

COUNTY OF HAWAI‘I PLANNING DEPARTMENT **BACKGROUND REPORT**

ANDREW MATSUURA

CHANGE OF ZONE APPLICATION PL-REZ-2024-000063

ANDREW MATSUURA has submitted an application for a Change of Zone from an Agricultural-3 acre (A-3a) zoning district to a Single-Family Residential – 15,000 square feet (RS-15) zoning district for 3.250 acres of land. The subject property is located at 1078 Ahe Street, approximately 100 feet east of its intersection with Lei Lehua Street, Waiākea Homesteads, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-4-080:017.

PROPOSED ACTION

1. **Applicant’s Request/Project Description:** A Change of Zone from an Agricultural-3 acre (A-3a) zoning district to a Single-Family Residential – 15,000 square feet (RS-15) zoning district in order to allow for the subdivision of the subject property into six (6) single-family residential lots ranging in size from a minimum of 15,000 square feet to just over 20,000 square feet and one (1) road lot. The maximum number of lots that could be developed with the proposed RS-15 zoning for the property is nine (9) lots.
2. **Reason for Request:** The applicant stated reason for the request is to allow for the development of a 6-lot single-family residential subdivision with lots to be retained for the applicant’s family members. One of the proposed lots will accommodate an existing single-family dwelling currently occupied by one of the landowners, with the remaining lots to be delegated to the children of the applicant.
3. **Timetable/Cost:** The applicant intends to commence the subdivision and development process immediately upon securing County rezoning approval. Subdivision approval is anticipated within ten (10) years from the effective date of the zoning change. The cost of the improvements is estimated to be \$750,000.
4. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 - Change of Zone Application Received June 27, 2024)**
5. **Landowner:** Andrew Matsuura, Sonya Matsuura, and Dave Haraguchi

STATE AND COUNTY PLANS

6. **State Land Use Designation:** Urban
7. **General Plan Designation:** Low-Density Urban (ldu)
8. **County Zoning:** Agriculture 3-acres (A-3a)
9. **Hilo Community Development Plan (Hilo CDP):** The Hilo CDP was adopted by Resolution No. 1 on May 21, 1975. The plan calls for RS-10 and RS-15 for this area.
10. **Special Management Area:** The subject property is located about approximately 3.48-miles from the nearest shoreline and is not situated within the Special Management Area.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

11. **Subject Property:** The subject property is 3.250-acres in size and is irregular in shape. The parcel is located at the undeveloped end of Ahe Street within a portion of Haihai Estates, Unit 1 in Waiākea Homestead lots. The property has a slight gradual slope from its mauka boundary towards its makai boundary. A single-family dwelling is situated on the property with the remainder of the property grubbed and vacant of any uses.
12. **Surrounding Zoning/Land Uses:** The surrounding zoning in the area is a mix of Single-Family Residential (RS) and Agricultural (A) zoned districts. Immediately north and west of the subject parcel are lots zoned Single Family Residential – 10,000 square feet (RS-10), with a portion of the northern property line bounded by an Agricultural 3-acre (A-3a) zoned parcel. To the south and east are other A-3a zoned parcels. The land uses consist mainly of single-family dwellings in the surrounding RS-10 and A-3a zoning districts. The property to the northeast was recently rezoned from A-3a to RS-10 in 2019 with Ordinance No. 19-092 for a 27-lot subdivision at the end of Mailani Street. The adjacent property to the east was rezoned from A-3a to RS-10 in 1996 with Ordinance No. 96 081 for a 6-lot subdivision but the zoning was reverted in 2006.
13. **Flood Zone:** Zone “X”, an area determined by FEMA to be “within an area of minimal flood hazard”.
14. **ALISH:** Existing Urban Development.
15. **Land Study Bureau’s Productivity Rating:** Existing Urban Development.
16. **Flora/Fauna Resources:** No professional floral or faunal surveys were conducted on the subject parcel as the site has been previously cleared and is located in an urban setting in an area dominated by single-family residential uses.

17. **Archaeological/Historical Resources:** As the site was previously cleared and current partial uses as a homesite, no archeological survey of this site was conducted. The applicant states that during any grubbing of grading work on associated with the subdivision project\m the State Historic Preservation Division will be notified and all work will immediately cease upon inadvertent discovery of any archaeological feature.
18. **Cultural or Native Gathering Rights:** There is no evidence of any traditional and customary Native Hawaiian rights being practiced on the site, nor existence of any known valued cultural, historical or native resources in the area.
19. **Public Access:** There is no record of a designated public access to the shoreline or mountain areas that traverses the property.

PUBLIC UTILITIES AND SERVICES

20. **Access:** Access to the proposed lots will be from Haihai Street, a County owned and maintained roadway. From Haihai Street, access to the subject property proceeds along Leilehua Street and then onto Ahe Street, both of which are County owned and maintained roadways. Ahe Street runs east to west along the top of the subject property and Kikaha Street runs north to south toward the middle of the subject property. These future street extensions are identified as an existing 50-foot-wide easement (Roadway Easement E-2) for roadway purposes. These planned throughfares have existed since the early 1980's and are referenced in multiple approved subdivision maps, tax maps, and rezoning ordinances within the area indicating planned future connectivity of Kikaha Street within the surrounding subdivisions between Haihai Street and Kawaiiani Street and the extension of Ahe Street between Puku Street and Ho'omalua Street. These throughfares were added with guidance from the Traffic Circulation Map of the Waiākea Area, which was stored in the Planning Department at the time. The applicant is requesting to improve all roadways within the proposed subdivision to private roadway standards consisting of a pavement width of 16-feet-wide with 2-foot-wide compacted gravel shoulders/swales for a total 20-foot-wide improved right-of-way within the 50-foot-wide existing easement. The applicant proposes future road widening setbacks reflecting the distance between the proposed 20-foot-wide private road and the 50-foot-wide existing easement. The Department of Public Works (DPW) recommends that the extension of Ahe Street through the proposed subdivision should match with the existing

Ahe Street layout, which includes a minimum 30-foot-wide pavement, paved shoulders and swales, drainage improvements within a 50-foot-wide right-of-way, and any required utility relocation, meeting the requirements of the Americans with Disabilities Act. They also recommend that the developer install streetlights and traffic control devices as may be required by the Traffic Division. DPW however, refrained from making a recommendation for roadway improvements to the Kikaha Street extension due to several factors including the property's boundary line not abutting the improved portions of Kikaha Street, the proposed subdivision layout not warranting the requirement of roadways built to dedicable standards since only 6 lots are proposed, and the proposed zoning designation not triggering the need for dedicable roadways.

21. **Water:** There is currently an 8-inch water line within Ahe Street. The Department of Water Supply (DWS) stated that water can be made available once the applicant remits the deposit for the additional 5 units of water requested. DWS states that the proposed subdivision will be subject to the applicant constructing the necessary water system improvements, which shall include, but not be limited to water main installation; service laterals that will accommodate a 5/8-inch meter to front each lot; relocation and adjustment of the DWS affected water systems facilities (should they be necessary); and fire hydrant spacing of no more than 600 feet apart. The applicant will also be required to remit the prevailing facilities charge upon completion of the required water system improvements and prior to final subdivision approval being granted.
22. **Wastewater:** There is no County sewer system in this area. Individual septic systems meeting the approval of the Department of Health would be allowed in this area. This will be completed by each respective landowner in conjunction with the construction of a dwelling.
23. **Solid Waste:** The applicant states that solid waste will be handled through commercial haulers or the individual homeowners into authorized landfills sites or transfer stations.
24. **Essential Utilities and Services:** Police, Fire and medical services are available in Hilo. All other essential utilities are available to the property.

AGENCIES' COMMENTS

25. **Department of Public Works- Engineering Division: (Planning Department Exhibit 2 – August 13, 2024, memo)**

26. **Department of Water Supply: (Planning Department Exhibit 3 – August 12, 2024, letter)**
27. **State Department of Health: (Planning Department Exhibit 4 – July 15, 2024, memo)**

AGENCIES - NO COMMENTS/CONCERNS

28. Police Department, Fire Department, State Department of Land and Natural Resources-Land Division, and State Historic Preservation Division.

AGENCIES - NO RESPONSE

29. State Department of Land and Natural Resources–Division of Forestry and Wildlife, Parks and Recreation, Department of Environmental Management, and Office of Housing and Community Development.

PUBLIC COMMENTS

30. As of this writing, the Planning Department has not received any written comments or objections from the general public or adjacent landowners on the subject application.

Daryn Arai
Land Use Planning Consultant

June 26, 2024

Mr. Zendo Kern, Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Kern:

Subject: Change of Zone Application
Applicant: Andrew Matsuura
Requests A-3a to RS-15 to allow for proposed 6-lot subdivision with
minimum 15,000 square-foot sized lots and its related improvements
TMK: 2-4-080: 017 (Lot 2-B); Waiakea Houselots 2nd Series, Waiakea, South Hilo

Accompanying this letter, we present for your consideration and processing before the Windward Planning Commission and Hawai'i County Council the request by Andrew Matsuura for a change of zone affecting 3.250-acres of land to the Single-Family Residential-15,000 square feet minimum lot size (RS-15) zoning district. The Project Site is located within the upper part of the City of Hilo approximately 3.25 miles south from Downtown Hilo and within a portion of Haihai Estates, Unit I in Waiakea Homesteads 2nd Series. More specifically, the Project Site is located approximately 90 feet east (makai) of the intersection of Leilehua and Ahe Streets.

Pursuant to your application requirements to be filed via the EPIC system, please find accompanying this letter the following:

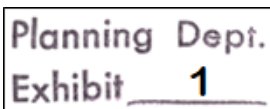
- a. Original of the completed Change of Zone application form, questionnaire, and County environmental report that includes a location map and site plan;
- b. Description of the subject property in map and written form by metes & bounds as prepared by a licensed surveyor; and
- c. List of the surrounding property owners within 300 feet of the Project Site.

