not strictly relate to SMA review.

- (9)(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;***
- (9)(B) Prohibit construction of private shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;***
- (9)(C) Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;***
- (9)(D) Minimize grading of and damage to coastal dunes;***

The subject property is not located adjacent to the shoreline and will not impact coastal dunes or construct shoreline hardening structures.

- (9)(E) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and***

(9)(F) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

The subject property is not adjacent to the shoreline and will therefore not encroach upon or disrupt any nearby public shoreline access.

(10)(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(10)(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

(10)(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(10)(D) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and

(10)(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

The marine resources policies relate to the development of marine and coastal resources, coordination of marine and coastal activities, forging State partnerships, promoting research of ocean and coastal processes, and encouraging new technologies for exploring, using, and protecting marine and coastal resources. These are managing authority related policies and are not applicable to this application.

Based on the foregoing, it is concluded that the proposed improvements are consistent with the objectives, policies, and guidelines of the Special Management Area Rules and Regulations. Specifically:

- A. The proposed project will not have any substantial, adverse environmental or ecological effect.

No adverse long-term impacts are expected to air or water quality, scenic views, soil, coastal resources or flora and fauna. Mitigating measures and best management practices will protect all natural resources.

Further, the proposed improvements will not generate any adverse effects by themselves or in conjunction with other individual developments, nor will the proposed improvements pose a potential cumulative impact which would result in a substantial adverse environmental or ecological affect or the elimination of planning options. Appropriate mitigative measures will be taken to address any potential adverse impacts of this project.

- B. The proposed activities are consistent with the County General Plan, the County Zoning Code and the existing V-.75 zoning.

G. Surrounding Zoning and Land Uses

The subject property is located within Keaukaha. It is sandwiched between Kalanianaʻole Street and Apapane Road. The general area consists of a mixture of residential and recreational uses. Commercial and industrial uses also occur to the west. Properties to the immediate east, west, and northwest are also zoned V-.75. An Open zoning area is present to the north where Onekahakaha Beach Park is located, which is owned by the State of Hawaiʻi. RS-10 and A-5a zoning is located to the south (**Figure 18**). Several similar residential apartment buildings are located within the Keaukaha area. These include:

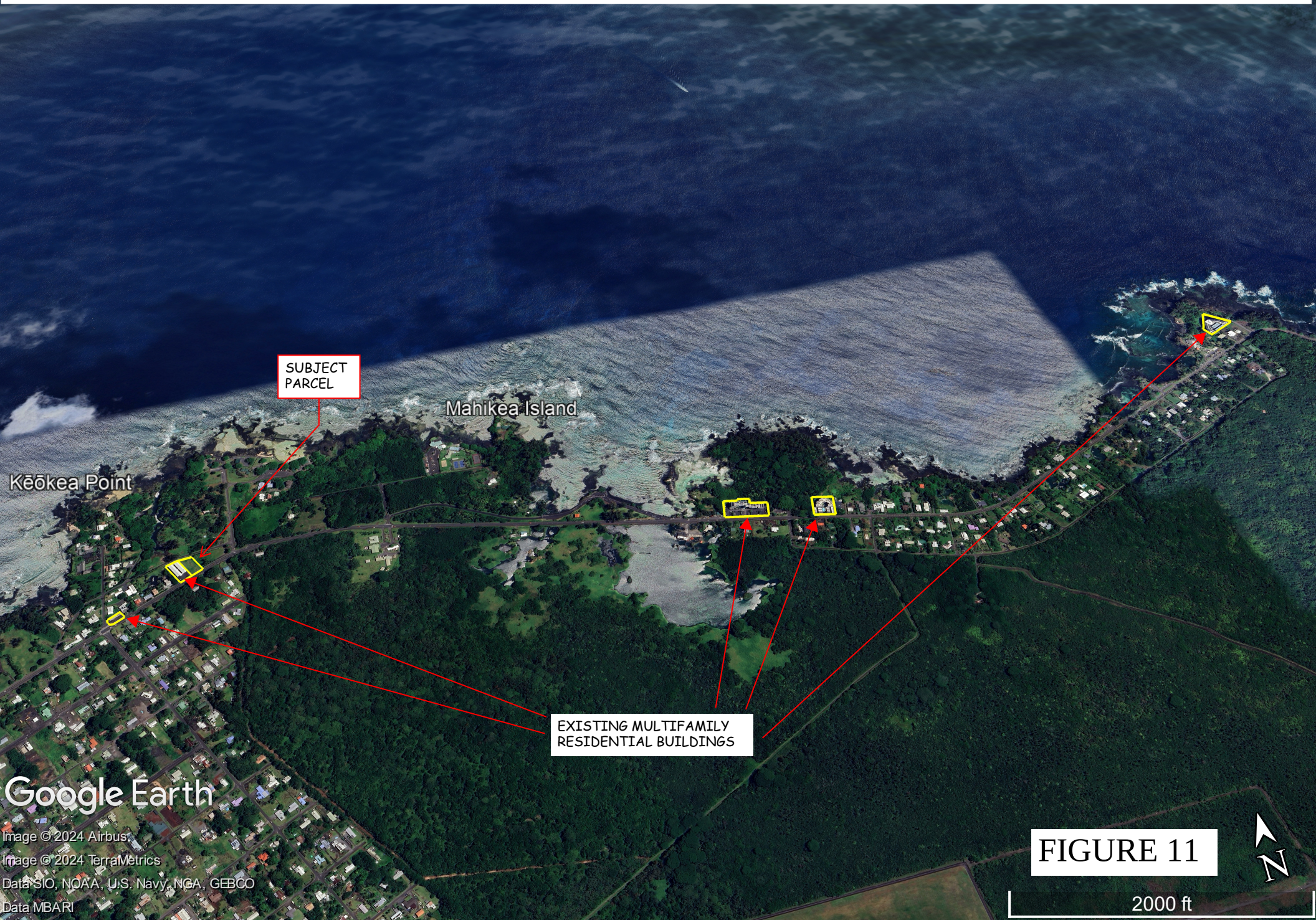
1. A three (3) story, 24-unit apartment building located at 1365 Kalanianaʻole Street on the adjacent parcel to the west, identified as TMK (3) 2-1-014: 003.
2. A two (2) story, 12-unit apartment building located at 1303 Kalanianaʻole Street, roughly 600 feet to the west of the subject property, identified as TMK (3) 2-1-014: 072.
3. An eight (8) story, 84-unit apartment building located at 1875 Kalanianaʻole Street, roughly 0.8 miles to the east of the subject property, identified as TMK (3) 2-1-017: 002.
4. A seven (7) story, 47-unit apartment building located at 1911 Kalanianaʻole Street, roughly 0.9 miles to the east of the subject property, identified as TMK (3) 2-1-017:024.
5. A seven (7) story, 55-unit apartment building located at 1911 Kalanianaʻole Street, roughly 0.95 miles east of the subject property, identified as TMK (3) 2-1-017: 024.
6. A seven (7) story, 58-unit apartment building located at 2405 Kalanianaʻole Street, roughly 2 miles to the east of the subject property, identified as TMK (3) 2-1- 019: 014.

Figure 11 is a map of these properties in relation to the subject site.

H. Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as Zone VE, which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard (wave action) (**Figure 12**).

The subject site is located within the Tsunami Evacuation Zone. A civil defense siren is located 0.3 miles to the east of the subject site at the intersection of Kalanianaʻole and Kamokuna Street. An Emergency Response Plan can be developed in collaboration with the Hawaiʻi County Civil Defense Agency if necessary.



SUBJECT
PARCEL

Mahihea Island

Kēōkea Point

EXISTING MULTIFAMILY
RESIDENTIAL BUILDINGS

Google Earth

Image © 2024 Airbus

Image © 2024 TerraMetrics

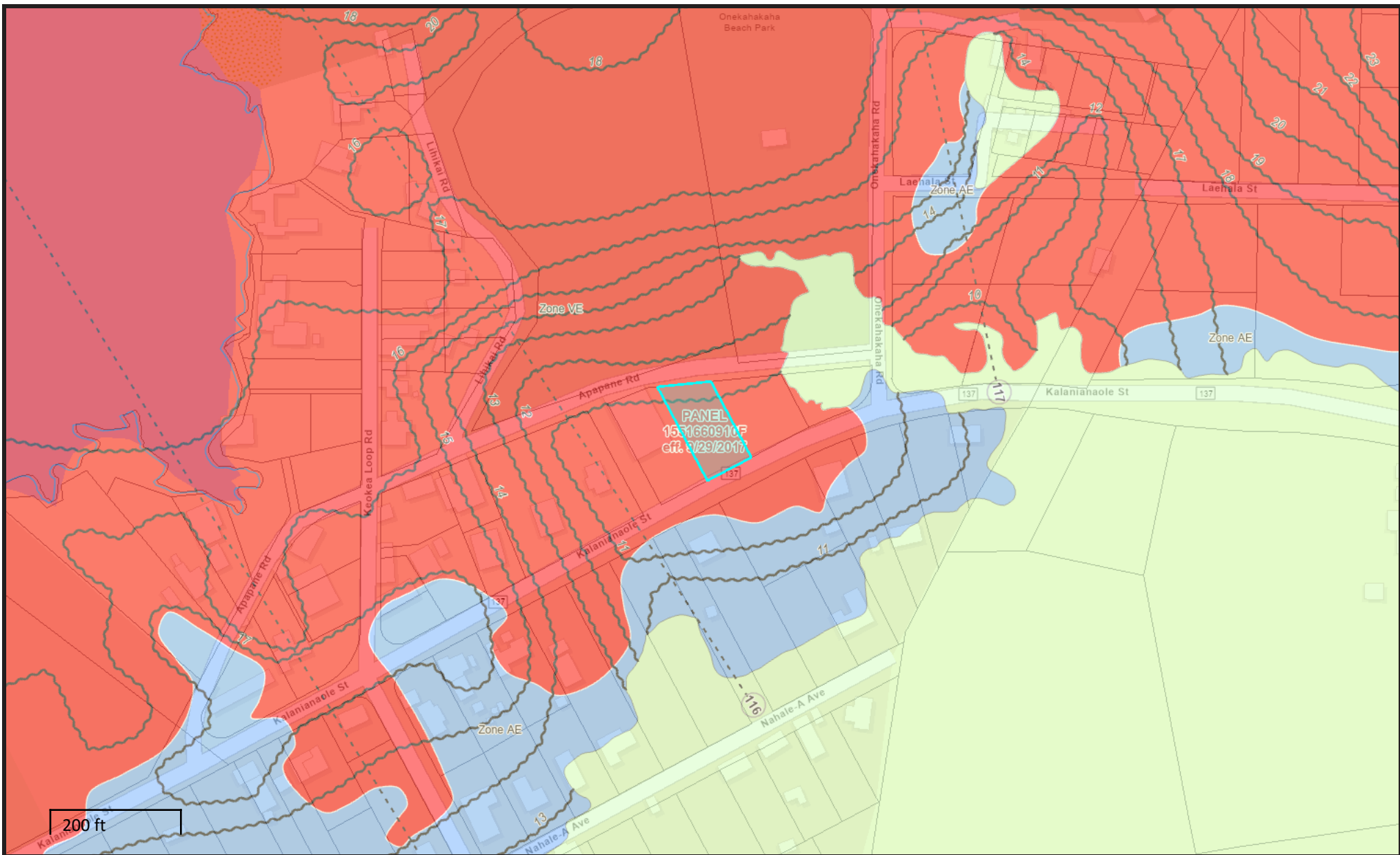
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data MBARI

FIGURE 11

2000 ft





Flood Hazard Map

Title:

Notes:

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

Map generated
on 07/31/2023



[Map Legend](#)

FIGURE 12

I. Archaeological Resources

Although no commissioned archaeological survey of the site was conducted it is highly unlikely that any historic sites would be found on the property as the parcel has been previously cleared and graded.

However, in the event any archaeological or historical features are found during any earth disturbance activity, work will stop within the affected area and appropriate clearances from the State Historic Preservation Division (SHPD) and County Planning Department will be secured before work resumes.

J. Floral and Faunal Resources

Although a biotic survey was not conducted for the subject property, the applicant does not believe that any rare or endangered floral or faunal resources are likely to be found on the site. The subject site has been previously cleared and is currently maintained grass. No anchialine ponds exist on site.

The surrounding area is quite vegetated with various trees and shrubs including kukui nut (*Aleurites moluccanus*), areca palm (*Dyopsis lutescens*), coconut palm (*Cocos nucifera*), swiss cheese plant (*Monstera deliciosa*), ironwood (*Casuarina equisetifolia*), african tulip (*Spathodea campanulata*), gunpowder tree (*Trema orientale*), and albizia (*Falcataria moluccana*).

The Kionakapahu Pond (located 0.5 miles to the east) and the Lokoaka Pond (0.6 miles to the east) are two coastal wetland areas that contain sensitive resources including fish and bird species. **Table 1** is a list of common and native bird species that frequent these ponds.

Management strategies for stormwater runoff and wastewater will prevent any potential impacts to fish and bird species that utilize the resources of Kionakapahu and the Lokoaka Pond.

It would also be possible to find the Hawaiian Hawk (I‘o) (*Buteo solitarius*), the Hawaiian Owl (Pueo) (*Asio flammeus sandwichensis*), and the Hawaiian Hoary Bat or ‘Ope‘ape‘a (*Lasiurus cinereus semotus*) flying over, roosting, or utilizing resources near the property.

The State listed Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area 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, 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.

According to DOFAW, artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. The disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15th through December 15th. This is the period when young seabirds take their maiden voyage to the open ocean. In addition, the project will implement mitigating measures for light pollution, which will further protect seabirds. These measures will be discussed in Section I, subsection P of this report.

Table 1: Bird Species Found Near Kionakapahu and Loka Waka Pond

Common Name	Hawaiian Name	Scientific Name
African Silverbill		<i>Euodice cantans</i>
Barn Owl		<i>Tyto alba</i>
Black-crowned Night-heron	‘auku‘u	<i>Nycticorax nycticorax</i>
Cattle Egret		<i>Bubulcus ibis</i>
Chinese Hwamei		<i>Garrulax canorus</i>
Common Myna		<i>Acridotheres tristis</i>
Common Waxbill		<i>Estrilda astrild</i>
Great Frigatebird	‘iwa	<i>Fregata minor</i>
Hawaiian Black-necked Stilt	ae‘o	<i>Himantopus mexicanus knudseni</i>
Hawaiian Coot	‘alae ke‘oke‘o	<i>Fulica alai</i>
Hawaiian Goose	nēnē	<i>Branta sandvicensis</i>
Hawaiian Hawk	‘io	<i>Buteo solitarius</i>
House Finch		<i>Haemorhous mexicanus</i>
House Sparrow		<i>Passer domesticus</i>
Java Sparrow		<i>Lonchura oryzivora</i>
Lesser Scaup		<i>Aythya affinis</i>
Mallard		<i>Anas platyrhynchos</i>
Muscovy Duck		<i>Cairina moschata</i>
Northern Cardinal		<i>Cardinalis cardinalis</i>
Northern Pintail	koloa mapu	<i>Anas acuta</i>
Northern Shoveler	koloa moha	<i>Spatula clypeata</i>
Pacific Golden-plover	kolea	<i>Pluvialis fulva</i>
Pied-billed Grebe		<i>Podilymbus Podiceps</i>
Red Junglefowl	moa	<i>Gallus gallus</i>
Ruddy Turnstone	‘akekeke	<i>Arenaria interpres</i>
Saffron Finch		<i>Sicalis flaveola</i>
Scaly-breasted Munia		<i>Lonchura punctulata</i>
Spotted Dove		<i>Spilopelia chinensis</i>

Wandering Tattler	‘ūlili	<i>Tringa incana</i>
Warbling White-eye		<i>Zosterops japonicus</i>
Yellow-billed Cardinal		<i>Paroaria capitata</i>
Yellow-fronted Canary		<i>Serinus mozambicus</i>
Zebra Dove		<i>Geopelia striata</i>

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 before leaving the site. 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. No ‘Ōhi‘a trees are present on the Property; therefore, none will be cut down during construction.

In addition, domestic animals such as cats and dogs, and other animals like rats and mongoose are also common. These are all common and not endangered. As such, it is unlikely that the proposed use of the subject property would cause any adverse floral or faunal impacts.

K. Valued Cultural Resources

In view of the Hawai‘i State 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 on the cultural, historical, and natural resources, as well as the associated traditional and customary practices of this site.

In this situation, the subject site is not directly adjacent to the shoreline. The subject parcel is approximately 0.2 miles inland from the coastline located to the north and west. A small ocean inlet is present on State land north of the subject property and terminates roughly 200 feet north of the site. As such, gathering of marine life and coastal access is not anticipated to be affected.

It is not known whether the subject or immediate surrounding area was used in the recent past for the gathering of plants by Native Hawaiians. The applicant has not observed any Native Hawaiians gathering plants on the site or the adjoining properties. Thus, it would appear unlikely that the site would serve such purpose today.

In the event that legitimate gathering claims are made by Native Hawaiians, the applicant intends to respect and honor such claims and provide the legal and needed access within the site.

Based on the above, it does not appear that the project would have any potential adverse impact relative to the cultural and historical resources of the area.

L. Public Access

The subject property is not a shoreline parcel, therefore public access will not be impacted by this request. There are multiple public access points in the surrounding Keaukaha area, the closest of which is at Onekahakaha Beach Park, roughly 350 feet north of the subject parcel. No access to any public shoreline areas will be impeded or disrupted.

M. Description of Access

The subject property is sandwiched between the north side of Kalanianaʻole Street and south side of Apapane Road. The project therefore proposes access from Kalanianaʻole Street and Apapane Road, each equipped with an entrance and exit subject to approval by the Department of Transportation (DOT) and Department of Public Works (DPW).

N. Traffic Impacts

A Traffic Impact Analysis Report (TIAR) was not required to be completed for this project as peak hour trips are far less than the trigger to warrant the study. However, traffic impacts are not expected to be significant based on the requested action.

Although the proposed project will add to the cumulative traffic impact on Kalanianaʻole Street and Apapane Road, the number of additional vehicles will be minimal and will be much less than the resort-hotel zoning for the property allows. The apartment building is proposed to have seventeen (17) rental units. According to the Institute of Traffic Engineers Trip Generation Manual (10th Edition) the proposed project is anticipated to generate ten (10) peak hour vehicular trips.

The proposed project is also of similar size and use to several other residential apartment buildings nearby and recent improvements to Kalanianaʻole Street have improved traffic conditions in the area. Additionally, the two (2) proposed driveways on Kalanianaʻole Street and Apapane Road will help diffuse traffic accessing the property. Overall, the benefits of the proposed project to the community housing crisis far outweigh any limited traffic impacts. Since the proposed project is located within the tsunami evacuation zone, an evacuation preparedness and response plan, including traffic routes, can be prepared if necessary.

Traffic impacts are not anticipated during construction. All machinery and equipment will remain on site and will not impede on Kalanianaʻole Street or Apapane Road.

O. Availability of Utilities

Water

The subject site is served by the County Department of Water Supply (DWS) through an existing waterline within Kalanianaʻole Street, which fronts the subject parcel (**Exhibit B**). Consultation with DWS indicates that water is available for the proposed project.

The proposed use will require the installation of a reduced pressure type backflow prevention assembly, within five (5) feet of the meter on private property. If a larger or additional meter is required, a backflow prevention assembly will also be required for that meter. If a backflow prevention assembly is required to be installed, it will be inspected and approved by DWS before the commencement of water service. Water capacity for fire protection will also be determined in consultation with DWS.