Should you have questions on this matter, please feel free to contact me. Thank you very much.

Sincerely,



Daryn Arai
Land Use Planning Consultant



copy via email: Andrew Matsuura, Applicant
Sidney Fuke, Planning Consultant



CHANGE OF ZONE APPLICATION

Applicant: Andrew Matsuura

Request: A-3a to RS-15

Tax Map Key: (3) 2-4-080:017
Waiakea Homesteads 2nd Series, Wāiākea, South Hilo District
Hawai‘i Island

Prepared by: Daryn Arai & Sidney Fuke, Planning Consultants
June 2024

CHANGE OF ZONE APPLICATION

COUNTY OF HAWAII PLANNING DEPARTMENT (Type or legibly print the requested information)

APPLICANT: Andrew Matsuura

APPLICANT'S SIGNATURE:  DATE: June 24, 2024

ADDRESS: PO Box 1004

Kurtistown, HI 96760

LIST APPLICANT'S INTEREST IF NOT OWNER: Co-landowner

LIST PRINCIPAL(S) INCLUDING NAMES OF MAIN OFFICERS: _____

PHONE:(Bus.) _____ (Res.) (808) 968-8075 (Fax) pinebackland@gmail.com

LANDOWNER(S): Andrew Matsuura, Sonya Matsuura, Dave Haraguchi

LANDOWNER SIGNATURE(S): (see attached authorization letter) DATE: June 24, 2024

(May be by letter)
LANDOWNER(S) ADDRESS: (see attached authorization letter)

REQUEST: Agricultural-3 acres (A-3a) TO Single-Family Residential-15,000sf (RS-15)

(Existing zoning) (Proposed Zoning)
TAX MAP KEY: (3) 2 - 4 - 080 : 017

STREET ADDRESS OF PROPERTY: 1078 Ahe Street, Hilo HI 96720

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: 3.250 acres

AGENT: Daryn Arai Sidney Fuke

ADDRESS: PO Box 4501 PO Box 1345

Hilo, Hawaii 96720

Hilo, Hawaii 96720

email: Daryn.Arai@outlook.com

email: sidneyfuke@gmail.com

TELEPHONE:(Bus.) (808) 895-3218 (Daryn) (Res.) _____ (Fax) (808) 989-0640 (Sidney)

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

ORIGINAL: Applicant COPIES: Agents

TO WHOM IT MAY CONCERN:

The undersigned below are the owners of that 3.250-acre property identified as TMK: 2-5-080:017 located in Waiakea Homesteads 2nd Series, District of South Hilo. As owners of the subject property, we hereby authorize the filing of a Change of Zone application to rezone said property into the Single-Family Residential (RS-15) zoning district in order to facilitate its subdivision into 6 single-family residential lots. By this letter, we also authorize Daryn Arai and Sidney Fuke, Planning Consultants, to assist us with the filing and processing of this application before the County of Hawai'i.



Andrew Matsuura
PO Box 1004
Kurtistown, HI 96760

June 24, 2024

Date



Sonya Matsuura
PO Box 1004
Kurtistown, HI 96760

June 24, 2024

Date



Dave Haraguchi
291 Naniakea Street
Hilo, HI 96720

June 24, 2024

Date

ATTACHMENT

Residential Rezoning

PLANNING DEPARTMENT
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? Yes

If yes, please answer the rest of question 1 and then to question 3

- a. How many acres of the requested area do you intend to subdivide? 3.250 acres
- b. Into what lot sizes? 15,000sf
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? 2 years
- d. Do you intend to build houses on the newly created lots? No

if yes, please answer the following questions:

on how many of those lots? _____

At what approximate price range? House _____

Lots _____

Total _____

Approximately how long, after approval of the subdivision, would the first house be available for occupancy? _____

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:
- a. Sell or lease the land to someone who has firm plans? N/A
 - b. Sell or lease the land to someone who has tentative plans? N/A
 - c. Sell or lease the land to someone who has no plans? N/A
 - d. Keep it? N/A
 - e. other (please state)

f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. Do you think that your request and your further plans for the land will alleviate the local housing condition? Yes

How?

It will not totally alleviate the housing situation that is experiencing limited inventory, but it will help by offering homesites within the City of Hilo to the Applicant's children, who have graduated from school and recently entered the workforce, and how seeking to build their own homes.

4. Are there any buildings on the subject area? Yes

If so, what kind?

An existing single-family dwelling constructed in 2023.

What do you intend to do with those buildings if your request is approved?

The existing single-family dwelling is owned by one of the co-owners of the property and is, and will continue to be maintained is his primary residence.

-
5. Is the subject land currently being used for any agricultural activity? No

If so, please list the kinds of products grown and on how many square feet or acres of land per product.

6. To your knowledge, has there been any flooding and/or drainage problems on the subject area? No

If so, please described the problem.

7. Do you think that the roads leading to the subject area needs improvement? No

If so, what kind?

Is the road adequate for the proposed traffic volume or load? Yes

8. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	<u> </u>	<u> X </u>
b. Roads	<u> </u>	<u> X </u>
c. Sewer	<u> </u>	<u> X </u>
d. Drainage	<u> </u>	<u> X </u>
e. Police Protection	<u> </u>	<u> X </u>

	<u>Yes</u>	<u>No</u>
f. Fire Protection	_____	_____X_____
g. Recreational Facilities	_____	_____X_____
h. Public Utilities	_____	_____X_____
i. Other	_____	_____X_____

For those checked "yes", please elaborate what type or kinds of improvements and/or assistance is needed.



Signature: _____

Address: PO Box 1004, Kurtistown HI 96760

Telephone: (808) 968-8075

Date: June 24, 2024

LIST OF SURROUNDING PROPERTY OWNERS WITHIN 300 FEET

ALMODOVA,CHRISTOPHER
64-859 UIKEONI ST
KAMUELA HI 96743 8002

ASANO,THOMAS TOORU/SUE SUMIE TF
1664 LEILEHUA ST
HILO HI 96720 3328

BENEVIDES,GILBERT J SR
1681 ALU ST
HILO HI 96720 3359

BROWN,DANIEL E
925 KOMOMALA DR
HILO HI 96720 2793

CERIA,STANLEY K
CERIA,GENE M
1617 ALU ST
HILO HI 96720 3318

CHUN,MATTHEW TOSHIO KALANI
600 QUEEN ST APT 3705
HONOLULU HI 96813 5172

CORTAZAR,LIANNA
1623 LEILEHUA ST
HILO HI 96720 3303

DE SA,ANTHONY P JR
434 KIPUNI ST
HILO HI 96720 6009

DUARTE,LORRAINE MAE
1663 ALU ST
HILO HI 96720 3359

EBESUGAWA,MICHAEL
1616 LEILEHUA ST
HILO HI 96720 3313

FUJII,CECILY CAROL EMIKO
1667 ALU ST
HILO HI 96720 3359

HARAGUCHI,DAVE M
291 NANIAKEA PL
HILO HI 96720 5450

HENDERSON,GINA
1049 AHE ST
HILO HI 96720 3302

HIRAKO,NORMAN KIYOMI/JO-ANN TAKE
663 MALAE PL
HILO HI 96720 3427

HIRANO,RENDELL S
1691 LEILEHUA ST
HILO HI 96720 3329

HOSHIJO,ROCKY MILIKONA
781 WAIANUENUE AVE
HILO HI 96720 2015

ICHINOSE,GALEN
1599 LEILEHUA ST
HILO HI 96720 3342

KOTOMORI,GLENN/EVELYN TRST
1663 LEILEHUA ST
HILO HI 96720 3329

KOZOHARA,HARRY I
2122 LIME ST APT 503
HONOLULU HI 96826 4109

KOZOHARA,SHUNICHI
1052 AHE ST
HILO HI 96720 3302

KUDO,RONALD GORO/JEAN AIKO TTEE
998 HAIHAI ST
HILO HI 96720 3323

LEE,RAYMOND W M/NAKAMOTO,KAREN
1675 LEILEHUA ST
HILO HI 96720 3329

MAILANI DEVELOPMENT LLC
PO BOX 6211
HILO HI 96720 8924

MATSUI,MICHAEL K TRST
1643 LEILEHUA ST
HILO HI 96720 3329

MATSUURA,ANDREW
PO BOX 1004
KURTISTOWN HI 96760 1004

METZ,EVA-MARIA W TR
1611 LEILEHUA ST
HILO HI 96720 3303

MITSUDA,JON JOJI
224 HOOMALU ST
HILO HI 96720 3312

OHARA,AARON M/SHANN S TRST
1652 LEILEHUA ST
HILO HI 96720 3328

OKADA,GLENN H
1670 LEILEHUA ST
HILO HI 96720 3328

OLIVEIRA,PAUL M TR
61 ULANA ST
MAKAWAO HI 96768 8028

PAULACHAK,CHRISTOPHER V/DONNA /
1647 ALU ST
HILO HI 96720 3359

PULIDO,MANUEL FRANCIS
1583 ALA MAHAMOE ST
HONOLULU HI 96819 1766

SHIOJI,CARL S TR
1045 AHE ST
HILO HI 96720 3302

SHON,KEIAN
PO BOX 1004
HILO HI 96721 1004

SUZUKI,PAIGE M TRST
1698 LEILEHUA ST
HILO HI 96720 3328

TADA,LLOYD TRST
1653 LEILEHUA ST
HILO HI 96720 3329

TAKAHARA,BRIAN G
1685 LEILEHUA ST
HILO HI 96720 3329

TANABE,JOEL
1680 LEILEHUA ST
HILO HI 96720 3328

UMEMOTO,CHARLES DANIEL
PO BOX 6211
HILO HI 96720 8924

DESCRIPTION

LOT 2-B

Being a Portion of Grant 11,636 to Yoshitaka and Shizuko Kudo

Situated at Waiakea, South Hilo, Island of Hawaii, Hawaii

Beginning at the southwest corner of this parcel of land and on the east side of Ahe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 15,136.82 feet South and 95.98 feet West and running by azimuths measured clockwise from True South:

1. 175° 40' 50.00 feet along the east side of Ahe Street;
2. 265° 40' 427.56 feet along Lots 4-B and 3;
3. 355° 40' 445.73 feet along Lot 1-B;
4. 85° 40' 176.85 feet along Lots 1-A and 2-A;
5. 175° 40' 115.70 feet along Lot 2-A;
6. 85° 40' 250.71 feet along Lot 2-A;
7. 175° 40' 159.59 feet along Lots 14 and 13, portions of Haihai Estates, Unit I,
F.P. 1758;
8. 265° 40' 166.06 feet along Lot 12-A;
9. 175° 40' 120.44 feet along Lot 12-A;
10. 85° 40' 166.06 feet along Lot 12-A to the point of beginning and containing an
area of 3.250 acres.