If necessary, water efficient fixtures will be installed and implemented throughout the building and during landscape practices to reduce the demand on water resources. These include low flow systems and timed shut off for appropriate devices in all bathrooms, which will also reduce wastewater. If necessary, BMPs to preserve water for landscaping purposes will also be followed. These may include:

1. Irrigation system plans and specifications should include post-construction documentation, including drawing of record (as-built drawings), maintenance recommendations, design precipitation rates and manufacturer's operational guide.
2. Design irrigation system with sprinklers spaced with head-to-head coverage or better.
3. Irrigate with a precipitation rate not exceeding soil infiltration rate.
4. Design systems to irrigate similar hydrozones such as slope, sun exposure, soil conditions, and plant materials with similar water use.
5. Use smart controllers.
6. Encourage the use of drip irrigation for individual specimen plants, shrubs, and trees during establishment period.
7. Use flow sensors with smart controllers to detect leaks or drastic changes in water use.
8. Use an irrigation submeter that measures water use on large sites.
9. Use water conservation irrigation components, such as rotary nozzles, pressure regulated spray heads and valves, rain switches, and high efficiency nozzles.
10. Sprinklers in low-lying areas and slopes should be equipped with check valves.
11. Incorporate Low Impact Development (LID) storm water design methods, including rain gardens, infiltration beds, rain barrels, swales, and basins, that allow water to collect and soak into the ground on site.
12. Preserve existing native trees and non-invasive vegetation where feasible during development and do not install irrigation in these areas.
13. Incorporate compost into soils at planting.
14. Encourage xeriscaping practices to include native and non-invasive ornamental plants.
15. Encourage the use of non-potable water for irrigation.

16. Use a qualified irrigation designer, irrigation supplier, landscape architect and installation contractor.

Wastewater

The wastewater system will integrate with the County's wastewater system that runs along Kalanianaʻole Street via a 30-inch sewer main with sufficient capacity to support the proposed use. Water efficient practices discussed above will also reduce wastewater if deemed necessary to implement.

Other Utilities

All other utilities such as telephone, internet and electrical services are available to the site.

P. Potential Areas of Concern

Coastal Hazards

The subject property is not a shoreline parcel and is located roughly 0.2 miles inland from the nearest coastline to the north and west. Impacts from high waves and erosion are not a concern for this parcel. The State of Hawai'i Sea Level Rise Exposure Map indicates that the ocean inlet, located roughly 200 feet north of the site, may experience some flooding if ocean levels were to rise by 3.2 feet. However, the subject site is outside of this exposure area (**Figure 13**).

Although the subject site is located within the Tsunami Evacuation Zone, the proposed development will meet the standards that require the first floors to be elevated above the base flood elevation of 11 feet and flood proofing for any structures or uses below this elevation. The proposed livable area of the building begins on the 2nd floor, roughly 10 feet above sea level.

A tsunami evacuation zone siren is located 0.3 miles to the east at the intersection of Kalanianaʻole and Kamokuna Street. An Emergency Response Plan can be developed in collaboration with the Hawai'i County Civil Defense Agency if necessary.

Coastal Resources

Although the parcel is not adjacent to the shoreline, proximity to an ocean inlet on the property to the north means Best Management Practices to minimize adverse point and non-point pollution to coastal resources and the surrounding area are necessary.

The following construction BMPs will be followed. However, this is not a comprehensive list; any other mitigating measures identified during the subsequent permitting process that are required to prevent significant impacts will also be followed.



FIGURE 13

- Soil loss and erosion will be minimized by stabilizing slopes and disturbed areas of soil. All exposed areas will be stabilized within seven (7) days of soil disturbance. Initiation of stabilization will commence within one (1) calendar day of soil-disturbing activities.
- Sediment loss will be minimized by placing structural controls including silt fences, gravel bags, sediment ponds, check dams, and other barriers.
- Sediment wattles and protective covers will be applied to soil and material stockpiles.
- Dust impacts will be minimized by erecting a screen or fence. Demolition will be avoided during high winds.
- Routine inspection and maintenance of structural BMPs will be performed by trained personnel.
- Significant leaks or spills will be properly cleaned and disposed of at an approved site.

Two dry wells with sufficient capacity to capture and infiltrate stormwater runoff will be constructed on site and the County sewer system will manage wastewater.

Solid and Hazardous Waste

All State and County requirements to minimize the possibility for spills and hazardous materials will be followed during construction phases. Following the guidelines of State and County requirements to minimize the possibility for spills and hazardous materials during construction, the applicant proposes the following:

- Construction activities with the potential to produce polluted runoff will be limited to periods of low rainfall;
- During construction, emergency spill treatment, storage, and disposal of all hazardous materials, will be explicitly required to meet all State and County requirements, and the contractor will adhere to “Good Housekeeping” for all appropriate substances, with the following instructions:
 - Onsite storage to minimum practical quantity of hazardous materials necessary to complete the job;
 - Fuel storage and use will be conducted to prevent leaks, spills or fires;
 - Products will be kept in their original containers unless un-resealable, and original labels and safety data will be retained;
 - Disposal of surplus will follow manufacturer’s recommendation and all regulations;
 - Manufacturers’ instructions for proper use and disposal will be strictly followed;
 - Regular inspection by contractor to ensure proper use and disposal;
 - Onsite vehicles and machinery will be monitored for leaks and receive regular maintenance;
 - Construction materials, petroleum products, wastes, debris, and landscaping substances (herbicides, pesticides, and fertilizers) will be prevented from blowing, falling, flowing, washing or leaching into the ocean; and

- All spills will be cleaned up and properly disposed of immediately after discovery.
- Unused materials and excess fill (if any) will be properly disposed of at an authorized waste disposal site.

Solid waste generated by the tenants of the apartment building will be managed by commercial haulers approved by the Department of Health. Such waste will be consistent with residential use and include general household waste, recyclable paper, and glass. A waste management plan can be prepared and implemented if necessary.

Light Pollution

Light pollution is an important aspect of maintaining scenic resources and protecting seabirds from becoming disoriented. Therefore, the following guidelines to minimize light pollution during construction and operation will be adhered to:

1. Any outdoor lighting must conform to the standards established by the Hawai'i County Outdoor Lighting Ordinance (Hawai'i County Code Chapter 14, Article 9: "Outdoor Lighting").
2. The minimum possible amount of outdoor/exterior lighting should be used and should be turned off when not needed. Motion sensor activated lighting will be used wherever feasible.
3. All exterior lighting should be fully shielded. This means that all lighting fixtures must emit zero light above the horizontal plane.
4. Conformity to the Outdoor Lighting Ordinance also requires the use of blue-deficient exterior lighting. This means that exterior LED lighting must emit less than 2% of its total energy at wavelengths less than 500 nm. The best choice for this is either filtered LED lights, or amber LED lights.
5. White light should be avoided. Any white light used should have Correlated Color Temperature of 2700 K or below.
6. Rig lights during construction and operation of the proposed water well must be shielded to minimize stray lighting.

II. ANTICIPATED IMPACTS

A. Environmental Setting

General Description

The parcel is rectangular in shape and is accessed via Kanalianaole Street and Apapane Road. The site is located between Keaukaha Beach Park and Onekahakaha Beach Park.

The site is situated at approximately five (5) feet in elevation and is vacant of any structures. The annual median rainfall for this area is approximately 130 inches. The average daily temperature ranges from 72 to 77 degrees Fahrenheit.

Soils

The subject site is not agricultural and is therefore not classified under Agricultural Land of Importance to the State of Hawaii (ALISH) or the Land Study Bureau. The U.S. Department of Agricultural Natural Resource Conservation Service has designated the soil as 10 percent Opihikao-Urban land complex (2kll8) and 90 percent Opihikao highly decomposed plant material (2kllp) (**Figure 14**). Both soil types have 2 to 20 percent slopes, are well drained, have a high runoff class and are not considered prime farmland.

Best Management Practices for construction activities will be strictly followed to prevent adverse impacts to soil. Hawai'i Administrative Rules Chapter 11-55, Appendix C, under Special Conditions for Land Disturbances, describes the following construction management techniques to protect soil:

- a. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation.
- b. Construction shall be sequenced to minimize the exposure time of the cleared surface area.
- c. Construction shall be staged or phased for large projects. Areas of one phase shall be stabilized before another phase is initiated. Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impacts and runoff.
- d. Erosion and sediment control measures shall be in place and functional before earth moving operations begin. These measures shall be properly constructed and maintained throughout the construction period.
- e. All control measures shall be checked and repaired as necessary, for example, weekly in dry periods and within twenty-four hours after any rainfall of 0.5 inches or greater within a 24-hour period. During prolonged rainfall, daily checking is necessary. Record of checks and repairs must be maintained.
- f. Records of the duration and estimated volume of storm water discharge must be maintained.
- g. A specific individual shall be designated to be responsible for erosion and sediment controls on the project site.

Flora and Fauna

Although there were no professional surveys conducted of the floral or faunal resources of the site, the applicant does not believe that rare or endangered floral or faunal resources are likely to be found on site.

The site is currently cleared and contains mowed grass. However, flora on surrounding properties consists of various trees and shrubs including kukui nut (*Aleurites moluccanus*), areca palm (*Dyopsis lutescens*), coconut palm (*Cocos nucifera*), swiss cheese plant (*Monstera deliciosa*), ironwood (*Casuarina equisetifolia*), african tulip (*Spathodea campanulata*), gunpowder tree (*Trema orientale*), and albizia (*Falcataria moluccana*). Therefore, it would be possible to find the Hawaii Hawk (I'o) (*Buteo solitarius*), the Hawaiian Owl (Pueo) (*Asio flammeus sandwichensis*), and the Hawaiian Hoary Bat or 'Ope'ape'a (*Lasiurus cinereus*

Soil Map—Island of Hawaii Area, Hawaii



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

semotus) flying over, roosting, or utilizing resources near the property. In addition, native fish and bird species frequently utilize the resources of Kionakapahu and Lokoaka Pond, located 0.5 and 0.6 miles to the east, respectively. However, all mitigating measures and BMPs during construction and operation are expected to prevent significant impacts to all wildlife in the area.

Volcanic and Earthquake Hazards

According to the United States Geological Survey maps, the project site is located within Lava Flow Hazard Zone 3, on a scale of ascending risks 9 to 1. The entire City of Hilo falls in the Zone 3 category. There is little that can be done to mitigate the volcanic risk. The site is far from any volcanic rift zone of Mauna Loa or Mauna Kea and thus if a lava flow were to threaten Hilo, there would likely be adequate time to evacuate to a safe location.

The Building Code designates the entire island of Hawai'i Earthquake Zone "D" and contains certain structural requirements to address the relative seismic hazard. The proposed apartment building will be designed and engineered to withstand seismic hazards according to the Hawai'i County Code, Chapter 5A.

Flood/Drainage

Impacts relating to floodplain and coastal hazards including tsunamis, high waves, sea level rise, and erosion are not anticipated. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as Flood Zone VE which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard (wave action) (**Figure 12**). The proposed development will meet the standards of this flood zone, which require the first floors to be elevated above the base flood elevation of 11 feet. Flood proofing will be used for any structures or uses below this elevation.

The State of Hawai'i Sea Level Rise Exposure Map indicates that the ocean inlet, located roughly 200 feet north of the site, may experience some flooding if ocean levels were to rise by 3.2 feet. However, the subject site is outside of this exposure area. Furthermore, the proposed livable area of the building begins on the 2nd floor, roughly 10 feet above sea level.

A drainage study was completed by Engineering Partners on June 1, 2023, and approved by the Hawai'i County Department of Public Works Engineering Division on June 14, 2023. The report states:

"The proposed improvements for this project will cause 2.97 cfs (cubic feet per second) runoff during the 10-year storm event. Two shallow drywells will be constructed to capture and infiltrate the site runoff. Each drywell has an infiltration capacity of 2.0 cfs for a total infiltration capacity of 4.0 cfs. The site will be graded such that runoff will be directed to one of the two (2) new drywells or to one of the three (3) new catch basins. The new catch basins will redirect stormwater flow to one of the new drywells. The total capacity of the proposed drywells is greater than the increase in runoff due to the proposed improvements."

The drainage study includes site maps depicting the pre and post-development condition. The full Drainage Study Report can be found in **Exhibit A**.

Water quality can be impacted by both point and non-point source pollution such as construction and stormwater runoff. The primary activities with the potential to affect stormwater are grading and grubbing. A County grading permit will be required to mitigate impacts to water quality during construction. Grading plans will be developed with the following mitigating measures and BMPs:

- (a) “Storm Drainage Standards,” County of Hawai‘i, 1970 and as revised.
- (b) “Flood Control”, Chapter 27 of the Hawai‘i County Code.
- (c) Standards and regulations of the Federal Emergency Agency (FEMA).
- (d) “Erosion and Sedimentation Control”, Chapter 10 of the Hawai‘i County Code.
- (e) Conditions of an NPDES permit and any additional Best Management Practices required by the Board of Land and Natural Resources.
- (f) Conditions of a Storm Water Pollution Prevention Plan, if required.

A Storm Water Pollution Prevention Plan (SWPPP) and/or a National Pollution Discharge Elimination System Permit (NPDES) may also be required. Best Management Practices for stormwater management will be used to minimize the impact of the project to the existing area’s hydrology and maintain on-site infiltration and prevent polluted runoff from storm events.

These BMPs may include, but are not limited to:

- Minimizing soil loss and erosion by revegetating and stabilizing slopes and disturbed areas of soil.
- Minimizing sediment loss by placing structural controls including silt fences, gravel bags, sediment ponds, check dams, and other barriers.
- Applying sediment wattles and protective covers to soil and material stockpiles.
- Gravel check dams in gutters.
- Constructing and use of stabilized construction vehicle entrance, with designated vehicle wash area that discharges to a sediment pond.
- Washing of all vehicles in the designated wash area before leaving the project site.
- Use of drip pans beneath vehicles to trap vehicle fluid.
- Performing routine inspection and maintenance of structural BMPs by trained personnel.
- Properly cleaning significant leaks or spills and disposing at an approved site.

Air Quality and Noise

The proposed project is not expected to cause significant or long-term impacts to air quality or noise levels. Although there may be limited impacts during construction, these will be mitigated through Best Management Practices (BMPs). All construction and operational activities will comply with Hawai‘i Administrative Rules Title 11, Chapter 46, 59, and 60.1

related to noise and air quality. Construction related air pollutants will be short-term and limited, mainly from construction equipment exhaust and dust. Reasonable measures to control airborne and visible fugitive dust from road areas are outlined by the Department of Health's Clean Air Branch. These measures include, but are not limited to:

- Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact.
- Providing adequate water sources at the site prior to start-up of construction activities; Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase.
- Minimizing airborne, visible fugitive dust from shoulders, and access roads.
- Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities.
- Controlling airborne, visible fugitive dust from debris being hauled away from the project site.

These regulations will be strictly followed to prevent dust impacts to Kalanianaʻole Street, Apapane Road, and the apartment building located on the adjacent parcel to the west. During operation, the project will not contribute significantly to air pollution. Existing noise levels in the area are moderate due to traffic and recreation. Noise from the proposed project will not significantly increase levels in the area as the proposed land use is residential in nature.

During operation, a maximum of ten (10) vehicular trips is anticipated during peak traffic hours. This moderate increase will not contribute to a significant decline in air quality or noise from traffic in the area.

B. Relationship to Land Use Plans and Policies

Special Management Area

The subject site is situated within the County Special Management Area (SMA). As such, a Special Management Area Major Permit is being requested. A discussion of this project's relationship to HRS Chapter 205A is found in Section I.F of this report.

C. Probable Environmental Impact

There are no probable environmental impacts associated with the proposed action. The project will be energy conscious through its design features that take advantage of the sun and wind patterns. The proposed development would not entail adverse effects on the environment or the natural resources of the region. There will be no long-term impacts to air, noise, soil, or light pollution, water quality, or solid waste disposal. Coastal resources will be protected through stormwater runoff Best Management Practices and the implementation of two drywells. Wastewater will be handled through the county sewer system and can be

minimized through the use of water efficient fixtures throughout the building if necessary. Flora and fauna will be protected by implementing mitigating measures.

D. Unavoidable Adverse Environmental Impacts

The proposed action and land use will not have any significant adverse effects to natural resources. The applicant intends to develop an apartment building that aligns with the urban character of the surrounding area.

No adverse long-term impacts are expected to air or water quality, scenic or other natural resources outside of temporary and minor impacts during construction. Mitigating measures and best management practices will protect soil and coastal resources. No impacts are anticipated to flora and fauna.

No significant secondary or cumulative impacts are expected with the request. Solid and hazardous waste will be properly disposed of by commercial facilities approved by the Department of Health.

E. Alternatives to Proposed Action

No Project

Under a no project alternative, the site would remain vacant and unused. There is no significant justification for this alternative as the proposed apartment building would be consistent with the surrounding land uses and existing zoning of the site. Furthermore, there is a dire need for housing in the area. Any effect that may result will be minimized to the maximum extent practicable and is clearly outweighed by the benefits of providing much needed affordable housing to the County.

Alternate Location

It is unlikely that a more suitable location for this project could be found, as the supply of appropriately zoned properties in Hilo is limited. Additionally, the high demand for rental units in Hilo underscores the value of the proposed development.

The adjacency of the project to an existing apartment building, and several others within 2 miles of the property, further supports the appropriateness of the use in the area. In addition, it is anticipated that this development will have a positive impact on the community by addressing the need for affordable housing.

F. Irreversible and Irretrievable Commitment of Resources

The proposed action will not involve an irrevocable commitment, loss, or destruction of any natural, cultural, or historic resources. Earthwork will closely follow all mitigating measures and Best Management Practices to minimize impacts to natural resources.

It is highly unlikely that any historic, archaeological, or cultural resources are present on the property as the parcel has been cleared for many years. However, in the event any historic, archaeological, or cultural features are discovered during construction, work will stop within the affected area and appropriate clearances from the State DLNR-SHPD, and County Planning Department will be secured before work resumes.

The subject property is not a shoreline parcel and will therefore have no impact on public access to any part of the shoreline.

The proposed action should not result in the irreversible or irretrievable commitment of any environmental resources. As such the proposed action is the most logical and reasonable and is wholly consistent with established Special Management Area objectives and regulations.



455 E. Lanikaula Street
Hilo, Hawaii 96720
www.epinc.pro
808.933.7900

Letter of Transmittal

Date: June 1, 2023	EP JN: 16128-23-01
To: County of Hawai'i Department of Public Works Engineering Division 101 Pauahi Street Suite 7 Hilo, HI 96720	Re: 1373 Kalaniana'ole St. Apartment Complex TMK: (3) 2-1-014:002
Attn: Director	

We are transmitting the following item(s) via

☐ delivery ☒ mail ☐ FedEx ☐ UPS ☐ Others:

No.	Copies	Description
1	1	Drainage Study

These are transmitted as checked below:

☒ For approval	☐ For review and comment	☐ Returned for corrections
☐ For your use	☐ No exceptions taken	☐ For Permit
☐ As requested	☐ As noted	☐

Remarks:

Please contact me if you have any questions, at (808) 930-7816 or via email: austin.ahhee@epinc.pro

ENGINEERING PARTNERS

Austin Ah Hee
Designer

DEPT. OF PUBLIC WORKS
COUNTY OF HAWAII

2023 JUN 1 PM 2:11:55

RECEIVED

RECEIVED

2023 JUN -8 AM 11: 09

COUNTY OF HAWAII
DEPT. OF PUBLIC WORKS

Onsite Drainage Calculation Summary

Project: 1373 Kalaniana'ole St. Apartment Complex
Project Area: 0.44 acres
Location: South Hilo, Island of Hawaii, Hawaii
Design Standard: Rational Method, COH Storm Drainage Standard, 1970
Design Storm: 10-Year Storm, (Q₁₀)
Date: May 30, 2023