ISLAND SURVEY, INC.
SURVEYORS

P.O. BOX 4215
HILO, HAWAII 96720-0215

Lot 2-B

SUBJECT, However to an existing waterline Easement "A" and said easement is more particularly described as follows:

EASEMENT "A"

Beginning at the southwest corner of this easement parcel and on the east side of Ahe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 15,136.82 feet South and 95.98 feet West and running by azimuths measured clockwise from True South:

1. 175° 40' 40.00 feet along the east side of Ahe Street;
2. 265° 40' 3.00 feet;
3. 355° 40' 40.00 feet;
4. 85° 40' 3.00 feet along Lot 12-A to the point of beginning and containing an area of 120 square feet.

ALSO SUBJECT, However to a redesignated roadway Easement "E-2" and said easement is more particularly described as follows:

EASEMENT "E-2"

Beginning at the southwest corner of this easement parcel and on the east side of Ahe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 15,136.82 feet South and 95.98 feet West and running by azimuths measured clockwise from True South:

1. 175° 40' 50.00 feet along the east side of Ahe Street;
2. 265° 40' 427.56 feet along Lots 4-B and 3;
3. 355° 40' 50.00 feet along Lot 1-B;



Lot 2-B

4. $85^{\circ} 40'$ 96.85 feet;
5. Thence along a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:
 $40^{\circ} 40'$ 42.43 feet;
6. $355^{\circ} 40'$ 365.73 feet;
7. $85^{\circ} 40'$ 50.00 feet along Lot 2-A;
8. $175^{\circ} 40'$ 365.73 feet along Lot 2-A;
9. Thence along a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:
 $130^{\circ} 40'$ 42.43 feet;
10. $85^{\circ} 40'$ 220.71 feet along Lot 12-A to the point of beginning and containing an area of 0.954 acre.

TOGETHER WITH a redesignated roadway Easement "E-1" and said easement is more particularly described as follows:

EASEMENT "E-1"

Beginning at the southeast corner of this easement parcel and on the north side of Haihai Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 15,987.42 feet South and 300.13 feet East and running by azimuths measured clockwise from True South:

1. $85^{\circ} 40'$ 110.00 feet along the north side of Haihai Street;
2. Thence along a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:
 $220^{\circ} 40'$ 42.43 feet;
3. $175^{\circ} 40'$ 452.37 feet;

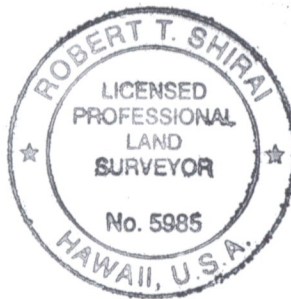


Lot 2-B

4. $265^{\circ} 40'$ 50.00 feet along Lot 2-B;
5. $355^{\circ} 40'$ 452.37 feet along Lot 1-A;
6. Thence along Lot 1-A, along a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:
 $310^{\circ} 40'$ 42.43 feet to the point of beginning and
containing an area of 0.563 acre.

April 20, 2007
Hilo, Hawaii

TMK:2-4-080:012 portion

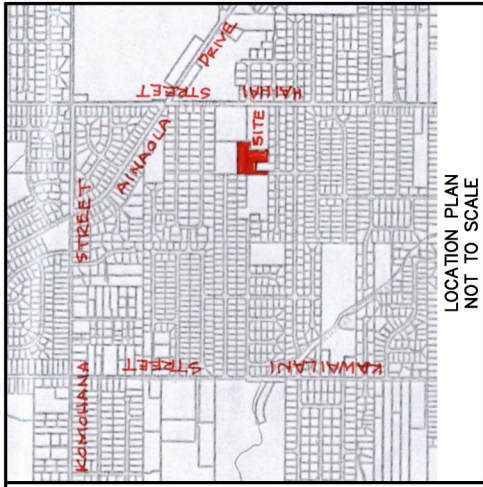


ISLAND SURVEY, INC.

A handwritten signature in black ink, appearing to read "Robert T. Shirai", written over a horizontal line.

ROBERT T. SHIRAI
Licensed Professional
Land Surveyor 5985
License expires 04/30/08





PLAN SHOWING THE REZONING OF

FOR THE PROPOSED SUBDIVISION OF LOT 2-B
INTO LOTS 2-B-1 TO 2-B-6, INCLUSIVE
AND ROAD LOT

BEING A PORTION OF GRANT 11,636
TO YOSHITAKA AND SHIZUKO KUDO

WAIKAE, SOUTH HILO, ISLAND OF HAWAII, HAWAII
Survey and Plan by Island Survey, Inc.
P.O. Box 4215, Hilo, Hawaii 96720
March 11, 2024



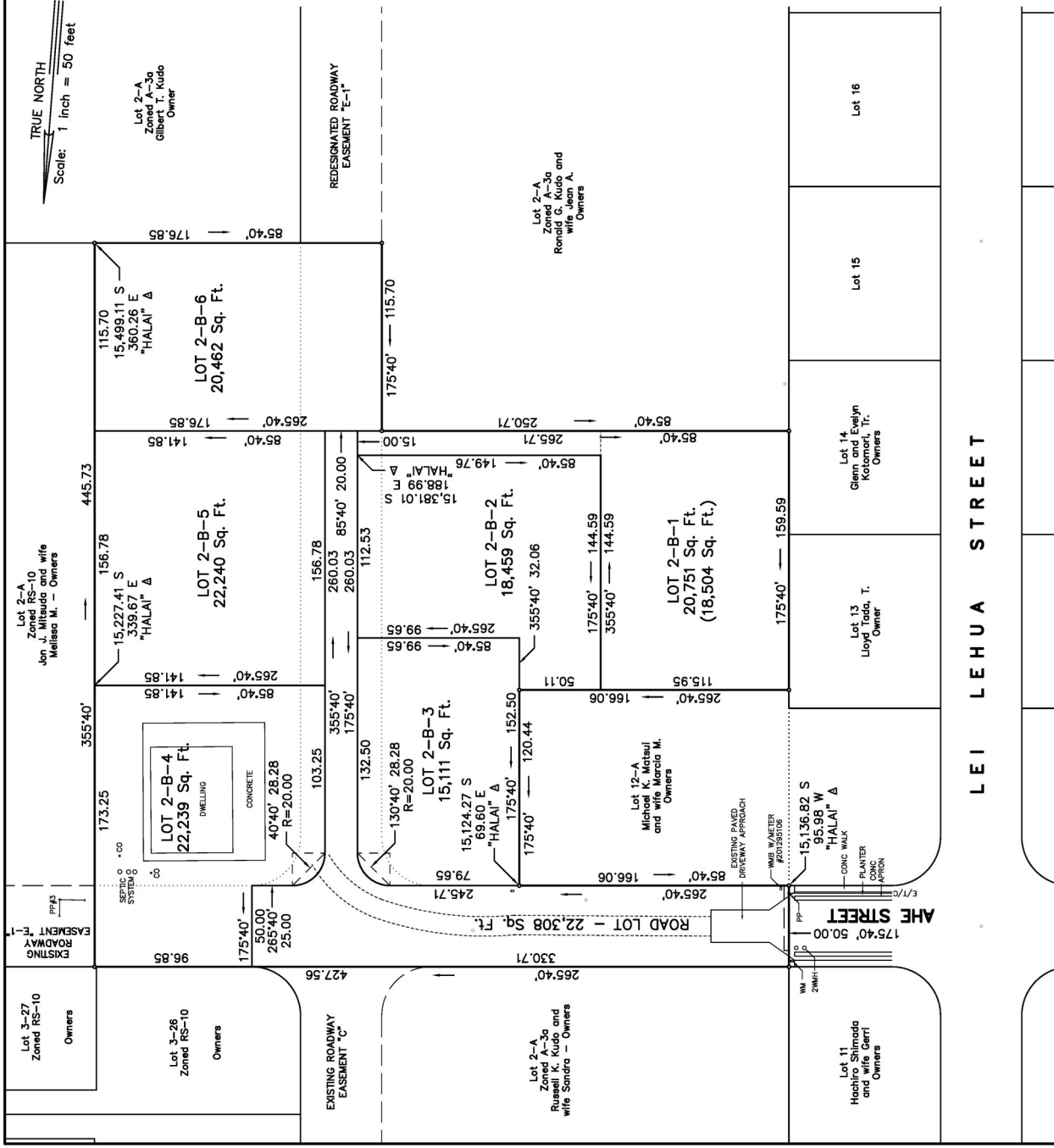
This work was prepared by me
or under my supervision.

ROBERT T. SHIRAI, PLS
State of Hawaii Cert. No. LS-5885
License Expires April 30, 2026

Size: 15" x 21" = 2.19 Sq. Ft.

R-158New

Tax Map Key (3)2-4-080:017





ENVIRONMENTAL REPORT

for

Change of Zone Application **Applicant: Andrew Matsuura** **Request: A-3a to RS-15**

Tax Map Key: (3) 2-4-080:017
Waiakea Homesteads 2nd Series, Wāiākea, South Hilo District
Hawai‘i Island

Prepared by: Daryn Arai & Sidney Fuke, Planning Consultants
June 2024

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**COUNTY ENVIRONMENTAL REPORT
IN SUPPORT OF CHANGE OF ZONE APPLICATION FOR
ANDREW MATSUURA**

**Affecting Tax Map Key: (3) 2-4-080: 017
Waiakea Homesteads 2nd Series, Waiākea, South Hilo**

A. DETAILS OF PROPOSED USE / DEVELOPMENT

1. Applicant's Request

Andrew Matsuura, hereinafter referred to as “Applicant”, is requesting a change of zone for 3.250 acres of land, hereinafter referred to as “Project Site”, from an Agricultural-3 acres (A-3a) to a Single-Family Residential-15,000 square feet minimum lot size (RS-15) zoning district in order to allow for the subdivision of the subject property into six (6) single-family residential lots ranging in size from a minimum of 15,000 square feet to just over 20,000 square feet.

2. Landownership

The Project Site is owned by Andrew and Sonya Matsuura, husband and wife, and their family relative, Dave Haraguchi. Mr. and Mrs. Matsuura collectively own a 2/3rd interest in the Project Site, with Mr. Haraguchi owning the remaining 1/3rd interest.

Mr. Haraguchi currently resides on the Project Site within an existing single-family dwelling constructed in 2023.

3. Location of Project Site

The Project Site is located within the upper part of the City of Hilo approximately 3.25 miles south from Downtown Hilo and within a portion of Haihai Estates, Unit I in Waiakea Homesteads 2nd Series. More specifically, the Project Site is located approximately 90 feet east (makai) of the intersection of Leilehua and Ahe Streets and identified as Tax Map Key No. 2-4-080:017, as shown below on Figure 1 – Regional Location Map and Figure 2 – Area Location Map.

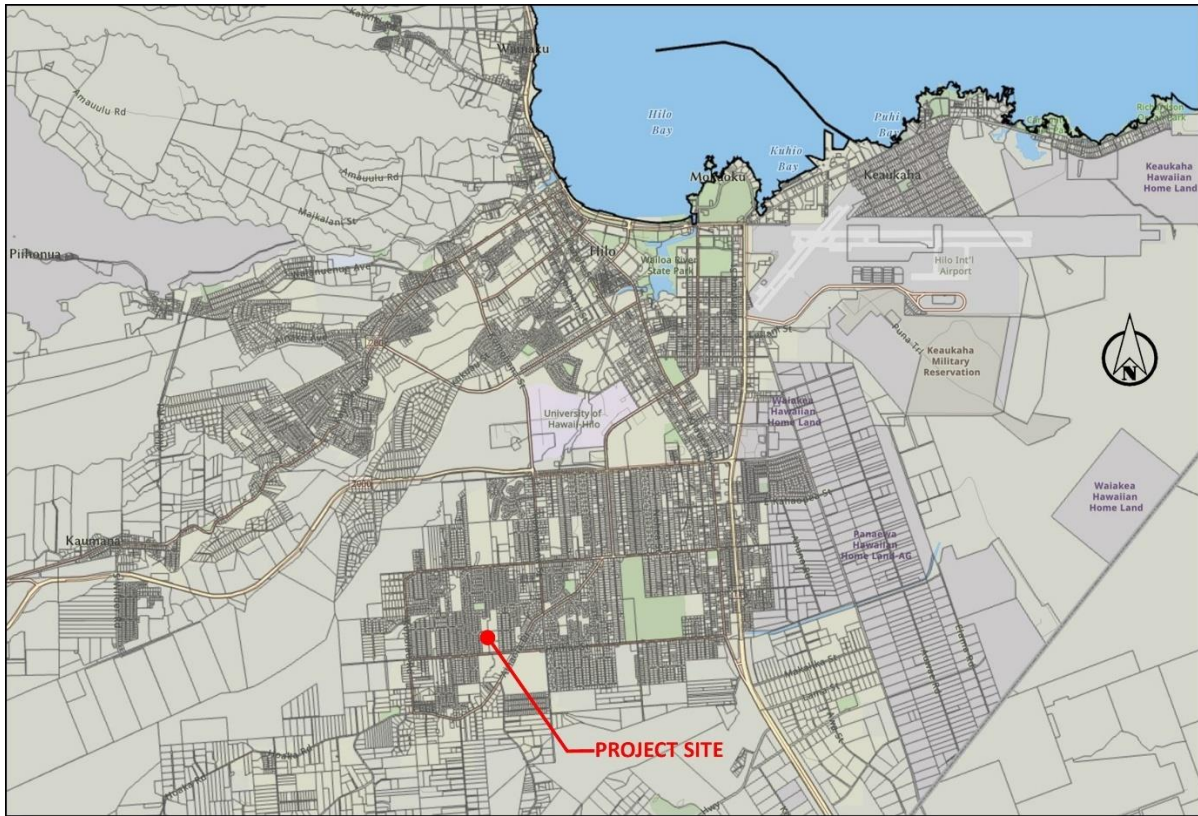


Figure 1 – Regional Location Map

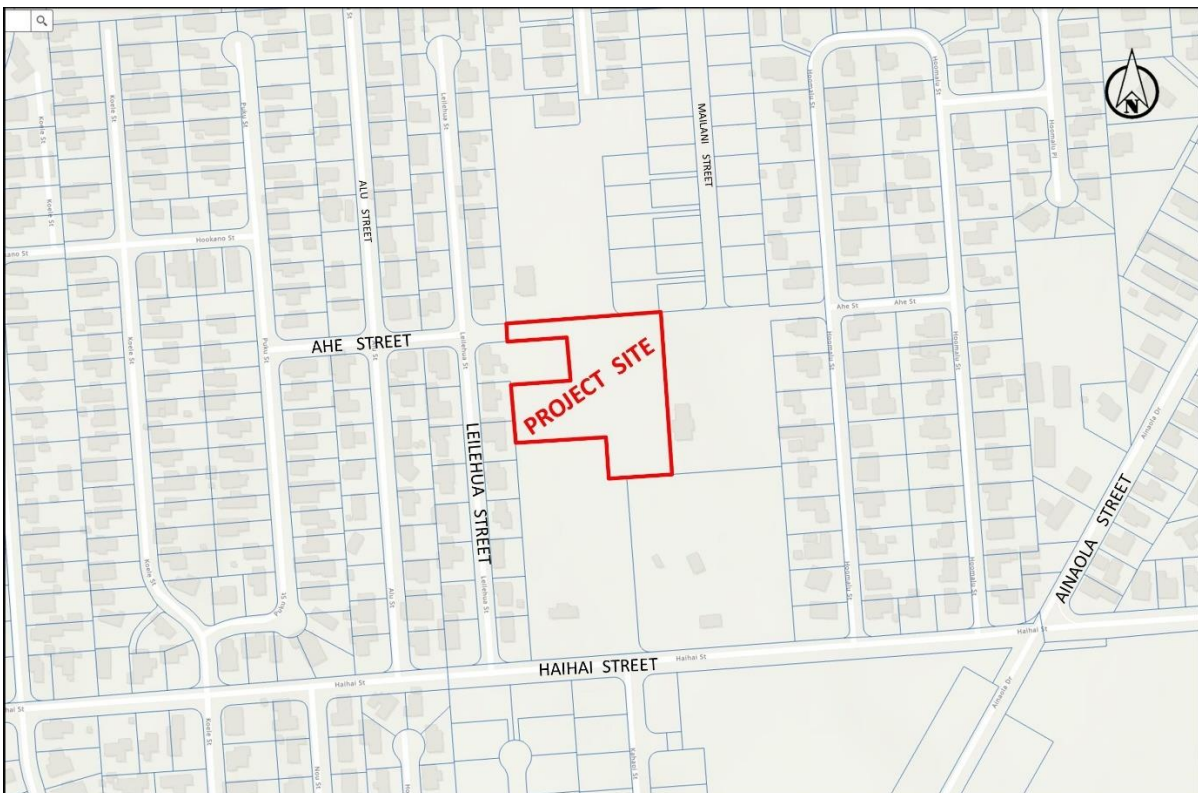
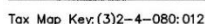


Figure 2 – Area Location Map

The reason and objective for the requested change of zone is to allow for the development of a 6-lot single-family residential subdivision with lots to be retained for the family members of the Applicant, who has 5 young-adult children. One of the proposed lots will accommodate an existing single-family dwelling currently occupied by one of the landowners, Dave Haraguchi, with the remaining 5 lots to be delegated to the children of the Applicant. The Project Site, situated within that portion of the City of Hilo that has been long-established as a residential community, is an appropriate location to provide for additional housing opportunities for the young family members of the Applicant.

- April 13, 2007 – Approval of SUB-06-000480 that allowed for the subdivision of the 3.250-acre Project Site from a larger 7.250-acre parcel.
(see Figure 3 - SUB-06-000480)
- April 25, 2023 – Completion of construction of 2-story single-family dwelling consisting of 2 bedroom and 2 baths. (PW.B2021-000681)



Size: 10" x 15" = 1.04 Sq. Ft.