Kalaniana'ole St. Apartments Drainage Basin

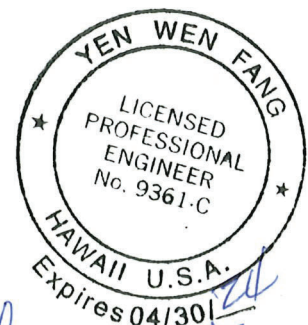
Rational Method	Existing	Proposed	Comment
One-hour Intensity, Im,10	4.8 in./hr	4.8 in./hr	Plate 1
Time of Concentration, Tc	T _c = 10.5 min.	T _c = 7.75 min.	Plate 3
Rainfall Intensity, I	9.75 in./hr.	11.25 in./hr.	Plate 4
Composite Runoff Coeff. C	0.20	0.69	Table 1 See calc. attached
Area (acres)	0.44 ac.	0.44 ac.	Drainage Map
Discharge, Q ₁₀ Q = C x I x A	0.89 cfs.	3.42 cfs.	Δ Q ₁₀ = 2.53 cfs

Conclusion:

The proposed improvements for this project will cause 2.97 cfs of increased runoff during the 10-year storm event. Two shallow drywells will be constructed to capture and infiltrate the site runoff. Each drywell has an infiltration capacity of 2.0 cfs for a total infiltration capacity of 4.0 cfs. The site will be graded such that runoff will be directed to one of the two (2) new drywells or to one of the three (3) new catch basins. The new catch basins will redirect stormwater flow to one of the new drywells. The total capacity of the proposed drywells is greater than the increase in runoff due to the proposed improvements.

ENGINEERING DIVISIONReviewed by 

Date 06/14/23

☒ Approved ☐ Not Approved☐ Approved as NotedFor Hawai'i County Code
Section 25-2-72

Project: 1373 Kalanianaʻole St. Apartment Complex

Project Area: 0.44 acres

TMK: (3) 2-1-014 : 002

Location: South Hilo, Island of Hawaii, Hawaii

Design Standard: Rational Method, COH Storm Drainage Standard, 1970

Design Storm: 10-Year Storm, (Q10)

Date: May 30, 2023

Pre Development – Existing Basin

Determine T_c

Existing Condition - Over Land Flow

$L = 150'$

Ground Cover for L is part bare soil part poor grass surface

Percent in slope = $(6.00' - 4.00') \text{ rise} \div 150' \text{ run} = 1.33\%$

Given L, Ground Cover Condition, and

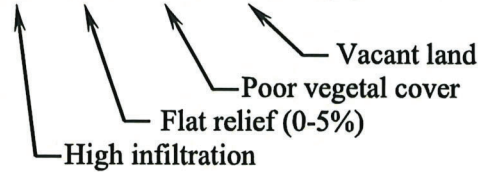
Slope refer to Plate 3 for determination of T_{c1}

$T_{c1} = 10.5 \text{ min.}$

Existing Condition (runoff coefficient)

Undeveloped Lot

$$C = 0.00 + 0.00 + 0.05 + 0.15 = 0.20$$



Post Development – Proposed Basin

Determine T_c

Proposed Condition - Over Land Flow

$$L = 200'$$

Ground Cover for L is Paved and Bare Soil

$$\text{Percent in slope} = (6.00' - 4.00') \text{ rise} \div 200' \text{ run} = 1.0\%$$

Given L, Ground Cover Condition, and
Slope refer to Plate 3 for determination of T_{c1}

$$T_{c1} = 7.75 \text{ min.}$$

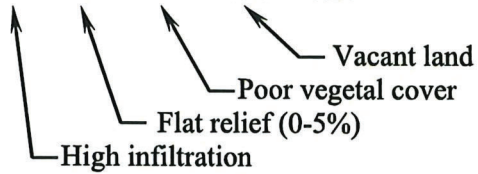
Proposed Condition (runoff coefficient)

Pavement

$$C = 0.95$$

Areas excluding Pavement

$$C = 0.00 + 0.00 + 0.05 + 0.15 = 0.20$$



$$C = [0.20 * (0.15 / 0.44)] + [0.95 * (0.29 / 0.44)]$$

$$C = 0.69$$

Table 1**GUIDE FOR THE DETERMINATION OF RUNOFF COEFFICIENTS
FOR BUILT-UP AREAS***

WATERSHED CHARACTERISTICS	EXTREME	HIGH	MODERATE	LOW
INFILTRATION	NEGLIGIBLE 0.20	SLOW 0.14	MEDIUM 0.07	HIGH 0.0
RELIEF	STEEP (> 25%) 0.08	HILLY (15 - 25%) 0.06	ROLLING (5 - 15%) 0.03	FLAT (0 - 5%) 0.0
VEGETAL COVER	NONE 0.07	POOR (< 10%) 0.05	GOOD (10 - 50%) 0.03	HIGH (50 - 90%) 0.0
DEVELOPMENT TYPE	INDUSTRIAL & BUSINESS 0.55	HOTEL - APARTMENT 0.45	RESIDENTIAL 0.40	AGRICULTURAL 0.15

*NOTE: The design coefficient "c" must result from a total of the values for all four watershed characteristics of the site.

Table 2**APPROXIMATE AVERAGE VELOCITIES OF RUNOFF
FOR CALCULATING TIME OF CONCENTRATION**

TYPE OF FLOW	VELOCITY IN FPS FOR SLOPES (in percent) INDICATED			
OVERLAND FLOW:	0-3%	4-7%	8-11%	12-15%
Woodlands	1.0	2.0	3.0	3.5
Pastures	1.5	3.0	4.0	4.5
Cultivated	2.0	4.0	5.0	6.0
Pavements	5.0	12.0	15.0	18.0
OPEN CHANNEL FLOW:				
Improved Channels	Determine Velocity by Manning's Formula			
Natural Channel* (not well defined)	1.0	3.0	5.0	8.0

*These values vary with the channel size and other conditions so that the ones given are the averages of a wide range. Wherever possible, more accurate determinations should be made for particular conditions by Manning's formula.