Figure 3 – SUB-06-000480

6. Proposed Project Details (see Figure 4 –Proposed Subdivision Plan)

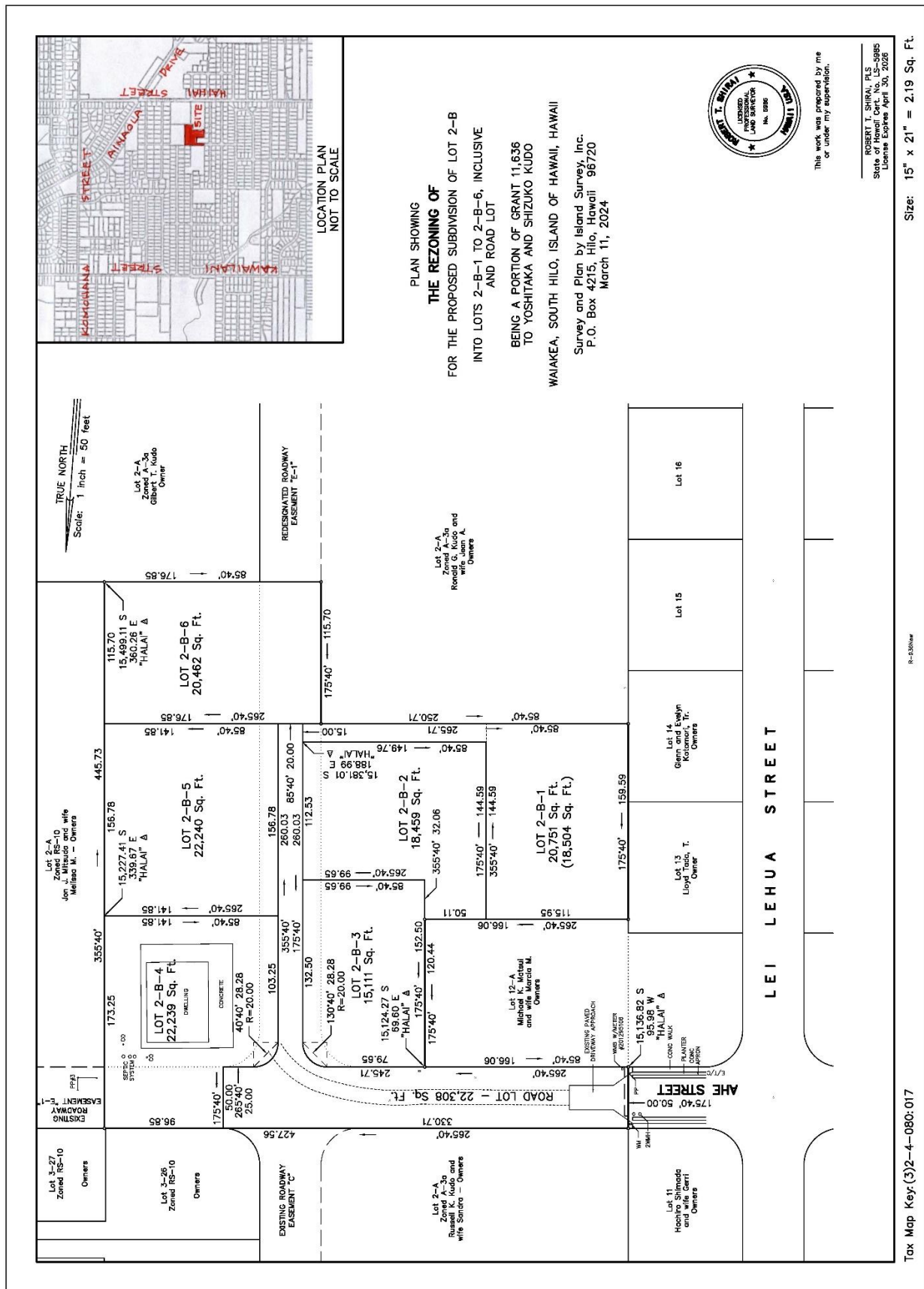
- a. Proposed subdivision: subdivision of the 3.250-acre Project Site into 6 lots ranging from a minimum of 15,000 square feet to just over 20,000 square feet.
- b. Project site improvements:
 - i. Primary Access: Ahe Street, a County-maintained minor street, will provide for primary access to the Project Site.
 - ii. Interior Subdivision Access: Interior access to proposed lots will be provided by the following roadway improvements:
 - Extension of the existing 50-foot wide Ahe Street as a private roadway through a portion of the Project Site extending no further than its intersection with the proposed extension of Kikaha Street (shown as “EXISTING ROADWAY EASEMENT “C”) and consistent with the east-west alignment and width of “REDESIGNATED ROADWAY EASEMENT ‘E-2’. This extension of Ahe Street will provide a travel lane width of 16 feet with 2-foot wide compacted gravel shoulders/swales per DPW Standard Detail R-25.
 - Construct a new private street extending south from the Ahe Street extension to the southern boundary of the Project Site, consistent with the north-south alignment of the extension of Kikaha Street and the “REDESIGNATED ROADWAY EASEMENT ‘E-2’, providing for a travel lane width of 16 feet with 2-foot wide compacted gravel shoulders/swales within a 20-foot wide right-of-way per DPW Standard Detail R-25. A future road widening setback reflecting the distance between the proposed 20-foot wide private road and the 50-foot wide “REDESIGNATED ROADWAY EASEMENT ‘E-2’ will be provided within all lots having direct frontage with this roadway easement.
 - The Applicant requests that all roadways within the proposed subdivision be constructed to private roadway standards as it is unknown when the extension of Kikaha Street to Haihai Street and Ahe Street to Hoomalu Street will occur due to intervening private lands not owned by the Applicant. Maintaining these roadway segments as private roads will allow the Applicant to manage those who use of these private roadways, avoiding the

typical problems associated with public dead-end streets. The Applicant is willing to enter accept a condition of this rezoning that would require the owners of these private roadways to convey it to the County of Hawai‘i, as-is, upon its demand should the County determine a reasonable public benefit exist to pursue the extension of Kikaha Street and its connection with Haihai Street and extension of Ahe Street to Hoomalu Street.

- Specific documentation regarding both REDESIGNATED ROADWAY EASEMENTS “E-1” and “E-2” are unknown. The current understanding is that these easements provide access to the adjoining large agricultural lots that were once owned by a single family, to ensure that family members had the privilege of accessing across one-another’s properties to gain access to Haihai, Ahe, Kikaha and Mailani Streets.
- iii. Water system: Discussion with the Department of Water Supply has confirmed that the water system in the area is adequate to provide the 5 additional units of water and fire suppression flow to support the proposed subdivision action.
- iv. Drainage: Proposed drainage improvements, as required by the Department of Public Works, will be constructed within the proposed subdivision to capture and dispose of surface runoff associated with the proposed roadway improvements. No further drainage improvements are anticipated due to the absence of any FEMA floodway traversing through the Project Site.
- v. Electrical and Communication utilities: Overhead electrical and communication utilities will be provided to serve the proposed subdivision.

7. Timeframe and cost

Upon approval of the change of zone request, the Applicant will promptly file a subdivision application with approval anticipated within ten (10) years from the effective date of the requested zone change. This length of time is necessary as the Applicant alone will be financing the entire cost of required subdivision infrastructural improvements so that these lots can be passed on to his children. Estimated development costs is in the neighborhood of \$750,000.



B. LAND USE AND OTHER REGULATORY CONSIDERATIONS

8. General Plan Land Use Pattern Allocation Guide (LUPAG) Map: Low Density Urban

The County of Hawai'i General Plan is the policy document for the long-range comprehensive development of the island of Hawai'i. The General Plan Land Use Pattern Allocation Guide (LUPAG) map classifies the subject property and immediately surrounding area for Low Density Urban uses according to the County's Geographic Information System (GIS), which allows for residential uses, with ancillary community and public uses, and neighborhood and convenience-type commercial uses with overall residential densities up to six units per acre. (see Figure 5-General Plan LUPAG Map)

9. State Land Use Designation: Urban.

The subject property is situated within an area designated for Urban uses by the State Land Use Commission. (see Figure 6 – State Land Use). The requested RS-15 zoning is consistent with uses permitted within the State Land Use Urban District.

10. Current County Zoning: Agricultural-3 acres minimum lot size (A-3a)

The Agricultural (A) zoning district provides for agricultural and very low density agriculturally-based residential use, encompassing rural areas of good to marginal agricultural and grazing land, forest land, game habitats, and areas where urbanization is not found to be appropriate. (see Figure 7 – Current Area Zoning)

The concurrency provision of Section 25-2-46 of the Hawaii County Zoning Code establishes standards for roads, water supply, and civil defense sirens that must be met and/or addressed as part of all rezoning applications. Therefore, the request is consistent with these standards and will be discussed in detail relative to the water, traffic, and public safety portions of this report.