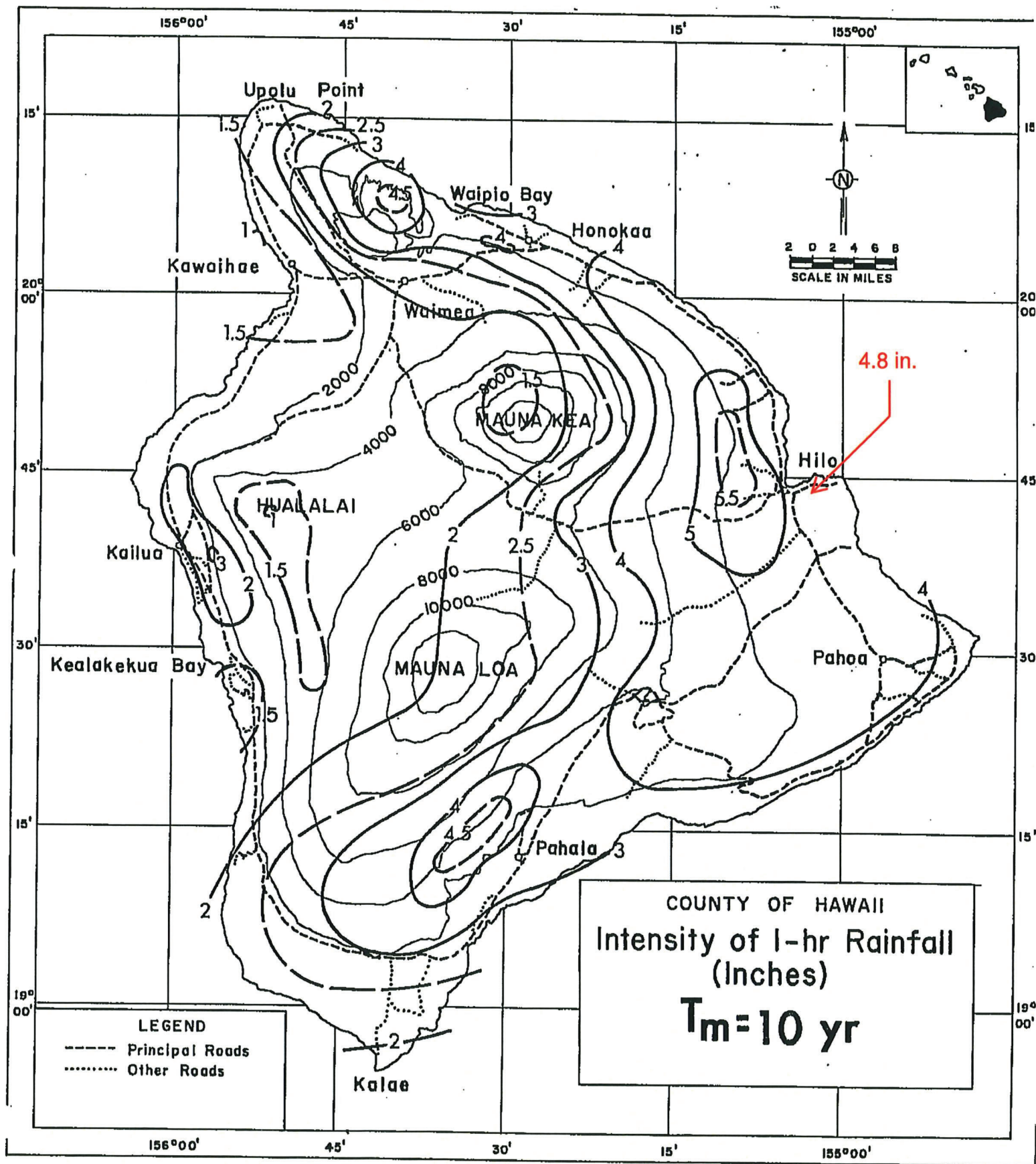
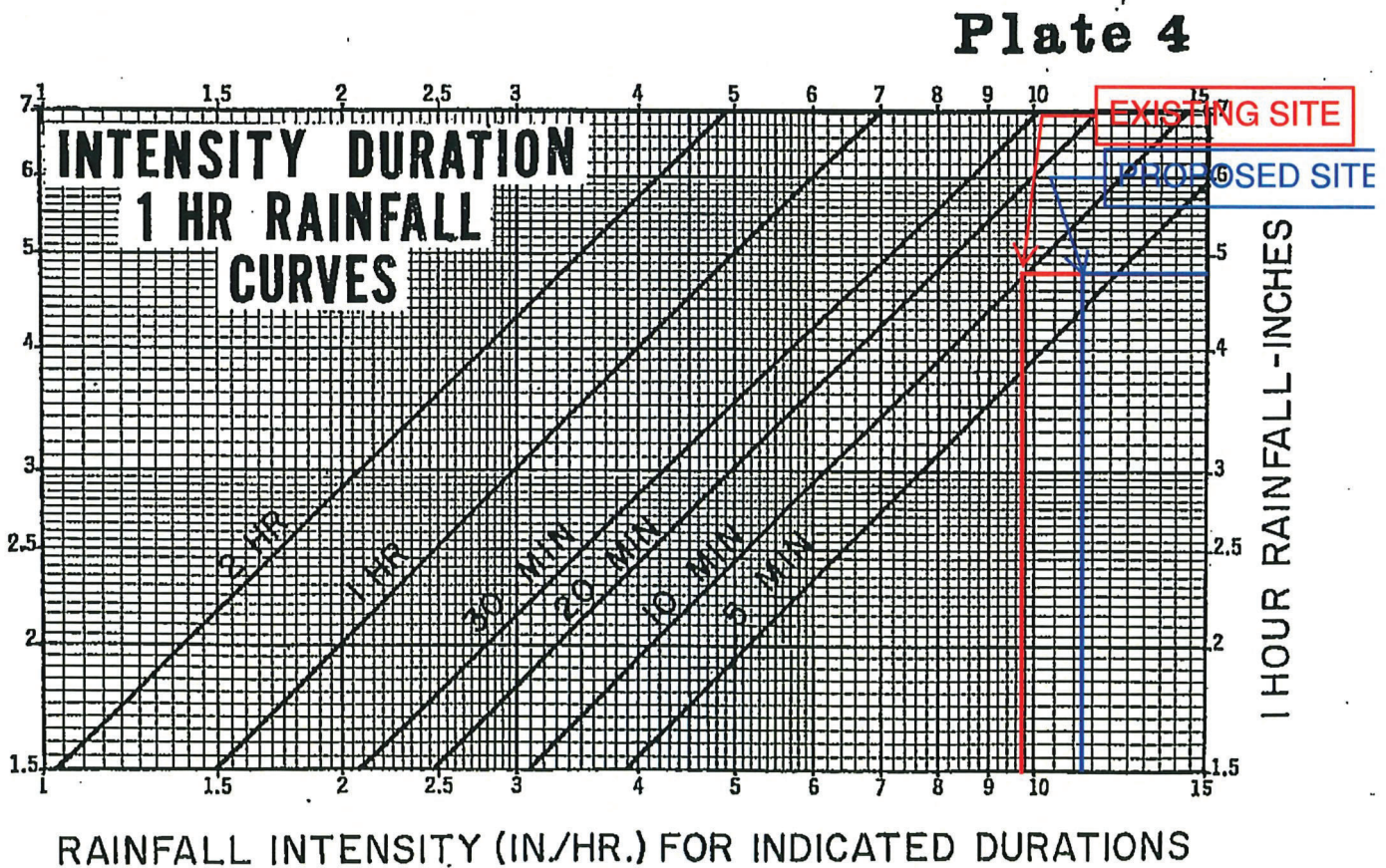
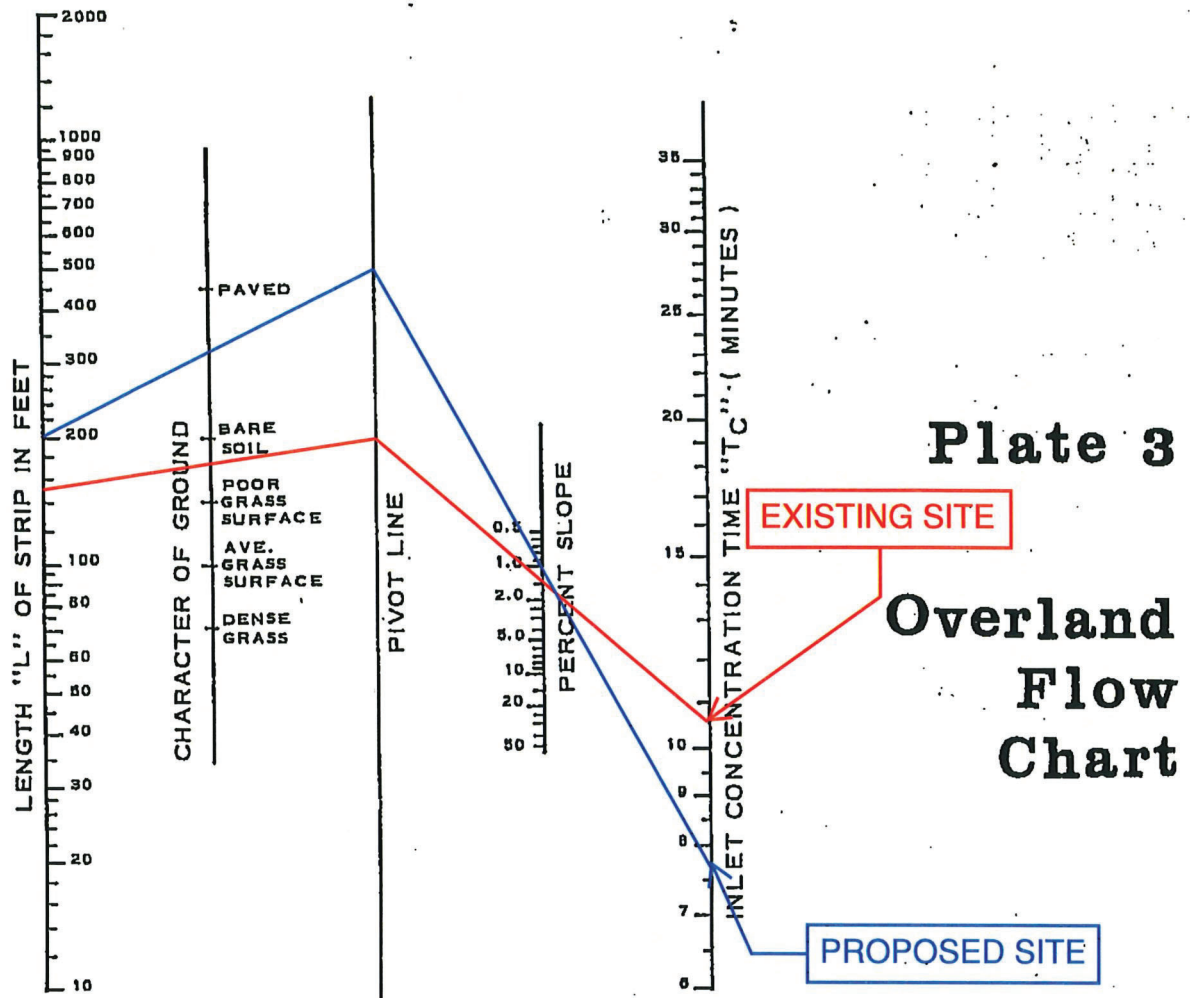


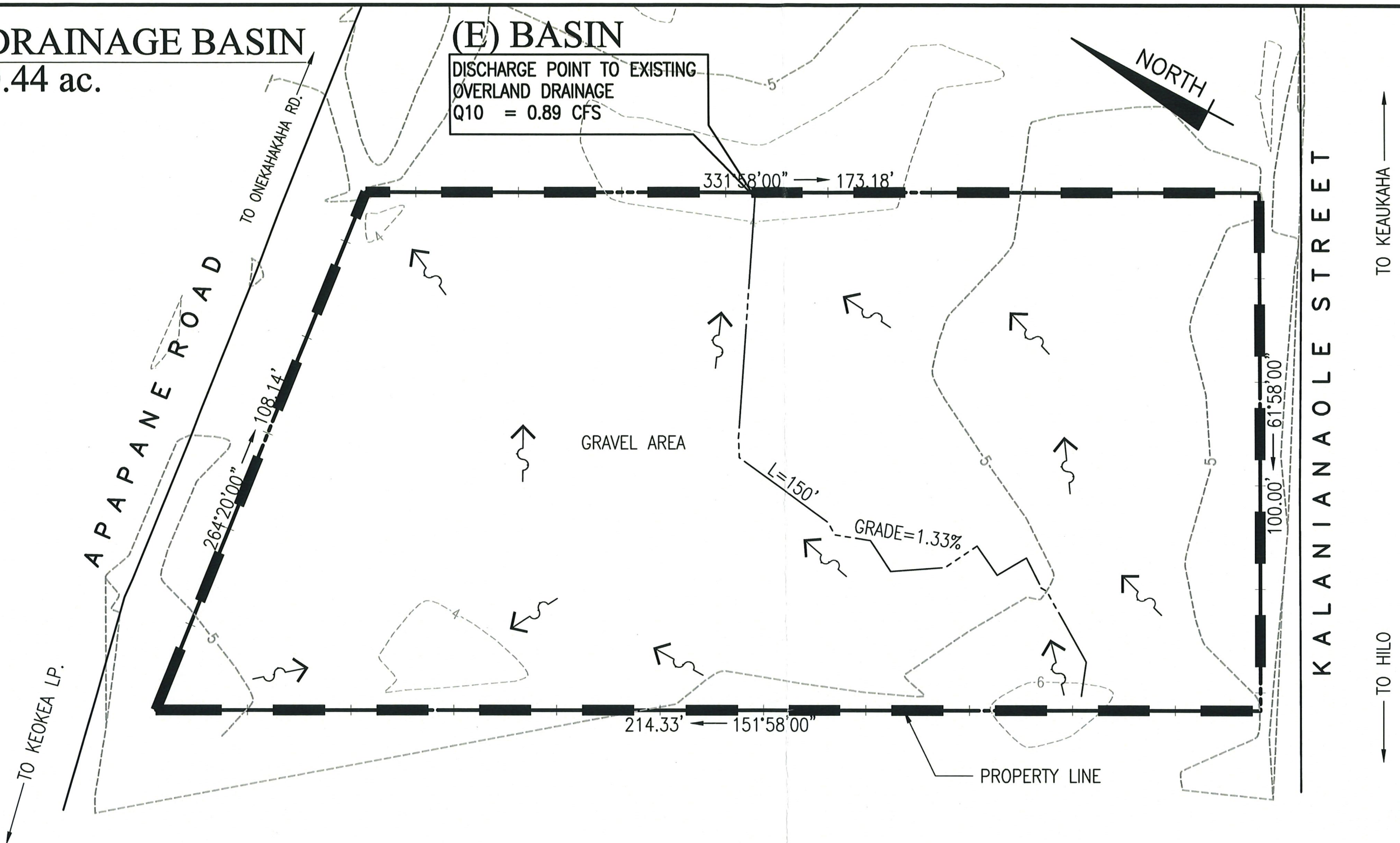
Plate 1



DRAINAGE BASIN
0.44 ac.