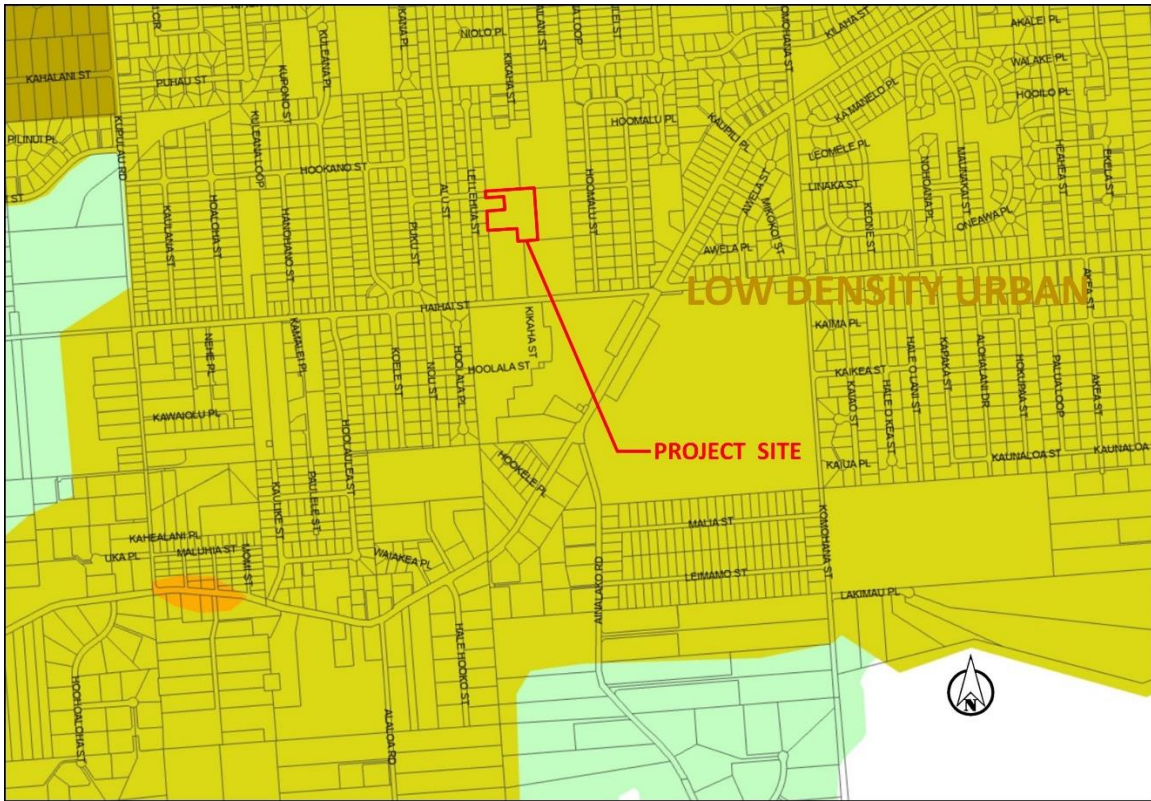


Figure 5 – General Plan LUPAG Map

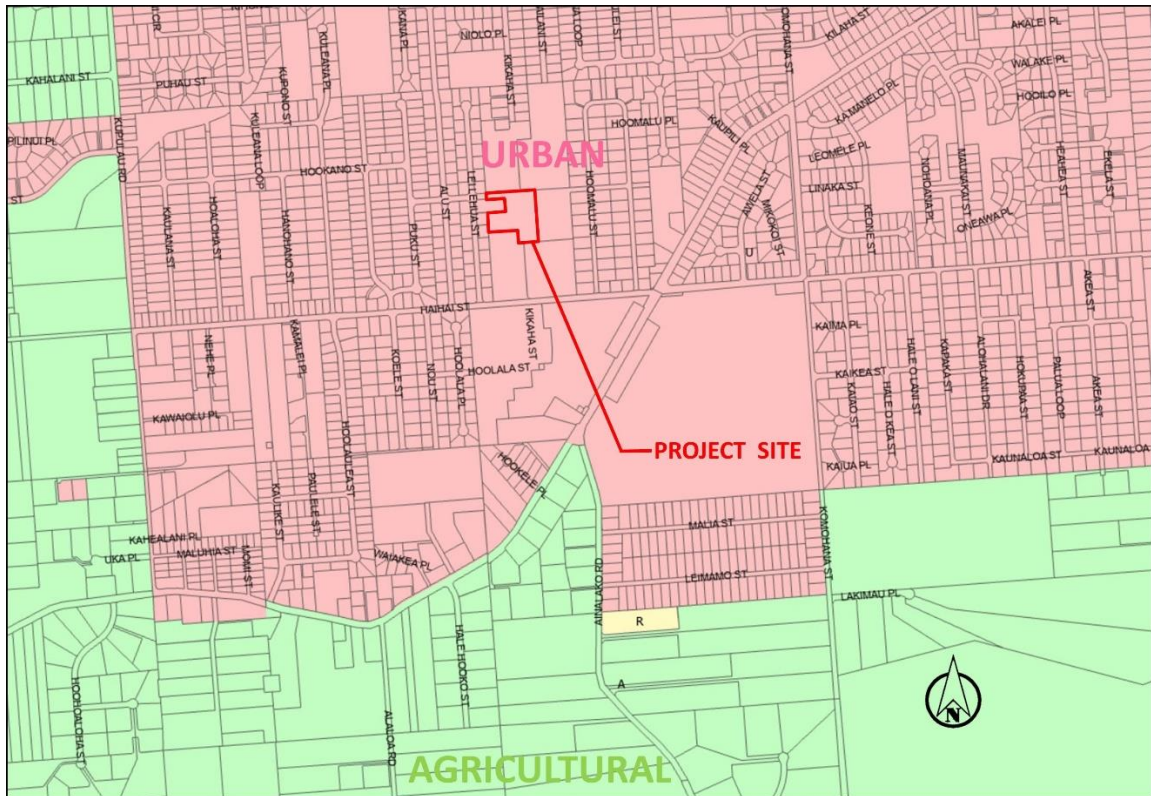


Figure 6 – State Land Use

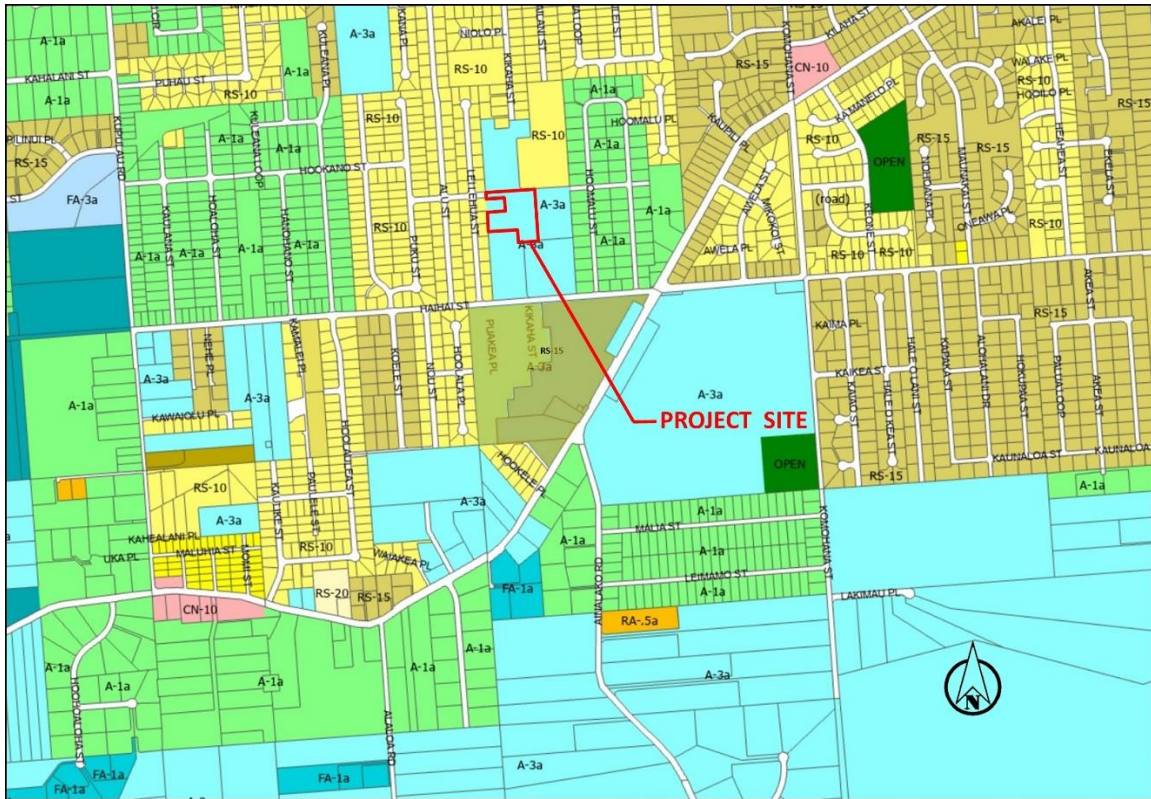


Figure 7 – Current Area Zoning

11. Coastal Zone Management, HRS, Chapter 205A

The entire State of Hawai‘i lies within the Coastal Zone Management area. The intent of the Coastal Zone Management Program is to guide and regulate public and private uses in the coastal zone management area with respect to recreational resources, historic resources, public access to the shoreline, scenic and open space resources, coastal ecosystems, marine resources, economic uses, coastal hazards, managing development, public participation, and beach protection.

12. Special Management Area (SMA)

The Special Management Area (SMA) is a part of the Coastal Zone Management Program that is regulated by the County, established to promote the State's policy to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai'i. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options, and to ensure that adequate public access is provided to public-owned or used beaches, recreation areas, and natural reserves, by

dedication or other means. The Project Site is not situated within the SMA and is located about 3 miles from the nearest SMA boundary situated near Waiākea Pond and the Wailoa State Park complex.

D. DESCRIPTION OF PROPERTY AND SURROUNDING AREA

13. Project Site

The 3.250-acre Project Site is irregular in shape and situated within an area largely bordered by single-family residential subdivisions and a few larger, agricultural-zoned parcels (see Figure 8 - Aerial Site Map). The Project Site has a slight gradual slope downward from its western (mauka) boundary towards its eastern (makai) boundary. As previously mentioned, a single-family dwelling is situated on the property with the remainder grubbed and vacant of any uses.

14. Surrounding Zoning/Land Uses

The Project Site is situated within an area that has been extensively developed for single-family residential uses and also bounded by larger agricultural-zoned lots. As shown on Figure 7 – Current Area Zoning, the Project Site lies adjacent to Haihai Estates Subdivision, consisting of 10,000 square foot lots, along its western (mauka) boundary with larger agricultural lots along most of its remaining boundaries. A newly developed single-family residential subdivision of 10,000 square-foot lots abuts the northeastern corner of the Project Site.

15. ALISH: Existing Urban Development

Due to the Project Site location within the State Land Use Urban District, these lands are not classified as Agricultural Lands of Importance to the State of Hawai‘i.

16. US Soil Survey: Panaewa very cobbly hydrous loam, 2-10 percent slopes (629)

These soils consist of shallow, moderately well-drained silty clay loams that formed in volcanic ash, which occur on uplands at elevations ranging from 300 to 1,000 feet and receive from 100 to 175 inches of rainfall annually. The natural vegetation consists of ohia, tree fern, Hilo grass, California grass and guava. Panaewa soils are generally used for sugarcane, pasture and woodland.

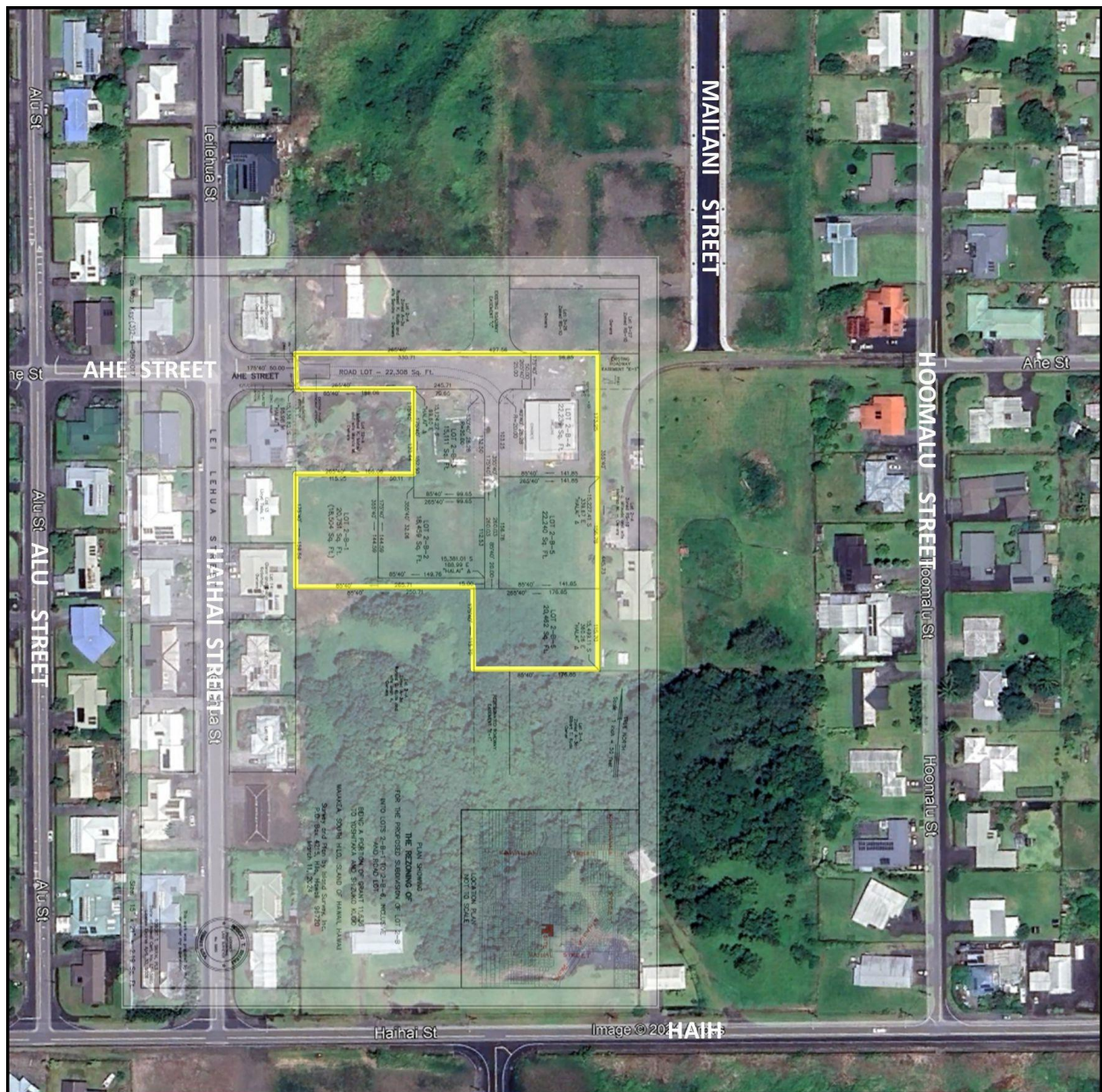


Figure 8 – Aerial Site Map

17. FIRM: Zone “X”

The Project Site is determined to be outside the 500-year flood plain (Zone X). The Applicant is not aware of any drainageways or watercourses that affects the Project Site.

18. Flora/Fauna Resources

No professional flora or faunal surveys were conducted of the Project Site as it has been previously cleared and is now established with non-native plants and other invasive species. The Project Site is located in an urban setting in an area dominated by single-

family residential uses. For these reasons, the Applicant does not believe that rare or endangered floral or faunal resources exist within the Project Site nor are there anticipated habitats for any rare or endangered animals. Given its elevation, it could be possible that the Project Site may be frequented by the Hawaiian Hawk (I‘o) and the Hawaiian Owl (Pueo).

19. Archaeological Resources

Due to the extensive past clearing of the Project Site and current partial use as a homesite, no archaeological survey was conducted. Regardless, during any grubbing or grading work associated with the proposed subdivision project, the State Historic Preservation Division will be notified and all work shall immediately cease upon inadvertent discovery of any archaeological feature.

20. Cultural or Native Gathering Rights

According to the Applicant, there are no known customary or Native Hawaiian cultural rights exercised within the Project Site due to past clearing activities and its currently improved state as a homesite with an extensive cleared area. The Project Site is not near the coastline nor are there any streams or other special features that could provide an environment for the practice of cultural or native gathering rights.

21. Coastal Hazards: The Project Site resides approximately 3.5 miles from the nearest coastline and is therefore not subject to any coastal hazards or shoreline processes.

22. Public Access

There is no record of a designated public access to the shoreline or mountain areas that traverses the Project Site.

E. PUBLIC UTILITIES AND SERVICES

23. Access:

Primary access to the Project Site is provided by the County-maintained Haihai Street, a major collector roadway with 24 feet of pavement and unimproved shoulders within a 60-foot wide right-of-way. From Haihai Street, access to the Project Site then proceeds along Leilehua Street then onto Ahe Street, both County-maintained roadways with 20-

foot wide travel lanes with curb, gutters and sidewalks within 50-foot wide rights-of-way.

24. Traffic:

Section 25-2-46(d)(1) of the concurrency provision requires a Traffic Impact Analysis Report (TIAR) as part of any rezoning application in situations where the projected use can generate 50 or more peak hour trips. Given the scale and scope of the project limited to a proposed 6-lot subdivision, the Institute of Transportation Engineers Common Trip Generation Rates suggest that the proposed subdivision will generate about 6 peak hour vehicle trips, well below the 50 peak hour trip benchmark that would require the preparation of a TIAR.

25. Water

The Department of Water Supply confirmed that its water system is able to support the potable water and fire suppression needs for the proposed 6-lot subdivision. The Applicant is prepared to secure the necessary water commitment fees immediately upon approval of this change of zone request.

26. Wastewater

There is no municipal sewer system servicing the subject area. Wastewater generated by individual single-family dwellings within the proposed subdivision will be disposed of within septic systems meeting with the approval of the State Department of Health.

27. Solid Waste

Solid waste will be handled through commercial haulers or disposal by individual landowners into authorized landfill sites or transfer stations.

28. Essential Utilities and Services

Other utilities, such as electrical, cable and telephone services, are available to support the proposed 6-lot single family residential subdivision. Being located within the City of Hilo, the Project Site and the proposed subdivision will be adequately serviced by various utility services.

29. Public Safety

The subject property, being located within the City of Hilo, is adequately serviced by existing public safety facilities, such as Fire Station No. 3 on Haihai Street about 1.4 mile

away and the main Police Department located about 3 miles away. The County's concurrency requirements regarding civil defense sirens do not apply to the Project Site as it is presenting less than 24 residential units [Section 25-2-46(o), Hawai'i County Code]. The Project Site is within the service range of an existing civil defense siren located about a 1/3rd of a mile away to the north near Ahualani Park.

F. STATEMENT IN SUPPORT OF CHANGE OF ZONE REQUEST

30. HAWAI'I COUNTY GENERAL PLAN

In order to consider an area for any type of zoning designation, the applicable goals, policies and standards of the General Plan must be adequately addressed. It is only through a comprehensive policy analysis approach that evaluations and decisions can be made to better time or stage developments to achieve quality growth. The implications of these evaluations and decisions must also be considered as they may have an impact on other similar areas in the County.

Land use is one of the principal focal points of public concern and policy. The Land Use Element of the General Plan provides the primary basis for direct control and guidance of publicly and privately owned resources. It is also intended to be used as a policy guide for the coordinated growth and development of all sectors of the County. It sets forth goals, policies, standards and courses of action to accommodate growth without congestion, to designate and preserve the lands needed for residential use, commercial and visitor services, industry, agriculture and open space, and to coordinate these uses with the County's service and circulation systems. The overall Land Use goals, policies and standards are set forth to physically plan the lands in the County in the best interest of the island's residents.

In addition to its goals, policies and standards, the General Plan also includes the Land Use Pattern Allocation Guide (LUPAG) Map, which is a graphic representation of the document's goals and policies to guide the coordinated growth and development of all sectors of the County by presenting a graphic depiction of the physical relationship among the various land uses. The LUPAG Map establishes the basic urban and non-urban form for areas within the County.