(E) BASIN

DISCHARGE POINT TO EXISTING
OVERLAND DRAINAGE
Q10 = 0.89 CFS



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION,
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION.

Yen Wen Fang
SIGNATURE

PRE-DEVELOPMENT CONDITION

LEGEND

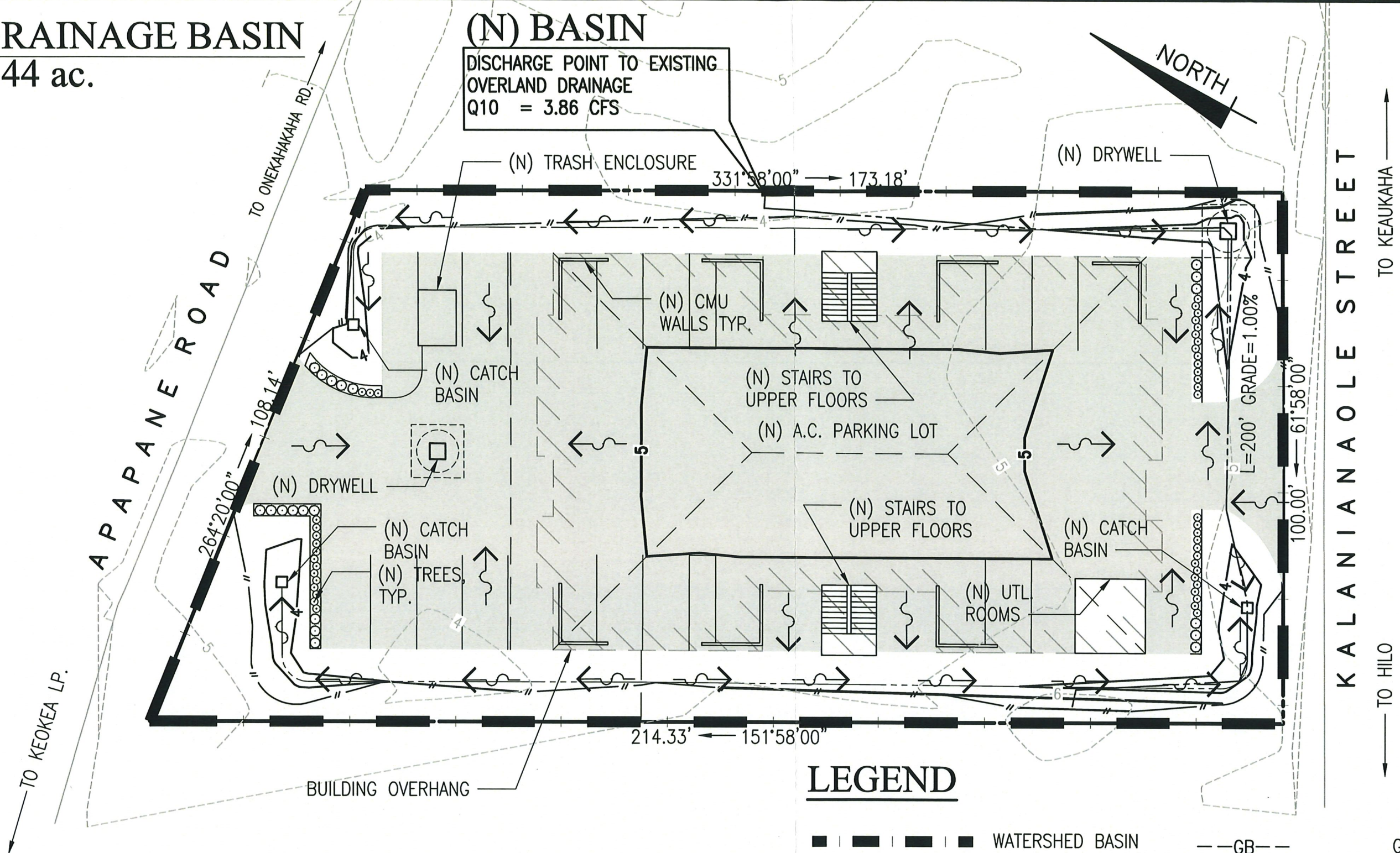
- WATERSHED BASIN
- EXISTING CONTOURS
- FLOW ARROW
- Tc LINE

ENGINEERING PARTNERS
455 E. Lanikaula St. | Hilo, Hawai'i 96720
Main (808) 933-7900 | www.epinc.pro
Hawai'i | Las Vegas

DRAINAGE BASIN
0.44 ac.

(N) BASIN

DISCHARGE POINT TO EXISTING
OVERLAND DRAINAGE
Q10 = 3.86 CFS

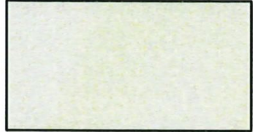


THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION,
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION.

Yen Wen Fang
SIGNATURE

LEGEND

- | | | | |
|---------------|-------------------|-----------|---------------------------|
| ■ ■ ■ ■ | WATERSHED BASIN | — GB — | GRADE BREAK |
| ← ~ | FLOW ARROW | — · · · — | SWALE LINE |
| --- 35 --- | EXISTING CONTOURS | — 100 — | NEW FINISH GRADE CONTOURS |
| — · · · — | Tc LINE | — " — | GRADING DAYLIGHT LINE |



NEW A.C. PAVEMENT

A

POST-DEVELOPMENT CONDITION

SCALE: 1" = 20'

0

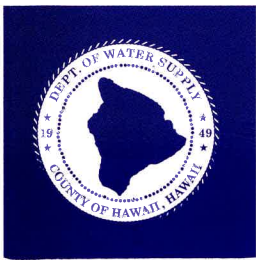
20'

40'

ENGINEERING PARTNERS

455 E. Lanikaula St. | Hilo, Hawai'i 96720
Main (808) 933-7900 | www.epinc.pro
Hawai'i | Las Vegas

06/01/2023 11:17 am
A:\ED PROJECTS\2023 PROJECTS\16128-23-01 KUANWAOLE ST APT COMPLEX\CD\DRAWING\A-X.DWG



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KĒKŪANAO'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

August 22, 2023

Mr. John Pipan
Planning Administrator
Land Planning Hawai'i LLC
194 Wiwo'ole Street
Hilo, HI 96720

Dear Mr. Pipan:

**Subject: Water Availability Request for Proposed 17-Unit Apartment Building
Tax Map Key 2-1-014:002**

We have reviewed the subject request and have the following comments and conditions.

Water can be made available from an existing 6-inch waterline within Kalaniana'ole Street which fronts the subject parcel in accordance with the Department's existing water availability conditions, which are subject to change without notice.

The Department requests that the applicant submit estimated maximum daily water usage calculations for the proposed development, for review and approval. The water usage calculations shall be prepared by a professional engineer licensed in the State of Hawai'i and should include the estimated peak-flow in gallons per minute (GPM) and the total estimated maximum daily water usage in gallons per day, including all irrigation/landscaping use.

Upon receipt of the water usage calculations above, the Department will make a determination as to the water commitment deposit amount and prevailing facilities charge (subject to change) to be paid, if necessary. Based on the water demand calculations, the Department will determine the appropriate service lateral and meter-size required for the proposed development.

The proposed use will require the installation of a reduced pressure type backflow prevention assembly, within five (5) feet of the meter on private property. If a larger or additional meter is required, a backflow prevention assembly will also be required for the that meter. The installation of the backflow prevention assembly(s) must be inspected and approved by the Department before the commencement/continuation of water service.

Please be informed that the existing 6-inch waterline within Kalaniana'ole Street is inadequate to provide the required 2,000 gallons, per minute flow for fire protection, as per the Department's Water System Standards. The applicant should contact the Fire Department to determine any other fire protection requirements or alternatives.

... Water, Our Most Precious Resource ... Ka Wai A Kāne ...

The Department of Water Supply is an Equal Opportunity provider and employer.

EXHIBIT B

Mr. John Pipan
Page 2
August 22, 2023

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

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Okamoto', with a stylized flourish at the end.

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

TS:dfg

copy - Planning Department

Mitchell D. Roth
Mayor



Benjamin T. Moszkowicz
Police Chief

Reed K. Mahuna
Deputy Police Chief

County of Hawai'i

POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

June 17, 2024

COH PLANNING DEPT
JUN 18 2024 PM 3:14

REC'D HAND DELIVERED

TO : JEFFREY W. DARROW, DEPUTY PLANNING DIRECTOR
FROM :  KENNETH A.K. QUIJCHO, ASSISTANT POLICE CHIEF, AREA I
OPERATIONS BUREAU
SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2024-000060)
APPLICANT: NIEL JAYASINGHE
REQUEST: TO DEVELOP A FOUR (4) STORY, SEVENTEEN (17) UNIT
APARTMENT BUILDING
TAX MAP KEY: (3) 2-1-014:002
KEAUKAHA, SOUTH HILO, HAWAII

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact our South Hilo District Commander, Captain Brian Prudencio, at (808) 961-2316 or via email at Brian.Prudencio@hawaiicounty.gov.