The subject property is designated for Low Density Urban uses which typically consist of residential units with a unit density of up to six (6) units per acre of land, with ancillary community and public uses, and neighborhood and convenience-type commercial uses. As proposed, the requested change of zone to the RS-15 zoning district will introduce a density of about 2 units per acre, much less than the maximum 6 units per acre permitted within areas designated for Low Density Urban uses and consistent with the existing surrounding single-family residential neighborhoods within this particular section of the Waiakea Homesteads. And as discussed earlier and summarized further below, the Project Site is serviced by existing road and water systems and will also be served by essential public services and utilities. Therefore, the proposed change of zone is also consistent with the following goals, policies and standard of the Land Use-Single-Family Residential Element of the General Plan:

- To maximize choices of single-family residential lots and/ or housing for residents of the County.
- To ensure compatible uses within and adjacent to single-family residential zoned areas.
- Require developers to provide basic infrastructure necessary for development.
- Areas shall have basic improvements and amenities necessary for immediate use

31. PUBLIC SERVICES AND UTILITIES

Primary access to the Project Site is provided by Haihai Street, a County-maintained major collector roadways having travel lane pavement widths equal to or in excess of 20 feet within a 60-foot wide right-of-way. From Haihai Street, access to the Project Site continues along Leilehua and Ahe Streets, both County-maintained roadways with curb, gutter and sidewalk improvements within a 50-foot wide right-of-way.

The Applicant is requesting that proposed subdivision roadways within the Project Site be permitted as private roadways due to the undetermined timing of the extension of Ahe Street to Hoomalu Street and the extension of Kikaha Street to Haihai Street due to intervening properties. Maintaining these roadway segments as private

roads will allow the Applicant to manage those who use of these private roadways, avoiding the typical problems associated with public dead-end streets. The Applicant is willing to enter accept a condition of this rezoning that would require the owners of these private roadways to convey it to the County of Hawai‘i, as-is, upon its demand should the County determine a reasonable public benefit exist to pursue the extension of Kikaha Street and its connection with Haihai Street and extension of Ahe Street to Hoomalu Street. A future road widening setback will be designated within all lots having frontages along the north-south, 20-foot wide right-of-way private road segment to accommodate the future widening of this private road to a full 50-foot wide right-of-way by the County when such widening is deemed necessary to facilitate the extension of Kikaha Street to Haihai Street.

County water is available to support the proposed 6-lot single family residential subdivision as is essential public utility services. Wastewater generated by individual lots within the proposed subdivision will be accommodated by individual septic systems as permitted by the State Department of Health.

As the Project Site is gently slopes downward from mauka to makai with typical grades not exceeding 10 percent, there are no severe geological or topographical problems that cannot be properly rectified or which would render the land unusable for its intended purposes. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the Project Site is situated outside of areas subject to 500-year frequency floods (Zone X). The subject property is also located outside of any coastal flooding zone or tsunami evacuation area.

Due to its improved nature, no archaeological survey of the Project Site was conducted. During any grubbing or grading work associated with the proposed subdivision project, the State Historic Preservation Division will be notified and all work shall immediately cease upon inadvertent discovery of any archaeological feature.

Therefore, for the reasons stated above, approval of this change of zone request will conform to the following goals, policies and standards of the Land Use Element 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.
 - Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
 - Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
 - Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.
 - Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
- this request will also conform to the following relevant goals and policy

32. COASTAL ZONE MANAGEMENT

This change of zone request is not contrary to Chapter 205A, Hawai‘i Revised Statutes, relating to Coastal Zone Management. The Project Site is not situated within the SMA, being located at least 3 miles from any lands that are situated within the SMA and 3.5 miles from the nearest coastline. For this reason, the Project Site is not subject to any coastal hazard nor anticipate to have any adverse impact upon coastal resources. There is no record of a designated public access that traverses the Project Site. As the Project Site had been previously cleared and now partially occupied with a homesite, it is not anticipated that the proposed request will have any adverse impact on cultural or historical resources in the area.

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 in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site.

As the Project Site has been previously disturbed and currently inhabited with non-native plants and invasive species of both plants and animals, it is unlikely that there are any valued cultural, historical, and natural resources to be found. For this

reason, the Applicant could find no evidence of any possible adverse effects or impairments that will occur to any valued resources should this change of zone request be approved. Should the Applicant inadvertently encounter any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, the Applicant agree to cease any work in the immediate area and contact the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-HPD), resuming activities only upon securing archaeological clearance from DLNR-HPD when it finds that sufficient mitigation measures have been taken.

33. CONCLUSION

Based on the discussion above, the Applicant find that approval of this Change of Zone request from Agricultural-minimum 3-acre lot size (A-3a) to a Single-Family Residential-15,000 square feet (RS-15) zoning district will conform to the goals, policies and standards of the General Plan and will not have a significant adverse impact upon coastal resources; and would result in an appropriate land use pattern that will further the public necessity and convenience and the general welfare.

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

DATE: August 13, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: CHANGE OF ZONE APPLICATION (PL-REZ-2024-000063)

Request: Agricultural – 3 Acres (A-3a) to Single-Family Residential –
15,000 Square Feet (RS-15)

Applicant: Andrew Matsuura

TMK: 2-4-080:017

Sorry for the delay. We have reviewed your submittal dated July 9, 2023 and offer the following comments for your consideration:

1. All development-generated runoff shall be disposed of on site and not directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works, Engineering Division.
2. The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.
3. Based upon the proposed zoning, we recommend that the applicant provide improvements to the subject's proposed extension of Ahe Street consisting of, but not limited to, a minimum 50 foot wide right-of-way, with a minimum of 30 feet wide pavement, paved shoulders and swales, drainage improvements, and any required utility relocation, meeting the requirements of the Americans with Disabilities Act.
4. Install streetlights and traffic control devices as may be required by the Traffic Division, Department of Public Works. The applicant shall be responsible for the design, purchase, and installation of such devices.

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



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

August 12, 2024

COH PLANNING DEPT
AUG 12 2024 PM 3:02

TO: Mr. Zendo Kern, Director
Planning Department

FROM: Keith K. Okamoto, Manager–Chief Engineer

SUBJECT: **Change of Zone Application (PL-REZ-2024-000063)**
Request: A-3a to RS-15
Applicant: Andrew Matsuura
Tax Map Key: 2-4-080:017

REC'D HAND DELIVERED

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

Please be informed there is an existing 5/8-inch meter serving the subject parcel, which is limited to an average daily usage of 400 gallons and suitable for only one single-family dwelling.

Water can be made available from the end of an existing 8-inch waterline within Ahe Street, fronting the subject parcel, in accordance with the Department's existing water availability conditions, which are subject to change without notice.

Therefore, pursuant to Rule 5 of the Department's Rules and Regulations, a copy of which is being forwarded to the applicant, a water commitment may be issued. Based on the additional five (5) units of water requested in the proposed 6-lot development, the required water commitment deposit is \$750.00.

Remittance by the applicant of the deposit is requested as soon as possible so that a water commitment may be formally issued. The commitment will be in writing with specific conditions and effective dates stated. Please keep in mind that this letter shall not be construed as a water commitment. In other words, unless a water commitment is officially effected, water availability is subject to change without notice, depending on the water situation.

For the applicant's information, final subdivision approval will be subject to compliance with the following requirements:

1. Construct necessary water system improvements, which shall include, but not be limited to:
 - a. water mains capable of delivering water at adequate pressure and volume under peak flow and fire flow conditions; minimum diameter of mains shall be 6-inches, from the end of an existing 8-in waterline, extending into the subdivision,
 - b. existing service lateral must be cut and plugged at the main and relocated to the appropriate lot,
 - c. a service lateral that will accommodate a 5/8-inch meter to each additional lot,

Planning Dept.
Exhibit 3

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

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

- d. fire hydrants spaced no more than 600 feet apart and within 300 feet of the driveway or *access* for each lot. On dead-end streets, the last fire hydrant shall be located at one half the distance from the last house, or unit, fronting the property line, or to the driveway or access for the property, and
- e. subject to other agencies' requirements to construct improvements within the road right-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary.

Submit construction plans, prepared by a professional engineer, registered in the State of Hawai'i, showing the above improvements for review and approval.

2. Remit the prevailing facilities charge, which is subject to change, as shown below:

FACILITIES CHARGE (FC):

1 existing service	0.00
5 additional units @ \$6,095.00/unit	\$30,475.00
Total FC	\$30,475.00

These are due and payable upon completion of the installation of the required water system improvements and prior to final subdivision approval being granted.

For your information, water commitment deposits are credited towards the final facilities requirement for the development. Note that the amount of water commitment deposit may exceed the prevailing facilities charge amount; for example, when requests for time extensions continue and are approved. Until the development is finally completed, these are separate and unrelated items. In the event that water commitment deposits exceed the facilities charge, no refunds are applicable.

3. Submit the appropriate documents, properly prepared and executed, to convey the water system improvements and necessary easements to the Water Board of the County of Hawai'i prior to final subdivision approval being granted. A registered land surveyor shall stamp and certify the metes and bounds description within the conveyance documents. However, prior to water meter services being granted to the development, or any lots within, the conveyance documents shall be accepted by the Water Board.

Should there be any questions, please contact Mr. Ryan Quitariano of our Water Resources and Planning Branch at 961-8070, extension 256.

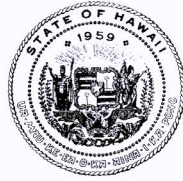
Sincerely yours,



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

RQ/klcm

copy – Mr. Andrew Matsuura
Mr. Daryn Arai
Mr. Sidney Fuke



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

MEMORANDUM

DATE: July 15, 2024

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

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Change of Zone Application (PL-REZ-2024-000063)
Request: Agricultural – 3 Acres (A-3a) to Single-Family Residential – 15,000
Square Feet (RS-15)
Applicant: Andrew Matsuura
Tax Map Key: (3) 2-4-080:017, Waiākea, 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.