BP:ws/24HQ0649

Planning Dept.
Exhibit 2

DeVera, Ashley

From: Honda, Eric T. <Eric.Honda@doh.hawaii.gov>
Sent: Monday, June 17, 2024 2:53 PM
To: Planning Internet Mail
Subject: PL-SMA-2024-000060
Attachments: PL-SMA-2024-000060 TMK2-1-014--002.pdf

Eric Honda
District Environmental Health Program Chief
Hawai'i State Department of Health | Ka 'Oihana Olakino
1582 Kamehameha Ave., Hilo HI 96720
Office: (808) 933-0917

CONFIDENTIALITY NOTICE: This mail message (and attachments) is for the sole use of the intended recipient(s). It may contain confidential and/or privileged information. It might also be protected from disclosure under the Hawai'i Uniform Information Practice Act (UIPA) or other laws and regulations. Review, use, disclosure, or distribution by unintended recipients is prohibited. If you are not the intended recipient, please contact the sender immediately in a separate e-mail and destroy the original message and any copies.



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

MEMORANDUM

DATE: June 17, 2024

TO: Mr. Zendo Kern
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2024-000060)
Applicant: Niel Jayasinghe
Request: To Develop a Four (4) Story, Seventeen (17) Unit Apartment Building
Tax Map Key: (3) 2-1-014:002, Keaukaha, South Hilo, 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 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.

Oda, Michelle

From: Matsumoto, Robyn
Sent: Wednesday, July 10, 2024 5:18 PM
To: Planning Internet Mail
Subject: RE: Request for Comments on App No. PL-SMA-2024-000060 for Niel Jayasinghe on TMK: (3) 2-1-014:002
Attachments: 2024-07-10_PL-SMA-2023-000060 DPW Comments.pdf

Please see comments attached. Thanks

Sincerely,
Ms. Robyn Matsumoto, P.E.
Department of Public Works
Engineering Division

From: Dacayanan, Melissa <Melissa.Dacayanan@hawaiicounty.gov>
Sent: Sunday, June 9, 2024 8:33 AM
To: DPW Eng <dpweng@hawaiicounty.gov>; DPW Traffic <dpwtrf@hawaiicounty.gov>; Wilson, Kelly <Kelly.Wilson@hawaiicounty.gov>; DWS <dwsengineeringreview@hawaiidws.org>; cohdem <cohdem@hawaiicounty.gov>; HCPDONE <HCPDONE@hawaiicounty.gov>; Surprenant, April <April.Surprenant@hawaiicounty.gov>; Palma, Maryam <Maryam.Palma@hawaiicounty.gov>; Kato, Norren <Norren.Kato@hawaiicounty.gov>; Santiago, Hans <Hans.Santiago@hawaiicounty.gov>; State Office of Planning <dbedt.stateplanning@hawaii.gov>; State - DLNR <dlnr@hawaii.gov>; Baybayan, Clinton <Clinton.Baybayan@hawaiicounty.gov>; Henderson, Royd <Royd.Henderson@hawaiicounty.gov>; Kawasaki, Edward <Edward.Kawasaki@hawaiicounty.gov>; Chintan Poudel -DOH Wastewater <Chintan.Poudel@doh.hawaii.gov>; Dane Hiromasa (dane.hiromasa@doh.hawaii.gov) <dane.hiromasa@doh.hawaii.gov>; Honda, Eric <Eric.Honda@doh.hawaii.gov>; DOH - Wastewater Branch <doh.wwb@doh.hawaii.gov>; DOH-Epic <michael.une@doh.hawaii.gov>
Cc: Roy, Alex <Alex.Roy@hawaiicounty.gov>
Subject: Request for Comments on App No. PL-SMA-2024-000060 for Niel Jayasinghe on TMK: (3) 2-1-014:002
Importance: High

Good morning,

Please see the attached Memo requesting your review and comments on the subject application.

Link to review the application in the County's web-based EPIC system can be found below:

- [Niel Jayasinghe Special Management Area Use Permit Application](#)

We kindly ask that you submit your comments to planning@hawaiicounty.gov no later than July 10, 2024.

Should you have any questions, please feel free to contact Planner Alex Roy (cc'd herein) at (808) 961-8140.

Thank you.

Melissa Dacayanan-Salvador

Windward Planning Commission

County of Hawai'i Planning Department

101 Pauahi Street, Suite 3

Hilo, Hawai'i 96720

Direct: (808) 961-8156 Main: (808)961-8288

Email: melissa.dacayanan@hawaiiicounty.gov

**DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII**

DATE: July 10, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: Special Management Area Use Permit Application (PL-SMA-2024-000060)
Applicant: Niel Jayasinghe
Request: To Develop a Four (4) Story, Seventeen (17) Unit Apartment
Building
TMK: 2-1-014:002

We have reviewed the subject request and provide the following comments:

1. The subject parcel is in an area designated as Flood Zone VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year coastal flood (1% chance of occurring in any given year) with velocity hazard (wave action). All construction within Flood Zone VE shall comply with the requirements of Hawaii County Code (HCC), Chapter 27, Floodplain Management.
2. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the HCC as well as Chapter 27. Any amount of material proposed to be imported/exported or relocated on-site will require a no rise certification stamped by a Hawaii licensed civil engineer since the entire property is within the VE floodzone.
3. Both Kalanianaʻole Street and Apapane Road are under the jurisdiction of the County. Construction within the County right-of-way shall comply with HCC, Chapter 22, County Streets. Access to both streets simultaneously will be evaluated at the time of application.
4. Elevator and associated equipment will need to comply with the National Flood Insurance Program (NFIP) regulations or the International Building Code, whichever is more stringent.

Questions may be referred to Robyn Matsumoto at 961-8924.

Planning Dept.
Exhibit <u>4</u>

Oda, Michelle

From: Li, Shichao <shichao.li@hawaii.gov>
Sent: Friday, July 5, 2024 4:08 PM
To: Planning Internet Mail; Roy, Alex
Subject: PL-SMA-2024-000060
Attachments: OPSD-Hawaii-SMA-2024-000060.pdf

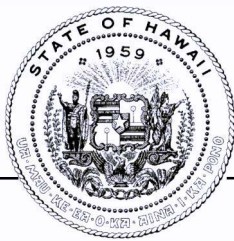
Hi, Alex:

Attached is the comment letter from the State Office of Planning and Sustainable Development on the subject SMA Use Permit Application per the request from your department.

Thank you,



Shichao Li, Planner
State of Hawaii Office of Planning and
Sustainable Development
235 S. Beretania Street, 6th Floor
P. O. Box 2359, Honolulu, HI 96804
(808)587-2841
planning.hawaii.gov



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

DTS 202406100917DO

Coastal Zone
Management
Program

July 5, 2024

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Mr. Jeffrey W. Darrow, Deputy Director
Department of Planning
County of Hawai'i
East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Attn: Alex Roy

Dear Mr. Darrow:

Subject: Special Management Area Use Permit Application (PL-SMA-2024-000060) to Develop a Four-story, Seventeen-Unit Apartment Building, Keaukaha, South Hilo, Hawai'i; Tax Map Key: (3) 2-1-014: 002

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2024-000060), transmitted via memorandum dated June 8, 2024, to develop a four-story, seventeen-unit apartment building at Keaukaha, South Hilo, Hawai'i.

According to the subject SMA Use Permit Application, the applicant Niel Jayasinghe proposes to develop a 41,600 square foot apartment building with 17 rental units on a 0.4448-acre lot, situated on vacant land. Sixteen of the proposed rental units are proposed to be two bedrooms and two bathrooms, and one unit with three bedrooms and three bathrooms. The ground floor is proposed to be 11,360 square feet and contain a total of 22 parking stalls, including two ADA-accessible stalls.

The State Land Use designation of the subject property is Urban. The subject site is zoned Resort-Hotel District, with a minimum land area of 750 square feet, for each dwelling unit, or for each separate rental unit (V-.75).

The project site is located approximately 0.2 miles inland from the nearest coastline. The Federal Emergency Management Agency Flood Insurance Rate map (FIRM) identifies the parcel as Flood Zone VE, which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard (wave action). The proposed livable area of the building begins on the 2nd floor, above flood levels.

Planning Dept.
Exhibit 5

Mr. Jeffrey W. Darrow
July 5, 2024
Page 2

The site has previously been cleared and graded. Project improvements are planned to be completed by mid-2026. The estimated value of this proposed project is \$2,000,000.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit Application, and has the following comments to offer:

1. The subject SMA Use Permit application shall provide a location map of the project site, and the parcel on which the project is situated, in relation to county designated SMA.
2. The OPSD concurs that drywells and catch basins shall be constructed onsite to capture and infiltrate stormwater runoff, and the site-specific Best Management Practices (BMPs) shall be prepared and implemented to prevent any runoff, sediment, soil and debris potentially resulting from associated construction activities from adversely impacting the coastal ecosystems and the State waters as specified in Hawai'i Administrative Rules Chapter 11-54.
3. The OPSD recommends that the applicant provide site-specific mitigation measures, including building design, building color and landscaping, to minimize the alteration of natural landforms and existing public views to and along the coast, and ensure the proposed four-story apartment building is compatible with the existing visual environment.
4. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawai'i Revised Statutes §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you respond to this comment letter, please include DTS 202406100917DO in the subject line. For any questions regarding this letter, please contact Shichao Li of our office at (808) 587-2841 or by email at shichao.li@hawaii.gov.

Sincerely,



Mary Alice Evans
Director